

Executive Summary

Lea Hill - Area 062

Annual Update

Characteristics Based Market Adjustment for 2014 Assessment Roll

Previous Physical Inspection: 2011

Number of Improved Sales: 820

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	\$77,400	\$163,100	\$240,500			8.74%
2014 Value	\$84,600	\$222,600	\$307,200	\$331,100	93.6%	7.54%
\$ Change	+\$7,200	+\$59,500	+\$66,700			
% Change	+9.3%	+36.5%	+27.7%			

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 7.54% is an improvement from the previous COD of 8.74%. 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:

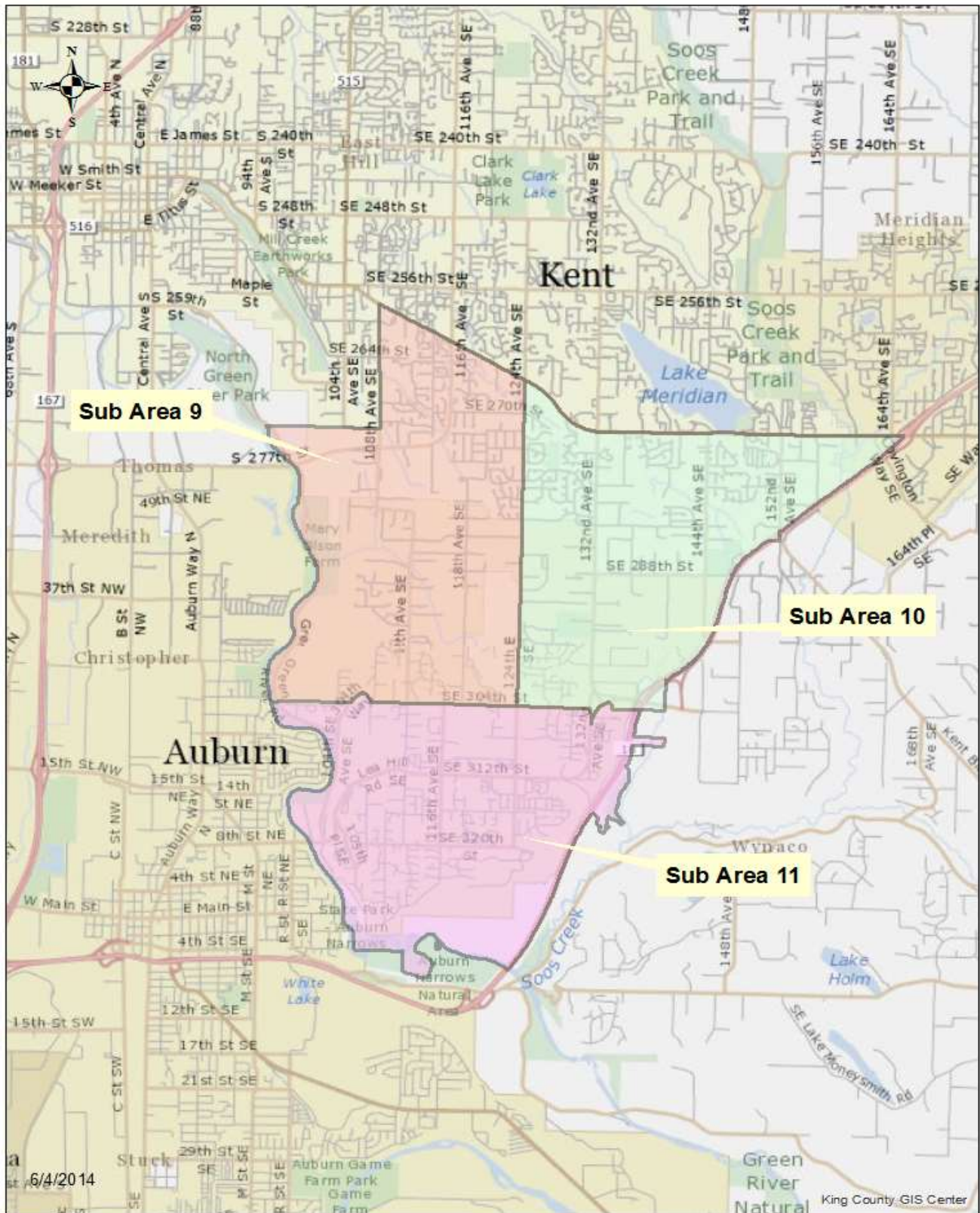
	Land	Improvements	Total
2013 Value	\$78,000	\$145,300	\$223,300
2014 Value	\$85,300	\$194,900	\$280,200
% Change	+9.4%	+34.1%	+25.5%

Number of one to three unit residences in the population: 7,015

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 neighborhood-based variables were needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, parcels in plats Cantera, Forest Ridge Court, Kendall Ridge and improvements in very good condition had lower average ratios than other properties and required a greater upward adjustment than the overall. Bridges PUD Plat had higher average ratios than the population and required less of an upward adjustment than the overall. This annual update valuation model corrects for these strata differences.

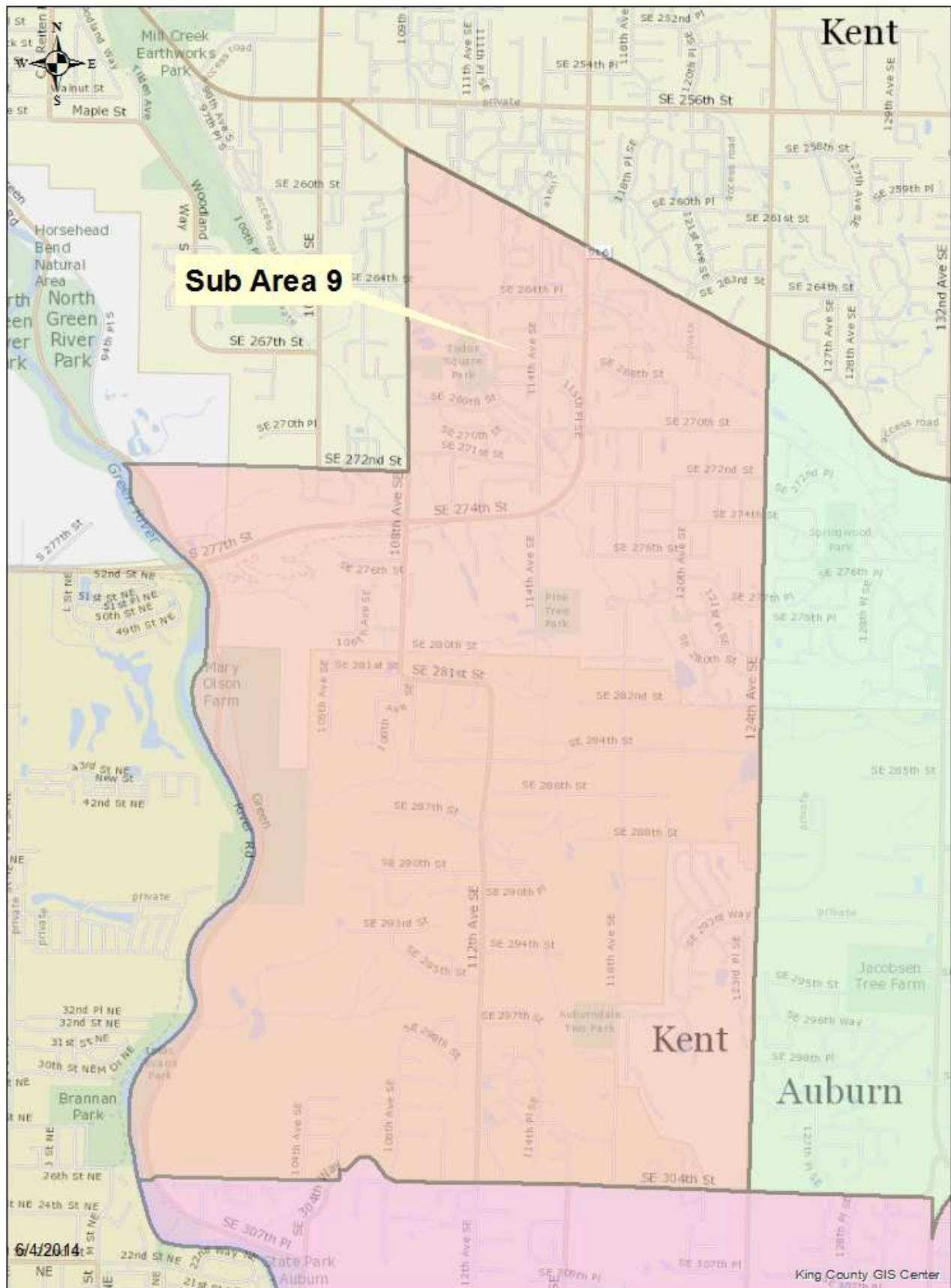


Area 062 - Map

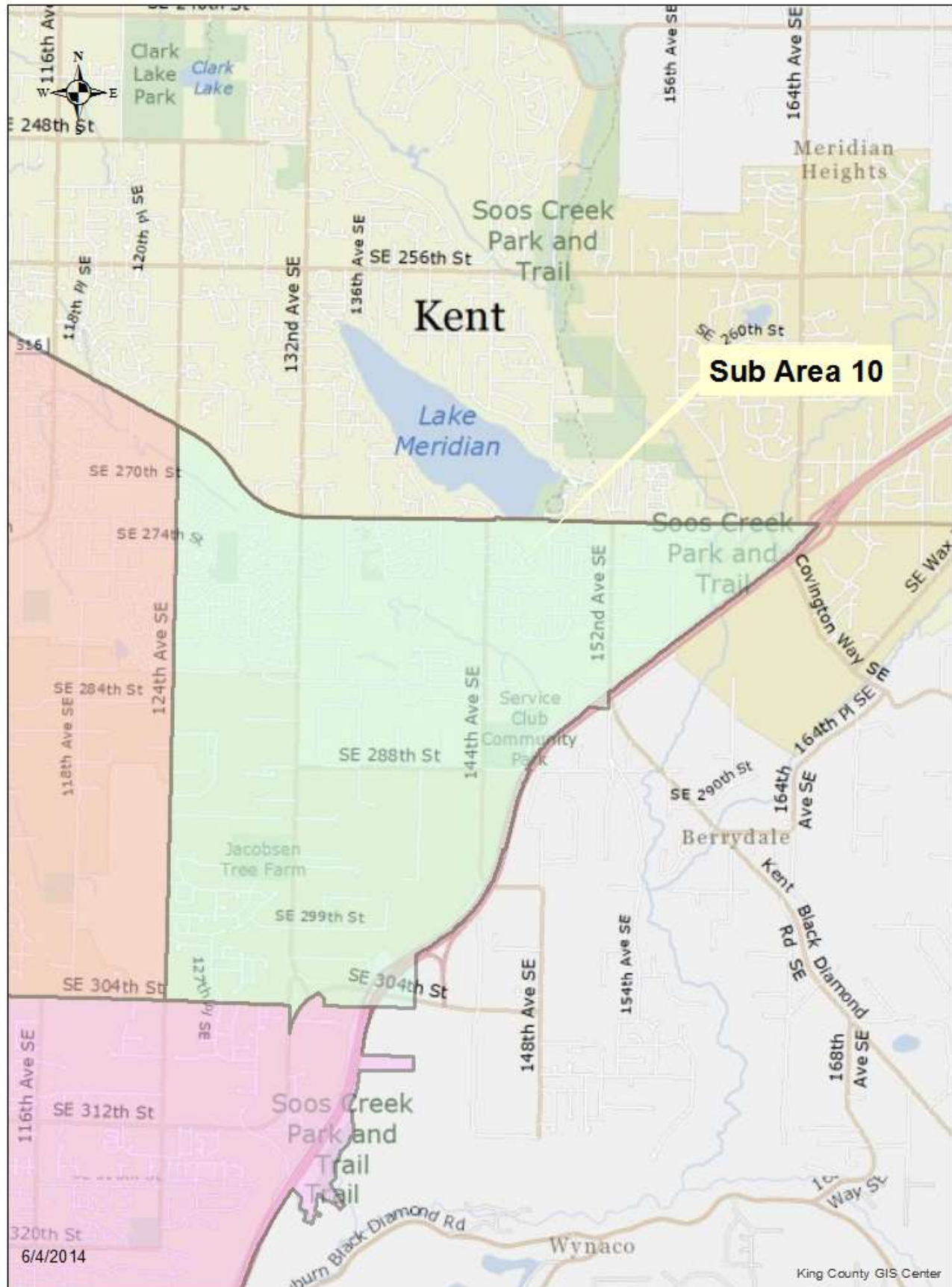


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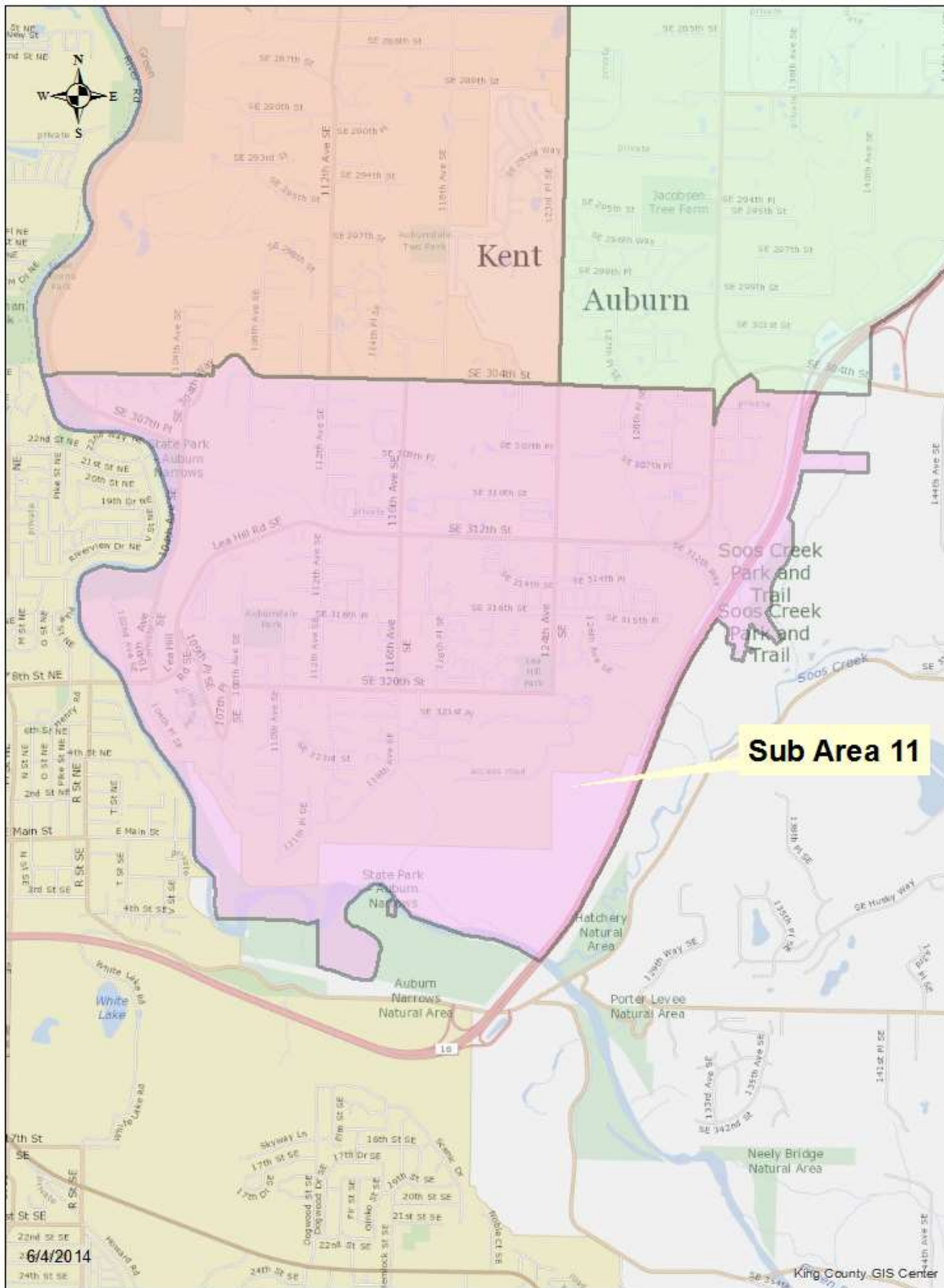
Area 062 – Sub Area 9 Map



Area 062 - Sub Area 10 Map



Area 062 – Sub Area 11 Map



Area 062 - Model Adjustments

1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+25.13%	6,722	96%

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
Plat Bridges PUD	+17.74%	61	73	84%
Plat Cantera	+54.80%	53	74	72%
Plat Forest Ridge Court	+39.75%	13	13	100%
Plat Kendall Ridge	+43.73%	43	44	98%
Very Good Condition	+48.85%	31	69	45%

Choose a Multi-Variable Statement

Generally, improved parcels in the plats Cantera, Forest Ridge Court and Kendal Ridge as well as improvements in very good condition were at a lower assessment level than the rest of the population. The plat Bridges PUD was at a higher assessment level than the rest of the population and would receive a lower overall adjustment than the rest of the population. This model corrects for these strata differences.

Area 062 – Plat Map



Bridges PUD Plat

Only the green parcels are developed, white parcels are not currently improved parcels.

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Area 062 – Plat Map



Cantera Plat



Forest Ridge Court Plat

Kendall Ridge Plat

Only the light blue parcels are developed, tan parcels are not currently improved parcels.

Area 062 - Summary of Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% Pop	QSTR	Sub	Range of Building Grades	Range of Year Built
108562	Bridges PUD	61	73	84%	SW-4-21-5	9	9	2011-2013
132930	Cantera	53	74	72%	NE-33-22-5	10	8	2012-2013
259761	Forest Ridge Court	13	13	100%	NW-33-22-5	9	8	2012-2013
381490	Kendall Ridge	31	69	45%	NW-10-21-5	11	9	2012-2013

Annual Update Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: June 10, 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 14 usable land sales available in the area, their 2013 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall +9.4% increase in land assessments in the area for the 2014 Assessment Year. The formula is:

2014 Land Value = 2013 Land Value * 1.100, with the result truncated to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that neighborhood-based variables were needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, parcels in plats Cantera, Forest Ridge Court, Kendall Ridge and improvements in very good condition had lower average ratios than other properties and required a greater upward adjustment than the overall. Bridges PUD Plat had higher average ratios than the population and required less of an upward adjustment than the overall. 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 820 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2014. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

The derived adjustment formula is:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * (1 - 0.06) / (.751222 + 4.715142E-02 * \text{PlatBridgesPUD} - .1439676 * \text{PlatCantera} - 7.858869E-02 * \text{PlatForestRidgeCt} - 9.724046E-02 * \text{PlatKendallRidge} - .1196935 * \text{VGood})$$

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

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

Mobile Home Update

There was 1 sale of mobile homes within Area 062. Analysis of the mobile home sales indicated a value increase in line with the Total % Change indicated by the Area’s sales sample as reflected on the Executive Summary page of +27.7%. The adjustment formula is:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * 1.277$$

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

Results

The resulting assessment level is 0.936. 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 +25.5%. 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) * 1.277.
- If the site is improved with a house and mobile home, the formula derived from the house is used to arrive at new total value.
- If “accessory improvements only”, the Total % Change, as indicated by the sales sample, is used to arrive at a new total value. (2013 Land Value + Previous Improvement Value) * 1.277.
- 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 \leq \$10,000 no adjustment is applied.
- If improvements and accessories \leq \$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.

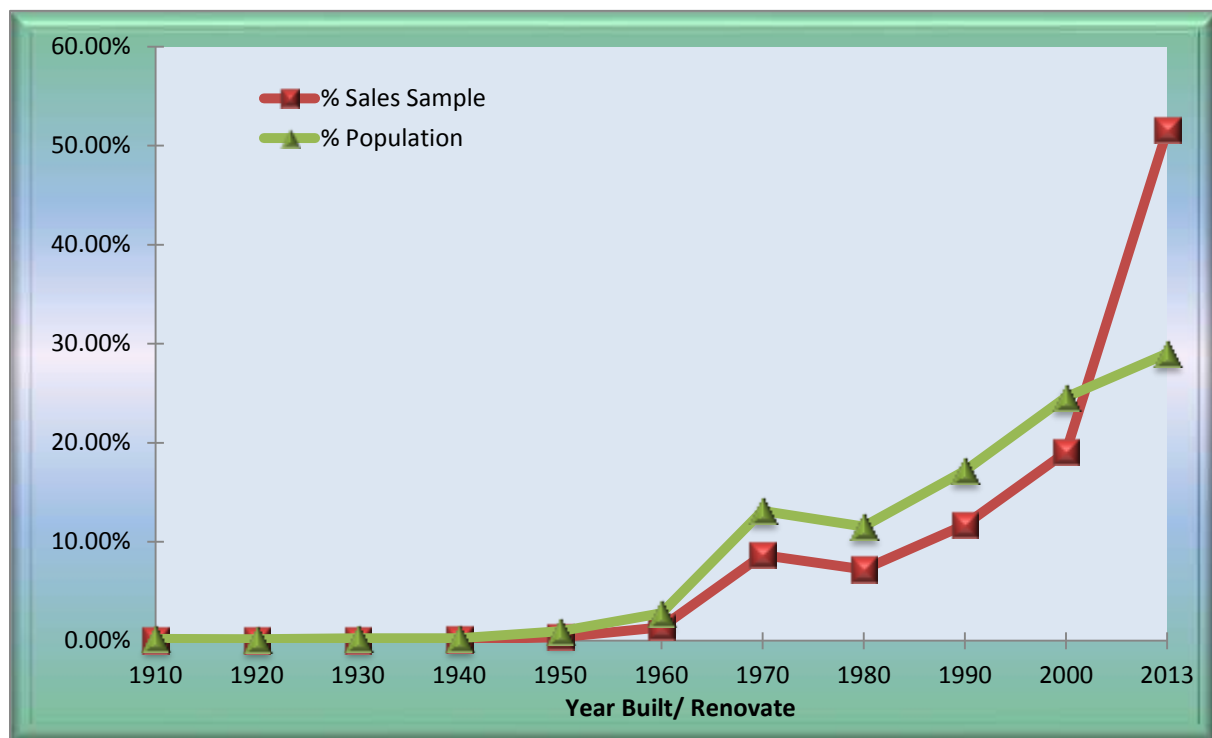
Sales Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	1	0.12%
1950	3	0.37%
1960	11	1.34%
1970	71	8.66%
1980	59	7.20%
1990	96	11.71%
2000	156	19.02%
2013	423	51.59%
	820	

Population

Year Built/Ren	Frequency	% Population
1910	13	0.19%
1920	11	0.16%
1930	17	0.24%
1940	18	0.26%
1950	69	0.98%
1960	194	2.77%
1970	920	13.11%
1980	810	11.55%
1990	1,203	17.15%
2000	1,724	24.58%
2013	2,036	29.02%
	7,015	



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.

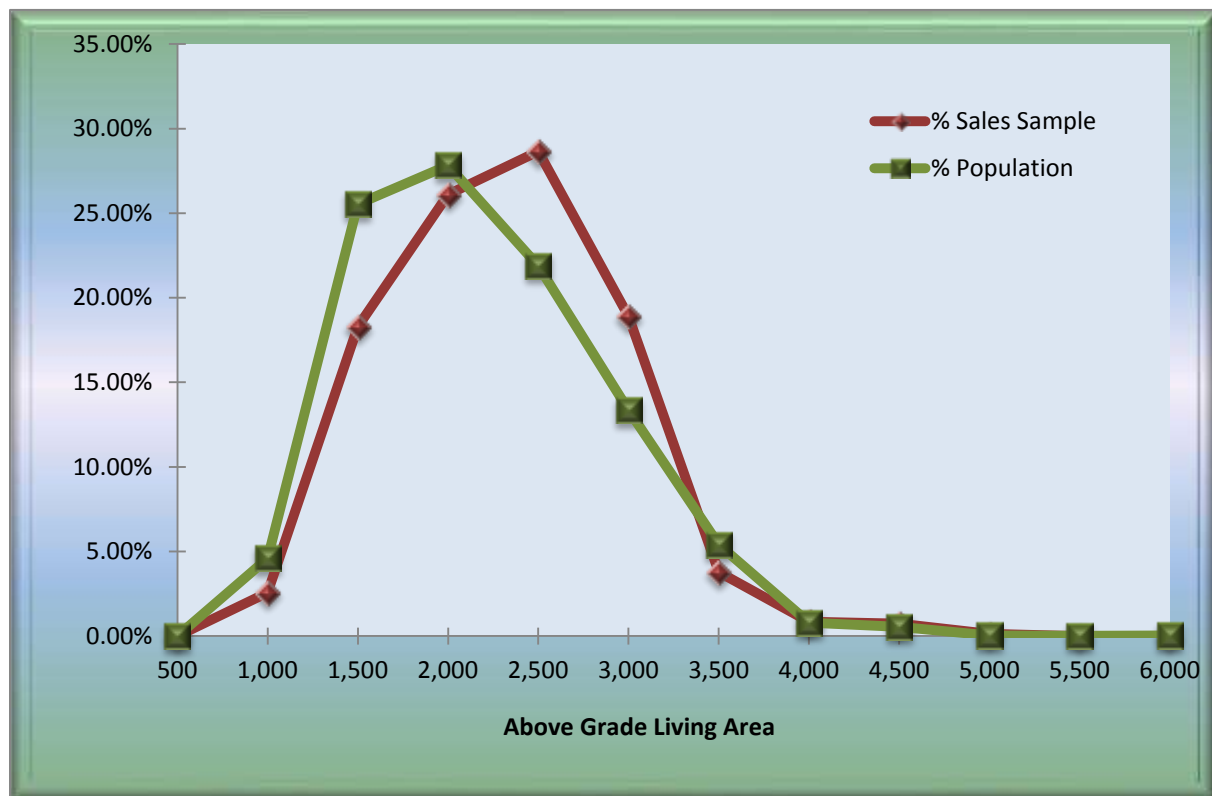
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	21	2.56%
1,500	150	18.29%
2,000	214	26.10%
2,500	235	28.66%
3,000	155	18.90%
3,500	31	3.78%
4,000	7	0.85%
4,500	6	0.73%
5,000	1	0.12%
5,500	0	0.00%
6,000	0	0.00%
820		

Population

AGLA	Frequency	% Population
500	0	0.00%
1,000	322	4.59%
1,500	1,792	25.55%
2,000	1,952	27.83%
2,500	1,535	21.88%
3,000	936	13.34%
3,500	379	5.40%
4,000	56	0.80%
4,500	38	0.54%
5,000	2	0.03%
5,500	1	0.01%
6,000	2	0.03%
7,015		



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.

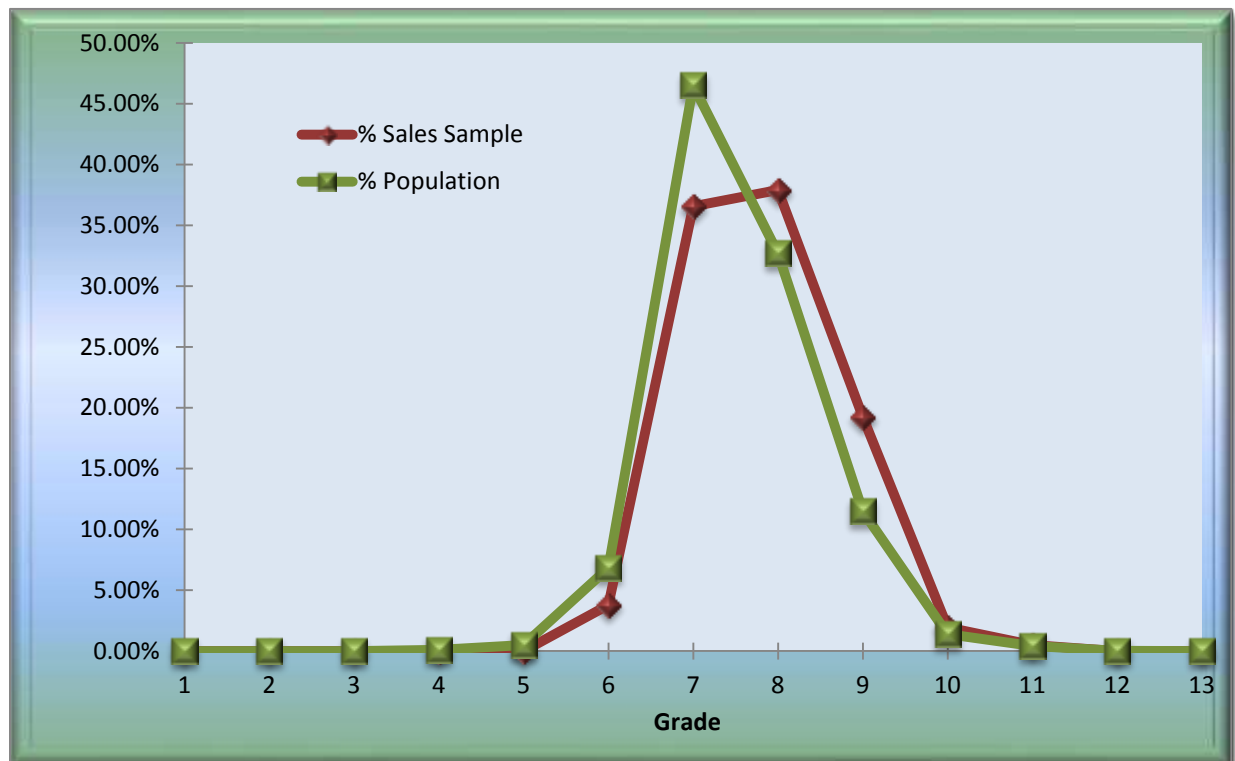
Sales Sample Representation of Population Building Grade

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	31	3.78%
7	300	36.59%
8	311	37.93%
9	158	19.27%
10	16	1.95%
11	4	0.49%
12	0	0.00%
13	0	0.00%
820		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	7	0.10%
5	34	0.48%
6	480	6.84%
7	3,263	46.51%
8	2,295	32.72%
9	806	11.49%
10	98	1.40%
11	30	0.43%
12	2	0.03%
13	0	0.00%
7,015		



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

Area 062 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 1.239, resulting in an adjusted value of \$588,000 ($\$475,000 \times 1.239 = \$588,525$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.207	20.7%
2/1/2011	1.219	21.9%
3/1/2011	1.228	22.8%
4/1/2011	1.238	23.8%
5/1/2011	1.246	24.6%
6/1/2011	1.253	25.3%
7/1/2011	1.260	26.0%
8/1/2011	1.265	26.5%
9/1/2011	1.270	27.0%
10/1/2011	1.273	27.3%
11/1/2011	1.276	27.6%
12/1/2011	1.277	27.7%
1/1/2012	1.278	27.8%
2/1/2012	1.277	27.7%
3/1/2012	1.276	27.6%
4/1/2012	1.273	27.3%
5/1/2012	1.270	27.0%
6/1/2012	1.266	26.6%
7/1/2012	1.261	26.1%
8/1/2012	1.254	25.4%
9/1/2012	1.247	24.7%
10/1/2012	1.239	23.9%
11/1/2012	1.230	23.0%
12/1/2012	1.220	22.0%
1/1/2013	1.208	20.8%
2/1/2013	1.196	19.6%
3/1/2013	1.184	18.4%
4/1/2013	1.170	17.0%
5/1/2013	1.155	15.5%
6/1/2013	1.139	13.9%
7/1/2013	1.122	12.2%
8/1/2013	1.104	10.4%
9/1/2013	1.085	8.5%
10/1/2013	1.066	6.6%
11/1/2013	1.045	4.5%
12/1/2013	1.023	2.3%
1/1/2014	1.000	0.0%

The time adjustment formula for Area 062 is: $(.751222 - 5.612302E-04 * \text{SaleDay} - 3.848299E-07 * \text{SaleDaySq} + 4.715142E-02 * 5.121951E-02 - .1439676 * 5.609756E-02 - 7.858869E-02 * 1.341463E-02 - 9.724046E-02 * 4.512195E-02 - .1196935 * 2.560976E-02) / (.751222 + 4.715142E-02 * 5.121951E-02 - .1439676 * 5.609756E-02 - 7.858869E-02 * 1.341463E-02 - 9.724046E-02 * 4.512195E-02 - .1196935 * 2.560976E-02)$

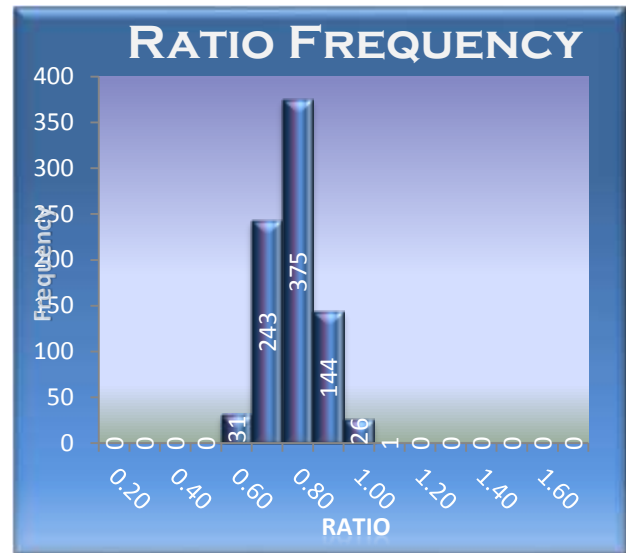
$\text{SaleDay} = \text{SaleDate} - 41640$

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

Annual Update Ratio Study Report (Before) – 2013 Assessments

District: SW / Team: 3	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Lea Hill	1/1/2013	6/10/2014	1/2011 - 12/2013
Area Number: 62	Appr ID:	Property Type:	Adjusted for time?
	JWEI	1 to 3 Unit	YES

SAMPLE STATISTICS	
Sample size (n)	820
Mean Assessed Value	240,500
Mean Adj. Sales Price	331,100
Standard Deviation AV	59,038
Standard Deviation SP	90,306
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.737
Median Ratio	0.737
Weighted Mean Ratio	0.726
UNIFORMITY	
Lowest ratio	0.524
Highest ratio:	1.005
Coefficient of Dispersion	8.74%
Standard Deviation	0.082
Coefficient of Variation	11.14%
Price Related Differential (PRD)	1.015
RELIABILITY	
95% Confidence: Median	
Lower limit	0.729
Upper limit	0.743
95% Confidence: Mean	
Lower limit	0.731
Upper limit	0.743
SAMPLE SIZE EVALUATION	
N (population size)	7015
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.082
Recommended minimum:	11
Actual sample size:	820
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	410
# ratios above mean:	410
z:	0.000
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 062

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

Annual Update Ratio Study Report (After) – 2014 Assessments

District: SW / Team: 3		Appr. Date:	Date of Report:	Sales Dates:
Area Name: Lea Hill		1/1/2014	6/10/2014	1/2011 - 12/2013
Area Number: 62		Appr. ID:	Property Type:	Adjusted for time?
		JWEI	1 to 3 Unit	YES
SAMPLE STATISTICS				
Sample size (n)	820			
Mean Assessed Value	307,200			
Mean Sales Price	331,100			
Standard Deviation AV	76,257			
Standard Deviation SP	90,306			
ASSESSMENT LEVEL				
Arithmetic Mean Ratio	0.939			
Median Ratio	0.936			
Weighted Mean Ratio	0.928			
UNIFORMITY				
Lowest ratio	0.654			
Highest ratio:	1.255			
Coefficient of Dispersion	7.54%			
Standard Deviation	0.092			
Coefficient of Variation	9.83%			
Price Related Differential (PRD)	1.012			
RELIABILITY				
95% Confidence: Median				
Lower limit	0.930			
Upper limit	0.941			
95% Confidence: Mean				
Lower limit	0.933			
Upper limit	0.945			
SAMPLE SIZE EVALUATION				
N (population size)	7015			
B (acceptable error - in decimal)	0.05			
S (estimated from this sample)	0.092			
Recommended minimum:	14			
Actual sample size:	820			
Conclusion:	OK			
NORMALITY				
Binomial Test				
# ratios below mean:	423			
# ratios above mean:	397			
z:	0.908			
Conclusion:	Normal*			
*i.e. no evidence of non-normality				

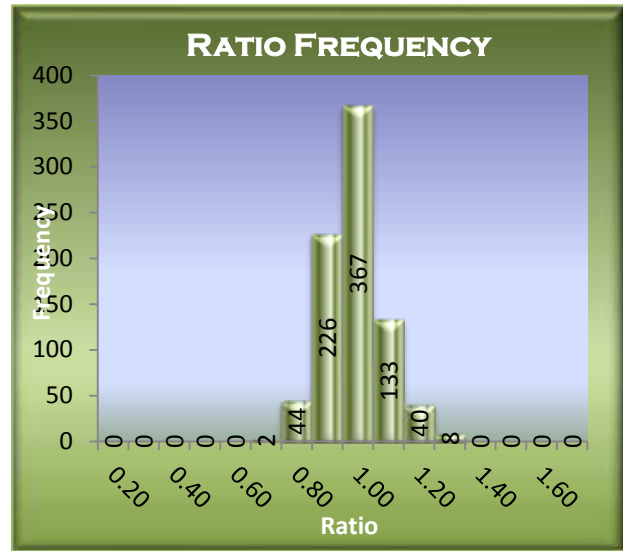
RATIO FREQUENCY

Ratio Bin	Frequency
0.75-0.80	44
0.80-0.85	226
0.85-0.90	367
0.90-0.95	133
0.95-1.00	40
1.00-1.05	8
1.05-1.10	0
1.10-1.15	0
1.15-1.20	0
1.20-1.25	0
1.25-1.30	0
1.30-1.35	0
1.35-1.40	0
1.40-1.45	0
1.45-1.50	0
1.50-1.55	0
1.55-1.60	0

COMMENTS:

1 to 3 Unit Residences throughout Area 062

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



COMMENTS:

1 to 3 Unit Residences throughout Area 062

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



Improved Sales Used in This Annual Update Analysis

Area 062 -- 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
9	0	052105	9180	01/28/13	\$122,000	\$146,000	720	6	1947	Good	13,775	N	N	10924 SE 304TH ST
9	0	292205	9180	06/14/13	\$116,000	\$131,000	1,000	6	1946	Avg	16,160	N	N	26227 116TH AVE SE
9	0	292205	9174	08/28/13	\$240,000	\$261,000	1,130	7	2013	Avg	23,396	N	N	26050 108TH AVE SE
9	0	942935	0090	04/03/13	\$230,000	\$269,000	1,920	7	2003	Avg	5,761	N	N	26406 110TH PL SE
9	0	177642	0160	11/15/11	\$216,300	\$276,000	1,960	7	2003	Avg	5,720	N	N	26920 121ST PL SE
9	0	942935	0080	10/31/12	\$230,000	\$283,000	2,020	7	2003	Avg	5,768	N	N	26408 110TH PL SE
9	0	177642	0010	05/10/12	\$230,000	\$292,000	2,070	7	2003	Avg	6,541	N	N	12102 SE 270TH ST
9	0	259761	0030	02/21/13	\$229,950	\$273,000	1,480	8	2013	Avg	10,336	N	N	27432 122ND PL SE
9	0	500360	0050	04/12/11	\$240,000	\$298,000	1,530	8	2005	Good	12,525	N	N	11118 SE 264TH PL
9	0	031839	0070	09/19/13	\$245,000	\$263,000	1,580	8	2004	Avg	5,774	N	N	10502 SE 273RD PL
9	0	302290	0190	10/12/11	\$256,700	\$327,000	1,618	8	2010	Avg	5,720	N	N	10702 SE 273RD CT
9	0	302290	0090	08/31/11	\$259,560	\$330,000	1,618	8	2010	Avg	6,130	N	N	10627 SE 273RD CT
9	0	259761	0060	11/28/12	\$332,857	\$406,000	1,622	8	2013	Avg	8,172	N	N	12312 SE 275TH PL
9	0	031839	0180	10/09/12	\$270,000	\$334,000	1,730	8	2004	Avg	6,007	N	N	27226 105TH AVE SE
9	0	797080	0080	10/15/13	\$267,000	\$282,000	1,799	8	2004	Avg	7,968	N	N	11132 SE 266TH ST
9	0	259761	0080	11/05/12	\$271,000	\$333,000	1,909	8	2012	Avg	8,171	N	N	12322 SE 275TH PL
9	0	259761	0070	01/03/13	\$280,050	\$338,000	1,909	8	2012	Avg	8,171	N	N	12316 SE 275TH PL
9	0	259761	0120	11/05/12	\$269,950	\$332,000	1,909	8	2012	Avg	7,644	N	N	12307 SE 274TH ST
9	0	237930	0140	09/19/11	\$229,000	\$291,000	1,930	8	2002	Avg	5,700	N	N	27224 113TH PL SE
9	0	237930	0150	06/29/11	\$229,900	\$289,000	1,930	8	2002	Avg	5,700	N	N	27225 113TH PL SE
9	0	259761	0040	12/13/12	\$265,000	\$322,000	1,950	8	2013	Avg	7,629	N	N	12304 SE 275TH PL
9	0	302290	0130	01/15/13	\$279,950	\$337,000	1,979	8	2012	Avg	7,524	N	N	10601 SE 273RD CT
9	0	302290	0050	03/21/11	\$274,950	\$339,000	1,979	8	2011	Avg	6,957	N	N	10719 SE 274TH CT
9	0	302290	0180	06/15/11	\$274,950	\$345,000	1,979	8	2011	Avg	5,720	N	N	10630 SE 273RD CT
9	0	302290	0110	07/05/12	\$289,000	\$364,000	1,979	8	2012	Avg	5,833	N	N	10615 SE 273RD CT
9	0	140295	0330	06/05/13	\$271,500	\$309,000	2,040	8	2002	Avg	5,988	N	N	29830 113TH WAY SE
9	0	500360	0150	03/06/13	\$234,999	\$278,000	2,060	8	2000	Avg	8,495	N	N	26521 111TH PL SE
9	0	500360	0010	06/13/13	\$330,000	\$374,000	2,060	8	2000	Good	6,076	N	N	11130 SE 264TH PL
9	0	140295	0290	12/31/12	\$277,000	\$335,000	2,080	8	2002	Avg	5,494	N	N	29833 114TH WAY SE

Improved Sales Used in This Annual Update Analysis

Area 062 -- 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
9	0	383125	0400	09/20/12	\$319,500	\$397,000	2,136	8	2011	Avg	5,840	N	N	27208 104TH AVE SE
9	0	330940	0010	12/19/12	\$296,555	\$360,000	2,216	8	2011	Avg	5,701	N	N	11607 SE 266TH CT
9	0	330940	0050	11/09/12	\$298,500	\$366,000	2,216	8	2011	Avg	5,953	N	N	11631 SE 266TH CT
9	0	237930	0060	01/11/12	\$258,000	\$330,000	2,220	8	2001	Good	6,589	N	N	27211 111TH PL SE
9	0	237930	0300	08/27/12	\$245,000	\$306,000	2,260	8	2001	Avg	5,724	N	N	27326 111TH PL SE
9	0	302290	0170	06/27/12	\$292,000	\$368,000	2,264	8	2012	Avg	6,191	N	N	10622 SE 273RD CT
9	0	302290	0040	03/06/12	\$285,000	\$364,000	2,304	8	2011	Avg	8,879	N	N	27322 107TH PL SE
9	0	302290	0120	08/31/12	\$289,000	\$360,000	2,304	8	2012	Avg	5,900	N	N	10607 SE 273RD CT
9	0	302290	0140	12/20/12	\$289,000	\$351,000	2,304	8	2012	Avg	5,912	N	N	10602 SE 273RD CT
9	0	259761	0100	09/12/12	\$325,000	\$404,000	2,410	8	2012	Avg	8,085	N	N	12315 SE 274TH ST
9	0	140295	0230	09/22/11	\$262,400	\$334,000	2,430	8	2003	Avg	4,928	N	N	11362 SE 298TH PL
9	0	237930	0330	12/13/11	\$261,000	\$333,000	2,450	8	2002	Avg	6,994	N	N	11207 SE 272ND PL
9	0	259761	0090	10/18/12	\$305,000	\$376,000	2,453	8	2012	Avg	8,890	N	N	12328 SE 275TH PL
9	0	259761	0130	09/19/12	\$300,000	\$373,000	2,453	8	2012	Avg	7,644	N	N	12303 SE 274TH ST
9	0	259761	0110	10/26/12	\$313,000	\$385,000	2,453	8	2012	Avg	7,644	N	N	12311 SE 274TH ST
9	0	259761	0010	11/27/12	\$290,000	\$354,000	2,508	8	2013	Avg	7,715	N	N	27416 122ND PL SE
9	0	383125	0090	01/31/11	\$388,595	\$473,000	2,637	8	2011	Avg	5,700	N	N	27207 104TH AVE SE
9	0	500360	0190	05/07/13	\$350,000	\$403,000	2,880	8	2000	Avg	6,119	N	N	26605 111TH PL SE
9	0	292205	9107	11/07/12	\$382,100	\$469,000	4,028	8	1990	Good	29,446	N	N	26048 108TH AVE SE
9	0	108562	3210	07/25/12	\$292,000	\$367,000	1,741	9	2012	Avg	3,920	N	N	29025 122ND WAY SE
9	0	140297	0070	03/07/12	\$306,715	\$391,000	1,769	9	2012	Avg	7,324	N	N	11503 SE 302ND CT
9	0	108562	3150	10/30/12	\$321,950	\$396,000	1,769	9	2012	Avg	3,920	N	N	29005 122ND WAY SE
9	0	108562	3180	10/23/12	\$324,950	\$400,000	1,769	9	2012	Avg	3,920	N	N	29015 122ND WAY SE
9	0	108562	3580	11/18/13	\$373,000	\$385,000	1,769	9	2011	Avg	3,900	N	N	28929 123RD WAY SE
9	0	108562	3080	07/09/13	\$332,450	\$372,000	1,800	9	2013	Avg	3,640	N	N	28907 122ND AVE SE
9	0	383125	0370	02/11/12	\$330,000	\$421,000	1,869	9	2012	Avg	7,004	N	N	10411 SE 272ND PL
9	0	383125	0380	04/06/11	\$317,000	\$393,000	1,869	9	2010	Avg	7,400	N	N	10412 SE 272ND ST
9	0	140297	0060	02/22/12	\$293,585	\$375,000	1,891	9	2011	Avg	5,760	N	N	11507 SE 302ND CT
9	0	108562	3130	08/06/12	\$322,520	\$404,000	1,891	9	2012	Avg	4,275	N	N	29001 122ND WAY SE

Improved Sales Used in This Annual Update Analysis

Area 062 -- 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
9	0	108562	3070	06/11/13	\$340,000	\$385,000	1,964	9	2013	Avg	3,640	N	N	28903 122ND AVE SE
9	0	108562	1850	07/10/13	\$295,000	\$330,000	2,056	9	2013	Avg	3,777	N	N	29314 120TH AVE SE
9	0	140297	0120	03/15/12	\$305,341	\$389,000	2,067	9	2012	Avg	6,041	N	N	11522 SE 302ND CT
9	0	108562	3140	05/29/12	\$334,950	\$424,000	2,145	9	2012	Avg	4,005	N	N	29003 122ND WAY SE
9	0	108562	3220	04/13/12	\$335,728	\$427,000	2,156	9	2012	Avg	3,920	N	N	29029 122ND WAY SE
9	0	108562	3170	06/18/12	\$341,950	\$432,000	2,156	9	2012	Avg	3,920	N	N	29011 122ND WAY SE
9	0	108562	3100	05/06/13	\$354,950	\$409,000	2,156	9	2013	Avg	3,950	N	N	28917 122ND AVE SE
9	0	108562	3090	06/24/13	\$364,450	\$411,000	2,156	9	2013	Avg	3,807	N	N	28911 120TH AVE SE
9	0	108562	1780	08/01/13	\$312,500	\$345,000	2,267	9	2013	Avg	3,880	N	N	29329 121ST AVE SE
9	0	383125	0210	06/18/12	\$349,500	\$441,000	2,283	9	2012	Avg	23,711	N	N	10317 SE 273RD PL
9	0	383125	0130	12/03/11	\$310,000	\$396,000	2,313	9	2011	Avg	5,700	N	N	27221 104TH AVE SE
9	0	108562	3200	01/23/13	\$342,950	\$411,000	2,316	9	2012	Avg	3,920	N	N	29023 122ND WAY SE
9	0	383125	0050	03/09/12	\$304,000	\$388,000	2,322	9	2011	Avg	7,156	N	N	27210 103RD PL SE
9	0	140297	0010	03/19/12	\$320,950	\$409,000	2,358	9	2012	Avg	5,500	N	N	11529 SE 302ND CT
9	0	108562	3370	05/30/12	\$353,950	\$448,000	2,358	9	2012	Avg	4,951	N	N	29030 122ND WAY SE
9	0	108562	3590	11/25/13	\$426,000	\$438,000	2,358	9	2011	Avg	4,875	N	N	29001 123RD WAY SE
9	0	797190	0080	07/09/12	\$245,000	\$308,000	2,422	9	2004	Avg	8,657	N	N	11204 SE 265TH ST
9	0	108562	3160	01/30/13	\$351,950	\$421,000	2,425	9	2012	Avg	3,920	N	N	29009 122ND WAY SE
9	0	108562	3190	10/24/12	\$364,950	\$450,000	2,425	9	2012	Avg	3,920	N	N	29017 122ND WAY SE
9	0	108562	3120	08/15/12	\$383,266	\$480,000	2,425	9	2012	Avg	4,242	N	N	28925 122ND AVE SE
9	0	108562	3120	12/04/13	\$420,000	\$429,000	2,425	9	2012	Avg	4,242	N	N	28925 122ND AVE SE
9	0	140297	0110	03/15/12	\$354,041	\$451,000	2,502	9	2012	Avg	5,707	N	N	11518 SE 302ND CT
9	0	108562	3440	04/12/13	\$391,560	\$456,000	2,502	9	2013	Avg	5,349	N	N	2904 122ND WAY SE
9	0	140297	0230	01/29/13	\$386,285	\$463,000	2,502	9	2013	Avg	5,981	N	N	11518 SE 308TH CT
9	0	140297	0130	10/03/12	\$391,805	\$485,000	2,502	9	2012	Avg	6,286	N	N	11523 SE 301ST CT
9	0	140297	0080	11/12/12	\$409,000	\$501,000	2,502	9	2012	Avg	6,017	N	N	11510 SE 302ND CT
9	0	108562	3380	07/02/12	\$368,658	\$465,000	2,502	9	2012	Avg	4,900	N	N	29026 122ND WAY SE
9	0	108562	3790	11/18/13	\$472,000	\$487,000	2,502	9	2011	Avg	4,930	N	N	29008 123RD WAY SE
9	0	186500	0110	09/10/12	\$315,000	\$392,000	2,540	9	2002	Avg	6,688	N	N	30334 121ST PL SE

Improved Sales Used in This Annual Update Analysis

Area 062 -- 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
9	0	108562	3110	06/10/13	\$374,950	\$425,000	2,544	9	2013	Avg	4,055	N	N	28919 122ND AVE SE
9	0	108562	2500	07/19/13	\$370,585	\$412,000	2,555	9	2013	Avg	5,006	N	N	29227 120TH WAY SE
9	0	108562	2510	11/18/13	\$368,737	\$381,000	2,586	9	2013	Avg	5,024	N	N	29223 120TH WAY SE
9	0	108562	2470	08/21/13	\$393,544	\$430,000	2,586	9	2013	Avg	6,113	N	N	29305 120TH AVE SE
9	0	140297	0030	02/28/12	\$346,721	\$442,000	2,597	9	2012	Avg	5,176	N	N	11523 SE 302ND CT
9	0	140297	0150	10/17/12	\$372,654	\$460,000	2,597	9	2012	Avg	5,686	N	N	11515 SE 301ST CT
9	0	140297	0090	12/27/12	\$394,950	\$478,000	2,597	9	2012	Avg	7,535	N	N	11512 SE 302ND CT
9	0	108562	3390	08/20/12	\$374,950	\$469,000	2,597	9	2012	Avg	4,900	N	N	29024 122ND WAY SE
9	0	108562	3470	09/20/12	\$405,568	\$504,000	2,597	9	2012	Avg	4,900	N	N	28906 122ND WAY SE
9	0	108562	3750	12/09/13	\$453,000	\$461,000	2,597	9	2011	Avg	4,900	N	N	28916 123RD WAY SE
9	0	553035	0110	05/28/13	\$330,000	\$377,000	2,609	9	2013	Avg	6,455	N	N	12022 SE 269TH PL
9	0	383125	0070	05/23/12	\$319,000	\$404,000	2,649	9	2012	Avg	6,270	N	N	27202 103RD PL SE
9	0	140297	0190	04/29/13	\$369,940	\$428,000	2,715	9	2013	Avg	5,980	N	N	11501 SE 301ST CT
9	0	140297	0250	10/11/12	\$423,331	\$523,000	2,732	9	2012	Avg	18,523	N	N	11506 SE 304TH ST
9	0	140297	0050	01/27/12	\$361,750	\$462,000	2,732	9	2012	Avg	5,649	N	N	11511 SE 302ND CT
9	0	108562	3460	04/29/13	\$396,450	\$458,000	2,732	9	2013	Avg	5,241	N	N	28910 122ND AVE SE
9	0	140297	0160	02/05/13	\$384,950	\$460,000	2,732	9	2013	Avg	5,969	N	N	11511 SE 301ST CT
9	0	140297	0140	08/08/12	\$399,635	\$501,000	2,732	9	2012	Avg	5,721	N	N	11519 SE 301ST CT
9	0	108562	3760	12/19/13	\$452,000	\$456,000	2,732	9	2011	Avg	4,900	N	N	28920 123RD WAY SE
9	0	140297	0020	02/14/12	\$344,621	\$440,000	2,798	9	2011	Avg	5,085	N	N	11527 SE 302ND CT
9	0	140297	0040	01/27/12	\$369,410	\$472,000	2,798	9	2011	Avg	5,400	N	N	11515 SE 302ND CT
9	0	108562	3450	04/23/13	\$410,950	\$476,000	2,798	9	2013	Avg	5,748	N	N	28920 122ND AVE SE
9	0	140297	0180	11/01/12	\$415,711	\$511,000	2,798	9	2012	Avg	5,876	N	N	11503 SE 301ST CT
9	0	108562	3400	05/25/12	\$396,810	\$503,000	2,798	9	2012	Avg	4,900	N	N	29016 122ND WAY SE
9	0	108562	3770	12/18/13	\$494,000	\$499,000	2,798	9	2011	Avg	4,900	N	N	28926 123RD WAY SE
9	0	108562	3360	06/28/12	\$414,209	\$522,000	2,815	9	2012	Avg	5,047	N	N	29102 122ND WAY SE
9	0	140297	0240	09/05/12	\$413,339	\$515,000	2,815	9	2012	Avg	7,478	N	N	11522 SE 301ST PL
9	0	108562	3430	08/10/12	\$408,420	\$511,000	2,815	9	2012	Avg	4,900	N	N	29006 122ND WAY SE
9	0	186500	0250	04/13/11	\$339,000	\$421,000	2,820	9	2001	Avg	6,600	N	N	30379 121ST PL SE

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Area 062 -- 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
9	0	108562	2480	08/24/13	\$399,990	\$436,000	2,934	9	2013	Avg	5,508	N	N	29303 120TH WAY SE
9	0	553035	0160	03/25/13	\$350,000	\$411,000	2,988	9	2013	Avg	6,003	N	N	28626 120TH AVE SE
9	0	553035	0060	10/03/11	\$319,000	\$406,000	2,988	9	2007	Avg	6,810	N	N	12003 SE 269TH PL
9	0	319150	0020	01/11/11	\$305,000	\$369,000	2,991	9	2006	Avg	4,540	N	N	30319 120TH AVE SE
9	0	108562	3420	06/07/12	\$410,735	\$520,000	3,032	9	2012	Avg	4,900	N	N	29008 122ND WAY SE
9	0	108562	3780	12/06/13	\$476,000	\$485,000	3,032	9	2011	Avg	4,900	N	N	29004 123RD WAY SE
9	0	553035	0080	04/04/11	\$318,750	\$395,000	3,110	9	2007	Avg	6,384	N	N	12013 SE 269TH PL
9	0	108562	2550	07/22/13	\$423,442	\$470,000	3,137	9	2013	Avg	5,688	N	N	29023 120TH WAY SE
9	0	322205	9218	07/22/13	\$455,500	\$506,000	2,146	10	2013	Avg	16,016	N	N	10521 SE 276TH ST
9	0	322205	9216	07/08/13	\$476,725	\$533,000	2,220	10	2013	Avg	16,168	N	N	10509 SE 276TH ST
9	0	022790	0020	02/09/11	\$353,000	\$431,000	2,590	10	2001	Avg	16,047	N	N	11910 SE 277TH ST
9	0	022790	0050	06/21/13	\$430,000	\$485,000	2,590	10	2001	Good	16,136	N	N	11902 SE 277TH ST
9	0	733080	0100	04/20/11	\$375,000	\$466,000	3,259	10	2006	Avg	23,981	N	N	10640 SE 290TH ST
9	0	733080	0090	12/19/13	\$515,000	\$520,000	3,370	10	2006	Avg	22,086	N	N	10634 SE 290TH ST
9	0	935840	0300	03/08/12	\$554,300	\$707,000	3,497	11	2006	Avg	22,342	N	N	11617 SE 288TH ST
9	0	935840	0020	01/13/12	\$575,033	\$735,000	3,840	11	2006	Avg	17,022	N	N	11839 SE 288TH ST
9	0	935840	0190	05/05/11	\$535,000	\$667,000	4,150	11	2006	Avg	18,352	N	N	29018 118TH AVE SE
9	1	200570	0080	05/25/12	\$128,250	\$162,000	840	6	1962	Good	9,760	N	N	11717 SE 276TH ST
9	1	200570	0280	09/30/13	\$130,150	\$139,000	860	6	1962	Avg	9,638	N	N	27503 120TH AVE SE
9	1	200560	0110	12/11/13	\$207,500	\$211,000	860	6	1963	VGood	11,340	N	N	27219 116TH PL SE
9	1	200570	0200	03/14/13	\$145,450	\$171,000	970	6	1962	Good	8,979	N	N	11844 SE 275TH ST
9	1	200540	0180	12/07/12	\$125,000	\$152,000	1,050	6	1961	Good	10,125	N	N	27215 121ST AVE SE
9	1	200570	0020	01/25/11	\$126,900	\$154,000	1,060	6	1962	Good	9,760	N	N	11835 SE 276TH ST
9	1	200570	0310	06/29/11	\$135,000	\$170,000	1,060	6	1962	Good	9,638	N	N	27527 120TH AVE SE
9	1	200540	0210	05/19/12	\$135,000	\$171,000	1,100	6	1961	Good	10,125	N	N	27233 121ST AVE SE
9	1	200570	0030	11/10/11	\$120,000	\$153,000	1,130	6	1962	Good	9,760	N	N	11827 SE 276TH ST
9	1	200560	0040	09/13/11	\$117,000	\$149,000	1,130	6	1962	Good	9,516	N	N	11628 SE 272ND PL
9	1	200560	0320	11/26/12	\$135,000	\$165,000	1,130	6	1962	Good	11,985	N	N	27204 117TH AVE SE
9	1	200550	0060	10/28/13	\$198,950	\$208,000	1,130	6	1961	VGood	9,760	N	N	11802 SE 272ND PL

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Area 062 -- 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
9	1	200590	0130	05/24/13	\$173,000	\$198,000	1,180	6	1967	Good	9,638	N	N	12003 SE 276TH ST
9	1	200540	0050	07/18/12	\$156,000	\$196,000	1,200	6	1960	Good	10,125	N	N	27235 122ND AVE SE
9	1	434500	0060	10/17/12	\$226,500	\$280,000	870	7	1995	Avg	6,195	N	N	26406 118TH PL SE
9	1	383062	0170	12/06/12	\$235,000	\$286,000	910	7	1978	VGood	7,350	N	N	12218 SE 276TH PL
9	1	383062	0380	01/30/13	\$167,299	\$200,000	1,060	7	1978	Avg	7,200	N	N	12211 SE 276TH PL
9	1	434500	0520	02/17/11	\$211,500	\$259,000	1,120	7	1996	Avg	5,949	N	N	26426 117TH AVE SE
9	1	383062	0200	05/25/11	\$165,400	\$207,000	1,140	7	1978	Good	12,700	N	N	12133 SE 276TH CT
9	1	387676	0140	05/07/13	\$245,200	\$283,000	1,180	7	1998	Avg	6,818	N	N	27022 115TH PL SE
9	1	377500	0080	06/26/13	\$225,000	\$253,000	1,200	7	1995	Avg	9,158	N	N	11524 SE 264TH PL
9	1	383064	0490	05/23/12	\$169,000	\$214,000	1,220	7	1988	Good	6,128	N	N	12108 SE 280TH ST
9	1	870011	0290	03/15/12	\$199,950	\$255,000	1,240	7	1988	Good	6,636	N	N	11109 SE 269TH ST
9	1	387676	0350	09/17/13	\$225,000	\$242,000	1,250	7	1996	Good	7,718	N	N	26815 115TH PL SE
9	1	155870	0030	07/03/12	\$180,000	\$227,000	1,270	7	1998	Avg	5,215	N	N	11211 SE 264TH ST
9	1	292205	9038	03/13/12	\$208,800	\$266,000	1,290	7	1963	Avg	87,120	N	N	27008 108TH AVE SE
9	1	434530	0070	10/26/11	\$206,000	\$263,000	1,290	7	1994	Avg	7,298	N	N	26512 114TH PL SE
9	1	383062	0510	01/19/11	\$224,500	\$273,000	1,300	7	1979	Good	6,900	N	N	12038 SE 277TH PL
9	1	630600	0180	08/18/11	\$236,000	\$299,000	1,300	7	1994	Avg	7,046	N	N	11217 SE 264TH PL
9	1	383063	0160	04/16/12	\$209,000	\$266,000	1,340	7	1987	Good	6,458	N	N	28045 122ND PL SE
9	1	870011	0220	10/03/12	\$221,000	\$274,000	1,340	7	1988	Good	5,964	N	N	11001 SE 269TH ST
9	1	787900	0130	10/21/11	\$162,000	\$207,000	1,390	7	1996	Avg	7,810	N	N	11620 SE 269TH ST
9	1	383064	0360	04/04/12	\$168,300	\$214,000	1,400	7	1987	Avg	5,777	N	N	12126 SE 280TH ST
9	1	870011	0300	04/20/12	\$230,000	\$292,000	1,410	7	1988	Good	7,946	N	N	26908 111TH PL SE
9	1	434530	0010	02/06/13	\$210,000	\$251,000	1,410	7	1994	Avg	7,390	N	N	26505 114TH PL SE
9	1	870010	0370	08/09/12	\$208,750	\$261,000	1,420	7	1989	Good	5,999	N	N	11209 SE 267TH PL
9	1	387676	0650	04/19/12	\$171,000	\$217,000	1,450	7	1998	Avg	6,709	N	N	27109 116TH PL SE
9	1	387676	0620	02/01/11	\$228,000	\$278,000	1,450	7	1997	Avg	7,218	N	N	27027 116TH PL SE
9	1	870012	0420	12/05/13	\$285,000	\$291,000	1,450	7	1990	Good	6,000	N	N	27004 111TH PL SE
9	1	870010	0150	09/12/11	\$206,000	\$262,000	1,460	7	1989	Good	7,085	N	N	26805 112TH AVE SE
9	1	434500	0230	04/25/11	\$180,000	\$224,000	1,490	7	1997	Avg	8,351	N	N	11716 SE 264TH PL

Improved Sales Used in This Annual Update Analysis

Area 062 -- 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
9	1	787900	0110	08/19/12	\$232,500	\$291,000	1,530	7	1996	Avg	8,079	N	N	11628 SE 269TH ST
9	1	383064	0090	05/17/11	\$219,950	\$275,000	1,570	7	1987	Good	7,889	N	N	27904 123RD PL SE
9	1	383064	0390	09/18/13	\$240,000	\$258,000	1,570	7	1987	Good	6,008	N	N	27814 121ST PL SE
9	1	222180	0210	08/01/13	\$245,000	\$271,000	1,590	7	1992	Avg	6,546	N	N	27060 111TH CT SE
9	1	383062	0060	06/22/12	\$174,000	\$220,000	1,640	7	1978	Good	7,420	N	N	27628 123RD AVE SE
9	1	870011	0310	04/12/13	\$236,000	\$275,000	1,650	7	1988	Good	8,140	N	N	11205 SE 269TH ST
9	1	870011	0020	03/29/12	\$219,950	\$280,000	1,650	7	1989	Good	5,994	N	N	11320 SE 269TH ST
9	1	870012	0350	05/30/13	\$242,500	\$276,000	1,650	7	1992	Avg	5,764	N	N	27046 111TH PL SE
9	1	387676	0550	07/26/13	\$269,950	\$299,000	1,660	7	1996	Good	7,473	N	N	11511 SE 270TH ST
9	1	383063	0340	12/18/12	\$200,000	\$243,000	1,680	7	1986	Good	5,961	N	N	12128 SE 280TH CT
9	1	383062	0480	11/13/12	\$230,000	\$282,000	1,711	7	1979	Good	9,555	N	N	27647 121ST PL SE
9	1	542080	0130	12/22/11	\$188,500	\$241,000	1,750	7	1990	Avg	7,902	N	N	28110 122ND PL SE
9	1	429880	0100	01/09/12	\$207,000	\$264,000	1,750	7	1996	Good	5,920	N	N	26703 115TH AVE SE
9	1	434500	0370	04/02/13	\$254,000	\$297,000	1,770	7	1996	Avg	7,194	N	N	11633 SE 265TH PL
9	1	870012	0220	04/10/13	\$252,000	\$294,000	1,790	7	1991	Good	7,656	N	N	11056 SE 270TH CT
9	1	222180	0030	08/24/12	\$245,000	\$306,000	1,850	7	1993	Avg	9,679	N	N	27113 109TH CT SE
9	1	870011	0320	05/13/13	\$246,000	\$283,000	1,850	7	1988	Good	6,299	N	N	11213 SE 269TH ST
9	1	383062	0540	05/04/12	\$221,000	\$281,000	1,860	7	1984	Good	7,200	N	N	27650 120TH PL SE
9	1	870010	0380	04/16/12	\$231,500	\$294,000	1,860	7	1989	Good	7,021	N	N	11203 SE 267TH PL
9	1	383064	0160	09/18/13	\$230,000	\$247,000	1,860	7	1987	Good	6,000	N	N	27929 123RD PL SE
9	1	870010	0170	04/11/13	\$260,000	\$303,000	1,930	7	1989	Good	6,831	N	N	26707 112TH AVE SE
9	1	222180	0220	07/29/13	\$279,900	\$310,000	1,970	7	1993	Avg	6,014	N	N	27054 111TH CT SE
9	1	262142	0020	02/15/12	\$210,000	\$268,000	2,010	7	2000	Avg	6,545	N	N	26807 118TH CT SE
9	1	262140	0010	03/29/12	\$200,000	\$255,000	2,020	7	1998	Avg	6,150	N	N	26728 118TH AVE SE
9	1	429880	0170	11/08/11	\$191,000	\$244,000	2,030	7	1996	Avg	9,031	N	N	11410 SE 268TH ST
9	1	630600	0160	03/19/13	\$248,000	\$292,000	2,030	7	1994	Avg	5,958	N	N	11223 SE 264TH PL
9	1	429880	0130	07/13/11	\$233,900	\$295,000	2,070	7	1995	Avg	6,621	N	N	26719 115TH AVE SE
9	1	282205	9082	10/15/12	\$216,000	\$267,000	2,120	7	1997	Avg	6,000	N	N	11904 SE 268TH ST
9	1	262140	0300	06/16/11	\$258,650	\$325,000	2,210	7	1997	Avg	6,000	N	N	26806 119TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 062 -- 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
9	1	870010	0080	05/22/12	\$238,000	\$302,000	2,370	7	1989	Avg	6,598	N	N	26700 110TH AVE SE
9	1	787900	0020	11/15/12	\$225,000	\$276,000	2,450	7	1996	Avg	11,327	N	N	11626 SE 270TH ST
9	1	870011	0100	09/16/13	\$300,000	\$323,000	2,527	7	1988	Good	6,652	N	N	26829 112TH AVE SE
9	1	292205	9212	07/25/11	\$300,000	\$379,000	3,028	7	2005	Avg	18,055	N	N	26410 108TH AVE SE
9	1	222180	0370	07/13/12	\$201,500	\$254,000	1,630	8	1994	Avg	10,476	N	N	27033 110TH CT SE
9	1	436320	0130	05/01/13	\$232,500	\$269,000	1,820	8	1995	Avg	8,090	N	N	26717 118TH WAY SE
9	1	436320	0250	03/06/12	\$190,000	\$242,000	1,830	8	1995	Avg	7,866	N	N	11711 SE 268TH ST
9	1	436320	0030	04/17/13	\$225,000	\$261,000	1,890	8	1994	Avg	7,349	N	N	11730 SE 266TH PL
9	1	222180	0130	12/10/12	\$236,000	\$287,000	1,940	8	1993	Avg	5,795	N	N	11011 SE 271ST ST
9	1	436320	0150	02/23/12	\$259,950	\$332,000	2,230	8	1994	Avg	8,486	N	N	11740 SE 268TH ST
9	1	322205	9150	02/13/12	\$278,000	\$355,000	2,320	8	1992	Avg	31,187	N	N	27920 108TH AVE SE
9	1	125220	0130	12/04/12	\$250,000	\$305,000	2,380	8	2001	Avg	6,181	N	N	27025 117TH PL SE
9	1	332205	9157	10/04/13	\$423,950	\$451,000	2,460	8	1979	VGood	87,555	N	N	11730 SE 277TH PL
9	1	322205	9204	08/20/13	\$408,000	\$446,000	2,890	8	2000	Avg	16,000	N	N	10706 SE 277TH ST
9	1	322205	9178	01/25/12	\$265,000	\$339,000	1,990	9	1985	Avg	55,770	N	N	27611 111TH AVE SE
9	1	322205	9136	06/22/11	\$250,000	\$314,000	2,210	9	1981	Good	82,764	N	N	27704 106TH AVE SE
9	1	322205	9184	06/20/13	\$495,000	\$559,000	2,100	10	2001	Avg	71,952	N	N	27218 110TH AVE SE
9	1	322205	9088	09/07/11	\$420,000	\$534,000	3,240	10	1978	Good	91,040	Y	N	27707 106TH AVE SE
9	1	322205	9194	06/18/13	\$628,677	\$710,000	3,708	10	2013	Avg	16,345	N	N	10512 SE 276TH ST
9	3	052105	9095	01/21/11	\$200,000	\$243,000	1,000	7	1980	Good	16,117	N	N	10812 SE 290TH ST
9	3	786700	0005	05/24/11	\$325,000	\$407,000	1,180	7	1962	VGood	192,971	N	N	11624 SE 304TH ST
9	3	320450	0290	03/23/12	\$199,900	\$255,000	1,250	7	1966	Good	11,271	N	N	10728 SE 304TH WAY
9	3	221240	0160	04/27/12	\$198,950	\$253,000	1,360	7	1962	Good	13,300	N	N	29629 112TH AVE SE
9	3	184140	0060	05/21/13	\$264,950	\$303,000	1,400	7	1962	Good	28,875	N	N	28123 109TH AVE SE
9	3	184160	0300	06/19/12	\$348,000	\$439,000	1,420	7	1963	VGood	36,900	N	N	11249 SE 286TH ST
9	3	320450	0310	06/15/12	\$284,000	\$359,000	1,420	7	1962	Good	15,120	Y	N	30229 108TH AVE SE
9	3	320450	0080	10/04/13	\$219,617	\$234,000	1,430	7	1963	Good	12,240	N	N	30060 108TH AVE SE
9	3	221240	0170	10/19/12	\$162,500	\$200,000	1,590	7	1967	Good	29,250	N	N	29619 112TH AVE SE
9	3	184160	0160	09/21/11	\$257,500	\$328,000	1,640	7	1966	Good	21,000	N	N	11215 SE 284TH ST

Improved Sales Used in This Annual Update Analysis

Area 062 -- 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
9	3	322205	9108	04/18/11	\$295,000	\$367,000	1,652	7	1963	Good	102,801	N	N	28011 108TH AVE SE
9	3	332205	9051	10/13/11	\$254,000	\$324,000	1,690	7	1964	Avg	49,222	N	N	11825 SE 286TH ST
9	3	332205	9051	07/24/13	\$273,000	\$303,000	1,690	7	1964	Avg	49,222	N	N	11825 SE 286TH ST
9	3	221240	0010	05/22/13	\$262,000	\$300,000	1,716	7	2007	Avg	13,292	N	N	11133 SE 298TH ST
9	3	184140	0190	06/26/13	\$258,000	\$290,000	2,130	7	1960	Good	29,058	N	N	28263 112TH AVE SE
9	3	322205	9169	08/03/11	\$369,900	\$468,000	2,250	7	1989	VGood	45,072	N	N	28114 110TH AVE SE
9	3	052105	9139	03/26/13	\$344,950	\$405,000	1,440	8	1978	Good	35,717	N	N	10627 SE 293RD ST
9	3	221260	0110	11/28/11	\$249,000	\$318,000	1,450	8	1966	VGood	52,537	Y	N	10833 SE 295TH ST
9	3	221260	0120	05/08/13	\$263,500	\$303,000	1,670	8	1966	Good	41,263	Y	N	10825 SE 295TH ST
9	3	786700	0026	07/12/13	\$375,000	\$419,000	1,680	8	1974	Good	195,390	N	N	29513 118TH AVE SE
9	3	221260	0040	04/04/12	\$173,000	\$220,000	1,770	8	1968	Good	33,224	N	N	11101 SE 295TH ST
9	3	140290	0700	01/24/11	\$275,000	\$334,000	1,900	8	1965	Good	31,596	N	N	11302 SE 300TH PL
9	3	786700	0017	03/26/12	\$410,000	\$522,000	1,940	8	1980	Good	142,042	N	N	30009 118TH AVE SE
9	3	216080	0040	03/31/11	\$330,000	\$408,000	1,990	8	1977	Good	33,412	Y	N	10818 SE 293RD ST
9	3	786700	0061	07/17/12	\$315,000	\$396,000	2,110	8	1967	Good	37,481	N	N	30228 118TH AVE SE
9	3	140290	0600	01/10/11	\$259,950	\$315,000	2,160	8	1996	Avg	7,859	N	N	11348 SE 300TH PL
9	3	140290	0510	03/27/13	\$260,500	\$305,000	2,170	8	1997	Avg	7,773	N	N	30009 114TH PL SE
9	3	140290	0290	03/28/11	\$269,000	\$333,000	2,170	8	2001	Avg	6,502	N	N	11442 SE 301ST PL
9	3	140290	0460	12/19/13	\$309,950	\$313,000	2,190	8	1996	Good	9,209	N	N	29912 114TH WAY SE
9	3	140290	0240	09/16/11	\$255,800	\$325,000	2,190	8	1996	Avg	6,000	N	N	30210 114TH PL SE
9	3	052105	9141	01/12/12	\$294,500	\$376,000	2,280	8	1987	Good	16,117	N	N	28818 108TH AVE SE
9	3	140290	0610	10/16/12	\$305,000	\$377,000	2,420	8	1996	Avg	9,524	N	N	11344 SE 300TH PL
9	3	221240	0130	05/09/13	\$276,550	\$318,000	3,140	8	1971	Good	13,300	N	N	29725 112TH AVE SE
9	3	052105	9102	05/30/13	\$407,500	\$465,000	2,050	9	1971	Good	20,358	Y	N	10801 SE 295TH ST
9	3	332205	9047	06/21/13	\$312,680	\$353,000	2,090	9	1959	Good	40,222	N	N	11852 SE 286TH ST
9	3	165730	0550	11/14/13	\$339,950	\$352,000	2,230	9	1990	Good	12,504	N	N	30324 104TH AVE SE
9	3	165730	0550	06/13/11	\$345,000	\$433,000	2,230	9	1990	Good	12,504	N	N	30324 104TH AVE SE
9	3	221260	0100	06/15/11	\$241,500	\$303,000	2,250	9	1965	Good	67,518	N	N	11003 SE 295TH ST
9	3	221260	0070	07/11/13	\$440,000	\$491,000	2,320	9	1970	Good	45,579	Y	N	11033 SE 295TH ST

Improved Sales Used in This Annual Update Analysis

Area 062 -- 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
9	3	165730	0530	06/08/11	\$345,000	\$433,000	2,440	9	1989	Good	8,664	N	N	30308 104TH AVE SE
9	3	165730	0350	06/21/12	\$399,950	\$505,000	2,830	9	1988	Good	11,040	N	N	10411 SE 301ST ST
9	3	165730	0170	12/09/13	\$410,000	\$417,000	3,020	9	1990	Good	10,465	N	N	10422 SE 300TH ST
9	3	165730	0400	08/17/11	\$349,950	\$444,000	3,240	9	1988	Good	11,029	N	N	10512 SE 302ND ST
9	3	221240	0200	07/22/13	\$435,700	\$484,000	4,317	9	2006	Avg	13,300	N	N	29708 111TH AVE SE
9	3	216155	0050	02/21/12	\$377,000	\$481,000	2,320	10	1983	Good	35,289	N	N	10622 SE 291ST ST
10	0	342205	9244	06/24/11	\$215,500	\$271,000	1,281	7	2010	Avg	6,246	N	N	27628 145TH PL SE
10	0	282205	9120	08/23/13	\$190,000	\$207,000	1,305	7	1953	Good	11,700	N	N	12855 SE 272ND ST
10	0	282205	9133	06/14/12	\$164,900	\$208,000	1,308	7	1954	Avg	18,730	N	N	27031 128TH PL SE
10	0	546860	0090	04/19/12	\$211,000	\$268,000	1,710	7	2003	Avg	7,422	N	N	28117 153RD AVE SE
10	0	214090	0040	04/04/12	\$207,000	\$264,000	1,780	7	2006	Avg	4,274	N	N	13632 SE 280TH CT
10	0	214090	0160	08/16/13	\$260,000	\$285,000	1,780	7	2006	Avg	3,299	N	N	28030 136TH AVE SE
10	0	894671	0210	09/19/13	\$225,000	\$242,000	1,850	7	2004	Avg	4,987	N	N	12717 SE 295TH ST
10	0	214090	0100	02/08/11	\$226,000	\$276,000	1,961	7	2006	Avg	3,207	N	N	13612 SE 280TH CT
10	0	894671	0010	03/13/12	\$197,500	\$252,000	2,020	7	2004	Avg	4,069	N	N	29532 125TH AVE SE
10	0	080680	0280	06/14/11	\$180,000	\$226,000	2,120	7	2003	Avg	5,128	N	N	12613 SE 296TH WAY
10	0	894671	0410	12/07/11	\$205,000	\$262,000	2,130	7	2004	Avg	4,756	N	N	12630 SE 295TH ST
10	0	211101	0490	09/22/11	\$229,000	\$291,000	2,200	7	2001	Avg	5,166	N	N	29667 128TH CT SE
10	0	211100	0540	09/26/13	\$300,000	\$321,000	2,410	7	2000	Avg	6,113	N	N	29826 125TH PL SE
10	0	546860	0060	03/20/13	\$213,000	\$250,000	2,460	7	2002	Avg	6,741	N	N	28118 153RD AVE SE
10	0	894671	0510	11/16/11	\$212,000	\$271,000	2,460	7	2004	Avg	4,550	N	N	12544 SE 295TH ST
10	0	211100	0640	08/03/12	\$257,000	\$322,000	2,510	7	2001	Avg	7,018	N	N	29816 126TH CT SE
10	0	546860	0100	02/06/13	\$230,000	\$275,000	2,620	7	2002	Avg	7,581	N	N	28115 153RD AVE SE
10	0	894672	0160	02/07/13	\$239,900	\$286,000	2,680	7	2004	Avg	4,878	N	N	29703 127TH PL SE
10	0	211101	0350	12/01/11	\$245,000	\$313,000	2,690	7	2002	Avg	6,019	N	N	29734 129TH PL SE
10	0	080680	0180	06/11/13	\$251,500	\$285,000	2,710	7	2003	Avg	6,342	N	N	29625 126TH AVE SE
10	0	211101	0520	07/10/13	\$264,000	\$295,000	2,720	7	2001	Avg	5,220	N	N	29683 128TH CT SE
10	0	211101	0370	08/29/13	\$278,000	\$302,000	2,720	7	2002	Avg	5,380	N	N	29718 129TH PL SE
10	0	211100	0470	03/21/12	\$212,500	\$271,000	2,720	7	2001	Avg	5,000	N	N	12610 SE 299TH PL

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Area 062 -- 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
10	0	211100	0250	04/13/11	\$260,000	\$323,000	2,770	7	2001	Avg	6,000	N	N	12517 SE 299TH PL
10	0	211100	0050	05/14/12	\$239,000	\$303,000	2,840	7	2002	Avg	5,986	N	N	12496 SE 299TH PL
10	0	894672	0010	12/09/11	\$230,000	\$294,000	2,960	7	2004	Avg	6,749	N	N	29673 124TH PL SE
10	0	894671	0270	07/09/13	\$305,000	\$341,000	2,960	7	2004	Avg	5,050	N	N	12730 SE 295TH ST
10	0	894671	0490	07/25/11	\$216,000	\$273,000	2,960	7	2004	Avg	4,821	N	N	12556 SE 295TH ST
10	0	894672	0150	05/13/11	\$245,000	\$306,000	2,960	7	2004	Avg	4,872	N	N	29711 127TH PL SE
10	0	080680	0190	07/27/12	\$273,950	\$344,000	3,020	7	2003	Avg	5,857	N	N	29631 126TH AVE SE
10	0	211100	0070	03/05/12	\$265,000	\$338,000	3,040	7	2002	Avg	6,774	N	N	12484 SE 299TH PL
10	0	211100	0800	06/18/12	\$265,000	\$335,000	3,040	7	2000	Avg	7,820	N	N	12632 SE 298TH PL
10	0	211101	0120	04/22/13	\$352,000	\$408,000	3,940	7	2003	Avg	8,209	N	N	29638 130TH WAY SE
10	0	211101	0020	02/14/12	\$230,000	\$294,000	4,070	7	2003	Avg	8,703	N	N	29732 130TH WAY SE
10	0	211101	0270	03/21/12	\$305,000	\$389,000	4,220	7	2002	Avg	6,040	N	N	29725 130TH WAY SE
10	0	211101	0290	09/26/13	\$359,950	\$385,000	4,220	7	2002	Avg	6,300	N	N	29743 130TH WAY SE
10	0	660035	0080	03/01/13	\$332,500	\$394,000	1,620	8	1969	VGood	17,269	N	N	15321 SE 276TH PL
10	0	016300	0170	08/25/11	\$237,500	\$301,000	1,690	8	2003	Avg	5,733	N	N	27711 147TH PL SE
10	0	214090	0020	05/24/13	\$242,000	\$277,000	1,748	8	1979	Good	4,655	N	N	13618 SE 280TH PL
10	0	546878	0220	12/12/11	\$265,000	\$339,000	1,810	8	2004	Avg	7,552	N	N	15002 SE 281ST ST
10	0	679220	0068	01/12/12	\$240,000	\$307,000	1,834	8	2011	Avg	5,778	N	N	13403 SE 273RD ST
10	0	679220	0066	05/18/12	\$249,950	\$317,000	1,834	8	2012	Avg	7,460	N	N	13315 SE 273RD ST
10	0	679220	0071	06/01/12	\$261,950	\$332,000	1,834	8	2012	Avg	5,798	N	N	13411 SE 273RD ST
10	0	788580	0210	09/20/13	\$285,500	\$306,000	1,940	8	2003	Avg	5,840	N	N	14019 SE 282ND ST
10	0	679220	0067	07/25/12	\$244,500	\$307,000	1,979	8	2012	Avg	9,008	N	N	13321 SE 273RD ST
10	0	679220	0065	05/04/12	\$259,950	\$330,000	1,979	8	2012	Avg	8,181	N	N	13311 SE 273RD ST
10	0	679220	0069	12/08/11	\$238,500	\$305,000	1,979	8	2011	Avg	5,778	N	N	13409 SE 273RD ST
10	0	679220	0072	02/20/12	\$240,000	\$306,000	1,979	8	2011	Avg	7,298	N	N	13427 SE 273RD ST
10	0	666924	0380	04/25/11	\$255,000	\$317,000	2,014	8	2008	Avg	5,702	N	N	28607 142ND PL SE
10	0	660035	0140	03/08/11	\$229,900	\$283,000	2,030	8	2001	Avg	5,754	N	N	15310 SE 276TH PL
10	0	666924	0420	03/21/11	\$249,950	\$309,000	2,082	8	2010	Avg	5,709	N	N	28701 142ND PL SE
10	0	546877	0220	07/19/13	\$204,000	\$227,000	2,150	8	2004	Avg	6,232	N	N	28023 150TH PL SE

Improved Sales Used in This Annual Update Analysis

Area 062 -- 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
10	0	546877	0390	10/29/12	\$221,005	\$272,000	2,150	8	2003	Avg	6,784	N	N	28015 151ST PL SE
10	0	546877	0220	09/25/13	\$288,000	\$308,000	2,150	8	2004	Avg	6,232	N	N	28023 150TH PL SE
10	0	132930	0090	09/05/12	\$292,995	\$365,000	2,154	8	2012	Avg	6,120	N	N	12420 SE 278TH PL
10	0	132930	0410	03/27/13	\$299,995	\$352,000	2,154	8	2013	Avg	6,960	N	N	12610 SE 279TH PL
10	0	132930	0520	06/24/13	\$319,995	\$360,000	2,154	8	2013	Avg	6,407	N	N	27905 126TH PL SE
10	0	546878	0010	11/18/13	\$305,000	\$315,000	2,190	8	2005	Avg	5,745	N	N	28026 151ST PL SE
10	0	546877	0140	09/10/13	\$295,000	\$318,000	2,190	8	2003	Avg	6,094	N	N	27915 150TH PL SE
10	0	132930	0730	02/21/13	\$297,995	\$354,000	2,217	8	2012	Avg	5,704	N	N	12612 SE 278TH PL
10	0	132930	0210	12/03/12	\$298,910	\$364,000	2,217	8	2012	Avg	5,750	N	N	12503 SE 278TH PL
10	0	132930	0330	02/28/13	\$312,995	\$371,000	2,217	8	2012	Avg	5,711	N	N	27915 125TH PL SE
10	0	132930	0570	06/17/13	\$320,500	\$362,000	2,217	8	2013	Avg	5,844	N	N	27908 126TH PL SE
10	0	132930	0400	03/01/13	\$324,036	\$384,000	2,217	8	2013	Avg	5,712	N	N	12609 SE 279TH PL
10	0	132930	0440	03/05/13	\$324,085	\$383,000	2,217	8	2013	Avg	5,831	N	N	27810 126TH AVE SE
10	0	342205	9250	07/23/13	\$299,206	\$332,000	2,250	8	2012	Avg	12,735	N	N	14320 SE 285TH PL
10	0	342205	9253	03/14/13	\$299,697	\$353,000	2,250	8	2012	Avg	6,282	N	N	14304 SE 285TH PL
10	0	342205	9256	04/24/13	\$300,136	\$348,000	2,250	8	2012	Avg	6,342	N	N	14214 SE 285TH PL
10	0	342205	9260	08/31/11	\$279,950	\$355,000	2,255	8	2011	Avg	7,220	N	N	14321 SE 278TH ST
10	0	132930	0040	09/18/12	\$289,950	\$360,000	2,279	8	2012	Avg	6,074	N	N	12514 SE 278TH PL
10	0	132930	0060	08/10/12	\$289,950	\$363,000	2,279	8	2012	Avg	6,078	N	N	12504 SE 278TH PL
10	0	546877	0150	05/02/12	\$230,000	\$292,000	2,290	8	2003	Avg	5,925	N	N	27921 150TH PL SE
10	0	132930	0120	08/06/12	\$303,966	\$381,000	2,305	8	2012	Avg	8,226	N	N	12402 SE 278TH PL
10	0	132930	0240	11/02/12	\$298,016	\$366,000	2,305	8	2012	Avg	6,285	N	N	12515 SE 278TH PL
10	0	132930	0320	02/28/13	\$313,995	\$372,000	2,305	8	2013	Avg	6,413	N	N	12516 SE 279TH PL
10	0	132930	0370	03/19/13	\$318,947	\$375,000	2,305	8	2013	Avg	6,090	N	N	12521 SE 279TH PL
10	0	132930	0030	02/12/13	\$319,995	\$381,000	2,305	8	2013	Avg	6,072	N	N	12518 SE 278TH PL
10	0	132930	0170	05/11/13	\$327,995	\$377,000	2,305	8	2013	Avg	5,738	N	N	12417 SE 278TH PL
10	0	132930	0590	05/11/13	\$329,995	\$380,000	2,305	8	2013	Avg	5,852	N	N	27830 126TH PL SE
10	0	132930	0530	07/09/13	\$353,781	\$395,000	2,305	8	2013	Avg	6,991	N	N	27915 126TH PL SE
10	0	813350	0030	12/12/13	\$309,500	\$314,000	2,310	8	2002	Avg	5,057	N	N	13121 SE 282ND ST

Improved Sales Used in This Annual Update Analysis

Area 062 -- 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
10	0	894670	0120	09/26/13	\$299,900	\$321,000	2,340	8	1965	Avg	11,334	N	N	12951 SE 301ST ST
10	0	788580	0700	01/23/12	\$230,112	\$294,000	2,350	8	2003	Avg	5,849	N	N	14120 SE 281ST ST
10	0	788580	0790	08/20/12	\$245,000	\$306,000	2,350	8	2003	Avg	5,700	N	N	14027 SE 281ST ST
10	0	788580	0060	11/21/13	\$287,000	\$296,000	2,360	8	2002	Avg	6,534	N	N	14305 SE 282ND ST
10	0	666924	0310	02/01/12	\$260,500	\$333,000	2,389	8	2007	Avg	5,708	N	N	14309 SE 285TH PL
10	0	132930	0260	01/08/13	\$312,995	\$377,000	2,406	8	2012	Avg	5,750	N	N	12525 SE 278TH PL
10	0	132930	0490	11/02/12	\$314,991	\$387,000	2,406	8	2012	Avg	5,750	N	N	12615 SE 278TH PL
10	0	132930	0200	02/01/13	\$319,995	\$383,000	2,406	8	2012	Avg	5,750	N	N	12431 SE 278TH PL
10	0	132930	0340	03/01/13	\$321,647	\$381,000	2,406	8	2012	Avg	7,163	N	N	27917 125TH PL SE
10	0	132930	0550	06/17/13	\$333,679	\$377,000	2,406	8	2013	Avg	7,733	N	N	27923 126TH PL SE
10	0	813350	0010	04/20/12	\$249,300	\$317,000	2,440	8	2001	Avg	4,979	N	N	13133 SE 282ND ST
10	0	788580	0100	11/18/11	\$206,681	\$264,000	2,450	8	2002	Avg	5,985	N	N	14215 SE 282ND ST
10	0	660035	0190	01/05/12	\$229,000	\$293,000	2,450	8	2001	Avg	5,924	N	N	15218 SE 276TH PL
10	0	342205	9254	05/08/13	\$329,950	\$380,000	2,474	8	2012	Avg	6,282	N	N	14308 SE 285TH PL
10	0	342205	9251	04/28/13	\$329,950	\$382,000	2,474	8	2012	Avg	6,282	N	N	14312 SE 285TH PL
10	0	342205	9252	06/18/13	\$338,518	\$382,000	2,474	8	2012	Avg	5,700	N	N	14316 SE 285TH PL
10	0	132930	0070	03/27/12	\$303,453	\$387,000	2,478	8	2012	Avg	6,079	N	N	12430 SE 278TH PL
10	0	666924	0430	04/02/13	\$283,000	\$331,000	2,571	8	2009	Avg	5,700	N	N	28705 142ND PL SE
10	0	342205	9261	07/08/11	\$294,950	\$372,000	2,590	8	2011	Avg	7,740	N	N	14329 SE 278TH ST
10	0	132930	0050	10/22/12	\$309,950	\$382,000	2,634	8	2012	Avg	6,076	N	N	12510 SE 278TH PL
10	0	132930	0080	09/24/12	\$309,950	\$385,000	2,634	8	2012	Avg	6,081	N	N	12426 SE 278TH PL
10	0	342205	9231	01/13/11	\$324,950	\$394,000	2,640	8	2002	Avg	7,882	N	N	28305 143RD PL SE
10	0	132930	0110	09/10/12	\$329,995	\$411,000	2,643	8	2012	Avg	7,052	N	N	12408 SE 278TH PL
10	0	132930	0250	12/11/12	\$329,995	\$401,000	2,643	8	2012	Avg	5,750	N	N	12519 SE 278TH PL
10	0	132930	0220	07/10/12	\$334,995	\$422,000	2,643	8	2012	Avg	7,137	N	N	12507 SE 278TH PL
10	0	132930	0430	11/08/12	\$337,646	\$414,000	2,643	8	2012	Avg	5,761	N	N	27814 126TH AVE SE
10	0	132930	0280	01/23/13	\$340,000	\$408,000	2,643	8	2012	Avg	5,730	N	N	27827 126TH AVE SE
10	0	132930	0390	05/08/13	\$349,573	\$403,000	2,643	8	2012	Avg	6,015	N	N	12531 SE 279TH PL
10	0	132930	0510	04/01/13	\$350,930	\$411,000	2,643	8	2013	Avg	5,701	N	N	27829 126TH PL SE

Improved Sales Used in This Annual Update Analysis

Area 062 -- 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
10	0	132930	0350	02/12/13	\$358,499	\$427,000	2,643	8	2012	Avg	7,281	N	N	27921 125TH PL SE
10	0	132930	0560	06/05/13	\$369,376	\$420,000	2,643	8	2013	Avg	6,292	N	N	27914 126TH PL SE
10	0	132930	0010	05/09/13	\$369,995	\$426,000	2,643	8	2012	Avg	6,719	N	N	12528 SE 278TH PL
10	0	788580	0320	10/02/13	\$305,000	\$325,000	2,840	8	2002	Avg	5,782	N	N	14128 SE 282ND ST
10	0	132930	0360	03/05/13	\$358,459	\$424,000	2,874	8	2012	Avg	9,254	N	N	27927 125TH PL SE
10	0	132930	0540	06/17/13	\$390,535	\$441,000	2,874	8	2013	Avg	9,028	N	N	27919 126TH PL SE
10	0	132930	0470	10/02/12	\$342,490	\$424,000	2,874	8	2012	Avg	6,193	N	N	12605 SE 278TH PL
10	0	132930	0380	02/06/13	\$345,268	\$412,000	2,874	8	2012	Avg	5,726	N	N	12527 SE 279TH PL
10	0	132930	0100	01/09/13	\$346,995	\$418,000	2,874	8	2012	Avg	6,498	N	N	12416 SE 278TH PL
10	0	132930	0460	02/21/13	\$350,061	\$416,000	2,874	8	2012	Avg	5,772	N	N	27826 126TH AVE SE
10	0	132930	0580	05/23/13	\$351,995	\$403,000	2,874	8	2013	Avg	5,701	N	N	27902 126TH PL SE
10	0	132930	0020	11/28/12	\$352,640	\$430,000	2,874	8	2012	Avg	6,070	N	N	12524 SE 278TH PL
10	0	132930	0420	06/06/13	\$369,995	\$420,000	2,874	8	2012	Avg	6,115	N	N	12606 SE 279TH PL
10	0	788580	0950	10/03/11	\$292,000	\$372,000	3,010	8	2003	Avg	7,448	N	N	28109 142ND PL SE
10	0	788580	0470	08/08/13	\$330,000	\$363,000	3,010	8	2003	Avg	5,861	N	N	14009 SE 281ST PL
10	0	666924	0360	08/26/11	\$260,000	\$330,000	3,068	8	2008	Avg	5,708	N	N	28527 142ND PL SE
10	0	788580	1410	08/02/12	\$350,000	\$439,000	3,200	8	2003	Avg	8,873	N	N	28124 142ND PL SE
10	0	788580	0980	05/24/12	\$268,000	\$340,000	3,200	8	2003	Avg	5,749	N	N	14209 SE 280TH PL
10	0	788580	0390	05/14/13	\$361,000	\$415,000	3,200	8	2003	Avg	5,772	N	N	14127 SE 281ST PL
10	0	788580	0360	06/07/13	\$368,000	\$418,000	3,210	8	2003	Avg	5,767	N	N	14213 SE 281ST PL
10	0	316690	0300	05/22/13	\$349,500	\$400,000	1,697	9	2013	Avg	6,117	N	N	27907 155TH PL SE
10	0	316690	0330	09/25/13	\$365,900	\$391,000	1,787	9	2013	Avg	6,477	N	N	27914 154TH AVE SE
10	0	316690	0040	07/22/13	\$387,500	\$430,000	2,312	9	2013	Avg	6,362	N	N	27917 154TH AVE SE
10	0	316690	0290	11/04/13	\$389,200	\$406,000	2,353	9	2013	Avg	5,723	N	N	27911 155TH PL SE
10	0	894670	0090	01/25/11	\$338,000	\$411,000	2,500	9	2002	Avg	7,000	Y	N	30130 129TH PL SE
10	0	316690	0190	01/31/13	\$365,000	\$437,000	2,510	9	2012	Avg	11,952	N	N	27827 156TH AVE SE
10	0	387657	0010	03/18/11	\$285,000	\$352,000	2,626	9	2003	Avg	8,117	N	N	27728 143RD PL SE
10	0	316690	0320	06/21/13	\$399,900	\$451,000	2,670	9	2013	Avg	6,011	N	N	15415 SE 279TH ST
10	0	211101	1040	11/10/11	\$360,000	\$459,000	2,720	9	2002	Avg	7,393	Y	N	12980 SE 301ST ST

Improved Sales Used in This Annual Update Analysis

Area 062 -- 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
10	0	387657	0300	06/28/12	\$329,000	\$415,000	3,020	9	2004	Avg	7,261	N	N	14116 SE 278TH ST
10	0	387657	0050	02/28/13	\$360,000	\$426,000	3,070	9	2003	Avg	6,837	N	N	14304 SE 278TH ST
10	0	769537	0130	10/05/12	\$390,000	\$483,000	3,069	10	2007	Avg	8,185	N	N	12937 SE 288TH PL
10	0	769537	0180	05/20/11	\$420,000	\$525,000	3,093	10	2006	Avg	7,975	N	N	12967 SE 288TH PL
10	0	769537	0300	05/17/12	\$425,000	\$539,000	3,552	10	2007	Avg	7,469	N	N	28812 130TH AVE SE
10	1	383061	0060	03/28/11	\$227,000	\$281,000	1,040	7	1976	Good	7,200	N	N	12629 SE 277TH PL
10	1	809140	1030	07/16/13	\$225,000	\$251,000	1,070	7	1984	Good	8,886	N	N	13111 SE 278TH PL
10	1	383060	0300	03/23/12	\$170,000	\$217,000	1,080	7	1976	Avg	8,003	N	N	27624 125TH AVE SE
10	1	383061	0020	10/27/11	\$199,999	\$255,000	1,120	7	1976	Good	7,200	N	N	12605 SE 277TH PL
10	1	383061	0250	05/03/12	\$225,000	\$286,000	1,120	7	1976	Good	7,527	N	N	12627 SE 276TH PL
10	1	383060	0290	11/07/11	\$195,000	\$249,000	1,160	7	1976	Good	7,455	N	N	12502 SE 277TH PL
10	1	383060	0220	06/29/12	\$228,500	\$288,000	1,160	7	1976	VGood	6,000	N	N	12603 SE 276TH WAY
10	1	080780	0090	11/23/11	\$208,000	\$266,000	1,170	7	1963	Avg	11,700	N	N	27024 125TH AVE SE
10	1	354600	0410	06/13/13	\$255,000	\$289,000	1,240	7	1986	Good	7,425	N	N	27420 125TH CT SE
10	1	809141	1090	07/26/11	\$207,500	\$262,000	1,250	7	1985	Avg	7,464	N	N	13035 SE 282ND WAY
10	1	354600	0740	02/01/11	\$234,950	\$286,000	1,300	7	1986	Avg	7,203	N	N	12428 SE 274TH ST
10	1	383060	0090	07/18/13	\$165,000	\$184,000	1,360	7	1976	Good	7,475	N	N	27615 125TH AVE SE
10	1	080780	0050	06/22/11	\$296,000	\$372,000	1,376	7	2011	Avg	9,840	N	N	12442 SE 270TH ST
10	1	354600	0710	06/26/13	\$226,000	\$254,000	1,410	7	1985	Avg	7,331	N	N	12429 SE 273RD PL
10	1	809141	0550	02/03/11	\$214,000	\$261,000	1,440	7	1987	Good	7,200	N	N	27908 128TH PL SE
10	1	809141	0010	01/18/13	\$180,000	\$216,000	1,450	7	1986	Good	8,797	N	N	28038 131ST AVE SE
10	1	282205	9155	04/04/12	\$183,900	\$234,000	1,460	7	1959	Good	10,890	N	N	27026 124TH AVE SE
10	1	809140	0270	11/16/12	\$210,000	\$257,000	1,490	7	1985	Good	7,706	N	N	13110 SE 277TH PL
10	1	809140	0660	07/25/13	\$205,000	\$227,000	1,540	7	1983	Good	7,200	N	N	27800 128TH PL SE
10	1	809140	0790	03/19/12	\$179,000	\$228,000	1,670	7	1984	Avg	8,141	N	N	12920 SE 277TH ST
10	1	809141	0730	07/19/12	\$185,000	\$233,000	1,680	7	1987	Avg	7,731	N	N	12805 SE 280TH ST
10	1	354600	0360	10/04/13	\$259,000	\$275,000	1,690	7	1986	Avg	8,751	N	N	27404 124TH PL SE
10	1	809141	0660	05/30/13	\$250,000	\$285,000	1,690	7	1987	Good	6,945	N	N	12740 SE 280TH ST
10	1	354600	0390	08/27/13	\$252,000	\$274,000	1,690	7	1986	Avg	7,435	N	N	27415 125TH CT SE

Improved Sales Used in This Annual Update Analysis

Area 062 -- 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
10	1	354600	0650	06/24/13	\$235,000	\$265,000	1,710	7	1986	Good	9,636	N	N	27319 126TH PL SE
10	1	809140	0030	04/27/11	\$190,000	\$237,000	1,740	7	1984	Avg	7,825	N	N	27820 130TH AVE SE
10	1	809141	0860	06/25/12	\$235,000	\$297,000	1,750	7	1987	Good	8,313	N	N	28101 128TH CT SE
10	1	809141	0140	03/07/12	\$195,000	\$249,000	1,770	7	1987	Good	10,034	N	N	13013 SE 279TH PL
10	1	809141	0420	05/12/11	\$225,000	\$281,000	1,910	7	1986	Good	7,210	N	N	28010 129TH PL SE
10	1	809141	0780	06/02/11	\$235,000	\$295,000	1,910	7	1986	Avg	7,200	N	N	28027 129TH PL SE
10	1	809141	0420	06/04/13	\$293,500	\$334,000	1,910	7	1986	Good	7,210	N	N	28010 129TH PL SE
10	1	809141	0510	03/09/11	\$209,500	\$258,000	1,920	7	1987	Avg	6,701	N	N	27831 129TH PL SE
10	1	809141	0300	12/13/12	\$194,000	\$236,000	2,010	7	1988	Avg	8,579	N	N	28037 131ST AVE SE
10	1	809141	1020	12/26/13	\$230,000	\$231,000	2,380	7	1985	Avg	9,937	N	N	28209 130TH AVE SE
10	1	809141	0750	08/06/12	\$225,000	\$282,000	2,570	7	1986	Avg	8,325	N	N	12823 SE 280TH ST
10	1	080780	0030	04/19/12	\$360,000	\$458,000	2,450	8	2005	Avg	10,112	N	N	12420 SE 270TH ST
10	2	679220	0306	04/20/12	\$124,900	\$159,000	1,120	6	1949	Good	14,454	N	N	27314 135TH AVE SE
10	2	679220	0261	03/15/13	\$215,000	\$253,000	1,630	6	1993	VGood	11,179	N	N	27721 135TH AVE SE
10	2	546640	0550	04/15/11	\$152,000	\$189,000	820	7	1983	Avg	6,223	N	N	13712 SE 273RD ST
10	2	761410	0040	09/06/12	\$150,000	\$187,000	890	7	1981	Avg	8,991	N	N	14402 SE 274TH CT
10	2	546620	0070	10/04/11	\$187,500	\$239,000	1,040	7	1968	Avg	13,500	N	N	27534 146TH AVE SE
10	2	761410	0010	02/07/12	\$160,000	\$204,000	1,060	7	1981	Avg	9,345	N	N	14403 SE 274TH CT
10	2	342205	9109	12/23/13	\$185,000	\$186,000	1,090	7	1960	Avg	25,200	N	N	13921 SE 272ND ST
10	2	664850	0270	07/09/13	\$260,000	\$291,000	1,100	7	1980	VGood	8,580	N	N	14602 SE 274TH ST
10	2	761410	0020	03/25/11	\$225,000	\$278,000	1,140	7	1981	Good	10,290	N	N	14407 SE 274TH CT
10	2	342205	9117	12/12/12	\$197,000	\$240,000	1,150	7	1963	Good	10,854	N	N	27305 141ST AVE SE
10	2	342205	9117	12/23/13	\$212,000	\$213,000	1,150	7	1963	Good	10,854	N	N	27305 141ST AVE SE
10	2	091040	0040	05/07/13	\$232,000	\$267,000	1,170	7	1977	Avg	10,255	N	N	13234 SE 276TH ST
10	2	546640	0280	06/26/13	\$259,950	\$293,000	1,170	7	1988	Avg	8,265	N	N	27318 139TH PL SE
10	2	546640	0370	04/10/12	\$220,000	\$280,000	1,170	7	1988	Avg	7,251	N	N	13804 SE 274TH ST
10	2	546640	0330	08/28/13	\$255,000	\$277,000	1,170	7	1988	Good	6,645	N	N	27323 139TH PL SE
10	2	546650	0080	12/26/13	\$232,500	\$234,000	1,210	7	1968	Good	9,633	N	N	27425 141ST AVE SE
10	2	342205	9214	09/17/12	\$290,000	\$360,000	1,270	7	1987	Good	63,597	N	N	28530 137TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 062 -- 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
10	2	256950	0170	09/22/11	\$164,950	\$210,000	1,290	7	1970	Avg	10,125	N	N	14057 SE 283RD PL
10	2	546642	0510	01/27/11	\$199,950	\$243,000	1,290	7	1994	Avg	5,128	N	N	27512 137TH AVE SE
10	2	546642	0380	07/01/11	\$200,000	\$252,000	1,310	7	1995	Avg	4,880	N	N	13840 SE 275TH PL
10	2	546641	0280	11/20/13	\$230,000	\$237,000	1,330	7	1994	Avg	4,844	N	N	27503 139TH CT SE
10	2	256950	0110	03/02/12	\$240,000	\$306,000	1,340	7	1992	Good	21,733	N	N	14005 SE 283RD PL
10	2	342205	9142	05/12/11	\$300,000	\$375,000	1,350	7	1967	Good	31,536	N	N	13708 SE 288TH ST
10	2	546873	0230	07/23/13	\$261,000	\$290,000	1,360	7	1994	Avg	8,166	N	N	27715 149TH PL SE
10	2	342205	9170	03/20/13	\$340,000	\$400,000	1,410	7	1973	Good	130,341	N	N	14706 SE 284TH ST
10	2	352205	9131	10/02/12	\$220,000	\$273,000	1,420	7	1966	Avg	21,528	N	N	27506 156TH AVE SE
10	2	342205	9151	11/09/12	\$159,000	\$195,000	1,420	7	1967	Good	11,960	N	N	27403 144TH AVE SE
10	2	342205	9198	03/12/11	\$255,000	\$314,000	1,460	7	1979	Avg	81,021	N	N	14418 SE 284TH ST
10	2	342205	9168	01/09/13	\$206,000	\$248,000	1,460	7	1974	Good	18,833	N	N	27420 141ST AVE SE
10	2	546641	0520	06/17/13	\$235,000	\$266,000	1,500	7	1996	Avg	7,572	N	N	27316 140TH CT SE
10	2	342205	9048	08/21/12	\$224,900	\$281,000	1,530	7	1968	Avg	12,960	N	N	27401 144TH AVE SE
10	2	546642	0100	10/26/12	\$223,000	\$275,000	1,660	7	1992	Avg	5,151	N	N	13809 SE 275TH PL
10	2	546642	0230	04/02/12	\$212,500	\$271,000	1,710	7	1994	Avg	5,037	N	N	27544 140TH AVE SE
10	2	546641	0800	03/23/11	\$178,200	\$220,000	1,730	7	1996	Avg	5,131	N	N	13712 SE 275TH ST
10	2	546873	0160	10/25/13	\$260,000	\$273,000	1,920	7	1994	Avg	7,578	N	N	14828 SE 278TH ST
10	2	546620	0200	10/12/11	\$300,000	\$382,000	1,950	7	1993	Avg	14,446	N	N	14665 SE 276TH PL
10	2	546642	0020	03/15/12	\$205,000	\$261,000	1,970	7	1994	Avg	5,008	N	N	27515 137TH AVE SE
10	2	546641	0540	07/31/13	\$258,000	\$285,000	2,030	7	1990	Avg	6,512	N	N	13936 SE 274TH ST
10	2	546641	0390	06/06/11	\$249,950	\$314,000	2,050	7	1990	Avg	5,356	N	N	13913 SE 275TH ST
10	2	546641	0390	09/25/13	\$285,000	\$305,000	2,050	7	1990	Avg	5,356	N	N	13913 SE 275TH ST
10	2	546620	0150	08/21/12	\$275,000	\$344,000	2,070	7	1992	Avg	13,914	N	N	14619 SE 276TH PL
10	2	342205	9146	06/26/13	\$328,700	\$370,000	1,780	8	1976	Good	53,578	N	N	13640 SE 288TH ST
10	2	664850	0240	06/20/12	\$190,000	\$240,000	1,780	8	1979	Avg	10,440	N	N	14708 SE 274TH CT
10	2	679220	0070	04/20/12	\$250,000	\$318,000	1,979	8	2012	Avg	5,831	N	N	13419 SE 273RD ST
10	2	664850	0520	11/18/13	\$290,000	\$299,000	2,020	8	1979	Avg	8,362	N	N	27418 145TH AVE SE
10	2	600451	0230	04/10/12	\$245,000	\$312,000	2,020	8	1997	Avg	7,215	N	N	14620 SE 279TH PL

Improved Sales Used in This Annual Update Analysis

Area 062 -- 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
10	2	600451	0040	12/30/13	\$320,500	\$321,000	2,020	8	1997	Avg	7,080	N	N	27830 147TH PL SE
10	2	600450	0050	06/27/12	\$245,000	\$309,000	2,050	8	1996	Avg	6,634	N	N	27831 148TH WAY SE
10	2	342205	9080	08/23/11	\$257,180	\$326,000	2,080	8	1988	Avg	23,860	N	N	28312 144TH AVE SE
10	2	600451	0050	05/21/13	\$315,000	\$361,000	2,140	8	1998	Avg	7,230	N	N	27822 147TH PL SE
10	2	342205	9039	07/07/11	\$289,950	\$366,000	2,478	8	2011	Avg	7,210	N	N	14315 SE 278TH ST
10	2	342205	9075	06/20/13	\$375,000	\$423,000	2,500	8	2001	Avg	9,966	N	N	28308 143RD PL SE
10	2	600453	0160	01/14/13	\$285,000	\$343,000	2,570	8	1999	Avg	7,086	N	N	27825 146TH AVE SE
10	2	600451	0130	06/03/13	\$339,000	\$386,000	2,653	8	1998	Avg	6,820	N	N	14707 SE 278TH PL
10	2	342205	9227	05/28/13	\$375,000	\$428,000	3,022	8	2005	Avg	60,990	N	N	28120 132ND AVE SE
10	2	352205	9139	01/17/13	\$570,000	\$685,000	3,750	10	1993	Avg	108,900	N	N	14901 SE 281ST ST
10	3	730041	0170	05/13/13	\$226,500	\$260,000	1,300	7	1952	Good	11,741	N	N	30252 129TH AVE SE
10	3	730041	0150	08/29/13	\$202,000	\$220,000	1,440	7	1959	Good	11,991	N	N	30260 129TH AVE SE
10	3	042105	9039	10/29/12	\$218,000	\$268,000	1,510	7	1959	Good	29,700	N	N	12459 SE 288TH PL
10	3	032105	9020	03/21/11	\$345,000	\$426,000	1,550	7	1958	Good	435,600	N	N	29244 140TH AVE SE
10	3	188800	0080	11/28/12	\$330,000	\$403,000	1,780	7	1966	Avg	188,179	N	N	12411 SE 282ND ST
10	3	730041	0060	02/09/11	\$220,000	\$269,000	1,850	8	1999	Avg	4,957	N	N	30219 129TH AVE SE
10	3	032105	9185	03/05/12	\$392,500	\$501,000	2,040	8	1987	Good	50,094	N	N	13212 SE 299TH ST
10	3	730040	0680	09/25/12	\$270,000	\$335,000	2,300	8	1998	Avg	7,093	N	N	30112 126TH CT SE
10	3	730040	0440	09/09/11	\$247,000	\$314,000	2,370	9	1998	Avg	6,624	N	N	12500 SE 300TH WAY
10	3	730040	0100	09/24/11	\$297,500	\$379,000	2,440	9	2000	Avg	6,000	N	N	12724 SE 302ND ST
10	3	332205	9024	09/26/11	\$430,000	\$547,000	2,470	9	1977	Avg	130,680	Y	N	13002 SE 285TH ST
10	3	730041	0430	12/06/12	\$260,000	\$317,000	2,550	9	1999	Avg	7,266	N	N	12822 SE 302ND ST
10	3	730040	0250	10/31/12	\$280,000	\$344,000	2,660	9	1999	Avg	7,593	N	N	30023 128TH CT SE
10	3	730040	0210	02/06/12	\$309,950	\$396,000	2,710	9	1998	Avg	6,000	N	N	30034 128TH CT SE
10	3	730041	0130	09/29/11	\$307,000	\$391,000	2,730	9	2000	Avg	6,825	N	N	30279 129TH AVE SE
10	3	730040	0930	11/09/12	\$280,500	\$344,000	2,750	9	1999	Avg	6,557	N	N	30325 127TH PL SE
10	3	730040	0410	04/05/12	\$250,000	\$318,000	2,810	9	1998	Avg	6,120	N	N	12520 SE 300TH WAY
10	3	730040	0540	08/23/12	\$260,000	\$325,000	2,810	9	1998	Avg	5,500	N	N	12517 SE 300TH WAY
10	3	730040	0370	05/17/13	\$285,000	\$327,000	2,810	9	1998	Avg	5,610	N	N	12618 SE 300TH WAY

Improved Sales Used in This Annual Update Analysis

Area 062 -- 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
10	3	188800	0030	03/08/11	\$480,000	\$591,000	3,860	9	1977	Good	103,672	Y	N	12610 S 282ND ST
10	3	332205	9169	11/13/13	\$530,500	\$550,000	4,660	10	1996	Avg	87,120	Y	N	12903 SE 285TH ST
10	5	214090	0430	12/01/11	\$200,000	\$255,000	1,905	7	2006	Avg	2,720	N	N	28019 136TH PL SE
10	5	214090	0470	01/25/11	\$215,000	\$261,000	1,905	7	2006	Avg	2,635	N	N	13622 SE 281ST CT
10	5	214090	0470	07/23/13	\$253,500	\$281,000	1,905	7	2006	Avg	2,635	N	N	13622 SE 281ST CT
11	0	894675	0030	09/10/12	\$214,995	\$268,000	1,422	7	2012	Avg	3,677	N	N	31423 123RD AVE SE
11	0	894675	0070	09/28/12	\$214,995	\$267,000	1,422	7	2012	Avg	3,677	N	N	31469 123RD AVE SE
11	0	894675	0130	09/05/12	\$216,200	\$269,000	1,422	7	2012	Avg	3,600	N	N	31468 122ND AVE SE
11	0	894675	0090	02/04/13	\$219,995	\$263,000	1,422	7	2012	Avg	3,710	N	N	12290 SE 315TH PL
11	0	894675	0140	12/11/12	\$224,995	\$274,000	1,552	7	2012	Avg	3,600	N	N	31462 122ND AVE SE
11	0	894675	0020	12/19/12	\$229,995	\$279,000	1,552	7	2012	Avg	3,677	N	N	31407 123RD AVE SE
11	0	894675	0190	02/27/13	\$229,995	\$273,000	1,552	7	2013	Avg	3,600	N	N	31432 122ND AVE SE
11	0	894675	0080	12/26/12	\$232,495	\$281,000	1,552	7	2012	Avg	3,893	N	N	12298 SE 315TH PL
11	0	894675	0060	07/16/12	\$240,995	\$303,000	1,552	7	2012	Avg	3,677	N	N	31463 123RD AVE SE
11	0	894675	0250	10/23/12	\$261,745	\$323,000	1,677	7	2012	Avg	5,021	N	N	12299 SE 315TH PL
11	0	894675	0150	12/03/12	\$232,995	\$284,000	1,677	7	2012	Avg	3,513	N	N	31456 122ND AVE SE
11	0	894675	0100	12/26/12	\$236,995	\$287,000	1,677	7	2012	Avg	3,615	N	N	12282 SE 315TH PL
11	0	894675	0200	03/06/13	\$239,995	\$284,000	1,677	7	2013	Avg	3,600	N	N	31426 122ND AVE SE
11	0	894675	0210	03/21/13	\$243,152	\$286,000	1,677	7	2013	Avg	3,513	N	N	31420 122ND AVE SE
11	0	894675	0040	06/18/12	\$249,995	\$316,000	1,677	7	2012	Avg	3,897	N	N	31429 123RD AVE SE
11	0	894675	0170	10/08/12	\$251,995	\$312,000	1,677	7	2012	Avg	3,600	N	N	31444 122ND AVE SE
11	0	333940	0024	11/08/11	\$255,000	\$325,000	1,687	7	2011	Avg	6,505	N	N	11529 SE 316TH PL
11	0	333940	0026	03/30/12	\$250,000	\$318,000	1,824	7	2011	Avg	6,638	N	N	11521 SE 316TH PL
11	0	894675	0120	01/28/13	\$237,500	\$284,000	1,854	7	2012	Avg	3,859	N	N	12266 SE 315TH PL
11	0	894675	0160	11/05/12	\$239,995	\$295,000	1,854	7	2012	Avg	3,513	N	N	31450 122ND AVE SE
11	0	894675	0010	04/02/13	\$245,000	\$287,000	1,854	7	2013	Avg	4,041	N	N	31401 123RD AVE SE
11	0	894675	0110	11/05/12	\$245,000	\$301,000	1,854	7	2012	Avg	4,034	N	N	12274 SE 315TH PL
11	0	894675	0050	12/03/12	\$249,995	\$305,000	1,854	7	2012	Avg	3,677	N	N	31457 123RD AVE SE
11	0	894675	0180	08/06/12	\$259,995	\$326,000	1,854	7	2012	Avg	3,600	N	N	31438 122ND AVE SE

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Area 062 -- 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
11	0	425020	0090	12/04/13	\$279,950	\$286,000	1,890	7	2004	Avg	7,581	N	N	30429 110TH PL SE
11	0	894675	0220	03/21/13	\$272,995	\$321,000	2,024	7	2013	Avg	3,742	N	N	31414 122ND AVE SE
11	0	894675	0230	04/01/13	\$279,995	\$328,000	2,024	7	2013	Avg	3,600	N	N	31408 122ND AVE SE
11	0	894675	0260	02/12/13	\$292,885	\$349,000	2,305	7	2013	Avg	4,332	N	N	12293 SE 315TH PL
11	0	894675	0240	04/22/13	\$299,995	\$348,000	2,305	7	2012	Avg	3,968	N	N	31402 122ND AVE SE
11	0	104144	0450	04/19/13	\$284,950	\$331,000	1,474	8	2012	Avg	3,825	N	N	13012 SE 309TH PL
11	0	104144	0460	04/19/13	\$289,950	\$337,000	1,474	8	2012	Avg	3,618	N	N	13014 SE 309TH PL
11	0	104144	0170	08/05/13	\$272,950	\$301,000	1,555	8	2013	Avg	3,546	N	N	13019 SE 308TH ST
11	0	104144	0260	02/08/13	\$254,000	\$303,000	1,753	8	2012	Avg	3,564	N	N	13001 SE 308TH ST
11	0	104144	0240	05/21/13	\$269,750	\$309,000	1,753	8	2013	Avg	3,800	N	N	13005 SE 308TH ST
11	0	104144	0190	05/24/13	\$283,950	\$325,000	1,753	8	2013	Avg	3,350	N	N	13015 SE 308TH ST
11	0	132197	0030	11/07/11	\$180,000	\$230,000	1,760	8	2001	Avg	4,102	N	N	11522 SE 316TH PL
11	0	104144	0020	05/02/13	\$272,950	\$315,000	1,910	8	2013	Avg	3,990	N	N	13004 SE 308TH ST
11	0	104144	0570	09/12/12	\$269,950	\$336,000	1,981	8	2012	Avg	3,678	N	N	13013 SE 309TH PL
11	0	104144	0470	06/27/13	\$284,950	\$320,000	1,981	8	2013	Avg	3,957	N	N	13016 SE 309TH PL
11	0	104144	0480	08/29/13	\$284,950	\$310,000	1,981	8	2013	Avg	3,454	N	N	13018 SE 309TH PL
11	0	799995	0020	02/13/12	\$279,950	\$357,000	2,038	8	2011	Avg	7,643	N	N	30404 121ST PL SE
11	0	132197	0220	06/15/11	\$186,000	\$234,000	2,040	8	2001	Avg	4,845	N	N	31617 115TH AVE SE
11	0	132197	0110	05/29/13	\$248,000	\$283,000	2,040	8	2000	Avg	4,035	N	N	31573 115TH AVE SE
11	0	132197	0310	07/22/11	\$199,000	\$251,000	2,190	8	2001	Avg	5,158	N	N	31626 115TH AVE SE
11	0	799995	0040	10/16/12	\$300,117	\$371,000	2,196	8	2012	Avg	8,831	N	N	12121 SE 304TH CT
11	0	104144	0010	01/23/13	\$262,950	\$315,000	2,273	8	2012	Avg	3,990	N	N	13002 SE 308TH ST
11	0	104144	0180	05/28/13	\$287,950	\$329,000	2,273	8	2012	Avg	3,457	N	N	13017 SE 308TH ST
11	0	104144	0330	06/11/13	\$292,045	\$331,000	2,273	8	2012	Avg	3,783	N	N	13014 SE 308TH PL
11	0	799995	0080	05/23/12	\$289,950	\$367,000	2,279	8	2012	Avg	6,351	N	N	12105 SE 304TH CT
11	0	513780	0670	09/25/12	\$233,000	\$289,000	2,303	8	2005	Avg	4,000	N	N	30945 133RD AVE SE
11	0	132197	0080	01/28/13	\$210,000	\$252,000	2,340	8	2001	Avg	5,520	N	N	31580 115TH AVE SE
11	0	104144	0590	10/18/12	\$294,000	\$363,000	2,376	8	2012	Avg	5,129	N	N	13009 SE 309TH PL
11	0	104144	0100	06/19/13	\$313,599	\$354,000	2,376	8	2013	Avg	5,156	N	N	13020 SE 308TH ST

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Area 062 -- 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
11	0	104144	0580	09/10/12	\$284,950	\$355,000	2,376	8	2012	Avg	3,799	N	N	13011 SE 309TH PL
11	0	104144	0030	02/21/13	\$289,950	\$344,000	2,376	8	2012	Avg	3,990	N	N	13006 SE 308TH ST
11	0	104144	0420	05/17/13	\$291,950	\$335,000	2,376	8	2013	Avg	4,507	N	N	13015 SE 308TH PL
11	0	104144	0080	03/22/13	\$304,950	\$358,000	2,376	8	2012	Avg	3,990	N	N	13016 SE 308TH ST
11	0	104144	0060	04/19/13	\$304,993	\$354,000	2,376	8	2012	Avg	3,900	N	N	13012 SE 308TH ST
11	0	513780	0460	06/18/13	\$260,000	\$294,000	2,445	8	2006	Avg	4,594	N	N	13322 SE 311TH CT
11	0	104144	0560	06/11/13	\$299,950	\$340,000	2,453	8	2013	Avg	3,951	N	N	13015 SE 309TH PL
11	0	104144	0540	06/27/13	\$304,950	\$343,000	2,453	8	2013	Avg	4,758	N	N	13019 SE 309TH PL
11	0	104144	0550	07/02/13	\$304,950	\$342,000	2,453	8	2013	Avg	4,651	N	N	13017 SE 309TH PL
11	0	104144	0500	03/29/13	\$301,475	\$353,000	2,469	8	2013	Avg	7,253	N	N	13029 SE 308TH LN
11	0	799995	0060	08/29/12	\$291,950	\$364,000	2,475	8	2012	Avg	5,659	N	N	12113 SE 304TH CT
11	0	513780	0520	08/16/11	\$285,000	\$361,000	2,536	8	2005	Avg	7,184	N	N	13364 SE 311TH CT
11	0	513780	0360	12/21/12	\$215,000	\$261,000	2,536	8	2005	Avg	3,600	N	N	31012 133RD AVE SE
11	0	513780	0630	03/22/11	\$229,000	\$283,000	2,536	8	2005	Avg	4,000	N	N	31025 133RD AVE SE
11	0	799995	0070	03/16/12	\$302,800	\$386,000	2,634	8	2012	Avg	5,257	N	N	12109 SE 304TH CT
11	0	799995	0030	02/25/13	\$312,080	\$370,000	2,634	8	2012	Avg	7,562	N	N	12116 SE 304TH CT
11	0	799995	0050	11/15/12	\$314,950	\$386,000	2,634	8	2012	Avg	5,916	N	N	12117 SE 304TH CT
11	0	104144	0510	02/01/13	\$314,950	\$377,000	2,634	8	2012	Avg	7,227	N	N	13024 SE 309TH PL
11	0	104144	0490	08/16/13	\$324,950	\$356,000	2,634	8	2012	Avg	4,963	N	N	13022 SE 309TH PL
11	0	513780	0450	07/21/11	\$239,000	\$302,000	2,727	8	2006	Avg	3,600	N	N	31060 133RD AVE SE
11	0	104144	0440	12/21/12	\$314,950	\$382,000	2,821	8	2012	Avg	3,791	N	N	13010 SE 309TH PL
11	0	104144	0090	09/05/13	\$314,950	\$341,000	2,844	8	2013	Avg	4,013	N	N	13018 SE 308TH ST
11	0	104144	0430	02/15/13	\$314,950	\$375,000	2,844	8	2012	Avg	3,800	N	N	13008 SE 309TH PL
11	0	104144	0050	05/01/13	\$315,900	\$365,000	2,844	8	2013	Avg	3,990	N	N	13010 SE 308TH ST
11	0	104144	0380	05/30/13	\$323,736	\$369,000	2,844	8	2013	Avg	3,814	N	N	13023 SE 308TH PL
11	0	104144	0070	05/24/13	\$324,950	\$372,000	2,844	8	2012	Avg	3,900	N	N	13014 SE 308TH ST
11	0	513780	0590	02/23/12	\$230,000	\$294,000	2,884	8	2006	Avg	4,480	N	N	31057 133RD AVE SE
11	0	513780	0680	10/31/11	\$230,001	\$293,000	2,884	8	2005	Avg	4,000	N	N	30937 133RD AVE SE
11	0	381490	1020	11/16/12	\$314,205	\$385,000	1,757	9	2012	Avg	4,432	N	N	13212 SE 306TH ST

Improved Sales Used in This Annual Update Analysis

Area 062 -- 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
11	0	381490	0030	04/05/13	\$299,950	\$350,000	1,769	9	2012	Avg	3,313	N	N	13207 SE 306TH ST
11	0	381490	0820	08/07/13	\$375,950	\$414,000	1,964	9	2013	Avg	4,103	N	N	30508 133RD AVE SE
11	0	381490	0950	10/30/12	\$329,926	\$406,000	1,983	9	2012	Avg	6,002	N	N	30513 133RD AVE SE
11	0	381490	0010	12/27/12	\$299,450	\$362,000	1,983	9	2012	Avg	4,420	N	N	13203 SE 306TH ST
11	0	381490	0020	12/03/12	\$299,950	\$366,000	1,986	9	2012	Avg	3,313	N	N	13205 SE 306TH ST
11	0	381490	1010	12/11/12	\$324,950	\$395,000	2,145	9	2012	Avg	4,728	N	N	13214 SE 306TH ST
11	0	381490	0080	07/29/13	\$346,950	\$384,000	2,156	9	2013	Avg	4,636	N	N	30605 133RD AVE SE
11	0	381490	0040	08/10/12	\$339,950	\$426,000	2,156	9	2012	Avg	3,952	N	N	13209 SE 306TH ST
11	0	381490	1060	07/24/12	\$354,950	\$446,000	2,316	9	2012	Avg	6,250	N	N	13204 SE 306TH ST
11	0	381490	0060	01/18/13	\$344,950	\$415,000	2,316	9	2012	Avg	3,809	N	N	13213 SE 306TH ST
11	0	381490	0990	03/11/13	\$373,255	\$440,000	2,316	9	2012	Avg	4,598	N	N	30525 133RD AVE SE
11	0	381490	0400	10/24/12	\$378,907	\$467,000	2,316	9	2012	Avg	4,992	N	N	30606 133RD AVE SE
11	0	381490	0870	06/25/13	\$372,450	\$419,000	2,358	9	2013	Avg	5,702	N	N	30503 133RD AVE SE
11	0	381490	1050	01/29/13	\$358,310	\$429,000	2,425	9	2012	Avg	4,626	N	N	13206 SE 306TH ST
11	0	381490	0780	05/17/13	\$375,374	\$431,000	2,458	9	2013	Avg	4,616	N	N	30522 133RD AVE SE
11	0	732860	0090	04/02/13	\$338,700	\$396,000	2,470	9	2005	Avg	6,621	N	N	9960 SE 304TH CT
11	0	381490	0070	05/02/13	\$362,000	\$418,000	2,501	9	2013	Avg	3,782	N	N	13215 SE 306TH ST
11	0	381490	0850	08/05/13	\$387,450	\$427,000	2,501	9	2013	Avg	4,493	N	N	30502 133RD AVE SE
11	0	381490	0890	06/10/13	\$379,450	\$430,000	2,502	9	2013	Avg	5,500	N	N	30507 133RD AVE SE
11	0	381490	0860	04/02/13	\$395,515	\$463,000	2,502	9	2013	Avg	7,733	Y	N	30501 133RD AVE SE
11	0	381490	0920	05/06/13	\$379,450	\$437,000	2,502	9	2013	Avg	4,879	N	N	30511 133RD AVE SE
11	0	387659	0160	11/07/12	\$342,500	\$420,000	2,510	9	2004	Avg	7,559	N	N	12158 SE 307TH PL
11	0	381490	1000	03/22/13	\$345,950	\$406,000	2,544	9	2012	Avg	4,776	N	N	13216 SE 306TH ST
11	0	381490	1030	01/07/13	\$349,950	\$422,000	2,544	9	2012	Avg	4,594	N	N	13210 SE 306TH ST
11	0	381490	0840	07/09/13	\$389,950	\$436,000	2,544	9	2013	Avg	4,103	N	N	30504 133RD AVE SE
11	0	381490	0790	09/16/13	\$388,085	\$417,000	2,572	9	2013	Avg	4,616	N	N	30518 133RD AVE SE
11	0	381490	0930	05/07/13	\$377,950	\$435,000	2,597	9	2013	Avg	4,750	N	N	30515 133RD AVE SE
11	0	381490	0910	04/29/13	\$381,950	\$442,000	2,597	9	2013	Avg	4,933	N	N	30509 133RD AVE SE
11	0	381490	0500	08/15/13	\$385,890	\$423,000	2,597	9	2013	Avg	5,000	N	N	30611 134TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 062 -- 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
11	0	186456	0030	05/27/11	\$349,500	\$438,000	2,622	9	2003	Avg	6,027	N	N	11628 SE 319TH CT
11	0	381490	0050	11/16/12	\$377,850	\$463,000	2,715	9	2012	Avg	4,105	N	N	13211 SE 306TH ST
11	0	381490	0800	09/12/13	\$379,450	\$409,000	2,715	9	2013	Avg	4,103	N	N	30514 133RD AVE SE
11	0	381490	1040	10/16/12	\$388,265	\$479,000	2,715	9	2012	Avg	4,626	N	N	13208 SE 306TH ST
11	0	381490	0830	09/19/13	\$395,000	\$424,000	2,715	9	2013	Avg	4,103	N	N	30506 133RD AVE SE
11	0	381490	0970	02/22/13	\$373,450	\$443,000	2,732	9	2012	Avg	4,670	N	N	30521 133RD AVE SE
11	0	732860	0060	08/12/13	\$336,000	\$369,000	2,790	9	2005	Avg	6,330	N	N	9976 SE 304TH CT
11	0	381490	0420	02/25/13	\$410,000	\$486,000	2,798	9	2013	Avg	5,000	N	N	30610 133RD AVE SE
11	0	381490	0940	02/08/13	\$409,645	\$489,000	2,815	9	2012	Avg	5,997	N	N	30519 133RD AVE SE
11	0	104144	0110	12/03/12	\$349,950	\$427,000	2,817	9	2012	Avg	8,191	N	N	13022 SE 308TH ST
11	0	104144	0120	01/17/13	\$355,000	\$427,000	2,817	9	2012	Avg	10,995	N	N	13024 SE 308TH ST
11	0	387659	0220	08/03/12	\$316,300	\$397,000	3,010	9	2005	Avg	4,750	N	N	30621 122ND AVE SE
11	0	381490	0960	02/26/13	\$403,895	\$479,000	3,032	9	2013	Avg	4,750	N	N	30517 133RD AVE SE
11	0	381490	0430	07/13/13	\$419,450	\$468,000	3,032	9	2013	Avg	5,000	N	N	30612 133RD AVE SE
11	0	186456	0050	07/29/13	\$350,000	\$387,000	3,080	9	2004	Avg	6,909	N	N	11638 SE 319TH CT
11	3	333940	0465	12/27/12	\$215,000	\$260,000	810	6	1940	Avg	89,747	N	N	30640 GREEN RIVER RD SE
11	3	052105	9129	04/28/11	\$235,650	\$293,000	1,150	7	1975	Good	15,440	N	N	10731 SE 304TH WAY
11	3	571400	0160	03/14/13	\$217,500	\$256,000	1,300	7	1993	Avg	7,205	N	N	30634 115TH CT SE
11	3	092105	9110	12/28/11	\$130,000	\$166,000	1,360	7	1967	Avg	18,700	N	N	12633 SE 304TH ST
11	3	159208	0060	01/07/11	\$220,000	\$266,000	1,970	7	1995	Avg	8,727	N	N	11512 SE 308TH PL
11	3	614500	0050	07/01/13	\$260,500	\$292,000	2,070	7	1993	Avg	8,237	N	N	11422 SE 305TH PL
11	3	333940	0315	10/12/11	\$370,000	\$471,000	2,136	7	2010	Avg	168,923	N	N	31133 108TH AVE SE
11	3	333940	0265	12/14/11	\$205,000	\$262,000	1,330	8	1977	Avg	35,805	N	N	10905 SE 304TH ST
11	3	713796	0110	08/28/13	\$257,000	\$280,000	1,490	8	1994	Avg	7,145	N	N	30617 128TH PL SE
11	3	092105	9088	03/28/11	\$350,000	\$433,000	1,550	8	1976	Good	82,770	N	N	12303 SE 304TH ST
11	3	713796	0370	09/04/12	\$239,900	\$299,000	1,660	8	1994	Avg	6,825	N	N	30522 128TH PL SE
11	3	299100	0050	10/02/12	\$187,000	\$232,000	1,790	8	1998	Avg	5,838	N	N	12931 SE 306TH CT
11	3	279860	0100	12/30/11	\$250,000	\$319,000	1,800	8	2001	Avg	11,785	N	N	30438 101ST PL SE
11	3	299100	0310	06/20/13	\$265,000	\$299,000	1,800	8	1998	Avg	6,181	N	N	13048 SE 305TH PL

Improved Sales Used in This Annual Update Analysis

Area 062 -- 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
11	3	299100	0380	04/26/13	\$266,900	\$309,000	1,820	8	1998	Avg	9,450	N	N	13010 SE 305TH PL
11	3	299100	0190	02/15/11	\$220,000	\$269,000	1,820	8	1998	Avg	5,640	N	N	13011 SE 305TH PL
11	3	713796	0080	10/25/11	\$200,000	\$255,000	1,860	8	1994	Avg	6,623	N	N	30525 128TH PL SE
11	3	299100	0030	05/06/13	\$235,000	\$271,000	1,860	8	1997	Avg	5,844	N	N	12939 SE 306TH CT
11	3	713795	0510	07/11/12	\$230,000	\$290,000	1,880	8	1992	Avg	5,419	N	N	12681 SE 307TH ST
11	3	279860	0050	04/18/11	\$219,000	\$272,000	2,020	8	1997	Avg	7,700	N	N	30431 101ST AVE SE
11	3	279860	0030	07/23/13	\$275,000	\$305,000	2,030	8	1998	Avg	7,313	N	N	30423 101ST AVE SE
11	3	165731	0180	04/01/13	\$272,500	\$319,000	2,110	8	1991	Avg	7,945	N	N	30440 103RD CT SE
11	3	713795	0470	09/26/12	\$234,000	\$290,000	2,140	8	1992	Avg	6,275	N	N	12651 SE 307TH ST
11	3	713795	0470	06/16/13	\$268,950	\$304,000	2,140	8	1992	Avg	6,275	N	N	12651 SE 307TH ST
11	3	713795	0130	05/04/12	\$285,000	\$362,000	2,210	8	1993	Avg	8,164	N	N	12664 SE 306TH CT
11	3	713795	0660	10/26/13	\$290,000	\$304,000	2,210	8	1993	Avg	6,650	N	N	12715 SE 306TH ST
11	3	333940	0278	08/28/13	\$369,800	\$402,000	2,220	8	1974	Good	47,367	N	N	10848 SE 305TH PL
11	3	713796	0290	01/11/12	\$305,000	\$390,000	2,220	8	1994	Avg	8,050	N	N	12818 SE 306TH PL
11	3	713797	0050	05/07/13	\$299,950	\$346,000	2,230	8	1996	Avg	6,721	N	N	12839 SE 307TH PL
11	3	279860	0060	04/22/13	\$259,950	\$301,000	2,250	8	1997	Avg	7,701	N	N	30435 101ST AVE SE
11	3	713795	0090	07/16/12	\$280,000	\$352,000	2,260	8	1992	Avg	8,490	N	N	30609 127TH PL SE
11	3	299100	0180	08/08/13	\$306,550	\$337,000	2,310	8	1996	Avg	6,804	N	N	13001 SE 305TH PL
11	3	092105	9217	08/28/13	\$335,000	\$364,000	2,330	8	1990	Good	19,129	N	N	13106 SE 312TH ST
11	3	713795	0070	01/28/11	\$250,000	\$304,000	2,380	8	1992	Avg	6,480	N	N	30515 127TH PL SE
11	3	713795	0700	11/12/13	\$307,100	\$318,000	2,400	8	1993	Good	7,864	N	N	12708 SE 306TH ST
11	3	713795	0010	12/18/12	\$255,500	\$310,000	2,440	8	1994	Avg	8,399	N	N	30419 127TH PL SE
11	3	713797	0330	08/24/12	\$255,000	\$318,000	2,450	8	1995	Avg	7,529	N	N	12846 SE 307TH PL
11	3	713796	0250	06/17/11	\$258,480	\$325,000	2,490	8	1994	Avg	9,338	N	N	12836 SE 306TH PL
11	3	299100	0170	02/21/11	\$290,000	\$355,000	2,520	8	1996	Avg	6,882	N	N	13004 SE 305TH CT
11	3	279860	0200	10/12/12	\$270,000	\$334,000	2,550	8	1997	Avg	7,700	N	N	10024 SE 304TH PL
11	3	279860	0160	07/30/13	\$295,000	\$326,000	2,560	8	1998	Avg	7,700	N	N	10120 SE 304TH PL
11	3	333940	0249	09/03/13	\$385,000	\$417,000	2,620	8	1989	Good	29,964	N	N	30505 112TH AVE SE
11	3	660078	0070	08/19/11	\$320,000	\$406,000	2,690	8	1997	Avg	9,264	N	N	11248 SE 306TH PL

Improved Sales Used in This Annual Update Analysis

Area 062 -- 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
11	3	660078	0010	08/29/11	\$331,000	\$420,000	2,690	8	1997	Avg	7,468	N	N	11225 SE 306TH PL
11	3	165731	0080	10/25/13	\$331,000	\$347,000	2,700	8	1991	Good	8,214	N	N	10333 SE 304TH PL
11	4	423941	0470	01/04/12	\$103,000	\$132,000	960	6	1970	Good	3,360	N	N	11806 SE 317TH PL
11	4	423940	1130	08/29/13	\$142,000	\$154,000	960	6	1969	VGood	3,276	N	N	11811 SE 318TH PL
11	4	423940	0270	11/11/13	\$112,222	\$116,000	960	6	1969	Good	2,720	N	N	11832 SE 318TH PL
11	4	423940	1110	08/29/13	\$127,000	\$138,000	960	6	1969	VGood	2,241	N	N	11825 SE 318TH PL
11	4	423940	0010	11/27/13	\$141,000	\$145,000	1,000	6	1969	VGood	5,200	N	N	12119 SE 319TH PL
11	4	423940	1170	04/06/11	\$99,500	\$123,000	1,010	6	1969	Good	2,926	N	N	11801 SE 318TH PL
11	4	423941	0570	12/12/12	\$105,000	\$128,000	1,040	6	1970	VGood	2,720	N	N	31615 118TH PL SE
11	4	423940	0790	07/22/13	\$131,000	\$145,000	1,090	6	1969	VGood	3,116	N	N	31820 120TH AVE SE
11	4	423941	0100	05/31/13	\$125,000	\$142,000	1,090	6	1970	Good	4,400	N	N	31630 119TH PL SE
11	4	423941	0370	09/09/13	\$145,000	\$157,000	1,090	6	1970	Good	3,306	N	N	31603 119TH PL SE
11	4	423940	0240	09/26/12	\$120,000	\$149,000	1,090	6	1969	VGood	2,960	N	N	11842 SE 318TH PL
11	4	423940	1190	09/15/11	\$123,000	\$156,000	1,180	6	1969	Avg	2,926	N	N	11805 SE 318TH PL
11	4	305670	0030	02/06/13	\$180,000	\$215,000	920	7	1995	Avg	5,528	N	N	31507 121ST PL SE
11	4	423941	0410	02/17/11	\$173,950	\$213,000	950	7	1978	VGood	3,550	N	N	11820 SE 317TH PL
11	4	168350	0150	04/10/13	\$210,000	\$245,000	1,050	7	1974	Good	7,245	N	N	31810 109TH AVE SE
11	4	713790	0270	06/18/12	\$137,500	\$174,000	1,070	7	1983	Good	10,215	N	N	31705 125TH PL SE
11	4	713790	0310	08/11/11	\$145,000	\$184,000	1,070	7	1983	Avg	7,838	N	N	31714 125TH PL SE
11	4	168200	0310	04/12/11	\$165,000	\$205,000	1,080	7	1968	Good	7,500	N	N	11660 SE 323RD PL
11	4	168200	0340	11/05/12	\$222,500	\$273,000	1,100	7	1968	Good	8,330	N	N	11642 SE 323RD PL
11	4	168200	0400	03/22/12	\$232,000	\$296,000	1,100	7	1968	VGood	7,920	N	N	11604 SE 323RD PL
11	4	713790	1000	07/17/13	\$167,800	\$187,000	1,150	7	1981	Avg	7,409	N	N	12419 SE 318TH WAY
11	4	713791	0120	06/19/13	\$170,000	\$192,000	1,160	7	1993	Avg	8,155	N	N	12903 SE 317TH CT
11	4	082105	9034	09/05/13	\$225,000	\$244,000	1,180	7	1977	Good	8,500	N	N	31818 108TH AVE SE
11	4	713791	0320	04/10/12	\$181,100	\$230,000	1,180	7	1994	Avg	6,533	N	N	12911 SE 318TH WAY
11	4	332700	0160	09/26/13	\$192,000	\$205,000	1,190	7	1968	Avg	9,450	N	N	11240 SE 320TH PL
11	4	332790	0210	08/02/12	\$185,000	\$232,000	1,200	7	1979	Good	14,400	N	N	32112 110TH AVE SE
11	4	713790	0610	09/25/12	\$150,000	\$186,000	1,200	7	1981	Avg	7,958	N	N	12618 SE 318TH WAY

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Area 062 -- 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
11	4	333940	0665	07/23/13	\$182,500	\$203,000	1,210	7	1992	Avg	14,220	N	N	31728 102ND AVE SE
11	4	327605	0240	05/01/13	\$265,000	\$306,000	1,230	7	1978	Avg	12,259	N	N	32505 108TH AVE SE
11	4	713790	0590	08/28/12	\$170,000	\$212,000	1,240	7	1981	Good	7,808	N	N	12602 SE 318TH WAY
11	4	168360	0090	02/11/11	\$210,000	\$257,000	1,260	7	1981	Good	9,016	N	N	31642 121ST AVE SE
11	4	168200	0020	06/03/13	\$252,000	\$287,000	1,280	7	1968	Good	7,500	N	N	11613 SE 323RD PL
11	4	327605	0210	06/11/13	\$259,500	\$294,000	1,310	7	1974	Good	10,197	N	N	32510 108TH AVE SE
11	4	920690	0230	06/25/13	\$255,000	\$287,000	1,330	7	1994	Good	7,389	N	N	31642 110TH PL SE
11	4	305670	0070	09/01/11	\$180,000	\$229,000	1,340	7	1996	Avg	8,649	N	N	12106 SE 314TH PL
11	4	327605	0200	12/20/12	\$225,000	\$273,000	1,350	7	1968	Good	10,628	N	N	32516 108TH AVE SE
11	4	713790	0800	09/27/13	\$234,000	\$250,000	1,350	7	1981	Good	10,465	N	N	31838 126TH AVE SE
11	4	334100	0011	12/12/13	\$274,000	\$278,000	1,420	7	1996	Avg	17,400	Y	N	32109 108TH AVE SE
11	4	082105	9009	10/10/12	\$199,950	\$247,000	1,420	7	1978	Good	13,166	N	N	31804 108TH AVE SE
11	4	092105	9202	01/26/12	\$180,000	\$230,000	1,430	7	1989	Avg	7,644	N	N	31928 116TH AVE SE
11	4	289240	0050	08/27/12	\$215,000	\$268,000	1,490	7	1986	Avg	20,073	N	N	11012 SE 313TH ST
11	4	172105	9168	07/16/12	\$230,000	\$289,000	1,540	7	1963	Avg	46,173	N	N	10906 SE 325TH PL
11	4	713790	0510	12/27/11	\$202,000	\$258,000	1,550	7	1983	Avg	7,425	N	N	12639 SE 317TH ST
11	4	807852	0340	08/09/12	\$194,500	\$244,000	1,570	7	1998	Avg	5,582	N	N	11517 SE 319TH ST
11	4	807852	0390	12/26/12	\$233,950	\$283,000	1,570	7	1998	Avg	5,250	N	N	11544 SE 319TH PL
11	4	713791	0240	05/10/13	\$230,000	\$265,000	1,570	7	1994	Avg	7,395	N	N	31612 130TH AVE SE
11	4	713790	0080	05/10/11	\$198,000	\$247,000	1,600	7	1984	Good	10,311	N	N	31707 124TH PL SE
11	4	920690	0220	07/22/13	\$271,500	\$301,000	1,610	7	1994	Good	9,756	N	N	31646 110TH PL SE
11	4	305670	0020	06/05/12	\$180,000	\$228,000	1,610	7	1994	Avg	6,002	N	N	31513 121ST PL SE
11	4	332700	0040	06/07/11	\$150,000	\$188,000	1,640	7	1968	Good	7,800	N	N	32025 112TH PL SE
11	4	288795	0070	04/22/13	\$231,000	\$268,000	1,680	7	1994	Avg	6,007	N	N	12306 SE 315TH PL
11	4	333940	0023	04/26/13	\$275,000	\$318,000	1,687	7	2012	Avg	6,637	N	N	11517 SE 316TH ST
11	4	214128	0130	09/27/11	\$199,900	\$254,000	1,690	7	1997	Avg	12,256	N	N	31501 114TH PL SE
11	4	713791	0130	10/31/13	\$239,000	\$250,000	1,700	7	1993	Avg	7,646	N	N	12900 SE 317TH CT
11	4	745740	0350	07/05/13	\$271,000	\$304,000	1,720	7	2000	Good	6,400	N	N	31500 113TH AVE SE
11	4	920690	0070	11/07/11	\$169,500	\$216,000	1,750	7	1994	Avg	8,440	N	N	11014 SE 316TH PL

Improved Sales Used in This Annual Update Analysis

Area 062 -- 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
11	4	745740	0080	11/10/11	\$211,000	\$269,000	1,750	7	1999	Avg	6,380	N	N	11220 SE 314TH PL
11	4	168210	0020	01/02/12	\$182,000	\$233,000	1,770	7	1968	Good	7,560	N	N	11853 SE 323RD PL
11	4	713791	0250	01/27/12	\$170,000	\$217,000	1,790	7	1994	Avg	7,776	N	N	31616 130TH AVE SE
11	4	289065	0230	06/18/13	\$265,000	\$299,000	1,790	7	1992	Avg	7,257	N	N	11864 SE 321ST PL
11	4	289065	0310	10/08/13	\$270,000	\$286,000	1,790	7	1992	Avg	7,600	N	N	11827 SE 321ST PL
11	4	030310	0140	07/12/11	\$204,000	\$257,000	1,810	7	1996	Avg	7,964	N	N	11028 SE 318TH CT
11	4	030310	0070	08/10/11	\$217,000	\$275,000	1,810	7	1996	Avg	7,733	N	N	11018 SE 319TH CT
11	4	333940	0022	02/08/11	\$263,500	\$322,000	1,820	7	2010	Avg	6,638	N	N	11525 SE 316TH PL
11	4	092105	9093	02/04/13	\$230,000	\$275,000	1,900	7	1967	Avg	43,560	N	N	31324 116TH AVE SE
11	4	168350	0090	03/02/11	\$174,000	\$214,000	1,900	7	1976	Avg	8,402	N	N	31925 110TH AVE SE
11	4	807852	0300	06/05/12	\$236,000	\$299,000	1,960	7	1998	Avg	5,250	N	N	11541 SE 319TH ST
11	4	807852	0080	05/28/13	\$225,500	\$257,000	1,960	7	1998	Avg	4,882	N	N	11555 SE 319TH PL
11	4	025505	0030	09/06/12	\$202,000	\$252,000	1,970	7	1994	Avg	8,880	N	N	31422 115TH PL SE
11	4	745740	0130	11/15/12	\$215,000	\$263,000	1,990	7	1999	Avg	5,850	N	N	11231 SE 314TH PL
11	4	332790	0140	07/08/13	\$345,000	\$386,000	2,030	7	1979	VGood	15,122	N	N	32132 111TH CT SE
11	4	745740	0010	07/27/11	\$215,000	\$272,000	2,030	7	1999	Avg	7,279	N	N	11324 SE 314TH PL
11	4	745740	0300	03/17/11	\$221,000	\$273,000	2,030	7	2000	Avg	5,762	N	N	31537 113TH AVE SE
11	4	745740	0360	08/27/13	\$240,000	\$261,000	2,030	7	2000	Avg	6,400	N	N	31434 113TH AVE SE
11	4	334100	0037	06/17/12	\$210,000	\$265,000	2,194	7	1989	Avg	15,000	N	N	10609 SE 323RD ST
11	4	162105	9022	11/08/12	\$247,000	\$303,000	2,300	7	1998	Avg	11,637	N	N	11621 SE 320TH ST
11	4	168200	0110	01/18/13	\$247,500	\$297,000	2,320	7	1968	Good	7,878	N	N	11803 SE 323RD PL
11	4	289240	0100	05/18/12	\$289,950	\$368,000	2,440	7	1984	Good	20,249	N	N	11103 SE 313TH ST
11	4	332680	0380	07/23/13	\$218,400	\$242,000	1,000	8	1984	Good	7,332	N	N	11533 SE 321ST PL
11	4	168250	0300	09/12/13	\$259,900	\$280,000	1,000	8	1982	Good	7,700	N	N	11820 SE 322ND PL
11	4	332702	0130	07/25/13	\$233,500	\$259,000	1,080	8	1978	Good	7,210	N	N	11219 SE 321ST PL
11	4	332702	0040	10/28/13	\$240,500	\$252,000	1,080	8	1978	Good	7,210	N	N	11230 SE 321ST PL
11	4	332701	0040	11/15/13	\$228,500	\$236,000	1,120	8	1976	Avg	7,211	N	N	32531 112TH PL SE
11	4	334100	0033	04/19/12	\$243,500	\$310,000	1,330	8	1978	Avg	54,014	N	N	32314 107TH AVE SE
11	4	178727	0080	03/08/13	\$239,000	\$282,000	1,330	8	2002	Avg	7,108	N	N	31092 119TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 062 -- 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
11	4	332680	0570	12/29/11	\$165,000	\$211,000	1,340	8	1981	Good	7,210	N	N	11435 SE 322ND PL
11	4	332680	0400	06/27/11	\$260,000	\$327,000	1,380	8	1985	Good	7,200	N	N	32201 116TH AVE SE
11	4	332701	0360	08/15/11	\$178,000	\$226,000	1,400	8	1977	Avg	7,396	N	N	11241 SE 325TH ST
11	4	327605	0250	04/18/12	\$263,500	\$335,000	1,460	8	1977	Avg	10,189	N	N	32511 108TH AVE SE
11	4	332680	0520	07/22/11	\$176,900	\$224,000	1,520	8	1981	Avg	7,200	N	N	11420 SE 322ND PL
11	4	332702	0150	08/20/13	\$230,000	\$251,000	1,520	8	1978	Good	7,920	N	N	11220 SE 322ND ST
11	4	168250	0060	09/21/13	\$230,000	\$247,000	1,570	8	1980	Avg	8,000	N	N	11707 SE 322ND ST
11	4	320440	0020	07/11/13	\$245,000	\$274,000	1,570	8	2002	Avg	2,912	N	N	11607 SE 308TH PL
11	4	320440	0290	05/08/13	\$239,999	\$276,000	1,680	8	2002	Avg	3,327	N	N	11640 SE 308TH PL
11	4	381480	0010	05/04/12	\$207,250	\$263,000	1,740	8	2002	Avg	5,881	N	N	11701 SE 310TH ST
11	4	381480	0270	10/15/12	\$220,780	\$273,000	1,740	8	2002	Avg	6,650	N	N	11704 SE 310TH ST
11	4	381480	0250	08/16/13	\$250,000	\$274,000	1,740	8	2002	Avg	6,246	N	N	11716 SE 310TH ST
11	4	178727	0110	09/21/12	\$250,000	\$310,000	1,750	8	2002	Avg	5,108	N	N	31080 119TH AVE SE
11	4	947690	0030	05/10/11	\$234,000	\$292,000	1,760	8	1992	Avg	8,175	N	N	31616 117TH AVE SE
11	4	570922	0040	08/22/12	\$234,950	\$294,000	1,810	8	1977	Good	14,693	N	N	11005 SE 326TH ST
11	4	381480	0200	01/17/13	\$284,500	\$342,000	1,840	8	2003	Avg	5,226	N	N	31008 117TH PL SE
11	4	947690	0170	10/30/13	\$284,990	\$298,000	1,840	8	1992	Good	7,342	N	N	31621 117TH AVE SE
11	4	168250	0330	07/09/12	\$225,000	\$283,000	1,880	8	1983	Good	8,100	N	N	11810 SE 322ND PL
11	4	332701	0110	06/13/11	\$230,000	\$289,000	1,940	8	1977	Good	9,266	N	N	32405 112TH PL SE
11	4	332701	0110	12/18/13	\$250,000	\$253,000	1,940	8	1977	Good	9,266	N	N	32405 112TH PL SE
11	4	327605	0290	08/01/12	\$384,000	\$482,000	1,990	8	1978	Good	12,000	N	N	32406 107TH AVE SE
11	4	320440	0090	08/08/12	\$220,000	\$276,000	2,039	8	2002	Avg	3,822	N	N	11643 SE 308TH PL
11	4	172105	9201	07/07/11	\$226,800	\$286,000	2,040	8	1969	Good	16,988	N	N	10826 SE 326TH PL
11	4	320440	0140	04/26/12	\$210,000	\$267,000	2,040	8	2001	Avg	7,267	N	N	11683 SE 308TH PL
11	4	320440	0110	02/03/12	\$201,500	\$257,000	2,080	8	2002	Avg	3,902	N	N	11655 SE 308TH PL
11	4	327608	0220	04/25/13	\$360,000	\$417,000	2,150	8	1997	Avg	18,860	N	N	32704 110TH AVE SE
11	4	334100	0012	10/23/12	\$280,000	\$345,000	2,160	8	1973	Avg	19,140	Y	N	32025 108TH AVE SE
11	4	947690	0180	09/05/13	\$302,790	\$328,000	2,170	8	1994	Avg	6,061	N	N	31615 117TH AVE SE
11	4	809700	0090	12/26/13	\$265,000	\$266,000	2,240	8	1991	Avg	7,198	N	N	31533 118TH CT SE

Improved Sales Used in This Annual Update Analysis

Area 062 -- 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
11	4	133070	0020	07/19/12	\$255,000	\$321,000	2,360	8	1991	Avg	8,700	N	N	11216 SE 313TH PL
11	4	422197	0170	06/26/13	\$319,990	\$360,000	2,430	8	1990	Good	8,695	N	N	11537 SE 323RD PL
11	4	422197	0110	02/23/11	\$278,000	\$341,000	2,520	8	1990	Avg	7,708	N	N	11512 SE 323RD PL
11	4	133070	0010	09/13/13	\$270,000	\$291,000	2,660	8	1991	Avg	10,892	N	N	11208 SE 313TH PL
11	4	178727	0130	02/19/13	\$257,500	\$306,000	2,800	8	2002	Avg	5,712	N	N	31070 119TH AVE SE
11	4	327608	0070	06/12/13	\$469,500	\$532,000	2,340	9	1986	Good	22,195	Y	N	32736 111TH PL SE
11	4	333940	0694	05/28/13	\$500,000	\$571,000	2,690	10	2001	Avg	34,874	N	N	31533 104TH AVE SE
11	4	333940	0526	11/14/11	\$630,000	\$804,000	3,574	11	2006	Avg	129,840	Y	N	31805 108TH AVE SE

Improved Sales Removed in This Annual Update Analysis

Area 062 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	0	031839	0140	02/10/12	\$209,000	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
9	0	108562	1870	08/16/13	\$297,450	ANOMALY DETECTION
9	0	108562	1790	07/02/13	\$272,652	MODEL DEVELOPMENT EXCLUSION
9	0	108562	1860	10/17/13	\$278,678	OBSERVATION OUTSIDE THE NORM
9	0	108562	2540	10/28/13	\$385,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
9	0	108562	1880	09/12/13	\$296,794	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
9	0	108562	2710	08/29/13	\$310,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
9	0	108562	3060	08/15/13	\$338,450	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
9	0	108562	2670	08/27/13	\$319,394	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
9	0	108562	3480	08/02/13	\$395,970	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
9	0	108562	1770	11/06/13	\$299,373	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
9	0	108562	2660	10/17/13	\$311,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
9	0	108562	1900	12/11/13	\$298,891	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
9	0	108562	3240	10/10/13	\$339,450	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
9	0	108562	3250	10/11/13	\$378,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
9	0	108562	3050	11/14/13	\$352,470	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
9	0	108562	1760	09/10/13	\$70,000	ACTIVE PERMIT BEFORE SALE>25K;DOR RATIO;%COMPL
9	0	131082	0140	02/04/13	\$255,000	NON-REPRESENTATIVE SALE; SHORT SALE
9	0	140295	0280	11/12/13	\$258,600	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
9	0	140295	0330	02/18/13	\$387,738	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
9	0	140297	0200	12/11/12	\$326,350	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
9	0	140297	0210	12/20/12	\$371,450	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
9	0	177642	0010	01/09/12	\$171,750	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
9	0	177642	0110	09/10/13	\$234,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
9	0	186500	0010	07/18/12	\$260,000	NON-REPRESENTATIVE SALE; SHORT SALE
9	0	186500	0130	06/28/11	\$151,000	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
9	0	237930	0160	08/09/12	\$212,950	NON-REPRESENTATIVE SALE; SHORT SALE
9	0	292205	9107	06/04/12	\$230,765	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
9	0	292205	9174	02/04/13	\$103,500	DOR RATIO;CORPORATE AFFILIATES; BANKRUPTCY - RECEIVER OR TRUSTEE
9	0	292205	9127	09/01/11	\$239,750	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
9	0	302290	0070	07/08/11	\$127,878	DOR RATIO;QUIT CLAIM DEED
9	0	302290	0060	03/09/11	\$280,000	IMP COUNT
9	0	302290	0100	07/31/12	\$285,000	PREVIMP<=25K
9	0	319150	0100	12/30/13	\$520,223	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE; Sale price updated by Sales ID group;



King County

Department of Assessments

Improved Sales Removed in This Annual Update Analysis

Area 062 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	0	322205	9217	10/09/13	\$537,804	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
9	0	383125	0212	12/18/12	\$355,000	%COMPL
9	0	383125	0214	05/22/13	\$384,500	%COMPL
9	0	797080	0040	05/07/12	\$200,000	NON-REPRESENTATIVE SALE; SHORT SALE
9	0	935840	0120	01/16/13	\$518,000	NON-REPRESENTATIVE SALE; SHORT SALE
9	0	935840	0020	01/13/12	\$575,033	RELOCATION - SALE TO SERVICE
9	0	942935	0100	08/09/13	\$301,342	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
9	0	942935	0080	08/08/12	\$305,831	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
9	0	942935	0040	10/24/12	\$367,007	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
9	0	942935	0040	12/31/12	\$307,793	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
9	0	942935	0100	09/04/13	\$276,704	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
9	1	125220	0090	11/23/11	\$237,647	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
9	1	155870	0170	03/11/13	\$366,805	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
9	1	155870	0170	07/08/13	\$220,000	EXEMPT FROM EXCISE TAX; AFFORDABLE HOUSING SALES;
9	1	155870	0100	02/21/13	\$165,000	NON-REPRESENTATIVE SALE; SHORT SALE
9	1	200540	0060	09/27/13	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE; SHORT SALE
9	1	200550	0070	07/21/11	\$67,500	DOR RATIO;NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
9	1	200550	0290	09/17/12	\$160,000	NO MARKET EXPOSURE
9	1	200550	0270	11/16/12	\$72,000	NON-REPRESENTATIVE SALE
9	1	200550	0290	05/15/12	\$85,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
9	1	200560	0320	05/15/12	\$76,500	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
9	1	200560	0110	03/30/12	\$95,000	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
9	1	200570	0290	11/15/13	\$105,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE;
9	1	200570	0130	01/26/12	\$81,000	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
9	1	200570	0050	12/10/13	\$112,000	NON-REPRESENTATIVE SALE; SHORT SALE
9	1	200580	0060	02/20/13	\$258,255	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
9	1	222180	0030	01/24/11	\$200,000	BANKRUPTCY - RECEIVER OR TRUSTEE
9	1	222180	0240	01/24/12	\$203,150	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
9	1	222180	0220	02/04/13	\$230,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE;
9	1	222180	0340	12/23/11	\$180,000	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
9	1	222180	0240	02/17/12	\$203,150	GOVERNMENT AGENCY; QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
9	1	222180	0170	08/16/12	\$189,950	NON-REPRESENTATIVE SALE; SHORT SALE
9	1	262140	0130	02/16/12	\$210,000	NON-REPRESENTATIVE SALE; SHORT SALE
9	1	282205	9044	05/01/13	\$206,000	FULL SALES PRICE NOT REPORTED; GOVERNMENT AGENCY;



Improved Sales Removed in This Annual Update Analysis

Area 062 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	1	322205	9005	05/11/12	\$365,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED
9	1	332205	9032	05/29/13	\$285,000	%NETCOND;PREVIMP<=25K
9	1	332205	9032	05/29/13	\$85,000	%NETCOND;PREVIMP<=25K;TEAR DOWN; NON-REPRESENTATIVE SALE;
9	1	377500	0110	09/11/12	\$305,546	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
9	1	377500	0110	09/05/12	\$366,133	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
9	1	377500	0110	07/17/13	\$225,000	EXEMPT FROM EXCISE TAX; AFFORDABLE HOUSING SALES; AUCTION SALE;
9	1	383062	0380	01/24/13	\$184,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
9	1	383062	0380	01/09/13	\$184,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
9	1	383062	0480	04/18/12	\$136,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
9	1	383062	0170	09/25/12	\$139,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
9	1	383062	0110	04/26/13	\$169,950	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
9	1	383063	0490	11/29/11	\$150,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
9	1	383063	0340	02/22/12	\$154,669	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
9	1	383064	0180	04/30/13	\$224,153	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
9	1	383064	0180	10/24/13	\$215,000	FULL SALES PRICE NOT REPORTED; IMP. CHARACTERISTICS CHANGED SINCE SALE;
9	1	383064	0470	05/21/13	\$162,000	NON-REPRESENTATIVE SALE; SHORT SALE
9	1	387676	0370	07/23/13	\$245,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
9	1	387676	0650	11/09/11	\$150,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
9	1	387676	0630	11/07/11	\$310,711	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
9	1	387676	0140	01/29/13	\$339,947	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
9	1	387676	0630	01/10/12	\$191,500	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
9	1	434500	0430	07/26/12	\$180,000	NON-REPRESENTATIVE SALE; SHORT SALE
9	1	434500	0140	07/03/12	\$149,950	NON-REPRESENTATIVE SALE; SHORT SALE
9	1	434530	0010	08/24/12	\$279,639	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
9	1	434530	0020	04/25/12	\$186,500	SHORT SALE
9	1	436320	0110	11/04/13	\$214,500	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group;
9	1	787900	0020	06/20/12	\$195,140	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
9	1	787900	0030	12/12/13	\$175,000	NON-REPRESENTATIVE SALE; SHORT SALE
9	1	794230	0090	03/28/13	\$182,000	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group
9	1	870010	0620	07/09/13	\$210,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
9	1	870010	0170	07/28/12	\$358,817	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
9	1	870010	0130	07/01/12	\$170,000	NON-REPRESENTATIVE SALE; SHORT SALE
9	1	870011	0320	12/04/12	\$196,221	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
9	1	870011	0320	11/20/12	\$196,221	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group



Improved Sales Removed in This Annual Update Analysis

Area 062 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	1	870011	0170	12/27/13	\$202,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AUCTION SALE;
9	1	870011	0290	02/07/11	\$160,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
9	1	870011	0390	02/04/13	\$222,000	NON-REPRESENTATIVE SALE; SHORT SALE
9	1	870012	0350	11/13/12	\$339,852	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
9	1	883040	0135	07/17/13	\$145,000	NON-REPRESENTATIVE SALE; SHORT SALE
9	3	052105	9039	10/24/13	\$680,000	LACK OF REPRESENTATION-CONDITION POOR
9	3	052105	9034	05/20/11	\$475,000	OBSERVATION OUTSIDE THE NORM
9	3	052105	9105	03/22/13	\$115,500	BANKRUPTCY - RECEIVER OR TRUSTEE; AUCTION SALE
9	3	052105	9054	11/07/11	\$338,683	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
9	3	140290	0610	03/07/12	\$216,550	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
9	3	140290	0230	12/19/12	\$381,848	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
9	3	140290	0100	12/28/11	\$254,900	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; Sale price updated by Sales ID group
9	3	165730	0290	01/14/13	\$290,000	NON-REPRESENTATIVE SALE; SHORT SALE
9	3	165730	0400	05/28/11	\$349,950	RELOCATION - SALE TO SERVICE
9	3	184140	0180	05/29/13	\$167,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
9	3	184140	0350	10/26/12	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR
9	3	184160	0300	02/23/12	\$219,301	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
9	3	216080	0090	03/31/11	\$500,000	MODEL DEVELOPMENT EXCLUSION
9	3	221240	0130	06/20/12	\$285,678	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; STATEMENT TO DOR
9	3	221240	0030	02/23/13	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	3	221250	0430	01/22/13	\$153,120	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
9	3	221250	0280	08/14/13	\$155,100	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group
9	3	221250	0430	04/17/13	\$183,725	NON-REPRESENTATIVE SALE; STATEMENT TO DOR
9	3	320450	0290	11/07/11	\$213,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	3	332205	9059	11/07/11	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
9	3	332205	9013	01/06/11	\$203,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
9	3	786700	0015	01/24/12	\$180,000	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
10	0	080680	0090	02/24/13	\$229,600	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AUCTION SALE; AND OTHER WARNINGS
10	0	080680	0190	04/13/11	\$204,751	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
10	0	080680	0120	09/22/12	\$251,000	NO MARKET EXPOSURE
10	0	132930	0270	09/07/12	\$292,995	%COMPL
10	0	132930	0750	09/05/12	\$306,061	%COMPL
10	0	132930	0480	12/03/12	\$339,995	%COMPL
10	0	132930	0290	04/04/13	\$310,000	DOR RATIO;PREVIMP<=25K

Improved Sales Removed in This Annual Update Analysis

Area 062 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	0	132930	0640	03/21/12	\$261,629	NON-REPRESENTATIVE SALE; SHORT SALE
10	0	211100	0780	10/23/12	\$201,451	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
10	0	211100	0800	01/24/12	\$228,238	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
10	0	211100	0140	06/12/13	\$273,970	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
10	0	211101	0740	07/02/13	\$285,077	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
10	0	211101	0150	03/19/13	\$22,000	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
10	0	211101	0130	04/25/13	\$59,573	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
10	0	211101	0460	11/01/12	\$213,800	NON-REPRESENTATIVE SALE; SHORT SALE
10	0	211101	0560	05/09/13	\$217,000	NON-REPRESENTATIVE SALE; SHORT SALE
10	0	214090	0160	03/21/13	\$245,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
10	0	214090	0020	04/12/13	\$353,133	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
10	0	214090	0030	08/21/12	\$197,000	NON-REPRESENTATIVE SALE; SHORT SALE
10	0	342205	9257	10/18/13	\$313,025	%COMPL
10	0	342205	9255	11/07/13	\$333,688	%COMPL
10	0	387657	0030	04/16/13	\$372,005	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
10	0	387657	0020	05/25/12	\$286,750	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
10	0	546877	0390	07/09/12	\$208,250	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
10	0	546877	0420	01/16/13	\$191,251	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
10	0	546877	0210	03/04/13	\$446,861	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
10	0	546877	0210	09/09/13	\$222,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	0	546878	0250	10/28/13	\$276,776	EXEMPT FROM EXCISE TAX; FORCED SALE; Sale price updated by Sales ID group;
10	0	660035	0080	05/22/12	\$363,412	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
10	0	660035	0080	08/08/12	\$180,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX;
10	0	769537	0110	09/12/12	\$235,000	DOR RATIO
10	0	769537	0230	03/15/11	\$660,000	NO MARKET EXPOSURE
10	0	769537	0180	03/31/11	\$420,000	RELOCATION - SALE TO SERVICE
10	0	769537	0220	11/20/11	\$409,800	UNFIN AREA
10	0	788580	0940	05/02/13	\$313,100	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
10	0	788580	0480	08/13/13	\$330,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
10	0	788580	1240	05/29/13	\$276,500	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AUCTION SALE; AND OTHER WARNINGS
10	0	813350	0010	11/11/11	\$283,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
10	0	894672	0010	05/24/11	\$326,336	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	1	080780	0030	01/25/12	\$247,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
10	1	080780	0190	03/12/12	\$183,948	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; CORRECTION DEED;

Improved Sales Removed in This Annual Update Analysis

Area 062 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	1	080780	0190	11/27/12	\$150,500	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
10	1	080780	0130	04/19/13	\$165,000	NON-REPRESENTATIVE SALE
10	1	080800	0010	01/25/12	\$381,708	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
10	1	080800	0010	05/22/12	\$162,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
10	1	080800	0010	01/27/12	\$334,513	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
10	1	354600	0230	04/04/11	\$155,000	NON-NORMAL DISTRIBUTION
10	1	354600	0030	03/22/11	\$316,896	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
10	1	354600	0760	12/04/12	\$260,500	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
10	1	354600	0580	07/09/12	\$226,506	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
10	1	354600	0780	11/05/12	\$305,630	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
10	1	354600	0760	03/01/13	\$239,000	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
10	1	354600	0580	02/15/13	\$195,000	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
10	1	354600	0780	04/23/13	\$239,900	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
10	1	354600	0310	05/09/13	\$220,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
10	1	354600	0140	09/25/13	\$233,250	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
10	1	354600	0490	11/05/13	\$168,000	NON-REPRESENTATIVE SALE; SHORT SALE
10	1	383060	0230	03/30/11	\$194,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
10	1	383060	0180	03/19/13	\$353,182	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
10	1	383060	0240	01/09/12	\$130,150	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
10	1	383060	0180	10/30/13	\$190,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX;
10	1	383060	0220	03/15/12	\$105,000	NEED TO ADD SALE WARNING!!!;DOR RATIO
10	1	383060	0120	06/20/12	\$150,000	NON-REPRESENTATIVE SALE; SHORT SALE
10	1	383061	0250	02/08/12	\$155,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
10	1	383061	0250	02/29/12	\$109,199	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
10	1	383061	0010	08/12/11	\$199,000	NO MARKET EXPOSURE; NON-PROFIT ORGANIZATION
10	1	809140	0910	05/16/11	\$139,099	MODEL DEVELOPMENT EXCLUSION
10	1	809140	0860	10/08/13	\$115,000	NON-NORMAL DISTRIBUTION
10	1	809140	0250	06/13/13	\$190,001	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
10	1	809140	0410	05/09/12	\$157,165	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
10	1	809140	0790	11/28/11	\$154,100	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
10	1	809140	0790	05/13/13	\$220,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
10	1	809140	0200	12/09/13	\$160,500	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group;
10	1	809140	0410	08/02/12	\$125,475	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
10	1	809140	0540	01/11/11	\$161,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in This Annual Update Analysis

Area 062 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	1	809141	0750	10/27/11	\$233,450	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
10	1	809141	0300	01/09/12	\$331,079	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
10	1	809141	1020	07/16/13	\$380,999	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
10	1	809141	1100	10/30/13	\$248,066	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;FORCED SALE; Sale price updated by Sales ID group;
10	1	809141	1060	12/14/13	\$264,823	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;FORCED SALE; Sale price updated by Sales ID group;
10	1	809141	0650	03/30/12	\$197,900	OBSOL
10	2	152280	0040	11/20/12	\$123,375	MODEL DEVELOPMENT EXCLUSION
10	2	152280	0040	07/12/12	\$132,470	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
10	2	256950	0090	08/29/11	\$385,000	NON-NORMAL DISTRIBUTION
10	2	256950	0160	02/06/13	\$179,000	SHORT SALE
10	2	342205	9217	10/11/13	\$325,650	%COMPL
10	2	342205	9151	12/20/11	\$154,466	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
10	2	342205	9050	03/09/12	\$154,172	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
10	2	342205	9213	06/04/13	\$270,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE;
10	2	342205	9146	03/20/13	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	2	342205	9119	08/14/13	\$284,665	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	2	342205	9067	12/08/11	\$165,000	NON-REPRESENTATIVE SALE
10	2	342205	9144	08/24/12	\$235,000	NON-REPRESENTATIVE SALE
10	2	342205	9032	04/20/12	\$96,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
10	2	342205	9227	05/18/13	\$375,000	RELOCATION - SALE TO SERVICE
10	2	352205	9060	05/31/13	\$145,000	LACK OF REPRESENTATION-GRADE 1
10	2	352205	9131	05/07/12	\$245,140	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
10	2	352205	9089	01/23/12	\$45,000	DOR RATIO;TEAR DOWN; BUILDER OR DEVELOPER SALES
10	2	546640	0560	04/26/13	\$158,999	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	2	546641	0200	04/26/12	\$164,100	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
10	2	546641	0170	07/26/12	\$171,800	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
10	2	546641	0820	12/28/11	\$102,605	DOR RATIO;QUIT CLAIM DEED
10	2	546641	0530	06/26/13	\$237,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
10	2	546642	0070	04/25/12	\$189,000	NON-REPRESENTATIVE SALE; SHORT SALE
10	2	546642	0460	08/20/13	\$238,000	SHORT SALE
10	2	546873	0310	11/28/12	\$188,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
10	2	546873	0330	08/23/12	\$170,001	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
10	2	546873	0100	10/08/12	\$195,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
10	2	600450	0310	03/22/12	\$211,500	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;

Improved Sales Removed in This Annual Update Analysis

Area 062 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	2	600450	0310	06/13/12	\$226,700	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
10	2	664850	0270	01/24/13	\$160,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
10	2	664850	0290	02/22/12	\$199,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
10	2	664850	0570	10/23/12	\$170,000	NON-REPRESENTATIVE SALE; SHORT SALE
10	2	679220	0170	08/15/12	\$134,900	OBSERVATION OUTSIDE THE NORM
10	2	679220	0310	09/19/11	\$97,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REPRESENTATIVE SALE;
10	2	679220	0270	01/18/13	\$74,000	DOR RATIO;EXEMPT FROM EXCISE TAX; SELLING OR BUYING COSTS AFFECTING SALE PRICE;
10	2	679220	0381	04/08/13	\$136,001	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX;
10	2	679220	0140	07/13/11	\$95,000	NON-REPRESENTATIVE SALE
10	2	679220	0130	06/07/13	\$122,000	NON-REPRESENTATIVE SALE
10	2	679220	0261	08/27/12	\$110,000	NON-REPRESENTATIVE SALE
10	2	679220	0410	04/14/11	\$120,000	UNFIN AREA;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
10	2	856765	0050	08/14/13	\$118,063	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
10	2	856765	0070	07/08/13	\$310,000	UNFIN AREA
10	3	032105	9143	06/15/11	\$235,000	ANOMALY DETECTION
10	3	032105	9057	07/12/11	\$265,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; CORRECTION DEED;
10	3	032105	9066	09/18/12	\$293,126	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
10	3	032105	9047	05/06/13	\$241,132	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
10	3	032105	9057	01/23/13	\$153,500	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE; Sale price updated by Sales ID group;
10	3	032105	9066	03/27/13	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX;
10	3	032105	9086	01/14/13	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; RELATED PARTY, FRIEND, OR NEIGHBOR; SHORT SALE
10	3	032105	9110	04/25/12	\$500,000	NO MARKET EXPOSURE
10	3	032105	9098	05/28/13	\$180,299	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	3	032105	9007	08/19/13	\$175,000	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
10	3	188800	0062	03/08/12	\$330,000	IMP COUNT;IMP. CHARACTERISTICS CHANGED SINCE SALE
10	3	730040	0410	02/07/12	\$320,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
10	3	730040	0630	04/25/12	\$232,150	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
10	5	214090	0350	04/26/13	\$257,584	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
10	5	214090	0350	05/21/13	\$257,584	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY;
10	5	214090	0350	11/12/13	\$210,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
10	5	214090	0260	02/02/12	\$118,928	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
11	0	082105	9047	07/17/12	\$350,000	UNFIN AREA
11	0	092105	9072	06/01/12	\$124,900	OBSERVATION OUTSIDE THE NORM
11	0	104144	0130	08/21/13	\$296,813	ACTIVE PERMIT BEFORE SALE>25K;%COMPL



Improved Sales Removed in This Annual Update Analysis

Area 062 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	0	104144	0140	08/16/13	\$332,700	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
11	0	104144	0230	07/19/13	\$294,645	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
11	0	104144	0040	08/28/13	\$350,976	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
11	0	104144	0300	10/03/13	\$297,300	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
11	0	104144	0400	09/19/13	\$284,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
11	0	104144	0390	12/26/13	\$259,540	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
11	0	104144	0220	11/12/13	\$302,350	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
11	0	104144	0320	09/06/13	\$294,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
11	0	104144	0200	12/06/13	\$299,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
11	0	104144	0270	10/31/13	\$272,745	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
11	0	104144	0310	12/04/13	\$299,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
11	0	104144	0370	10/24/13	\$286,254	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
11	0	104144	0280	12/05/13	\$284,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
11	0	104144	0160	11/22/13	\$247,500	ACTIVE PERMIT BEFORE SALE>25K;%COMPL;BUILDER OR DEVELOPER SALES
11	0	104144	0290	12/02/13	\$297,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL;BUILDER OR DEVELOPER SALES
11	0	104144	0360	12/10/13	\$289,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL;PREVIMP<=25K
11	0	104144	0250	05/24/13	\$269,950	DOR RATIO;PREVIMP<=25K
11	0	104144	0210	05/24/13	\$293,200	DOR RATIO;PREVIMP<=25K
11	0	104144	0520	11/14/12	\$236,000	OBSOL
11	0	132197	0280	08/15/12	\$338,094	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
11	0	132197	0280	02/13/13	\$215,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
11	0	132197	0180	09/26/12	\$120,000	RELATED PARTY, FRIEND, OR NEIGHBOR
11	0	168250	0011	02/11/11	\$235,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR
11	0	186456	0010	04/22/13	\$330,609	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
11	0	186456	0050	04/28/11	\$450,690	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY
11	0	186456	0010	12/02/13	\$302,500	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; Sale price updated by Sales ID group
11	0	381490	0810	08/22/13	\$336,450	%COMPL
11	0	381490	0880	06/12/13	\$365,450	%NETCOND
11	0	381490	0100	10/02/13	\$362,570	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
11	0	381490	0510	09/30/13	\$390,740	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
11	0	381490	0530	10/10/13	\$335,940	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
11	0	381490	0120	10/18/13	\$391,965	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
11	0	381490	0480	10/31/13	\$376,518	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
11	0	381490	0770	10/08/13	\$384,380	DOR RATIO;PREVIMP<=25K

Improved Sales Removed in This Annual Update Analysis

Area 062 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	0	381490	0980	02/22/13	\$332,950	DOR RATIO;PREVIMP<=25K
11	0	387659	0420	08/22/13	\$284,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
11	0	513780	0700	07/30/13	\$382,686	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
11	0	513780	0200	06/07/12	\$13,000	DOR RATIO;QUIT CLAIM DEED
11	0	513780	0620	03/08/11	\$245,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
11	0	513780	0190	02/24/12	\$200,000	NON-REPRESENTATIVE SALE
11	3	052105	9129	03/12/11	\$235,650	RELOCATION - SALE TO SERVICE
11	3	072105	9001	04/16/13	\$654,685	UNFIN AREA;BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
11	3	092105	9076	03/13/13	\$386,454	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
11	3	092105	9217	06/28/13	\$144,724	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); STATEMENT TO DOR
11	3	092105	9158	09/26/12	\$100,000	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
11	3	102105	9041	04/05/12	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
11	3	165731	0180	11/01/12	\$251,360	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
11	3	279860	0200	06/05/12	\$261,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
11	3	299100	0010	10/16/12	\$424,042	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
11	3	299100	0010	10/30/13	\$247,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
11	3	299100	0010	03/08/13	\$357,204	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
11	3	333940	0289	09/20/13	\$733,500	OBSERVATION OUTSIDE THE NORM
11	3	333940	0465	04/16/12	\$257,248	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
11	3	713796	0360	10/10/13	\$346,003	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
11	3	713796	0040	01/10/11	\$235,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
11	4	092105	9167	01/24/12	\$302,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	4	092105	9061	10/16/12	\$167,900	REAL MH
11	4	162105	9022	05/10/12	\$253,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
11	4	168200	0100	11/08/12	\$177,500	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
11	4	168210	0020	08/15/12	\$230,575	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
11	4	168250	0370	06/10/13	\$482,034	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
11	4	168250	0370	10/11/13	\$162,750	FINANCIAL INSTITUTION RESALE; AUCTION SALE
11	4	168250	0200	10/17/13	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	4	168250	0250	08/21/12	\$200,000	NON-REPRESENTATIVE SALE; SHORT SALE
11	4	168350	0140	06/26/13	\$176,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
11	4	168360	0110	02/02/12	\$149,500	ANOMALY DETECTION
11	4	168360	0040	10/31/12	\$241,233	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
11	4	168360	0040	01/08/13	\$120,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS

Improved Sales Removed in This Annual Update Analysis

Area 062 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	4	172105	9149	07/26/13	\$475,000	IMP COUNT;IMP. CHARACTERISTICS CHANGED SINCE SALE
11	4	172105	9005	09/30/13	\$131,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	4	172105	9253	05/19/11	\$225,000	PREVIMP<=25K;TEAR DOWN; NO MARKET EXPOSURE
11	4	178727	0130	08/29/12	\$375,462	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
11	4	288795	0030	10/27/11	\$166,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
11	4	288795	0040	07/30/13	\$193,713	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AUCTION SALE; AND OTHER WARNINGS
11	4	288795	0030	03/07/12	\$184,900	FINANCIAL INSTITUTION RESALE
11	4	288795	0020	07/25/11	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
11	4	289065	0420	12/20/12	\$202,501	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
11	4	289065	0280	03/18/13	\$240,000	QUESTIONABLE PER APPRAISAL
11	4	305670	0130	01/23/13	\$155,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
11	4	305670	0030	10/23/12	\$309,177	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
11	4	320440	0110	11/30/11	\$375,887	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
11	4	320440	0110	12/07/11	\$334,163	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
11	4	320440	0170	07/27/12	\$195,000	NON-REPRESENTATIVE SALE; SHORT SALE
11	4	320440	0210	08/02/12	\$219,950	SHORT SALE
11	4	327605	0250	08/09/11	\$157,500	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
11	4	332680	0420	10/13/11	\$170,000	NON-REPRESENTATIVE SALE
11	4	332700	0090	12/18/13	\$122,000	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX;
11	4	332700	0210	10/17/11	\$105,000	NON-REPRESENTATIVE SALE
11	4	332701	0420	11/12/13	\$189,100	NON-NORMAL DISTRIBUTION
11	4	332701	0420	04/15/13	\$280,149	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
11	4	332701	0420	04/15/13	\$240,812	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
11	4	333940	0635	10/10/12	\$127,200	LACK OF REPRESENTATION-GRADE 5
11	4	333940	0090	01/15/13	\$166,442	%COMPL;BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
11	4	333940	0090	02/15/13	\$155,000	%COMPL;IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX;
11	4	333940	0510	02/20/13	\$361,700	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
11	4	333940	0515	11/29/12	\$475,000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
11	4	381480	0010	12/02/11	\$352,457	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
11	4	381480	0230	02/27/13	\$200,000	NON-REPRESENTATIVE SALE
11	4	381480	0050	04/29/13	\$190,000	NON-REPRESENTATIVE SALE; SHORT SALE
11	4	423940	0110	03/23/12	\$81,500	ANOMALY DETECTION
11	4	423940	0830	10/03/13	\$85,700	NON-NORMAL DISTRIBUTION
11	4	423940	0430	11/25/13	\$85,000	NON-NORMAL DISTRIBUTION

Improved Sales Removed in This Annual Update Analysis

Area 062 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	4	423940	1090	02/16/12	\$79,950	OBSERVATION OUTSIDE THE NORM
11	4	423940	0290	11/07/12	\$86,000	OBSERVATION OUTSIDE THE NORM
11	4	423940	0550	12/27/13	\$60,000	STATISTICAL OUTLIER-BOX PLOT
11	4	423940	0720	11/13/13	\$182,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
11	4	423940	0700	05/23/13	\$80,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
11	4	423940	1180	11/14/12	\$79,204	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
11	4	423940	0550	05/14/13	\$100,130	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
11	4	423940	0170	11/21/12	\$52,001	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
11	4	423940	1110	01/22/13	\$81,282	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
11	4	423940	0270	06/04/13	\$97,061	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
11	4	423940	0290	07/02/12	\$79,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
11	4	423940	0960	12/18/12	\$178,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
11	4	423940	0010	01/29/13	\$40,101	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
11	4	423940	0730	10/03/13	\$51,000	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
11	4	423940	0550	11/12/13	\$42,350	DOR RATIO;EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
11	4	423940	0710	12/02/11	\$48,000	DOR RATIO;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
11	4	423940	1110	03/26/13	\$48,250	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
11	4	423940	0110	11/29/11	\$39,000	DOR RATIO;NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
11	4	423940	0070	06/03/11	\$57,500	DOR RATIO;NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
11	4	423940	0200	09/02/11	\$30,000	DOR RATIO;OBSOL;NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
11	4	423940	0580	11/06/12	\$47,000	DOR RATIO;SHORT SALE
11	4	423940	0260	06/03/13	\$70,500	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group
11	4	423940	1180	02/19/13	\$64,500	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; Sale price updated by Sales ID group
11	4	423940	0960	11/26/13	\$70,875	GOVERNMENT AGENCY; AUCTION SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
11	4	423940	1130	05/15/13	\$75,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX;
11	4	423940	0330	09/09/11	\$61,800	NON-REPRESENTATIVE SALE
11	4	423940	0310	04/22/11	\$71,000	NON-REPRESENTATIVE SALE
11	4	423941	0330	07/09/13	\$90,000	MODEL DEVELOPMENT EXCLUSION
11	4	423941	0570	01/10/12	\$102,554	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
11	4	423941	0350	06/14/13	\$166,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
11	4	423941	0410	08/14/13	\$156,641	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
11	4	423941	0080	05/29/13	\$163,400	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
11	4	423941	0570	07/09/12	\$49,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX;
11	4	423941	0310	09/23/13	\$164,900	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;



Improved Sales Removed in This Annual Update Analysis

Area 062 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	4	423941	0080	11/27/13	\$90,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX;
11	4	423941	0040	06/30/11	\$69,300	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
11	4	423943	0060	05/25/11	\$76,500	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
11	4	423943	0090	02/25/11	\$91,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
11	4	570920	0100	11/27/13	\$371,500	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
11	4	713790	0290	09/25/12	\$127,000	MODEL DEVELOPMENT EXCLUSION
11	4	713790	0410	10/17/11	\$122,000	MODEL DEVELOPMENT EXCLUSION
11	4	713790	0660	03/25/11	\$138,000	NON-NORMAL DISTRIBUTION
11	4	713790	0270	01/27/12	\$135,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
11	4	713790	0460	10/03/12	\$121,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
11	4	713790	0850	11/18/13	\$210,000	GOVERNMENT AGENCY; ASSESSOR'S DATA DOESN'T MATCH SALE DATA; EXEMPT FROM EXCISE TAX;
11	4	713790	0460	01/22/13	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE; STATEMENT TO DOR;
11	4	713790	0650	09/17/13	\$165,000	NON-REPRESENTATIVE SALE
11	4	713790	0830	02/07/13	\$172,500	SHORT SALE
11	4	713790	0880	01/28/13	\$152,000	SHORT SALE
11	4	745740	0360	06/03/13	\$210,600	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
11	4	745740	0450	07/30/12	\$92,632	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
11	4	807852	0040	10/09/13	\$208,100	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AUCTION SALE;
11	4	807852	0390	09/25/12	\$146,000	NON-REPRESENTATIVE SALE
11	4	809700	0240	06/06/13	\$367,142	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
11	4	809700	0050	04/24/12	\$196,000	NON-REPRESENTATIVE SALE; SHORT SALE

Vacant Sales Used in this Annual Update Analysis
Area 062

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
9	0	108562	1730	11/18/13	\$70,000	3,577	N	N
9	0	108562	1920	12/05/13	\$70,000	3,543	N	N
9	0	165730	390	01/03/11	\$70,000	11,040	N	N
9	0	282205	9063	06/15/13	\$428,000	98,881	N	N
9	0	282205	9305	08/08/13	\$125,000	31,168	N	N
9	0	332205	9191	12/26/13	\$123,000	56,628	N	N
10	0	352205	9116	01/27/12	\$169,000	114,563	Y	N
10	0	769537	40	06/06/13	\$135,000	7,252	Y	N
10	0	769537	50	12/10/13	\$135,000	7,250	Y	N
10	0	769537	260	12/17/13	\$140,000	6,289	Y	N
10	0	769537	270	12/17/13	\$140,000	5,662	Y	N
11	0	172105	9241	07/24/12	\$75,000	46,609	N	N
11	0	333940	633	08/27/13	\$65,000	29,391	N	N
11	0	333940	636	08/27/13	\$65,000	29,391	N	N

Vacant Sales Removed in this Annual Update Analysis

Area 062

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	0	221260	0300	06/22/11	\$15,000	NO MARKET EXPOSURE;
10	0	032105	9138	05/30/13	\$50,000	NON-REPRESENTATIVE SALE
10	0	342205	9049	03/18/13	\$101,925	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group;
11	0	092105	9058	11/21/11	\$113,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
11	0	092105	9176	11/09/11	\$185,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES; FINANCIAL INSTITUTION RESALE;
11	0	333940	0326	01/12/12	\$37,000	NO MARKET EXPOSURE;
11	0	333940	0550	10/29/12	\$20,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE;
11	0	334100	0140	06/13/12	\$37,000	NO MARKET EXPOSURE;

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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



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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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



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

Scope of Work Performed:

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

Certification:

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

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

None

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

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

- Annual Update Model Development and Report Preparation
- Sales Verification

Janelle Wehl

6/11/14

Appraiser II

Date