

Executive Summary

East Auburn/ S.E. Kent - Area 058

Annual Update

Characteristics Based Market Adjustment for 2014 Assessment Roll

Previous Physical Inspection: 2010

Number of Improved Sales: 367

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	\$122,300	\$175,900	\$298,200			8.82%
2014 Value	\$137,100	\$202,300	\$339,400	\$365,800	93.4%	8.30%
\$ Change	+\$14,800	+\$26,400	+\$41,200			
% Change	+12.1%	+15.0%	+13.8%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2014 COD of 8.30% is an improvement from the previous COD of 8.82%. 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:

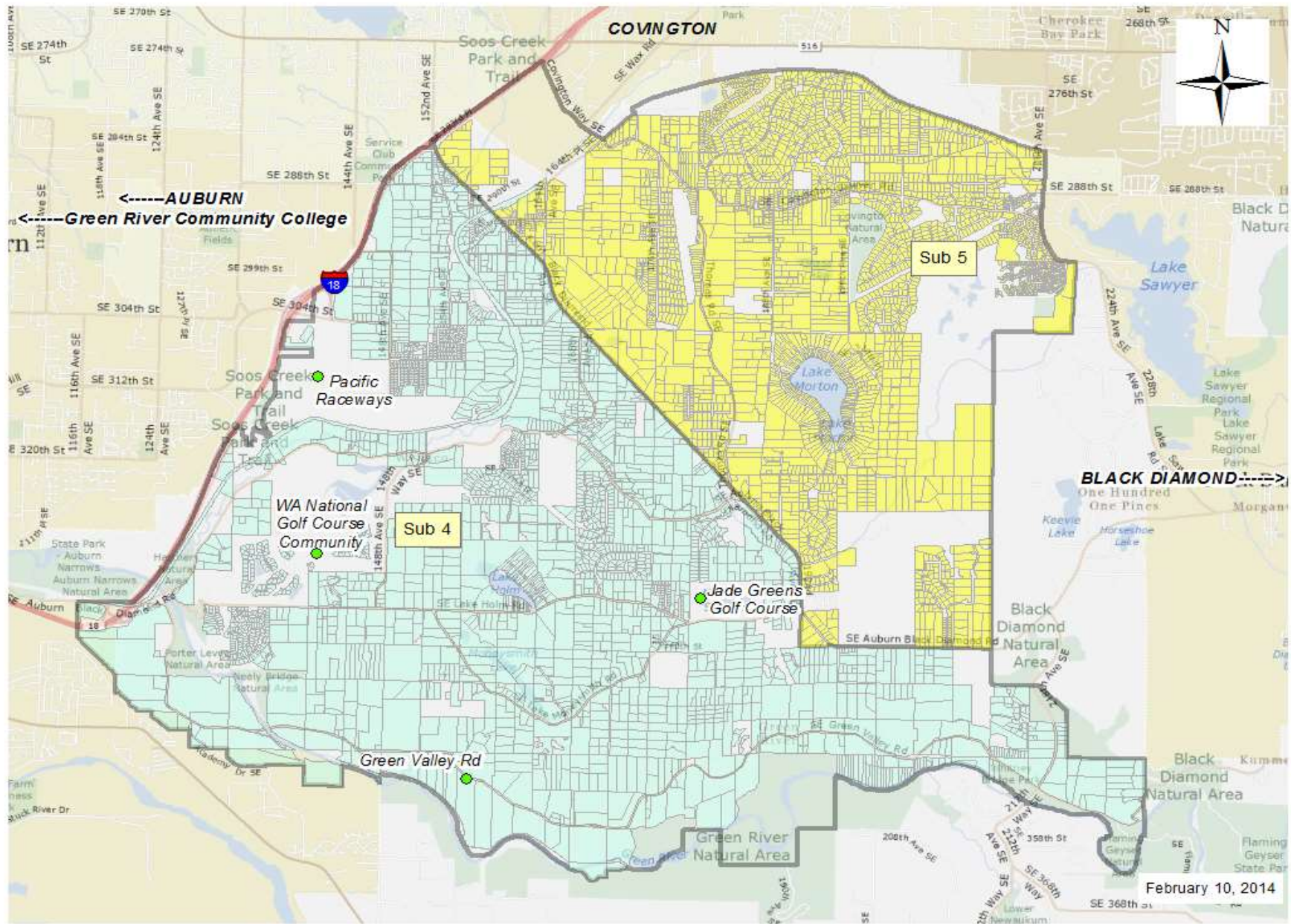
	Land	Improvements	Total
2013 Value	\$121,800	\$164,800	\$286,600
2014 Value	\$136,600	\$189,300	\$325,900
% Change	+12.2%	+14.9%	+13.7%

Number of one to three unit residences in the population: 4,732

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, Sub 4 (less Pacific Estates with Eastridge & fair condition), Adler Cove (Major 005350) and Remington (Major 721540-721542) were generally at lower assessment levels than the rest of the population. On the other hand, Kentlake Highlands (Major 383205-383208), Pacific Estates with Eastridge (Major 660040-660041 & 221290) and fair condition properties were generally at higher assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.

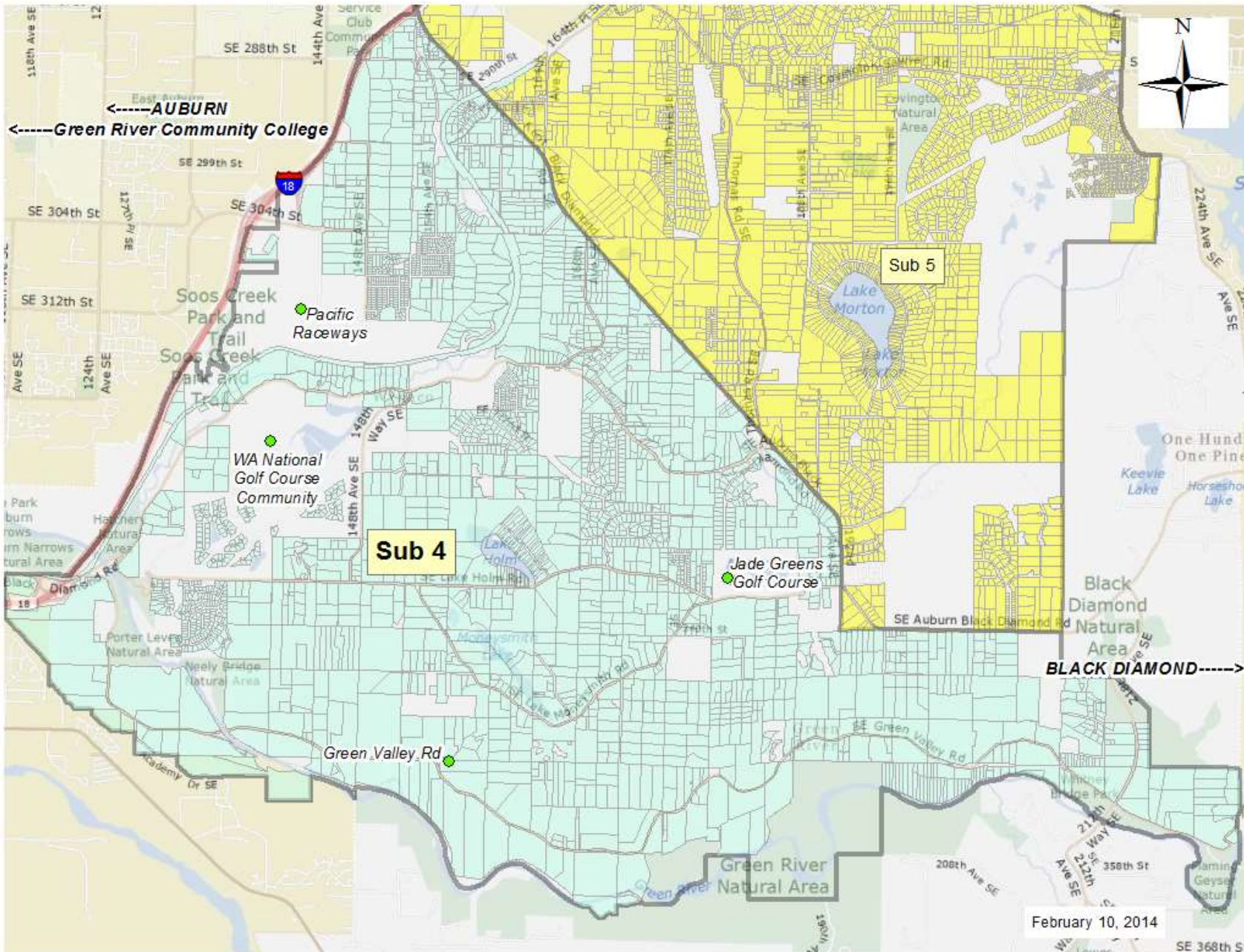


Area 058 - Map

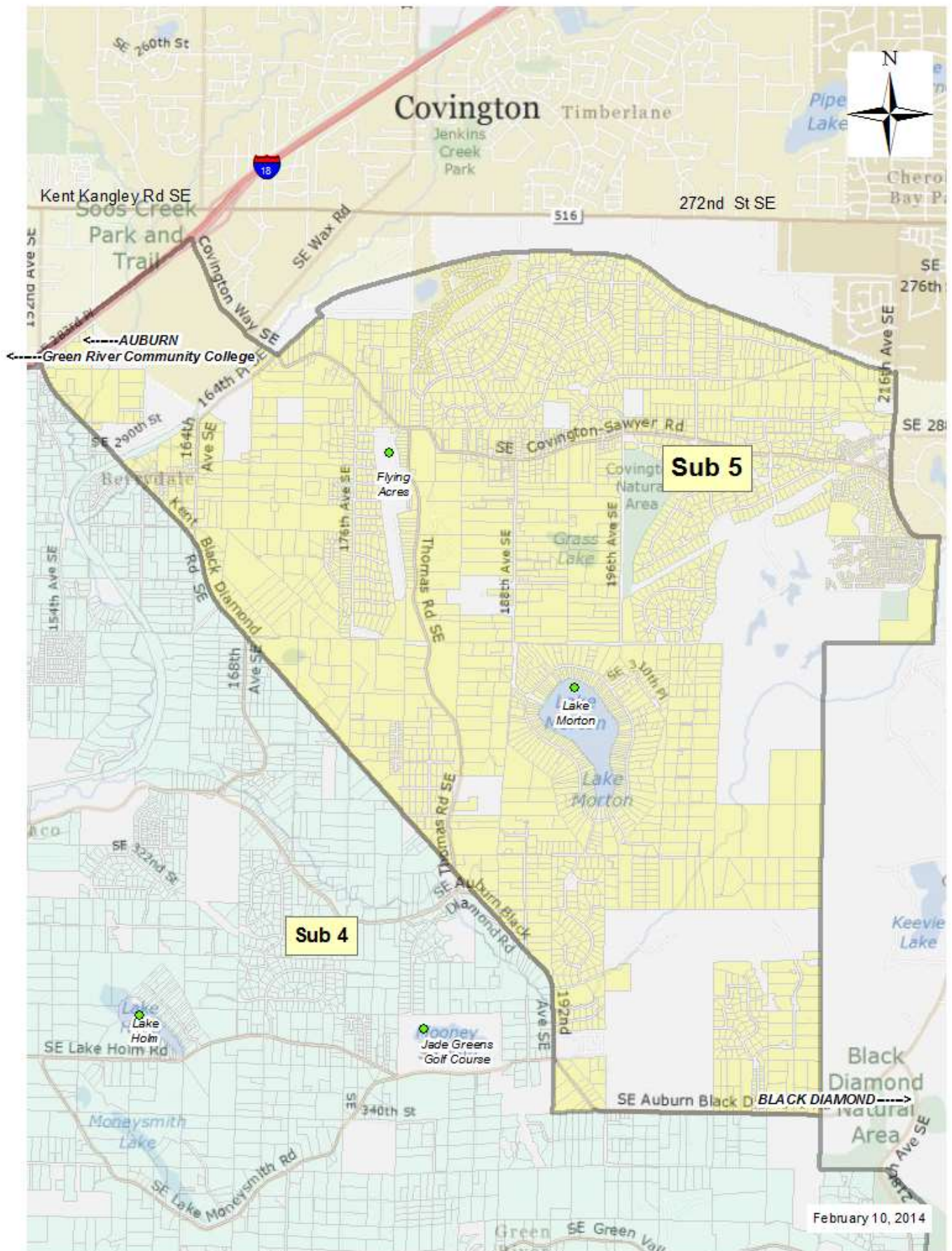


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Area 058 – Sub Area 4 Map



Area 058 – Sub Area 5 Map



Area 058 - Model Adjustments

1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+12.30%	2096	44%

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.

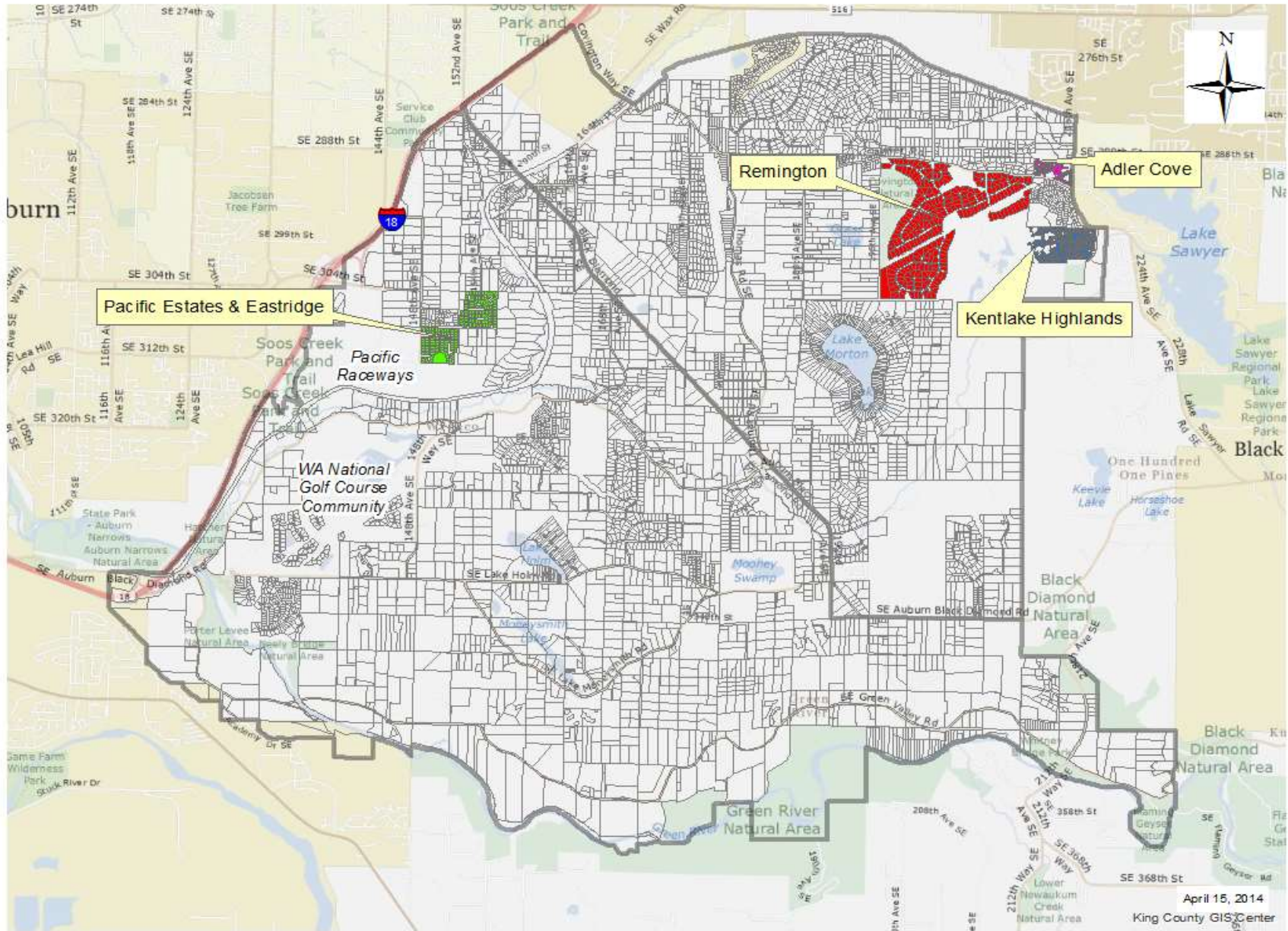
Model Variable	Adj %	# Sales	# in Pop	% Rep
Sub 4 (Less Pacific Estates & Eastridge & Fair Condition)	+16.62%	120	1667	7%
Adler Cove (Sub 5)	+21.14%	15	83	18%
Remington (Sub 5)	+18.32%	25	265	9%
Kentlake Highlands (Sub 5)	+6.99%	37	310	12%
Pacific Estates & Eastridge (Sub 4)	+5.82%	10	220	5%
Fair Condition	+0.17%	6	91	7%

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

Generally, Sub 4 (less Pacific Estates & Eastridge & fair condition), Adler Cove (Major 005350) and Remington (Major 721540-721542) were generally at lower assessment levels than the rest of the population. On the other hand, Kentlake Highlands (Major 383205-383208), Pacific Estates with Eastridge (Major 660040-660041 & 221290) and fair condition properties were generally at higher assessment levels than the rest of the population. This model corrects for these strata differences.



Area 058 - Plat Map

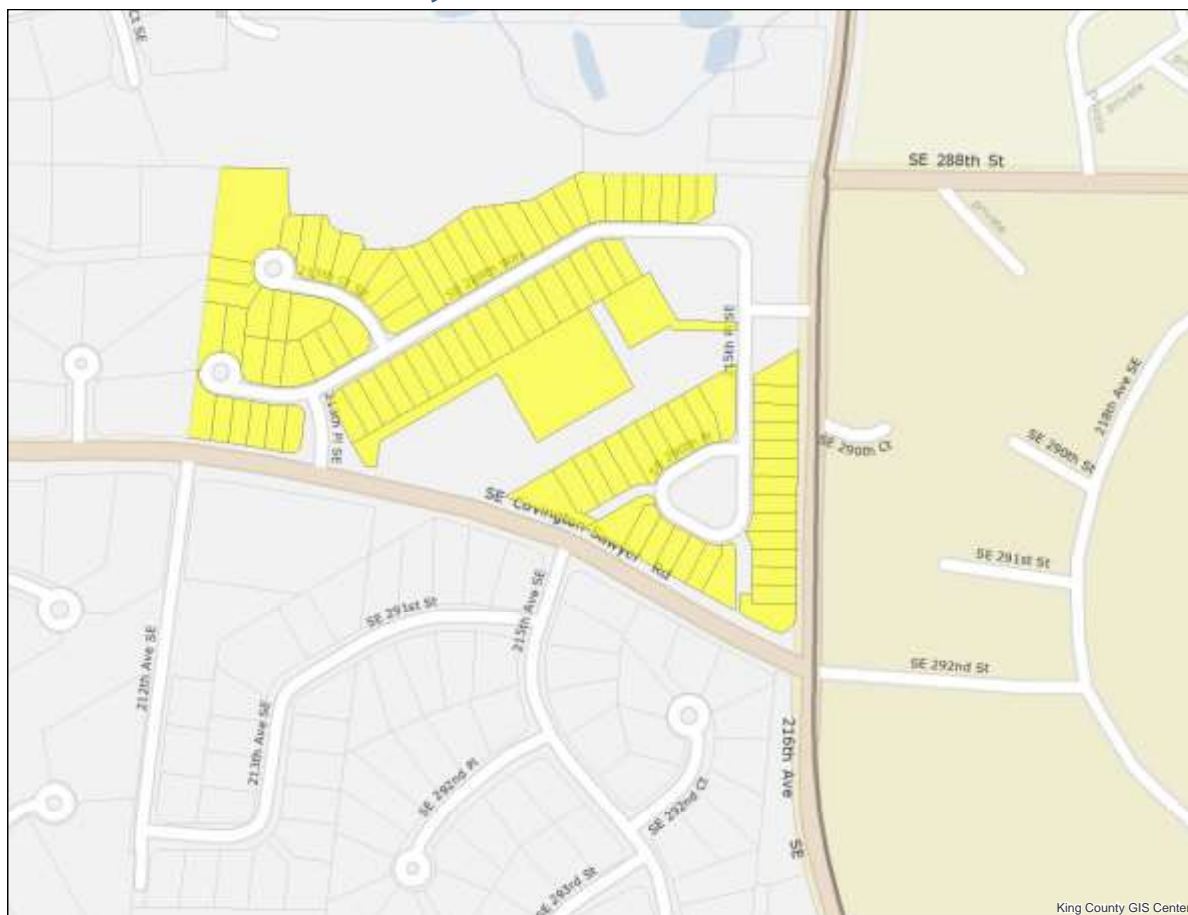


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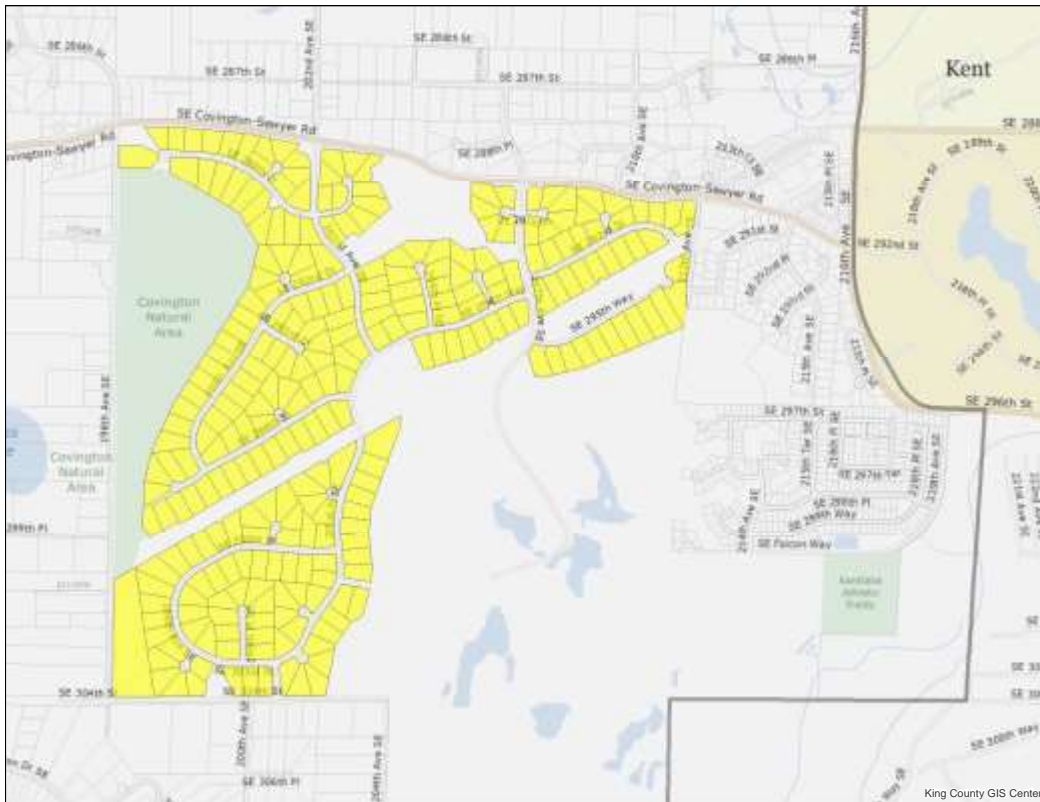
Area 058 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% Pop	QSTR	Sub	Range of Bldg Grades	Range of Year Built
005350	Adler Cove	15	83	18%	NW-4-21-6	5	7	2007-2013
721540-721542	Remington	25	265	9%	NE, NW & SW-5-21-6	5	8 & 9	1989-1997
383205-383208	Kentlake Highlands	37	310	12%	SW-4-21-6	5	7	2005-2010
660040-660041 & 221290	Pacific Estates & Eastridge	10	220	5%	NW-11-21-5	4	6 & 7	1968-1978

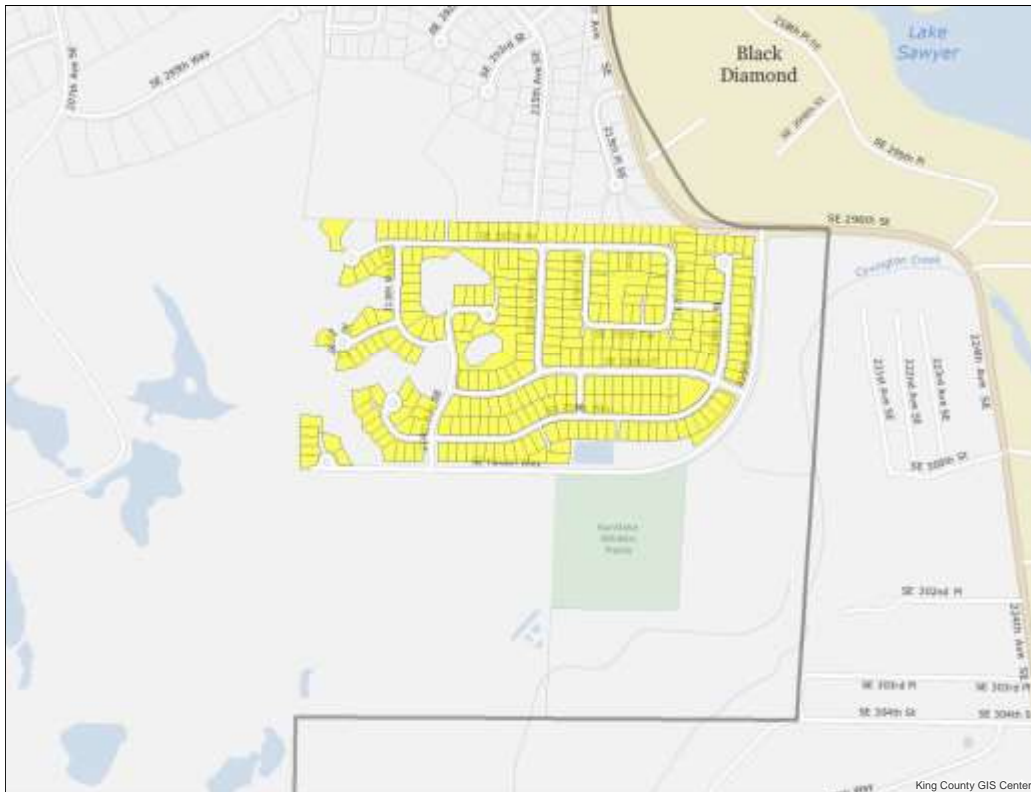
Major 005350- Adler Cove



Majors 721540, 721541 & 721542- Remington



Majors 383205, 383206, 383207 & 383208- Kentlake Highlands



[illegible]

Annual Update Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: April 17, 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 15 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 +12.2% increase in land assessments in the area for the 2014 Assessment Year. The formula is:

2014 Land Value = 2013 Land Value * 1.125, 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, Sub 4 (less Pacific Estates with Eastridge & fair condition), Adler Cove (Major 005350) and Remington (Major 721540-721542) were generally at lower assessment levels than the rest of the population. On the other hand, Kentlake Highlands (Major 383205-383208), Pacific Estates with Eastridge (Major 660040-660041 & 221290) and fair condition properties 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 367 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:

$$\text{2014 Total Value} = \text{2013 Total Value} * (1 - 0.06) / (.8370607 - 3.105743\text{E-}02 * \text{Sub4} - 6.110754\text{E-}02 * \text{AdlerCove} - 4.260394\text{E-}02 * \text{Remington} + 4.152666\text{E-}02 * \text{Kentlake} + 5.124337\text{E-}02 * \text{PacificEastridge} + .1013011 * \text{Fair})$$

The resulting total value is truncated to the next \$1,000, then:

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

Mobile Home Update

There were 19 sales of mobile homes within Area 058. Analysis of the mobile home sales indicated a value increase of approximately +10%. The adjustment formula is:

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

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

Results

The resulting assessment level is 0.934. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2014 assessment year (taxes payable in 2015) results in an average total change from the 2013 assessments of +13.7%. This increase is due partly to market changes over time and the previous assessment levels.

Note: Additional information may reside in the Assessor’s Real Property Database, Assessor’s procedures, Revalue Plan, separate studies, and statutes.

Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (2013 Land Value + Previous Improvement Value) * 1.138.
- 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 adjustment 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.

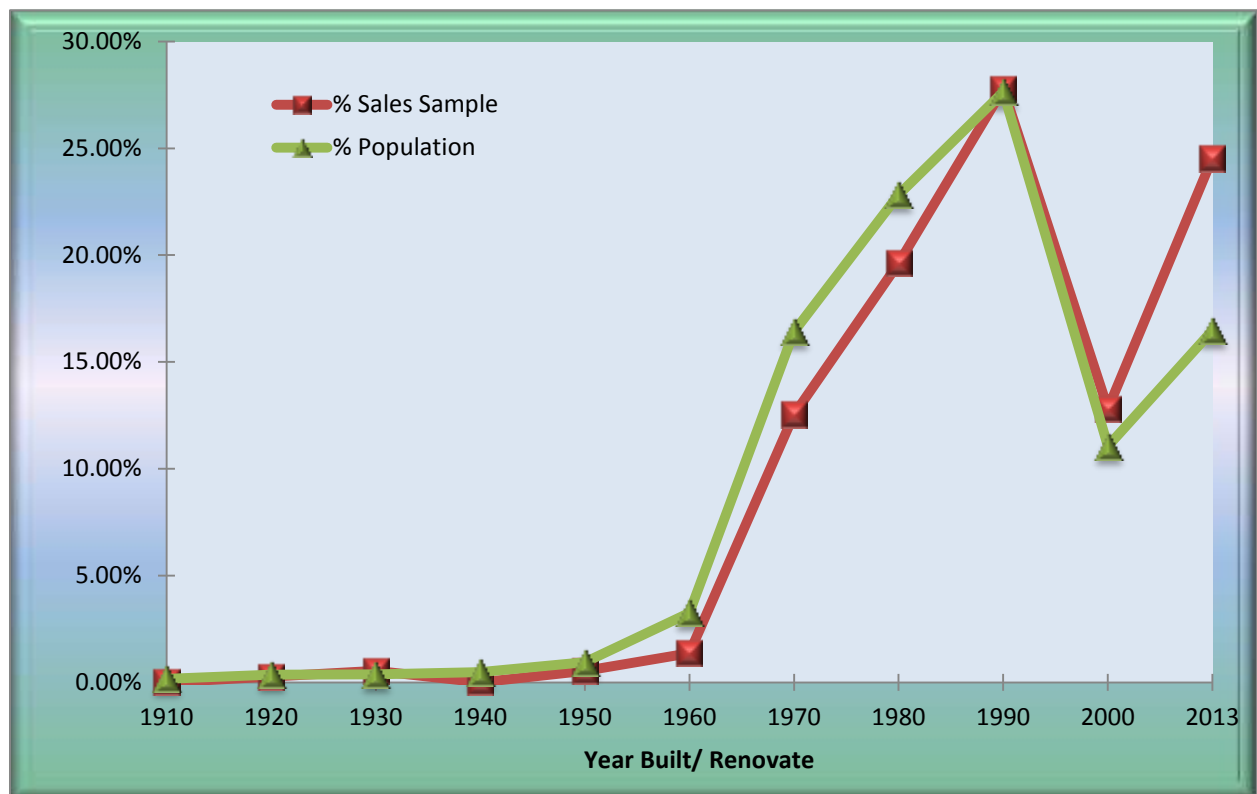
Sales Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.27%
1930	2	0.54%
1940	0	0.00%
1950	2	0.54%
1960	5	1.36%
1970	46	12.53%
1980	72	19.62%
1990	102	27.79%
2000	47	12.81%
2013	90	24.52%
367		

Population

Year Built/Ren	Frequency	% Population
1910	8	0.17%
1920	17	0.36%
1930	18	0.38%
1940	23	0.49%
1950	45	0.95%
1960	154	3.25%
1970	777	16.42%
1980	1,080	22.82%
1990	1,308	27.64%
2000	523	11.05%
2013	779	16.46%
4,732		



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

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

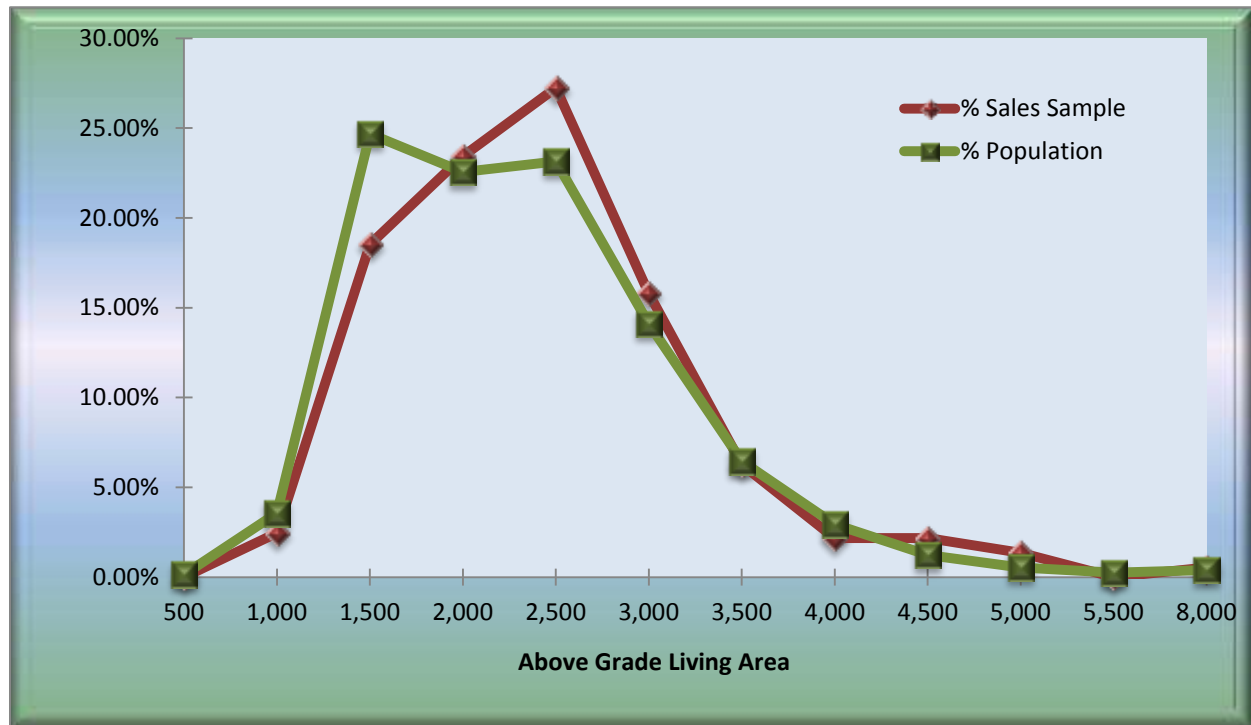
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	9	2.45%
1,500	68	18.53%
2,000	86	23.43%
2,500	100	27.25%
3,000	58	15.80%
3,500	23	6.27%
4,000	8	2.18%
4,500	8	2.18%
5,000	5	1.36%
5,500	0	0.00%
8,000	2	0.54%
367		

Population

AGLA	Frequency	% Population
500	7	0.15%
1,000	169	3.57%
1,500	1,168	24.68%
2,000	1,067	22.55%
2,500	1,095	23.14%
3,000	668	14.12%
3,500	305	6.45%
4,000	139	2.94%
4,500	58	1.23%
5,000	25	0.53%
5,500	12	0.25%
8,000	19	0.40%
4,732		



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.



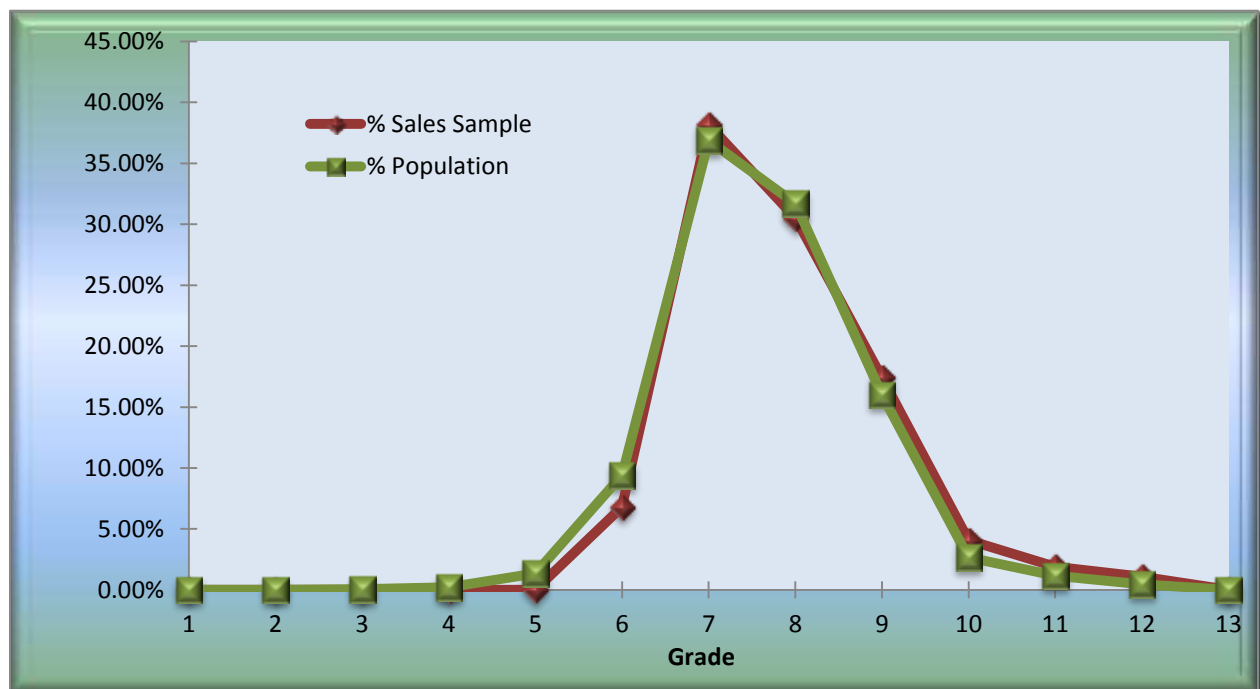
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	25	6.81%
7	140	38.15%
8	112	30.52%
9	64	17.44%
10	15	4.09%
11	7	1.91%
12	4	1.09%
13	0	0.00%
	367	

Population

Grade	Frequency	% Population
1	1	0.02%
2	1	0.02%
3	3	0.06%
4	11	0.23%
5	64	1.35%
6	445	9.40%
7	1,745	36.88%
8	1,500	31.70%
9	758	16.02%
10	126	2.66%
11	55	1.16%
12	22	0.46%
13	1	0.02%
	4,732	



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

Area 058 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 1.123, resulting in an adjusted value of \$533,000 ($\$475,000 \times 1.123 = \$533,425$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.106	10.6%
2/1/2011	1.112	11.2%
3/1/2011	1.117	11.7%
4/1/2011	1.122	12.2%
5/1/2011	1.126	12.6%
6/1/2011	1.130	13.0%
7/1/2011	1.133	13.3%
8/1/2011	1.136	13.6%
9/1/2011	1.138	13.8%
10/1/2011	1.140	14.0%
11/1/2011	1.142	14.2%
12/1/2011	1.142	14.2%
1/1/2012	1.143	14.3%
2/1/2012	1.143	14.3%
3/1/2012	1.142	14.2%
4/1/2012	1.141	14.1%
5/1/2012	1.139	13.9%
6/1/2012	1.137	13.7%
7/1/2012	1.134	13.4%
8/1/2012	1.131	13.1%
9/1/2012	1.127	12.7%
10/1/2012	1.123	12.3%
11/1/2012	1.118	11.8%
12/1/2012	1.113	11.3%
1/1/2013	1.107	10.7%
2/1/2013	1.101	10.1%
3/1/2013	1.095	9.5%
4/1/2013	1.088	8.8%
5/1/2013	1.080	8.0%
6/1/2013	1.072	7.2%
7/1/2013	1.063	6.3%
8/1/2013	1.054	5.4%
9/1/2013	1.044	4.4%
10/1/2013	1.034	3.4%
11/1/2013	1.023	2.3%
12/1/2013	1.012	1.2%
1/1/2014	1.000	0.0%

The time adjustment formula for Area 058 is: $(.8370607 - 3.25743E-04 * \text{SaleDay} - 2.2421E-07 * \text{SaleDaySq} - 3.105743E-02 * 0.3269755 - 6.110754E-02 * 4.087193E-02 - 4.260394E-02 * 6.811989E-02 + 4.152666E-02 * 0.1008174 + 5.124337E-02 * 2.724796E-02 + .1013011 * 1.362398E-02) / (.8370607 - 3.105743E-02 * 0.3269755 - 6.110754E-02 * 4.087193E-02 - 4.260394E-02 * 6.811989E-02 + 4.152666E-02 * 0.1008174 + 5.124337E-02 * 2.724796E-02 + .1013011 * 1.362398E-02)$

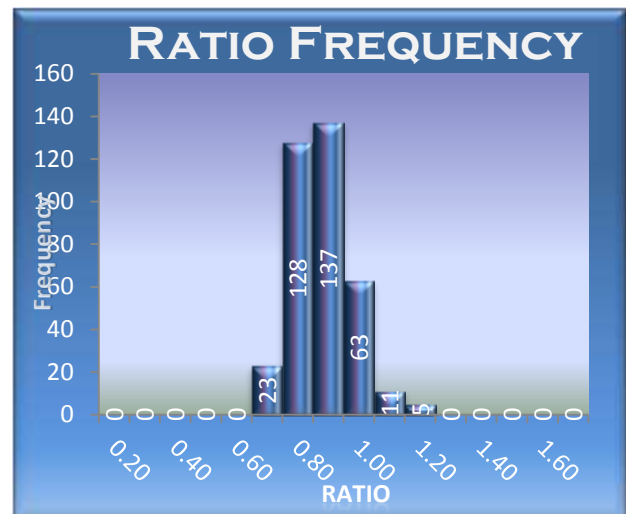
$\text{SaleDay} = \text{SaleDate} - 41640$

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

Annual Update Ratio Study Report (Before) – 2013 Assessments

District: SE / Team: 2	Appr. Date:	Date of Report:	Sales Dates:
Area Name: East Auburn/ S.E. Kent	1/1/2013	4/17/2014	1/2011 - 12/2013
Area Number: 58	Appr ID:	Property Type:	Adjusted for time?
	MTIA	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	367
Mean Assessed Value	298,200
Mean Adj. Sales Price	365,800
Standard Deviation AV	110,876
Standard Deviation SP	146,569
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.828
Median Ratio	0.816
Weighted Mean Ratio	0.815
UNIFORMITY	
Lowest ratio	0.614
Highest ratio:	1.123
Coefficient of Dispersion	8.82%
Standard Deviation	0.093
Coefficient of Variation	11.17%
Price Related Differential (PRD)	1.016
RELIABILITY	
95% Confidence: Median	
Lower limit	0.804
Upper limit	0.824
95% Confidence: Mean	
Lower limit	0.819
Upper limit	0.838
SAMPLE SIZE EVALUATION	
N (population size)	4732
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.093
Recommended minimum:	14
Actual sample size:	367
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	209
# ratios above mean:	158
z:	2.662
Conclusion:	Non-normal



COMMENTS:

1 to 3 Unit Residences throughout Area 058

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: 2		Appr. Date:	Date of Report:	Sales Dates:
Area Name: East Auburn/ S.E. Kent		1/1/2014	4/17/2014	1/2011 - 12/2013
Area Number: 58		Appr. ID:	Property Type:	Adjusted for time?
		MTIA	1 to 3 Unit	YES
SAMPLE STATISTICS				
Sample size (n)		367		
Mean Assessed Value		339,400		
Mean Sales Price		365,800		
Standard Deviation AV		130,528		
Standard Deviation SP		146,569		
ASSESSMENT LEVEL				
Arithmetic Mean Ratio		0.939		
Median Ratio		0.934		
Weighted Mean Ratio		0.928		
UNIFORMITY				
Lowest ratio		0.715		
Highest ratio:		1.261		
Coefficient of Dispersion		8.30%		
Standard Deviation		0.100		
Coefficient of Variation		10.66%		
Price Related Differential (PRD)		1.012		
RELIABILITY				
95% Confidence: Median				
Lower limit		0.923		
Upper limit		0.947		
95% Confidence: Mean				
Lower limit		0.928		
Upper limit		0.949		
SAMPLE SIZE EVALUATION				
N (population size)		4732		
B (acceptable error - in decimal)		0.05		
S (estimated from this sample)		0.100		
Recommended minimum:		16		
Actual sample size:		367		
Conclusion:		OK		
NORMALITY				
Binomial Test				
# ratios below mean:		190		
# ratios above mean:		177		
z:		0.679		
Conclusion:		Normal*		
*i.e. no evidence of non-normality				

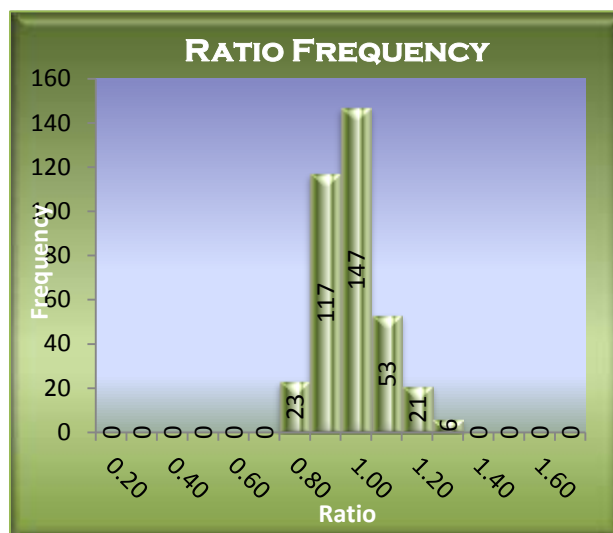
RATIO FREQUENCY

Ratio Bin	Frequency
0.75-0.80	23
0.80-0.85	117
0.85-0.90	147
0.90-0.95	53
0.95-1.00	21
1.00-1.05	6
Other bins	0

COMMENTS:

1 to 3 Unit Residences throughout Area 058

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



COMMENTS:

1 to 3 Unit Residences throughout Area 058

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

Improved Sales Used in This Annual Update Analysis

Area 058 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	0	202106	9031	7/23/12	\$196,500	\$223,000	800	6	1970	Good	54450	N	N	19615 SE 342ND ST
4	10	222105	9043	9/25/12	\$211,000	\$237,000	840	6	1970	Avg	99752	N	N	34729 144TH AVE SE
4	10	192106	9019	10/31/12	\$122,000	\$137,000	850	6	1926	Good	14840	N	N	18736 SE GREEN VALLEY RD
4	10	192106	9019	5/2/12	\$115,000	\$131,000	850	6	1926	Good	14840	N	N	18736 SE GREEN VALLEY RD
4	0	431260	0030	3/20/13	\$139,950	\$153,000	960	6	1970	Avg	10306	N	N	33440 179TH AVE SE
4	0	431270	0150	8/17/12	\$155,000	\$175,000	1010	6	1970	Good	9422	N	N	33116 177TH PL SE
4	0	431270	0330	8/22/11	\$140,000	\$160,000	1010	6	1970	VGood	11880	N	N	33225 177TH PL SE
4	0	122105	9124	9/20/11	\$155,750	\$178,000	1020	6	1971	Good	15357	N	N	30825 168TH AVE SE
4	0	397763	0115	1/7/13	\$116,100	\$129,000	1150	6	1975	Fair	9668	N	N	31827 160TH PL SE
4	0	397763	0020	4/18/12	\$165,000	\$188,000	1290	6	1975	Good	10500	N	N	31707 160TH PL SE
4	0	397763	0080	9/22/11	\$189,950	\$217,000	1440	6	1971	Good	12870	N	N	31807 160TH PL SE
4	0	431270	0220	6/12/12	\$138,000	\$157,000	1490	6	1970	Good	10222	N	N	33203 176TH PL SE
4	0	102105	9060	7/18/11	\$274,500	\$312,000	1560	6	1961	Good	30500	N	Y	14414 SE 318TH ST
4	0	660041	0510	5/22/13	\$185,000	\$199,000	1600	6	1974	Avg	9760	N	N	31013 152ND AVE SE
4	0	397763	0150	3/12/13	\$205,102	\$224,000	1630	6	1971	Good	10275	N	N	31925 160TH PL SE
4	0	431270	0350	10/24/13	\$218,000	\$224,000	2080	6	1970	Good	15132	N	N	33307 177TH PL SE
4	0	221290	0800	7/26/13	\$120,000	\$127,000	930	7	1969	Fair	9100	N	N	15325 SE 304TH PL
4	0	132105	9114	6/24/11	\$350,000	\$397,000	1030	7	2000	Good	1E+05	N	N	17831 SE AUBURN-BLACK DM RD
4	0	352205	9069	7/29/13	\$332,000	\$350,000	1100	7	1982	Good	2E+05	N	N	14912 SE 288TH ST
4	0	660041	0240	8/1/13	\$208,000	\$219,000	1150	7	1970	Good	9940	N	N	31008 149TH AVE SE
4	0	242105	9075	2/3/12	\$368,000	\$421,000	1170	7	1976	Good	1E+05	N	N	34020 170TH AVE SE
4	0	796846	0300	9/13/11	\$224,900	\$257,000	1190	7	1988	Avg	36595	N	N	32225 159TH AVE SE
4	0	796845	0280	10/24/13	\$250,000	\$257,000	1220	7	1987	Avg	35431	N	N	16206 SE 322ND ST
4	0	221290	0990	4/8/13	\$189,900	\$206,000	1230	7	1969	Avg	11400	N	N	30455 154TH PL SE
4	0	221290	0840	5/13/13	\$211,000	\$227,000	1230	7	1969	VGood	8820	N	N	15417 SE 304TH PL
4	0	221290	0710	7/25/12	\$158,000	\$179,000	1230	7	1969	Good	9636	N	N	15310 SE 307TH ST
4	0	660040	0140	5/16/12	\$175,000	\$199,000	1240	7	1968	VGood	9750	N	N	15018 SE 309TH ST
4	0	660040	0560	10/20/11	\$151,950	\$174,000	1240	7	1968	Good	9702	N	N	30812 151ST AVE SE
4	10	202581	0090	6/15/12	\$215,000	\$245,000	1290	7	1969	Good	27090	N	N	21405 SE 351ST ST

Improved Sales Used in This Annual Update Analysis

Area 058 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	0	122105	9091	8/19/11	\$254,100	\$289,000	1290	7	1964	VGood	60112	N	N	30455 KENT-BLACK DIAMOND RD
4	0	796846	0090	5/2/12	\$240,000	\$274,000	1300	7	1990	Avg	43854	N	N	15614 SE 322ND PL
4	0	660041	0290	3/6/12	\$140,000	\$160,000	1320	7	1970	Good	12528	N	N	31027 150TH AVE SE
4	0	796846	0010	12/2/13	\$255,000	\$258,000	1330	7	1989	Avg	35240	N	N	15920 SE 322ND ST
4	0	796846	0070	5/6/13	\$255,000	\$275,000	1330	7	1989	VGood	44211	N	N	32209 157TH AVE SE
4	0	796846	0050	4/26/12	\$215,800	\$246,000	1330	7	1989	Good	35061	N	N	15804 SE 322ND ST
4	0	796846	0060	6/27/12	\$185,000	\$210,000	1330	7	1990	Avg	40015	N	N	32201 157TH AVE SE
4	10	202581	0110	10/23/13	\$200,000	\$205,000	1350	7	2012	Avg	24570	N	N	21423 SE 351ST ST
4	0	202106	9030	12/12/13	\$354,500	\$357,000	1380	7	1967	Good	1E+05	N	N	19854 SE 342ND ST
4	0	796846	0340	11/5/12	\$274,500	\$307,000	1390	7	1988	Good	30400	N	N	15722 SE 323RD ST
4	0	221290	0080	8/13/13	\$160,000	\$168,000	1390	7	1969	VGood	9870	N	N	30411 153RD AVE SE
4	10	212106	9025	3/27/13	\$203,000	\$221,000	1410	7	1968	Avg	54885	N	N	34806 216TH AVE SE
4	0	242105	9105	2/21/13	\$334,000	\$367,000	1470	7	1983	Avg	2E+05	N	N	34716 172ND AVE SE
4	0	115600	0150	10/30/12	\$170,000	\$190,000	1510	7	1967	Avg	15725	N	N	29261 157TH AVE SE
4	0	957800	0130	4/23/13	\$255,000	\$276,000	1600	7	1976	VGood	18235	N	Y	16914 SE AUBURN-BLACK DMD RD
4	0	115600	0100	8/29/11	\$236,000	\$269,000	1610	7	1967	Good	13309	N	N	29217 157TH AVE SE
4	0	022105	9101	12/2/13	\$257,500	\$261,000	1620	7	1961	VGood	13500	N	N	29404 160TH AVE SE
4	0	132105	9071	3/12/12	\$319,950	\$366,000	1670	7	1997	Avg	28140	N	N	17090 SE AUBURN-BLACK DMD RD
4	0	102105	9049	4/12/12	\$275,000	\$314,000	1740	7	1980	Good	2E+05	N	Y	13606 SE AUBURN-BLACK DMD RD
4	0	796846	0430	7/25/12	\$267,000	\$303,000	1800	7	2003	Avg	35070	N	N	15929 SE 322ND ST
4	0	329860	0080	5/6/13	\$245,000	\$265,000	1810	7	1979	Avg	13000	N	N	13225 SE 337TH ST
4	0	115600	0050	8/1/13	\$239,000	\$252,000	1830	7	1967	Good	15088	N	N	29226 157TH AVE SE
4	0	796845	0190	6/10/13	\$275,000	\$294,000	1850	7	1987	Good	28060	N	N	16207 SE 322ND ST
4	10	292106	9048	7/24/13	\$266,000	\$281,000	1890	7	1980	Avg	43000	N	N	20006 SE 353RD ST
4	0	132105	9099	7/5/12	\$340,000	\$386,000	1910	7	1977	Good	1E+05	N	N	33516 170TH AVE SE
4	0	796846	0390	3/6/13	\$299,900	\$328,000	1930	7	1989	Good	28109	N	N	32206 157TH AVE SE
4	0	022105	9004	6/26/13	\$263,000	\$280,000	2220	7	1963	Good	53578	N	Y	29220 158TH AVE SE
4	0	122105	9018	3/4/13	\$310,000	\$340,000	2400	7	2000	Avg	54014	N	N	16523 SE 311TH ST
4	0	232105	9077	8/16/13	\$355,000	\$373,000	2470	7	2007	Avg	52708	N	N	15438 SE LAKE MONEYSMITH RD

Improved Sales Used in This Annual Update Analysis

Area 058 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	0	022105	9069	2/14/13	\$250,000	\$275,000	2580	7	1959	Good	60219	N	Y	28845 156TH AVE SE
4	4	341060	0130	10/29/12	\$300,000	\$336,000	1030	8	1982	Avg	22486	Y	Y	33315 E LAKE HOLM DR SE
4	0	022105	9072	5/13/13	\$341,956	\$369,000	1210	8	1974	VGood	1E+05	N	Y	29102 154TH AVE SE
4	0	282106	9065	1/8/13	\$360,000	\$399,000	1270	8	1976	Good	2E+05	Y	N	35521 227TH AVE SE
4	0	112105	9075	12/11/13	\$216,299	\$218,000	1270	8	1979	Fair	44286	N	N	31920 162ND PL SE
4	0	072106	9079	2/1/13	\$237,000	\$261,000	1460	8	1979	Avg	40510	N	N	31827 KENT-BLACK DIAMOND RD
4	0	329860	0190	8/1/11	\$275,000	\$313,000	1610	8	1977	Good	14475	N	N	13426 SE 339TH ST
4	0	329860	0820	3/21/13	\$249,900	\$273,000	1630	8	1978	Good	15648	N	N	33947 134TH AVE SE
4	10	262105	9022	8/21/12	\$760,000	\$859,000	1640	8	1986	Good	1E+06	N	Y	16303 SE GREEN VALLEY RD
4	0	329860	0510	1/23/13	\$420,000	\$464,000	1690	8	1976	VGood	26245	Y	N	13309 SE 342ND ST
4	0	329860	0320	6/11/13	\$296,000	\$317,000	1700	8	1977	Good	30000	N	N	33819 133RD AVE SE
4	0	329861	0190	4/28/11	\$225,000	\$254,000	1780	8	1979	Good	15200	N	N	13516 SE 340TH ST
4	0	329860	0520	7/2/13	\$250,000	\$266,000	1890	8	1977	Good	32096	Y	N	13317 SE 342ND ST
4	0	202106	9082	3/5/13	\$510,000	\$558,000	1940	8	1977	VGood	1E+05	Y	N	20229 SE 344TH ST
4	4	341060	0060	8/5/13	\$450,000	\$474,000	2020	8	2004	Avg	39164	Y	Y	16126 SE LAKE HOLM RD
4	0	179600	0051	5/22/13	\$262,000	\$282,000	2020	8	1962	Good	42772	N	N	33251 192ND AVE SE
4	0	570921	0120	8/24/11	\$325,000	\$370,000	2080	8	1978	Good	16998	N	N	33664 130TH AVE SE
4	0	321127	0180	10/31/13	\$346,900	\$355,000	2160	8	1987	Avg	35088	N	N	33009 176TH AVE SE
4	0	242105	9130	10/29/13	\$440,000	\$451,000	2170	8	1987	Good	2E+05	N	N	34712 176TH AVE SE
4	0	122105	9173	4/3/13	\$355,000	\$386,000	2210	8	1986	Good	54014	N	N	16629 SE 311TH ST
4	0	122105	9117	4/10/13	\$229,000	\$249,000	2270	8	1974	Fair	54675	N	Y	16502 AUBURN-BLACK DMD RD
4	0	202106	9043	6/21/12	\$430,000	\$489,000	2290	8	1992	Avg	99316	Y	N	19816 SE 344TH ST
4	10	212105	9024	12/29/12	\$345,000	\$383,000	2300	8	1919	Good	5E+05	N	N	12663 SE GREEN VALLEY RD
4	0	112105	9068	3/9/12	\$360,000	\$412,000	2330	8	1978	Good	67475	N	N	16325 SE AUBURN-BLACK DMD RD
4	0	102105	9057	10/25/12	\$422,500	\$474,000	2370	8	1962	VGood	72309	N	Y	14508 SE 318TH ST
4	0	142105	9084	3/16/11	\$500,000	\$560,000	2670	8	2002	Avg	2E+05	N	N	32505 162ND AVE SE
4	0	242105	9128	5/29/13	\$390,000	\$419,000	2810	8	1989	Good	2E+05	N	N	34516 176TH AVE SE
4	0	321123	0020	10/25/11	\$355,000	\$406,000	2960	8	1989	Avg	48351	N	N	32032 170TH PL SE
4	0	132105	9118	7/13/12	\$320,000	\$363,000	3010	8	1982	Good	70131	N	N	17303 SE 324TH ST

Improved Sales Used in This Annual Update Analysis

Area 058 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	0	321123	0140	4/5/12	\$385,000	\$440,000	1540	9	1985	Avg	40710	N	N	32049 169TH AVE SE
4	0	321123	0370	10/25/12	\$337,000	\$378,000	1760	9	1984	Avg	30552	N	N	32130 171ST AVE SE
4	0	122105	9172	12/20/11	\$290,000	\$332,000	2080	9	1987	Avg	54014	N	N	16705 SE 311TH ST
4	0	321123	0080	3/7/13	\$394,950	\$432,000	2200	9	1985	Avg	34680	N	N	32036 169TH AVE SE
4	0	321123	0290	2/22/12	\$423,500	\$484,000	2280	9	1985	Avg	39866	N	N	17020 SE 323RD PL
4	0	321123	0030	12/9/13	\$380,000	\$383,000	2480	9	1985	Avg	31857	N	N	32024 170TH PL SE
4	0	122105	9189	8/28/12	\$565,000	\$638,000	2490	9	1990	Avg	2E+05	N	N	31613 176TH AVE SE
4	0	321126	0370	10/24/13	\$430,000	\$441,000	2490	9	1987	Avg	40183	N	N	16824 SE 331ST ST
4	0	142105	9060	2/12/13	\$500,000	\$550,000	2590	9	2004	Avg	2E+05	N	N	32912 330TH PL SE
4	0	242105	9048	12/6/11	\$530,000	\$606,000	2610	9	1992	Avg	3E+05	N	N	17318 SE LAKE MONEYSMITH RD
4	0	321127	0080	5/9/13	\$415,000	\$448,000	2690	9	1988	Avg	35065	N	N	17413 SE 331ST CT
4	0	321124	0370	5/7/12	\$380,000	\$433,000	2690	9	1986	Avg	36114	N	N	16918 SE 325TH PL
4	0	321124	0240	10/19/11	\$395,000	\$451,000	2780	9	1988	Avg	35101	N	N	32407 171ST AVE SE
4	0	321126	0200	7/23/13	\$405,000	\$428,000	2810	9	1988	Avg	35278	N	N	32801 171ST AVE SE
4	0	321124	0080	8/31/12	\$400,000	\$452,000	2830	9	1987	Avg	38669	N	N	16930 SE 327TH PL
4	0	321124	0270	10/25/13	\$485,000	\$497,000	2860	9	1988	Good	35854	N	N	17026 SE 326TH PL
4	0	242105	9084	2/25/13	\$524,900	\$576,000	2910	9	1991	Avg	2E+05	N	N	33623 170TH AVE SE
4	0	192106	9152	3/12/13	\$540,000	\$590,000	3190	9	2006	Avg	1E+05	N	N	19129 SE 342ND ST
4	0	321127	0390	5/15/12	\$388,000	\$442,000	3240	9	1989	Avg	35049	N	N	33010 172ND CT SE
4	0	321127	0050	12/7/12	\$399,950	\$445,000	3260	9	1988	Good	35497	N	N	17307 SE 331ST ST
4	0	142105	9013	6/4/13	\$585,000	\$627,000	3350	9	2006	Avg	2E+05	N	N	15410 SE 330TH WAY
4	4	341060	0280	1/12/11	\$590,000	\$655,000	3750	9	1980	VGood	56012	Y	Y	33433 E LAKE HOLM DR SE
4	4	341060	0280	8/15/12	\$552,613	\$625,000	3750	9	1980	VGood	56012	Y	Y	33433 E LAKE HOLM DR SE
4	0	242105	9093	5/24/13	\$582,750	\$626,000	3990	9	1989	Good	1E+05	N	N	17122 SE 339TH ST
4	0	281791	0200	1/21/11	\$339,950	\$378,000	2280	10	1990	Avg	39389	N	N	32817 181ST AVE SE
4	0	252105	9052	6/24/13	\$615,000	\$656,000	2360	10	2005	Avg	2E+05	N	N	16907 SE 354TH PL
4	8	202577	0040	5/17/13	\$590,000	\$635,000	3410	10	2003	Avg	25054	N	N	13316 SE 333RD CT
4	0	162105	9044	9/6/13	\$605,000	\$631,000	3440	10	2001	Avg	2E+05	N	N	33009 129TH WAY SE
4	0	162105	9044	8/26/12	\$550,000	\$621,000	3440	10	2001	Avg	2E+05	N	N	33009 129TH WAY SE

Improved Sales Used in This Annual Update Analysis

Area 058 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	0	122105	9192	2/3/12	\$620,000	\$709,000	3460	10	1992	Avg	2E+05	N	N	31620 176TH AVE SE
4	8	202576	0080	6/20/12	\$500,000	\$568,000	3570	10	2002	Avg	25656	N	N	32722 145TH PL SE
4	0	132105	9024	11/8/13	\$659,950	\$674,000	3630	10	2005	Avg	2E+05	N	N	31939 176TH AVE SE
4	8	202577	0420	4/20/12	\$672,250	\$767,000	4190	10	2004	Avg	21804	N	N	13417 SE 330TH PL
4	0	142105	9043	7/27/12	\$660,000	\$748,000	4400	10	2007	Avg	4E+05	N	N	16007 SE 326TH ST
4	0	142105	9059	11/6/13	\$623,000	\$636,000	4430	10	2002	Avg	2E+05	N	N	32905 154TH AVE SE
4	8	202576	0410	9/25/13	\$649,000	\$673,000	3120	11	2002	Avg	24860	N	N	33427 135TH PL SE
4	8	202576	0170	4/29/13	\$645,000	\$698,000	3620	11	2005	Avg	24551	N	N	32916 143RD CT SE
4	8	202577	0370	6/28/13	\$800,000	\$852,000	4330	11	2005	Avg	23312	N	N	33208 134TH AVE SE
4	0	142105	9016	2/27/12	\$550,000	\$629,000	4410	11	2002	Avg	3E+05	N	N	15522 SE LAKE HOLM RD
4	8	202577	0400	4/30/13	\$775,000	\$838,000	4570	11	2003	Avg	23949	N	N	33102 134TH AVE SE
4	8	202576	0380	7/13/12	\$733,000	\$832,000	4640	11	2003	Avg	21914	N	N	33422 135TH PL SE
4	8	202577	0450	11/21/13	\$722,500	\$734,000	4670	11	2007	Avg	24322	N	N	33019 135TH PL SE
4	7	202576	0340	9/25/13	\$850,000	\$881,000	4670	12	2001	Avg	33120	N	N	33255 139TH TER SE
4	8	202577	0460	10/2/13	\$887,500	\$918,000	4740	12	2007	Avg	24778	N	N	33105 135TH PL SE
4	8	202577	0160	5/17/11	\$900,000	\$1,017,000	5710	12	2007	Avg	25106	N	N	32930 134TH CT SE
4	8	202577	0510	3/26/13	\$691,250	\$754,000	6050	12	2008	Avg	25178	N	N	33015 138TH PL SE
5	5	405320	0220	7/26/11	\$305,000	\$347,000	770	6	1975	Good	22302	Y	Y	31069 E LAKE MORTON DR SE
5	0	344400	0050	8/16/11	\$180,000	\$205,000	950	6	1964	VGood	37986	N	N	20007 SE 284TH ST
5	0	436670	0080	9/25/12	\$139,900	\$157,000	1300	6	1975	Good	9611	N	N	33728 207TH PL SE
5	0	062106	9121	5/24/12	\$167,500	\$191,000	1350	6	1962	Good	9964	N	N	19517 SE COVINGTON-SAWYER RD
5	0	179625	0010	12/6/13	\$215,000	\$217,000	1350	6	1987	Good	41837	N	N	20405 SE 287TH ST
5	0	062106	9019	3/28/12	\$315,000	\$360,000	1440	6	1945	VGood	4E+05	N	N	30249 196TH AVE SE
5	0	062106	9022	5/26/11	\$315,000	\$356,000	1520	6	1978	Good	78843	N	N	29830 188TH AVE SE
5	0	322206	9155	9/19/12	\$290,000	\$327,000	1610	6	1974	Good	48563	N	N	19814 SE COVINGTON-SAWYER RD
5	0	405320	0823	6/21/11	\$234,000	\$265,000	1780	6	1980	Good	51400	N	N	31052 E LAKE MORTON DR SE
5	0	286890	0040	3/20/12	\$137,000	\$157,000	1010	7	1972	Good	10125	N	N	28832 190TH AVE SE
5	0	072106	9008	12/7/11	\$329,340	\$377,000	1150	7	1965	VGood	3E+05	N	N	31025 186TH PL SE
5	0	344410	0190	12/30/11	\$298,000	\$341,000	1150	7	1966	Avg	92783	N	N	19758 SE 281ST ST

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Area 058 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	0	362205	9158	1/30/12	\$257,500	\$295,000	1180	7	1975	Good	62726	N	N	17431 SE COVINGTON-SAWYER RD
5	0	179625	0200	8/31/12	\$189,900	\$214,000	1200	7	1988	Avg	28416	N	N	28712 211TH CT SE
5	0	237700	0160	12/2/11	\$170,000	\$194,000	1220	7	1966	Good	49658	N	N	18026 SE 317TH ST
5	0	344400	0030	11/6/13	\$330,000	\$337,000	1250	7	1964	VGood	1E+05	N	N	28209 201ST AVE SE
5	0	237700	0200	5/11/11	\$226,900	\$256,000	1260	7	1961	Good	23625	N	N	18035 SE 317TH ST
5	0	405320	0975	6/8/11	\$289,950	\$328,000	1280	7	1978	Good	52707	N	N	31443 W LAKE MORTON DR SE
5	0	076670	0020	9/7/12	\$215,000	\$243,000	1290	7	1984	Avg	10117	N	N	28811 184TH PL SE
5	0	894420	0090	12/29/11	\$170,000	\$195,000	1320	7	1973	Good	12343	N	N	29244 161ST PL SE
5	0	795060	0030	11/4/11	\$148,500	\$170,000	1380	7	1968	Good	10125	N	N	31210 179TH PL SE
5	5	405320	0385	9/5/13	\$275,000	\$287,000	1390	7	1965	Good	21350	Y	Y	31419 E LAKE MORTON DR SE
5	5	405320	0255	11/9/11	\$355,000	\$406,000	1410	7	1958	Good	25600	Y	Y	31117 E LAKE MORTON DR SE
5	0	362205	9115	2/5/13	\$369,000	\$406,000	1480	7	1963	Good	3E+05	N	N	17802 SE 283RD PL
5	0	405320	0978	6/21/12	\$282,000	\$321,000	1500	7	1978	Good	22875	N	N	31441 W LAKE MORTON DR SE
5	0	322206	9171	8/26/13	\$325,000	\$340,000	1500	7	1971	Good	3E+05	N	N	20506 SE 286TH ST
5	0	383205	0080	9/4/13	\$235,000	\$245,000	1540	7	2010	Avg	5010	N	N	29744 218TH PL SE
5	0	362205	9090	9/3/13	\$230,000	\$240,000	1560	7	1966	Avg	33541	N	N	17806 SE COVINGTON-SAWYER RD
5	0	362205	9090	3/15/11	\$173,000	\$194,000	1560	7	1966	Avg	33541	N	N	17806 SE COVINGTON-SAWYER RD
5	0	005350	0620	7/13/13	\$245,000	\$260,000	1570	7	2013	Avg	4621	N	N	21311 SE 289TH WAY
5	0	005350	0010	7/2/13	\$240,000	\$255,000	1600	7	2010	Avg	4029	N	N	21293 SE 289TH WAY
5	0	005350	0490	10/7/11	\$189,950	\$217,000	1600	7	2010	Avg	6000	N	N	21409 SE 289TH WAY
5	0	005350	0010	10/20/11	\$189,950	\$217,000	1600	7	2010	Avg	4029	N	N	21293 SE 289TH WAY
5	0	344411	0020	7/27/12	\$250,000	\$283,000	1600	7	1974	Avg	69260	N	N	20527 SE 281ST ST
5	0	915840	0150	9/19/13	\$325,000	\$337,000	1610	7	1993	Avg	38909	N	N	20524 SE 330TH ST
5	0	344410	0281	12/18/13	\$250,000	\$251,000	1610	7	1981	VGood	47044	N	N	27709 199TH AVE SE
5	0	362205	9077	3/8/12	\$175,000	\$200,000	1630	7	1958	Good	10890	N	N	17726 SE COVINGTON-SAWYER RD
5	0	005350	0500	4/15/11	\$202,000	\$227,000	1650	7	2010	Avg	4800	N	N	21403 SE 289TH WAY
5	0	062106	9245	12/12/13	\$335,000	\$338,000	1660	7	1980	Avg	1E+05	N	N	18928 SE 292ND PL
5	0	405320	0738	12/10/13	\$235,000	\$237,000	1690	7	1972	Avg	29388	N	N	30416 188TH AVE SE
5	0	237700	0130	8/21/12	\$248,000	\$280,000	1690	7	1964	Avg	40500	N	N	18231 SE 315TH ST

Improved Sales Used in This Annual Update Analysis

Area 058 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	0	859440	0450	2/21/12	\$244,900	\$280,000	1810	7	1988	Good	35168	N	N	33435 206TH AVE SE
5	0	147150	0050	12/26/12	\$280,000	\$311,000	1850	7	1967	VGood	24647	N	N	28841 180TH AVE SE
5	0	179625	0210	10/25/11	\$213,000	\$243,000	1860	7	1988	Good	30543	N	N	28702 211TH CT SE
5	0	005350	0020	10/9/12	\$222,500	\$250,000	1870	7	2007	Avg	4046	N	N	21287 SE 289TH WAY
5	0	383208	0440	8/25/11	\$222,000	\$253,000	1880	7	2010	Avg	5000	N	N	29725 216TH PL SE
5	0	179610	0110	8/16/11	\$245,000	\$279,000	1880	7	1969	Good	52272	N	N	32215 190TH AVE SE
5	0	745981	0170	3/14/13	\$265,000	\$290,000	1900	7	1977	Avg	24906	N	N	20904 SE 288TH PL
5	0	062106	9227	8/10/11	\$317,500	\$361,000	1930	7	1977	Good	40510	N	N	29028 188TH AVE SE
5	0	383206	0610	12/4/12	\$201,000	\$224,000	1930	7	2007	Avg	4816	N	N	21371 SE 297TH ST
5	0	383206	0620	9/16/13	\$250,777	\$261,000	1940	7	2007	Avg	4450	N	N	21377 SE 297TH ST
5	0	383205	0330	9/9/13	\$235,000	\$245,000	1940	7	2006	Avg	5000	N	N	21620 SE 298TH PL
5	0	383206	0250	4/26/13	\$229,900	\$249,000	1940	7	2007	Avg	5522	N	N	21417 SE 298TH PL
5	0	383205	0770	4/1/11	\$216,700	\$243,000	1940	7	2006	Avg	5757	N	N	21543 SE 299TH WAY
5	0	344400	0180	4/1/13	\$275,000	\$299,000	1940	7	1973	Good	33757	N	N	28223 203RD AVE SE
5	0	062106	9067	12/16/13	\$210,000	\$211,000	1960	7	1956	Good	33541	N	N	29412 188TH AVE SE
5	0	795070	0120	9/27/11	\$253,500	\$289,000	1980	7	2003	Avg	10051	N	N	17906 SE 311TH ST
5	0	383206	1230	7/15/13	\$249,900	\$265,000	2010	7	2008	Avg	5947	N	N	21206 SE FALCON WAY
5	0	383206	0340	3/7/12	\$219,000	\$250,000	2010	7	2008	Avg	5807	N	N	21438 SE 298TH PL
5	0	383205	0680	12/20/12	\$210,000	\$233,000	2010	7	2006	Avg	6144	N	N	21537 SE 298TH PL
5	0	383206	1230	4/5/11	\$210,000	\$236,000	2010	7	2008	Avg	5947	N	N	21206 SE FALCON WAY
5	0	344410	0050	4/21/13	\$270,000	\$293,000	2050	7	1967	VGood	46173	N	N	19908 SE 284TH ST
5	0	383206	0750	7/22/13	\$280,000	\$296,000	2080	7	2007	Avg	5000	N	N	21378 SE 297TH ST
5	0	383206	0880	6/22/12	\$245,000	\$278,000	2080	7	2007	Avg	5750	N	N	21350 SE 297TH CT
5	0	362205	9108	9/18/12	\$327,500	\$369,000	2090	7	1975	Avg	1E+05	N	N	28056 179TH AVE SE
5	0	383208	0500	12/27/12	\$225,000	\$250,000	2110	7	2008	Avg	6737	N	N	29761 216TH PL SE
5	0	005350	0670	6/26/13	\$225,000	\$240,000	2130	7	2007	Avg	4897	N	N	21540 SE 290TH PL
5	0	005350	0050	12/28/12	\$224,900	\$250,000	2150	7	2007	Avg	4022	N	N	21269 SE 289TH WAY
5	0	322206	9154	7/15/13	\$262,500	\$278,000	2160	7	1974	Avg	55321	N	N	20302 SE 287TH ST
5	0	383206	0280	6/22/12	\$228,000	\$259,000	2170	7	2007	Avg	5621	N	N	21441 SE 298TH PL

Improved Sales Used in This Annual Update Analysis

Area 058 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	0	383205	0120	5/8/12	\$186,600	\$213,000	2180	7	2008	Avg	6623	N	N	29727 218TH PL SE
5	0	082106	9094	10/15/12	\$359,000	\$403,000	2200	7	1990	Avg	95580	N	N	30840 202ND AVE SE
5	0	005350	0820	10/18/11	\$205,000	\$234,000	2210	7	2010	Avg	3804	N	N	29094 215TH PL SE
5	0	352205	9085	7/8/12	\$350,000	\$397,000	2210	7	1947	VGood	3E+05	N	N	15227 SE 283RD PL
5	0	012105	9019	5/22/12	\$392,000	\$447,000	2220	7	1993	Avg	3E+05	N	N	29010 168TH AVE SE
5	0	383206	0960	5/14/12	\$215,000	\$245,000	2230	7	2007	Avg	5909	N	N	29749 213TH WAY SE
5	0	383206	0970	1/27/11	\$218,000	\$242,000	2230	7	2007	Avg	4946	N	N	29755 213TH WAY SE
5	0	383206	0570	2/2/11	\$207,000	\$230,000	2230	7	2007	Avg	4999	N	N	29736 213TH WAY SE
5	0	383206	0350	5/23/13	\$210,000	\$226,000	2250	7	2007	Avg	5068	N	N	21430 SE 298TH PL
5	0	383208	0480	1/7/13	\$210,000	\$233,000	2260	7	2008	Avg	5433	N	N	29749 216TH PL SE
5	0	383205	0970	5/18/12	\$206,000	\$235,000	2270	7	2006	Avg	5000	N	N	21707 SE 298TH PL
5	0	383205	0930	2/27/12	\$201,000	\$230,000	2280	7	2006	Avg	5399	N	N	21761 SE 299TH WAY
5	0	383206	0940	5/3/12	\$205,000	\$234,000	2320	7	2007	Avg	4683	N	N	21345 SE 297TH CT
5	0	383205	0420	11/19/12	\$195,000	\$218,000	2330	7	2006	Avg	4800	N	N	29758 215TH TER SE
5	0	082106	9048	8/26/11	\$365,000	\$416,000	2340	7	1984	Avg	2E+05	N	N	31416 202ND AVE SE
5	0	383205	0100	2/25/13	\$210,000	\$230,000	2380	7	2008	Avg	5200	N	N	29732 218TH PL SE
5	0	005350	0750	5/18/11	\$229,950	\$260,000	2390	7	2010	Avg	4558	N	N	21537 SE 290TH PL
5	0	005350	0510	5/20/11	\$224,950	\$254,000	2390	7	2010	Avg	4800	N	N	21371 SE 289TH WAY
5	0	005350	0560	5/10/11	\$222,500	\$251,000	2390	7	2009	Avg	4800	N	N	21347 SE 289TH WAY
5	0	383206	0660	7/9/13	\$278,000	\$295,000	2400	7	2007	Avg	5500	N	N	21450 SE 297TH ST
5	0	383206	0140	8/7/12	\$235,050	\$266,000	2400	7	2007	Avg	5913	N	N	21527 SE 299TH WAY
5	0	383208	0380	5/18/12	\$190,000	\$217,000	2400	7	2008	Avg	4967	N	N	29736 216TH PL SE
5	5	405320	0345	7/18/13	\$427,500	\$453,000	2440	7	1953	Good	31410	Y	Y	31241 E LAKE MORTON DR SE
5	0	383205	0300	7/2/13	\$226,000	\$240,000	2440	7	2006	Avg	5000	N	N	21644 SE 298TH PL
5	0	383205	0500	7/30/12	\$210,000	\$238,000	2480	7	2006	Avg	4907	N	N	21538 SE 297TH ST
5	0	383205	0460	7/12/12	\$210,000	\$238,000	2540	7	2006	Avg	4800	N	N	29734 215TH TER SE
5	0	745980	0070	7/25/13	\$339,500	\$359,000	2550	7	1976	Avg	34884	N	N	20606 SE 288TH PL
5	0	005350	0470	4/26/11	\$233,000	\$263,000	2580	7	2010	Avg	4800	N	N	21421 SE 289TH WAY
5	0	383205	0690	6/21/11	\$210,000	\$238,000	2650	7	2006	Avg	5238	N	N	21545 SE 298TH PL

Improved Sales Used in This Annual Update Analysis

Area 058 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	0	005350	0810	6/21/11	\$234,000	\$265,000	2660	7	2010	Avg	6305	N	N	29098 215TH PL SE
5	0	005350	0760	1/27/11	\$233,000	\$259,000	2660	7	2010	Avg	4082	N	N	21543 SE 290TH PL
5	0	383205	0880	4/18/13	\$249,950	\$271,000	2820	7	2005	Avg	5399	N	N	21721 SE 299TH WAY
5	0	383205	0140	4/23/13	\$245,000	\$265,000	2940	7	2009	Avg	5366	N	N	29739 218TH PL SE
5	0	383206	0890	10/10/12	\$255,000	\$286,000	2950	7	2007	Avg	8987	N	N	21330 SE 297TH CT
5	0	383205	0230	9/26/13	\$308,000	\$319,000	3180	7	2006	Avg	5176	N	N	21746 SE 298TH PL
5	0	362205	9118	10/25/12	\$339,950	\$381,000	3250	7	1995	Avg	45302	N	N	17816 SE COVINGTON-SAWYER RD
5	0	344400	0252	7/10/12	\$285,000	\$323,000	940	8	1967	VGood	41622	N	N	20312 SE 281ST ST
5	0	189801	0010	10/2/13	\$250,000	\$258,000	1210	8	1979	Good	15660	N	N	28946 188TH PL SE
5	0	948591	0240	6/5/12	\$185,950	\$212,000	1230	8	1977	Fair	37100	N	N	19438 SE 286TH ST
5	5	405320	0550	8/22/12	\$440,000	\$497,000	1290	8	1983	Good	17608	Y	Y	31246 W LAKE MORTON DR SE
5	0	784350	0600	12/21/12	\$220,000	\$244,000	1290	8	1986	Avg	12115	N	N	21519 SE 292ND CT
5	0	784350	0250	10/1/13	\$230,250	\$238,000	1330	8	1988	Fair	12114	N	N	21437 SE 292ND PL
5	0	948590	0150	5/4/12	\$322,675	\$368,000	1370	8	1977	Good	35100	N	N	28301 183RD AVE SE
5	0	259755	0010	5/2/13	\$227,900	\$246,000	1400	8	1974	Avg	28140	N	N	29601 176TH AVE SE
5	0	948594	0010	10/11/11	\$242,000	\$276,000	1450	8	1981	Avg	63487	N	N	19303 SE 284TH ST
5	0	784350	0260	3/11/11	\$185,900	\$208,000	1500	8	1988	Avg	12089	N	N	21436 SE 293RD ST
5	0	012105	9142	6/29/12	\$280,000	\$318,000	1500	8	1986	Avg	2E+05	N	N	28812 168TH AVE SE
5	0	179610	0030	11/15/13	\$379,950	\$387,000	1510	8	1973	Good	2E+05	N	N	32508 190TH AVE SE
5	0	948593	0420	3/23/11	\$317,500	\$356,000	1570	8	1981	Good	26394	N	N	28715 189TH PL SE
5	0	911350	0340	6/9/11	\$297,000	\$336,000	1570	8	1966	Good	49658	N	N	19509 SE 320TH ST
5	0	344410	0120	2/25/11	\$389,000	\$435,000	1600	8	1976	VGood	1E+05	N	N	28208 199TH AVE SE
5	0	012105	9116	4/25/13	\$410,000	\$444,000	1610	8	1980	Avg	2E+05	N	N	30222 170TH PL SE
5	0	948593	0410	1/23/12	\$340,000	\$389,000	1720	8	1981	Avg	24585	N	N	18819 SE 287TH ST
5	0	948595	0890	4/1/13	\$360,000	\$392,000	1730	8	1984	Avg	30085	N	N	18544 SE 280TH ST
5	0	072106	9055	10/19/12	\$422,000	\$473,000	1730	8	2011	Avg	91968	N	N	30820 182ND AVE SE
5	0	911361	0280	8/9/13	\$375,000	\$394,000	1760	8	1998	Avg	43500	N	N	19216 SE 328TH PL
5	0	052106	9026	12/21/12	\$282,000	\$313,000	1780	8	1993	Avg	35048	N	N	28735 202ND AVE SE
5	0	948592	0210	8/13/13	\$377,500	\$397,000	1790	8	1978	Good	32500	N	N	28248 187TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 058 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	0	784350	0320	10/1/13	\$275,000	\$284,000	1790	8	1986	Avg	12533	N	N	21406 SE 293RD ST
5	0	948593	0150	9/25/12	\$379,000	\$427,000	1790	8	1982	Good	82328	N	N	18424 SE 286TH ST
5	0	012105	9134	6/5/12	\$325,000	\$370,000	1820	8	1985	Good	21765	N	N	17424 SE 290TH ST
5	0	179610	0087	11/9/11	\$400,000	\$457,000	1830	8	1990	Avg	66811	N	N	19027 SE 320TH ST
5	0	344410	0145	12/10/12	\$244,200	\$272,000	1830	8	1972	Avg	23044	N	N	19807 SE 281ST ST
5	0	784350	0150	8/28/12	\$262,000	\$296,000	1870	8	1987	Good	14443	N	N	21414 SE 292ND PL
5	0	948591	0220	6/20/11	\$250,000	\$283,000	1870	8	1977	Good	42000	N	N	19418 SE 286TH ST
5	0	911361	0200	7/26/13	\$350,000	\$370,000	1900	8	1986	VGood	41300	N	N	32721 193RD AVE SE
5	0	784350	0540	5/28/13	\$275,000	\$295,000	1910	8	1986	Good	12010	N	N	29320 215TH AVE SE
5	0	784350	0040	9/27/13	\$245,000	\$254,000	1920	8	1988	Good	12757	N	N	21402 SE 291ST ST
5	0	062106	9174	5/24/11	\$348,000	\$393,000	1940	8	1976	VGood	69696	N	N	18908 SE COVINGTON-SAWYER RD
5	0	192106	9029	9/20/12	\$375,000	\$422,000	1990	8	1974	Avg	66144	N	N	19431 SE 336TH ST
5	0	192106	9029	3/7/11	\$355,000	\$397,000	1990	8	1974	Avg	66144	N	N	19431 SE 336TH ST
5	0	082106	9098	7/27/11	\$385,000	\$438,000	2020	8	1991	Avg	1E+05	N	N	31331 202ND AVE SE
5	0	721542	0740	11/15/12	\$340,000	\$380,000	2050	8	1994	Avg	35798	N	N	20706 SE 293RD ST
5	0	721542	0150	5/6/11	\$328,950	\$371,000	2060	8	1994	Avg	52630	N	N	20017 SE 290TH PL
5	9	258790	0080	2/14/11	\$418,000	\$466,000	2070	8	1975	Good	24798	N	N	29648 179TH PL SE
5	0	721542	0110	3/27/13	\$357,000	\$389,000	2090	8	1993	Avg	35091	N	N	20018 SE 290TH PL
5	0	948594	0620	3/27/12	\$319,000	\$364,000	2100	8	1985	Good	35456	N	N	27703 193RD AVE SE
5	0	172106	9041	12/3/12	\$315,000	\$351,000	2100	8	1981	Avg	91911	N	N	32121 197TH AVE SE
5	0	745981	0120	5/16/12	\$263,000	\$300,000	2120	8	1977	Avg	37720	N	N	28804 210TH AVE SE
5	0	721541	0500	6/7/11	\$339,000	\$384,000	2130	8	1994	Avg	63089	N	N	20048 SE 299TH CT
5	0	948595	1000	11/16/12	\$370,000	\$413,000	2140	8	1987	Avg	45161	N	N	28201 183RD AVE SE
5	0	062106	9280	2/23/12	\$335,000	\$383,000	2140	8	2012	Avg	38400	N	N	29252 188TH AVE SE
5	0	721540	0710	10/23/13	\$380,000	\$390,000	2150	8	1989	Avg	37540	N	N	29415 201ST PL SE
5	0	721540	0710	8/18/11	\$315,000	\$359,000	2150	8	1989	Avg	37540	N	N	29415 201ST PL SE
5	0	721542	0300	3/23/11	\$345,000	\$387,000	2190	8	1994	Avg	34891	N	N	20233 SE 290TH PL
5	0	721540	0300	5/20/13	\$350,000	\$377,000	2210	8	1990	Avg	35368	N	N	19927 SE 296TH ST
5	0	344412	0050	1/20/11	\$417,000	\$463,000	2210	8	1984	Avg	62536	N	N	20805 SE 281ST ST

Improved Sales Used in This Annual Update Analysis

Area 058 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	0	082106	9038	11/5/12	\$399,000	\$446,000	2210	8	2005	Avg	2E+05	N	N	20005 SE 308TH ST
5	0	362205	9193	5/29/12	\$330,000	\$376,000	2220	8	1999	Avg	40529	N	N	17134 SE COVINGTON-SAWYER RD
5	0	948595	0970	10/20/11	\$430,000	\$491,000	2230	8	1985	Good	36102	N	N	18330 SE 280TH ST
5	0	911360	0060	9/4/13	\$385,000	\$402,000	2235	8	1999	Avg	56628	N	N	32413 194TH AVE SE
5	0	745981	0080	9/24/13	\$328,500	\$341,000	2240	8	1977	Good	28571	N	N	28830 210TH AVE SE
5	0	745981	0060	6/15/11	\$320,000	\$363,000	2250	8	1977	Good	29586	N	N	28931 211TH AVE SE
5	0	948593	0450	5/1/13	\$360,000	\$389,000	2270	8	1981	Good	25296	N	N	28704 189TH PL SE
5	0	179615	0140	6/23/11	\$385,000	\$437,000	2280	8	1988	Good	41515	N	N	19306 SE 332ND PL
5	0	948595	0130	7/31/13	\$369,000	\$389,000	2290	8	1983	Good	34252	N	N	28120 190TH AVE SE
5	0	124940	0100	2/13/12	\$265,000	\$303,000	2340	8	1988	Avg	15647	N	N	29712 174TH AVE SE
5	9	258789	0300	5/10/13	\$370,000	\$399,000	2350	8	1980	Avg	25857	N	N	17638 SE 292ND PL
5	0	012105	9115	7/3/12	\$380,000	\$432,000	2350	8	1986	Avg	2E+05	N	N	30130 170TH PL SE
5	0	721542	1000	6/7/12	\$395,000	\$449,000	2390	8	1995	Avg	40515	N	N	20727 SE 295TH ST
5	0	948590	0080	1/28/11	\$279,000	\$310,000	2390	8	1977	Good	60984	N	N	18309 SE 284TH ST
5	0	948593	0340	7/30/13	\$394,500	\$416,000	2400	8	1981	VGood	31008	N	N	28623 185TH AVE SE
5	9	258790	0130	11/30/12	\$325,000	\$362,000	2410	8	1979	Avg	37810	N	N	29604 179TH PL SE
5	0	948593	0460	11/17/11	\$259,900	\$297,000	2430	8	1981	Good	35090	N	N	18931 SE 287TH ST
5	0	721540	0160	6/8/12	\$332,300	\$378,000	2480	8	1989	Avg	36236	N	N	29507 199TH AVE SE
5	0	721540	0680	4/6/11	\$304,400	\$342,000	2480	8	1989	Avg	37517	N	N	29305 202ND AVE SE
5	0	721541	0390	10/11/11	\$359,000	\$410,000	2500	8	1993	Avg	42654	N	N	29933 200TH CT SE
5	0	202106	9094	10/29/13	\$477,500	\$489,000	2520	8	1998	Avg	2E+05	N	N	33730 211TH PL SE
5	0	721542	0470	8/9/13	\$376,000	\$396,000	2520	8	1995	Avg	41553	N	N	29309 204TH PL SE
5	0	721542	0400	7/9/13	\$388,000	\$412,000	2540	8	1996	Avg	36784	N	N	20417 SE 294TH WAY
5	0	911361	0290	4/19/13	\$335,000	\$363,000	2549	8	1999	Avg	43500	N	N	19204 SE 328TH PL
5	0	721542	0840	5/11/11	\$369,000	\$417,000	2550	8	1996	Avg	28039	N	N	20818 SE 293RD ST
5	0	721542	0050	7/16/13	\$399,900	\$424,000	2620	8	1994	Avg	32800	N	N	29021 200TH PL SE
5	0	721542	0050	10/7/12	\$360,000	\$405,000	2620	8	1994	Avg	32800	N	N	29021 200TH PL SE
5	0	948594	0740	3/12/13	\$324,000	\$354,000	2720	8	1987	VGood	37107	N	N	28203 193RD AVE SE
5	0	259755	0040	6/26/13	\$350,000	\$373,000	2740	8	1978	Good	28168	N	N	29629 176TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 058 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	0	948594	0040	7/26/12	\$350,000	\$397,000	2820	8	1981	Good	49878	N	N	19335 SE 284TH ST
5	0	948595	0280	4/2/12	\$322,500	\$368,000	2910	8	1984	Avg	30810	N	N	28006 189TH AVE SE
5	0	948593	0330	6/27/13	\$369,950	\$394,000	2980	8	1981	Good	36305	N	N	28613 185TH AVE SE
5	0	911360	0220	6/15/11	\$400,000	\$453,000	3350	8	1979	Avg	55756	N	N	19500 SE 324TH ST
5	9	258792	0030	7/27/12	\$337,500	\$382,000	1900	9	1983	Avg	28210	N	N	17657 SE 299TH PL
5	0	062106	9014	10/19/12	\$325,000	\$365,000	1990	9	1982	Avg	1E+05	N	N	29614 188TH AVE SE
5	0	948594	0290	10/17/11	\$349,000	\$399,000	2350	9	1983	Good	36116	N	N	27700 195TH AVE SE
5	0	911360	0010	12/10/13	\$285,000	\$287,000	2440	9	1975	Good	42000	N	N	32249 194TH AVE SE
5	0	398120	0740	12/19/12	\$425,000	\$472,000	2480	9	1994	Good	13659	N	N	18513 SE 277TH PL
5	0	721540	0440	9/12/13	\$400,000	\$416,000	2520	9	1989	Avg	36359	N	N	29541 200TH CT SE
5	0	948595	1120	7/18/13	\$340,000	\$360,000	2560	9	1983	Avg	30760	N	N	18407 SE 280TH ST
5	0	398120	1050	3/6/12	\$362,000	\$414,000	2560	9	1990	Good	13095	N	N	17961 SE 281ST CT
5	0	398120	0730	8/23/13	\$424,000	\$444,000	2630	9	1994	Avg	13257	N	N	18503 SE 277TH PL
5	0	721542	0430	10/1/13	\$349,950	\$362,000	2640	9	1995	Avg	42007	N	N	20231 SE 294TH WAY
5	0	172106	9073	6/20/12	\$537,000	\$610,000	2651	9	2000	Avg	2E+05	N	N	20620 SE 322ND ST
5	0	721540	0640	8/17/11	\$381,000	\$434,000	2680	9	1989	Avg	33874	N	N	20103 SE 292ND ST
5	0	948594	0370	4/2/12	\$333,000	\$380,000	2700	9	1984	Good	35002	N	N	27629 195TH AVE SE
5	0	405320	0926	4/27/12	\$315,000	\$359,000	2700	9	1988	Avg	43252	N	N	19748 SE 316TH PL
5	0	122105	9214	7/28/11	\$536,000	\$610,000	2730	9	2005	Avg	2E+05	N	N	30718 173RD PL SE
5	0	721541	0430	1/28/13	\$389,000	\$429,000	2740	9	1993	Avg	33158	N	N	29938 200TH CT SE
5	0	948592	0140	1/3/12	\$340,000	\$389,000	2770	9	1979	Good	85813	N	N	28232 188TH AVE SE
5	0	911361	0240	7/23/13	\$433,250	\$458,000	2790	9	1999	Avg	33800	N	N	19313 SE 328TH ST
5	0	237700	0230	12/20/13	\$405,000	\$407,000	2840	9	1985	Avg	49658	N	N	18211 SE 317TH ST
5	0	721541	0540	4/9/13	\$392,000	\$426,000	2850	9	1991	Avg	37255	N	N	20025 SE 302ND CT
5	0	398120	0630	12/10/13	\$418,000	\$422,000	2850	9	1993	Good	13804	N	N	18404 SE 277TH PL
5	0	721542	0670	4/20/12	\$385,000	\$439,000	2890	9	1996	Avg	29797	N	N	20620 SE 291ST PL
5	0	398120	0290	10/12/12	\$400,000	\$449,000	2890	9	1989	Good	21304	N	N	27922 181ST CT SE
5	0	721542	0570	1/22/13	\$399,000	\$441,000	2910	9	1995	Avg	35089	N	N	29313 206TH CT SE
5	0	911361	0220	3/15/11	\$465,000	\$521,000	2910	9	2005	Avg	42900	N	N	32733 193RD AVE SE

Improved Sales Used in This Annual Update Analysis

Area 058 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	0	398120	0260	11/29/11	\$425,000	\$486,000	2940	9	1991	Avg	14332	N	N	18019 SE 279TH PL
5	0	721541	0100	5/27/11	\$386,000	\$436,000	2970	9	1994	Good	39415	N	N	20123 SE 301ST ST
5	0	405320	1040	11/19/13	\$525,000	\$534,000	2990	9	1991	VGood	81021	N	N	31005 W LAKE MORTON DR SE
5	0	405320	1040	3/21/11	\$419,000	\$470,000	2990	9	1991	VGood	81021	N	N	31005 W LAKE MORTON DR SE
5	0	062106	9042	9/19/12	\$525,000	\$591,000	3098	9	2001	Avg	2E+05	N	N	29206 192ND AVE SE
5	0	398120	0370	8/16/11	\$451,050	\$514,000	3100	9	1990	Good	19072	N	N	18331 SE 279TH PL
5	0	948595	1180	5/2/13	\$429,900	\$465,000	3180	9	1985	Good	35982	N	N	28026 185TH PL SE
5	0	398120	0840	9/27/11	\$474,000	\$541,000	3260	9	1995	Good	15043	Y	N	18306 SE 279TH PL
5	5	405320	0260	11/6/12	\$550,000	\$615,000	3300	9	1990	Avg	44528	Y	Y	31123 E LAKE MORTON DR SE
5	0	915840	0100	7/8/12	\$370,000	\$420,000	3360	9	1994	Avg	35516	N	N	20612 SE 331ST ST
5	0	398120	0510	8/27/12	\$454,950	\$514,000	3370	9	1990	Good	22579	N	N	18635 SE 277TH PL
5	0	172106	9002	6/15/11	\$485,000	\$550,000	3370	9	2000	Avg	2E+05	N	N	20926 SE 322ND ST
5	0	948595	1560	8/5/12	\$399,000	\$452,000	3520	9	1983	Good	42103	N	N	28315 190TH AVE SE
5	9	258791	0040	1/12/12	\$455,000	\$521,000	3690	9	1990	Avg	34300	N	N	29612 176TH AVE SE
5	0	948595	0440	9/12/12	\$483,500	\$545,000	4480	9	1986	Good	37881	N	N	18718 SE 281ST ST
5	0	172106	9083	7/27/11	\$560,000	\$637,000	3290	10	2005	Avg	2E+05	Y	N	33016 210TH AVE SE
5	0	012105	9025	8/1/11	\$585,000	\$666,000	3420	10	2008	Avg	1E+05	N	N	17310 SE 293RD PL
5	5	405320	0140	5/8/13	\$551,000	\$595,000	4140	10	1995	Avg	24390	Y	Y	30973 E LAKE MORTON DR SE
5	0	062106	9287	8/23/12	\$489,900	\$554,000	4250	10	2004	Avg	2E+05	N	N	29229 196TH AVE SE

Improved Sales Removed in This Annual Update Analysis

Area 058 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	0	012105	9128	9/18/13	\$4,763	DOR RATIO
4	0	022105	9065	2/22/12	\$62,500	DOR RATIO;NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
4	0	022105	9072	2/7/13	\$207,799	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	022105	9150	4/17/12	\$347,500	PRESENT CHARACTERISTICS DOES NOT MATCH SALE CHARACTERISTICS
4	0	022105	9179	2/1/12	\$293,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR
4	0	022105	9179	7/25/12	\$585,000	PRESENT CHARACTERISTICS DOES NOT MATCH SALE CHARACTERISTICS
4	0	072106	9079	5/16/12	\$475,703	OBSOLESCENCE;NO MARKET EXPOSURE; GOVERNMENT AGENCY
4	0	112105	9075	10/15/13	\$230,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	112105	9077	8/23/11	\$81,533	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	122105	9010	1/25/13	\$425,188	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	122105	9010	1/29/13	\$359,858	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
4	0	122105	9029	11/16/12	\$150,000	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	122105	9072	7/11/12	\$172,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	122105	9072	4/4/13	\$140,000	GOVERNMENT AGENCY;SELLING OR BUYING COSTS AFFECTING SALE PRICE
4	0	122105	9092	3/14/11	\$160,000	NON-REPRESENTATIVE SALE; SHORT SALE; FINANCIAL INSTITUTION RESALE
4	0	122105	9115	2/5/13	\$98,000	%NETCOND;PREVIMP<=25K
4	0	132105	9004	1/22/13	\$549,499	IMP COUNT;EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
4	0	132105	9004	7/2/13	\$315,000	IMP COUNT;STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
4	0	132105	9012	1/18/11	\$179,900	NON-REPRESENTATIVE SALE; SHORT SALE; FINANCIAL INSTITUTION RESALE
4	0	132105	9024	2/7/13	\$455,731	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	132105	9130	12/6/12	\$950,000	OUTLIER;EXCLUSION POINT THAT EXHIBITS A LARGE INFLUENCE ON THE PARAMETERS
4	0	142105	9059	5/8/13	\$609,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	162105	9025	7/20/12	\$376,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	179600	0110	3/29/12	\$219,950	SAS DIAGNOSTIC; ANOMALY DETECTION
4	0	182106	9072	12/17/12	\$176,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
4	0	182106	9072	8/28/13	\$130,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
4	0	192106	9064	11/15/12	\$210,000	REAL MH
4	0	192106	9145	6/13/12	\$126,386	REAL MH;BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
4	0	202106	9021	3/8/13	\$290,000	IMP COUNT
4	0	202106	9074	2/15/11	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in This Annual Update Analysis

Area 058 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	0	202106	9086	9/11/13	\$350,000	RELATED PARTIES, FRIEND OR NEIGHBOR; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	0	202106	9092	3/8/13	\$180,000	SAS OUTLIER; MODEL DEVELOPMENT EXCLUSION
4	8	202576	0050	3/25/13	\$715,000	MULTI-PARCEL SALE
4	8	202576	0070	4/5/11	\$695,000	NON-REPRESENTATIVE SALE; SHORT SALE
4	8	202576	0170	2/6/13	\$488,875	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	8	202576	0210	12/5/11	\$581,129	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
4	7	202576	0320	3/2/12	\$600,000	SAS OUTLIER; ANOMALY
4	7	202576	0320	9/26/11	\$757,500	RELOCATION - SALE TO SERVICE
4	8	202576	0390	8/29/13	\$1,017,432	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	8	202576	0410	2/21/13	\$31,000	DOR RATIO; QUIT CLAIM DEED
4	8	202577	0190	5/7/13	\$485,000	NO MARKET EXPOSURE
4	8	202577	0290	8/29/11	\$490,590	RELATED PARTY, FRIEND, OR NEIGHBOR
4	8	202577	0420	11/30/12	\$336,125	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	8	202577	0530	10/28/13	\$455,000	%COMPL; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
4	8	202577	0530	11/4/13	\$450,000	%COMPL; RELOCATION - SALE BY SERVICE
4	10	202580	0080	1/31/12	\$100,000	DOR RATIO; QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); STATEMENT TO DOR
4	10	202581	0110	5/22/13	\$127,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	10	202581	0110	1/30/13	\$112,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	215200	0079	4/6/12	\$192,305	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	221290	0420	10/17/12	\$90,200	SAS OUTLIER; EXCLUSION POINT THAT EXHIBITS A LARGE INFLUENCE ON PARAMETERS
4	0	221290	0420	4/26/12	\$212,856	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	221290	0490	5/10/13	\$117,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	221290	0680	1/29/13	\$117,300	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	221290	0680	5/16/13	\$110,250	QUIT CLAIM DEED
4	0	221290	0800	5/2/12	\$143,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
4	0	221290	0840	2/20/13	\$109,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	221290	0920	10/4/12	\$171,516	GOVERNMENT AGENCY; NO MARKET EXPOSURE
4	0	221290	1000	12/13/11	\$130,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	221290	1000	4/24/12	\$107,220	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
4	0	222105	9004	7/30/13	\$155,600	SAS DIAGNOSTIC; ANOMALY DETECTION

Improved Sales Removed in This Annual Update Analysis

Area 058 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	0	232105	9028	5/22/12	\$155,000	NON-REPRESENTATIVE SALE
4	0	232105	9032	3/13/13	\$110,000	FULL SALES PRICE NOT REPORTED
4	0	242105	9077	2/28/13	\$500,000	SAS DIAGNOSTIC; ANOMALY DETECTION
4	0	242105	9128	3/13/13	\$454,068	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	281791	0070	3/18/13	\$344,280	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	10	282106	9070	8/15/12	\$425,000	IMP COUNT;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	0	321124	0080	8/31/12	\$400,000	RELOCATION - SALE TO SERVICE
4	0	321126	0290	3/23/11	\$321,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
4	0	321127	0170	12/9/13	\$365,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	321127	0390	12/21/11	\$305,000	NON-REPRESENTATIVE SALE
4	0	321127	0430	12/11/12	\$329,700	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
4	0	329860	0520	1/29/13	\$403,052	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	329860	0580	4/12/11	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	329860	1000	5/23/12	\$195,200	SAS DIAGNOSTIC; ANOMALY DETECTION
4	4	341060	0090	8/1/13	\$700,000	PRESENT CHARACTERISTICS DOES NOT MATCH SALE CHARACTERISTICS
4	0	352205	9065	11/2/11	\$130,000	OBSOLESCENCE;GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	352205	9067	10/1/12	\$378,259	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	352205	9067	5/1/13	\$190,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
4	0	397763	0090	7/9/12	\$140,000	SAS OUTLIER; NON NORMAL DISTRIBUTION
4	0	397763	0150	7/13/12	\$140,251	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	397763	0240	7/14/13	\$112,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	397763	0310	12/10/13	\$130,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	431260	0030	9/17/12	\$127,700	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	431270	0010	1/27/12	\$119,000	NON-REPRESENTATIVE SALE; SHORT SALE
4	0	431270	0150	3/19/12	\$225,520	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
4	0	431270	0220	12/7/11	\$132,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	431270	0350	3/20/13	\$216,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	570921	0120	8/4/11	\$352,500	RELOCATION - SALE TO SERVICE
4	0	660040	0140	3/15/12	\$47,500	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
4	0	660040	0390	6/8/11	\$106,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR

Improved Sales Removed in This Annual Update Analysis

Area 058 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	0	660040	0590	3/5/13	\$182,929	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	660041	0040	2/11/11	\$110,250	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
4	0	660041	0200	4/4/13	\$127,000	SHORT SALE;SELLING OR BUYING COSTS AFFECTING SALE PRICE
4	0	660041	0220	2/25/13	\$90,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	660041	0220	6/5/13	\$215,373	PRESENT CHARACTERISTICS DOES NOT MATCH SALE CHARACTERISTICS
4	0	660041	0270	8/16/12	\$145,000	SAS OUTLIER; ANOMALY
4	0	660041	0350	7/29/13	\$194,413	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	660041	0350	7/16/13	\$172,550	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	786100	0010	5/4/12	\$200,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	786100	0122	12/20/12	\$346,832	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
4	0	786150	0140	2/23/11	\$224,900	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
4	0	796845	0090	4/26/12	\$175,000	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE
4	0	796846	0010	6/26/13	\$177,100	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	796846	0090	11/17/11	\$120,500	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
4	0	796846	0310	11/7/11	\$165,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
4	0	796846	0340	10/31/12	\$274,500	RELOCATION - SALE TO SERVICE
4	0	923760	0050	5/10/12	\$90,000	SAS OUTLIER;MODEL DEVELOPMENT EXCLUSION
4	0	923760	0100	3/21/12	\$109,900	SAS OUTLIER; EXCLUSION POINT THAT EXHIBITS A LARGE INFLUENCE ON PARAMETERS
4	0	957800	0120	11/28/12	\$249,000	PRESENT CHARACTERISTICS DOES NOT MATCH SALE CHARACTERISTICS
5	0	005350	0020	1/13/12	\$150,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
5	0	005350	0050	10/4/12	\$380,046	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	005350	0060	8/21/13	\$262,500	PRESENT CHARACTERISTICS DOES NOT MATCH SALE CHARACTERISTICS
5	0	005350	0200	1/30/12	\$229,731	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
5	0	005350	0420	5/29/13	\$309,950	PRESENT CHARACTERISTICS DOES NOT MATCH SALE CHARACTERISTICS
5	0	005350	0660	10/7/11	\$169,050	NON-REPRESENTATIVE SALE; SHORT SALE; FINANCIAL INSTITUTION RESALE
5	0	005350	0900	11/22/13	\$200,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	012105	9033	9/13/12	\$90,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	012105	9080	5/31/13	\$471,767	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	062106	9003	7/7/11	\$209,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
5	0	062106	9007	10/17/12	\$260,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE

Improved Sales Removed in This Annual Update Analysis

Area 058 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	062106	9039	12/19/12	\$211,000	NON-REPRESENTATIVE SALE
5	0	062106	9059	1/19/11	\$102,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
5	0	062106	9059	12/19/13	\$95,000	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
5	0	062106	9067	4/30/13	\$400,847	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	062106	9067	6/5/13	\$400,846	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
5	0	062106	9086	1/28/11	\$199,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	062106	9105	5/5/11	\$90,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE; RELATED PARTY
5	0	062106	9121	1/19/12	\$76,125	DOR RATIO;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
5	0	062106	9154	6/24/12	\$70,000	DOR RATIO
5	0	062106	9245	10/8/13	\$335,000	RELOCATION - SALE TO SERVICE
5	0	062106	9256	6/27/13	\$368,500	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	072106	9006	9/24/13	\$615,000	REAL MH
5	0	072106	9087	5/2/13	\$365,001	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	122105	9037	8/8/13	\$427,591	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	147150	0091	6/20/13	\$155,197	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	172106	9053	6/13/13	\$157,500	DOR RATIO
5	0	179610	0030	7/18/13	\$243,644	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	179610	0110	5/30/13	\$115,938	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	179625	0200	12/27/11	\$192,315	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; NO MARKET EXPOSURE
5	0	184261	0060	2/17/11	\$268,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	192106	9053	11/13/13	\$292,000	SAS DIAGNOSTIC OUTIER;NON NORMAL DISTRIBUTION
5	9	258789	0420	3/21/12	\$270,120	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
5	9	258789	0500	1/9/12	\$425,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	9	258790	0090	7/20/11	\$318,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	259755	0050	10/30/13	\$204,284	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	259755	0130	3/25/13	\$120,100	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
5	0	286890	0110	5/16/11	\$202,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
5	0	322206	9051	4/28/11	\$162,500	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	322206	9139	5/29/13	\$139,597	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	322206	9147	10/10/13	\$105,000	DOR RATIO

Improved Sales Removed in This Annual Update Analysis

Area 058 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	344400	0252	2/29/12	\$132,300	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	344410	0050	8/10/12	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR
5	0	344410	0281	8/22/12	\$171,000	SAS DIAGNOSTIC OUTLIER;NON NORMAL DISTRIBUTION
5	0	344411	0010	2/5/13	\$210,500	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
5	0	344411	0010	4/21/11	\$350,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
5	0	352205	9094	6/25/12	\$155,000	QUIT CLAIM DEED
5	0	362205	9077	3/14/12	\$175,000	RELOCATION - SALE TO SERVICE
5	0	362205	9092	5/8/12	\$217,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	362205	9103	4/17/12	\$245,000	OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	362205	9129	9/11/13	\$400,000	PRESENT CHARACTERISTICS DOES NOT MATCH SALE CHARACTERISTICS
5	0	362205	9148	4/18/12	\$65,000	DOR RATIO;NON-REPRESENTATIVE SALE
5	0	362205	9148	12/29/11	\$82,425	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
5	0	383205	0340	6/15/12	\$259,362	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	383205	0440	4/24/12	\$184,900	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
5	0	383205	0830	3/20/13	\$202,005	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	383205	0900	5/29/13	\$376,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	383206	0140	3/5/12	\$300,963	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	383206	0250	2/5/13	\$202,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	383206	0660	6/11/13	\$278,000	RELOCATION - SALE TO SERVICE
5	0	383206	0750	4/25/13	\$208,100	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	383206	1140	1/29/13	\$199,175	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	383207	0030	7/26/13	\$208,100	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	383207	0100	1/10/12	\$386,528	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	383208	0370	7/15/13	\$222,501	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	383208	0600	6/28/13	\$310,000	PRESENT CHARACTERISTICS DOES NOT MATCH SALE CHARACTERISTICS
5	0	398120	0080	10/9/13	\$633,493	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	398120	0080	4/1/13	\$633,493	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	398120	0260	2/18/11	\$298,662	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	398120	0450	8/11/11	\$340,000	NON-REPRESENTATIVE SALE
5	0	398120	0630	9/22/13	\$418,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed in This Annual Update Analysis

Area 058 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	398120	1070	5/22/13	\$280,000	NO MARKET EXPOSURE
5	5	405320	0190	8/13/12	\$140,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
5	0	405320	0933	10/6/11	\$135,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
5	0	436670	0080	8/17/12	\$108,734	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	436670	0260	6/10/11	\$135,000	SHORT SALE; FINANCIAL INSTITUTION RESALE
5	0	721540	0640	8/17/11	\$381,000	RELOCATION - SALE TO SERVICE
5	0	784350	0040	12/26/12	\$224,744	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
5	0	784350	0140	11/14/12	\$177,400	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED; NON-REPRESENTATIVE SALE
5	0	784350	0400	4/11/11	\$229,000	NON-REPRESENTATIVE SALE; SHORT SALE
5	0	795060	0060	9/15/11	\$135,000	NON-REPRESENTATIVE SALE; SHORT SALE; FINANCIAL INSTITUTION RESALE
5	0	911360	0220	6/7/11	\$400,000	RELOCATION - SALE TO SERVICE
5	0	948590	0130	4/29/13	\$380,000	PRESENT CHARACTERISTICS DOES NOT MATCH SALE CHARACTERISTICS
5	0	948592	0250	7/18/11	\$228,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
5	0	948593	0430	12/21/11	\$225,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
5	0	948593	0430	11/8/11	\$362,159	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
5	0	948594	0700	9/18/12	\$234,950	GOVERNMENT AGENCY; SELLING OR BUYING COSTS AFFECTING SALE PRICE
5	0	948594	0700	1/10/12	\$276,809	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
5	0	948595	0310	10/15/12	\$348,842	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	948595	0310	8/15/13	\$312,375	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
5	0	948595	0330	2/11/12	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
5	0	948595	1300	12/5/12	\$420,384	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX

Vacant Sales Used in this Annual Update Analysis

Area 058

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
4	0	112105	9003	8/21/13	\$138,500	189,486	N	N
4	0	132105	9138	3/14/12	\$189,500	120,516	N	N
4	0	132105	9143	12/6/13	\$179,950	112,853	N	N
4	0	132105	9144	3/1/12	\$289,500	157,091	N	N
4	0	142105	9063	11/9/12	\$195,000	212,573	N	N
4	0	182106	9092	8/30/12	\$125,000	255,162	N	N
4	8	202576	0150	6/28/12	\$135,000	21,951	N	N
4	8	202577	0350	9/25/13	\$205,000	27,874	N	N
4	8	202577	0550	10/26/12	\$129,000	24,346	N	N
4	8	202577	0550	6/28/12	\$120,000	24,346	N	N
4	0	215200	0020	8/3/12	\$115,000	118,483	N	N
4	0	222105	9053	7/25/11	\$125,000	98,881	N	N
4	0	786100	0008	12/9/11	\$92,000	200,376	N	N
5	0	082106	9024	10/19/11	\$160,000	90,169	N	N
5	0	332206	9094	3/16/11	\$80,000	43,560	N	N

Vacant Sales Removed in this Annual Update Analysis Area 058

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	0	112105	9026	2/12/13	\$10,000	PARTIAL INTEREST (1/3, 1/2, Etc.);
4	0	132105	9034	7/5/12	\$8,900	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
4	0	142105	9053	6/17/11	\$900,000	MULTI-PARCEL SALE
4	0	202106	9090	3/8/13	\$130,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	8	202577	0490	8/1/12	\$90,000	NON-REPRESENTATIVE SALE;
4	0	232105	9089	3/13/13	\$57,000	NO MARKET EXPOSURE
4	0	232105	9090	4/17/13	\$57,000	NO MARKET EXPOSURE
4	0	232105	9091	11/22/13	\$55,000	NO MARKET EXPOSURE
5	0	062106	9071	4/24/13	\$2,000	NO MARKET EXPOSURE
5	0	082106	9096	5/21/12	\$65,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
5	0	237700	0260	1/28/11	\$50,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
5	9	258792	0020	7/30/12	\$100,000	MULTI-PARCEL SALE
5	0	344412	0100	12/10/13	\$35,000	NO MARKET EXPOSURE
5	0	352205	9017	6/22/12	\$105,000	OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE;
5	0	352205	9112	1/9/12	\$72,000	NON-REPRESENTATIVE SALE;
5	0	362205	9171	1/27/12	\$11,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
5	0	405320	0750	7/5/12	\$80,000	NON-REPRESENTATIVE SALE;
5	0	405320	0985	9/9/13	\$11,000	NO MARKET EXPOSURE
5	0	405320	0985	12/26/12	\$56,250	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE

Mobile Home Sales Used in this Annual Update Analysis Area 058

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
4	0	796845	0120	05/23/12	\$235,000	\$235,000	1,344	3	1985	V-Good	35,001	N	16027 SE 322ND ST
4	0	202106	9034	08/02/13	\$340,000	\$340,000	1,372	3	1996	Exc	108,900	N	19810 SE 342ND ST
4	0	152105	9022	07/21/11	\$400,000	\$400,000	1,680	3	1985	Exc	425,146	N	14010 SE LAKE HOLM RD
4	0	022105	9140	06/14/11	\$244,950	\$244,950	1,792	3	1989	Exc	34,680	N	29523 154TH AVE SE
4	0	032105	9095	06/27/13	\$275,000	\$275,000	1,848	3	1994	Exc	77,972	N	14604 SE 304TH ST
4	0	570960	0220	11/10/11	\$109,950	\$109,950	1,848	3	1991	Good	10,182	N	30727 149TH AVE SE
4	0	192106	9139	04/27/11	\$235,000	\$235,000	1,850	3	1988	Exc	50,203	N	34706 183RD AVE SE
4	0	192106	9139	06/03/13	\$250,000	\$250,000	1,850	3	1988	Exc	50,203	N	34706 183RD AVE SE
4	0	022105	9198	05/01/13	\$275,000	\$275,000	1,890	4	2001	Exc	101,285	N	15419 SE 288TH ST
5	0	406860	0150	12/30/13	\$134,000	\$134,000	945	3	1987	Exc	28,917	N	29306 215TH PL SE
5	0	082106	9102	04/25/12	\$269,000	\$269,000	1,568	3	1987	Exc	108,028	N	31718 200TH AVE SE
5	5	405320	0135	02/14/12	\$297,000	\$297,000	1,568	3	1989	Good	24,750	Y	30961 E LAKE MORTON DR SE
5	0	062106	9144	10/25/13	\$180,000	\$180,000	1,770	3	1999	Exc	59,241	N	19055 SE 299TH PL
5	0	405320	0965	05/17/13	\$216,000	\$216,000	1,782	3	1990	Good	93,654	N	31457 W LAKE MORTON DR SE
5	0	082106	9093	05/11/12	\$250,000	\$250,000	1,848	3	1989	V-Good	95,586	N	30802 202ND AVE SE
5	0	332206	9090	05/01/13	\$130,000	\$130,000	1,848	3	1979	Good	41,446	N	21412 SE 286TH PL
5	0	322206	9043	04/27/11	\$269,950	\$269,950	1,782	4	1987	Exc	54,885	N	19926 SE 287TH ST
5	0	072106	9110	09/30/13	\$320,000	\$320,000	2,030	4	1992	Exc	256,448	N	31721 190TH AVE SE
5	0	062106	9001	02/29/12	\$318,000	\$318,000	1,512	5	2007	Exc	309,276	N	28912 192ND AVE SE

Mobile Home Sales Removed in this Annual Update Analysis

Area 058

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	0	032105	9174	05/30/13	\$147,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	341060	0370	10/26/11	\$120,000	NON-REPRESENTATIVE SALE
4	0	570960	0250	10/29/13	\$40,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE; MOBILE HOME;
4	0	570960	0310	08/14/13	\$48,020	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
5	0	012105	9031	04/21/11	\$117,498	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
5	0	062106	9064	11/01/13	\$209,150	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
5	0	062106	9064	03/27/12	\$107,750	QUIT CLAIM DEED; MOBILE HOME; RELATED PARTY, FRIEND, OR NEIGHBOR;
5	0	062106	9144	01/29/13	\$219,225	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; MOBILE HOME; AND OTHER WARNINGS
5	0	062106	9144	05/07/13	\$250,034	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
5	0	082106	9051	04/03/13	\$383,690	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
5	0	172106	9057	11/12/13	\$160,099	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
5	0	172106	9057	01/19/13	\$332,796	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
5	0	172106	9057	01/08/13	\$390,009	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	322206	9168	06/12/13	\$105,000	RELATED PARTIES;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	0	322206	9181	08/29/13	\$136,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
5	0	322206	9181	08/21/12	\$242,672	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
5	0	332206	9090	11/19/12	\$208,738	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
5	0	332206	9090	08/23/12	\$208,737	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
5	0	405320	0965	02/25/13	\$136,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
5	0	406860	0150	07/02/13	\$150,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
5	0	757010	0130	08/26/13	\$140,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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



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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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



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

Scope of Work Performed:

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

Certification:

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

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

None

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

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

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

Mari "Mirly" Tianzon

4-15-14

Appraiser II

Date