

## Executive Summary Physical Inspection Algona/Pacific - Area 087 Physical Inspection

**Appraisal Date:** 1/1/2014  
**Previous Physical Inspection:** 2007  
**Number of Improved Sales:** 471  
**Range of Sale Dates:** 1/1/2011 – 12/31/2013 Sales were time adjusted to 1/1/2014

### Sales – Improved Valuation Change Summary

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
<b>2013 Value</b>	\$70,000	\$138,500	\$208,500			12.28%
<b>2014 Value</b>	\$70,100	\$176,400	\$246,500	\$261,800	94.0%	9.00%
<b>Change</b>	+\$100	+\$37,900	+\$38,000			
<b>% Change</b>	+0.1%	+27.4%	+18.2%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2014 COD of 9.00% is an improvement from the previous COD of 12.28%. 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. Sales from 1/1/2011 to 12/31/2013 (at a minimum) were considered in all analysis. Sales were time adjusted to 1/1/2014

### Population – Improved Valuation Change Summary

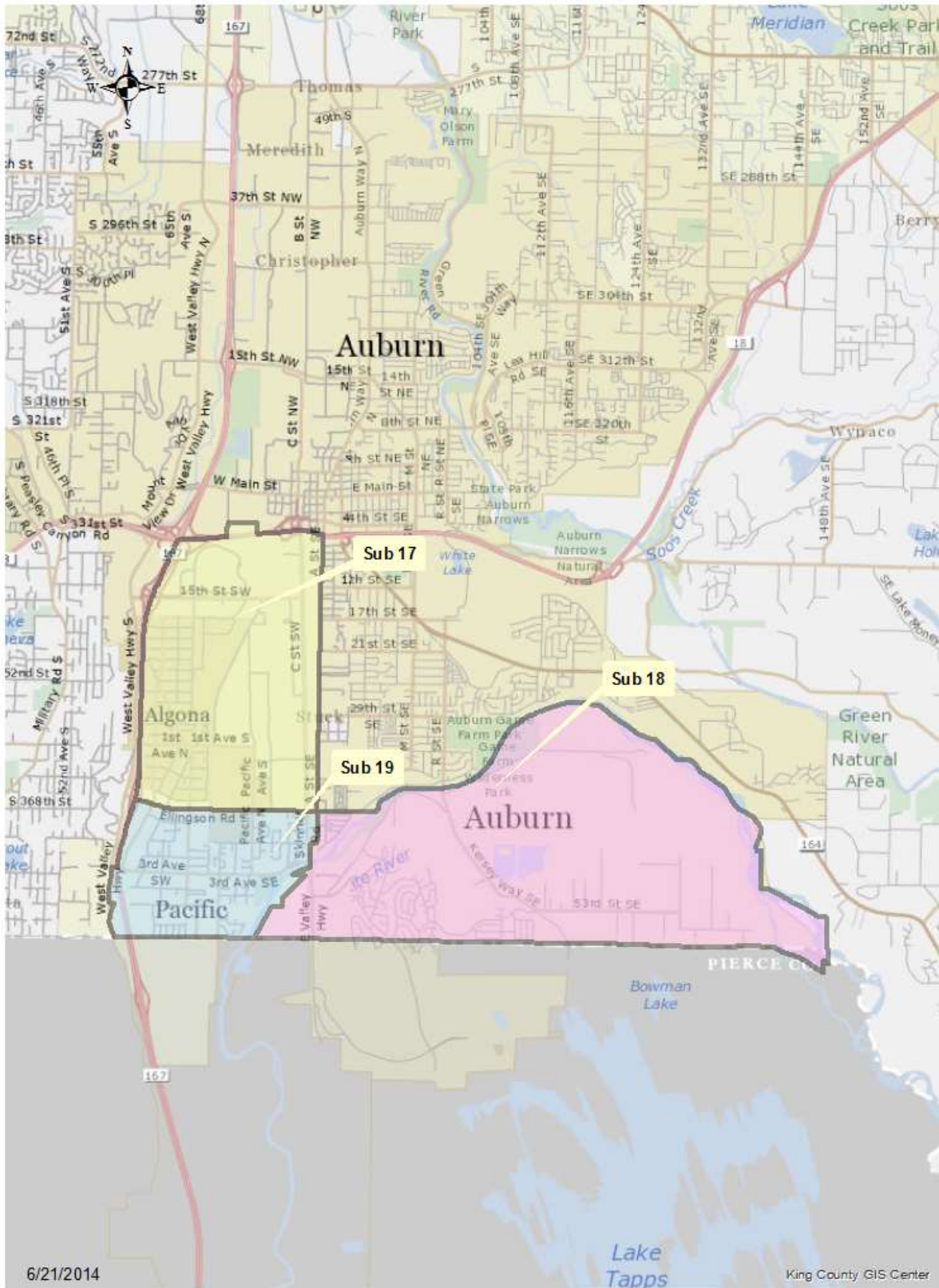
Population - Improved Parcel Summary Data:			
	Land	Improvements	Total
<b>2013 Value</b>	\$73,900	\$125,900	\$199,800
<b>2014 Value</b>	\$68,300	\$152,500	\$220,800
<b>% Change</b>	-7.6%	+21.1%	+10.5%

Number of one to three unit residences in the population: 3,200

### Physical Inspection Area:

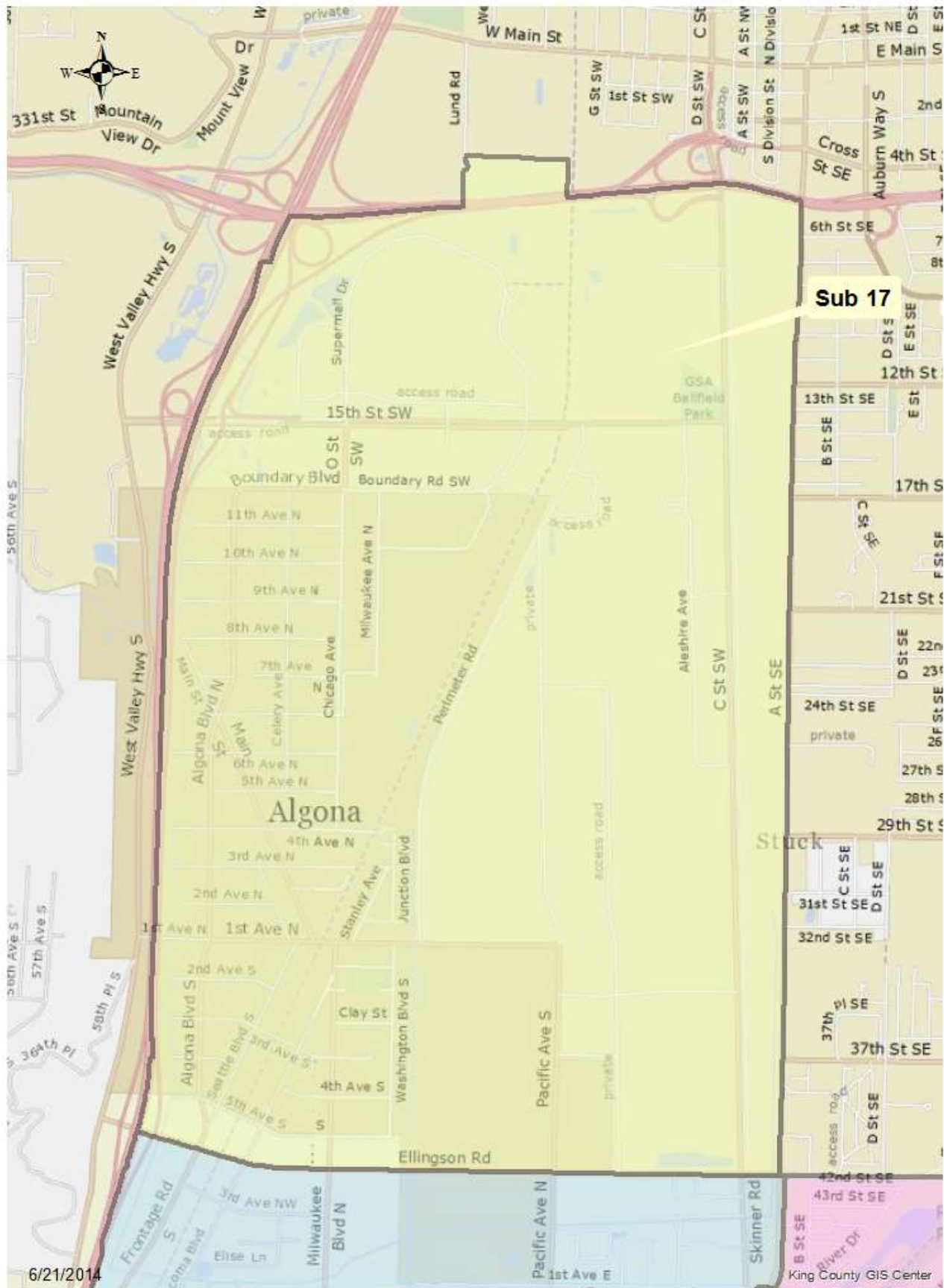
State law requires that each property be physically inspected at least once during a 6 year revaluation cycle. During the recent inspection of Area 087 – Algona/Pacific, appraisers were in the area, confirming data characteristics, developing new valuation models and selecting a new value for each property for the assessment year. For each of the subsequent years, the previous property values are statistically adjusted during each assessment period. Taxes are paid on total value, not on the separate amounts allocated to land and improvements.

## Area 087 Map



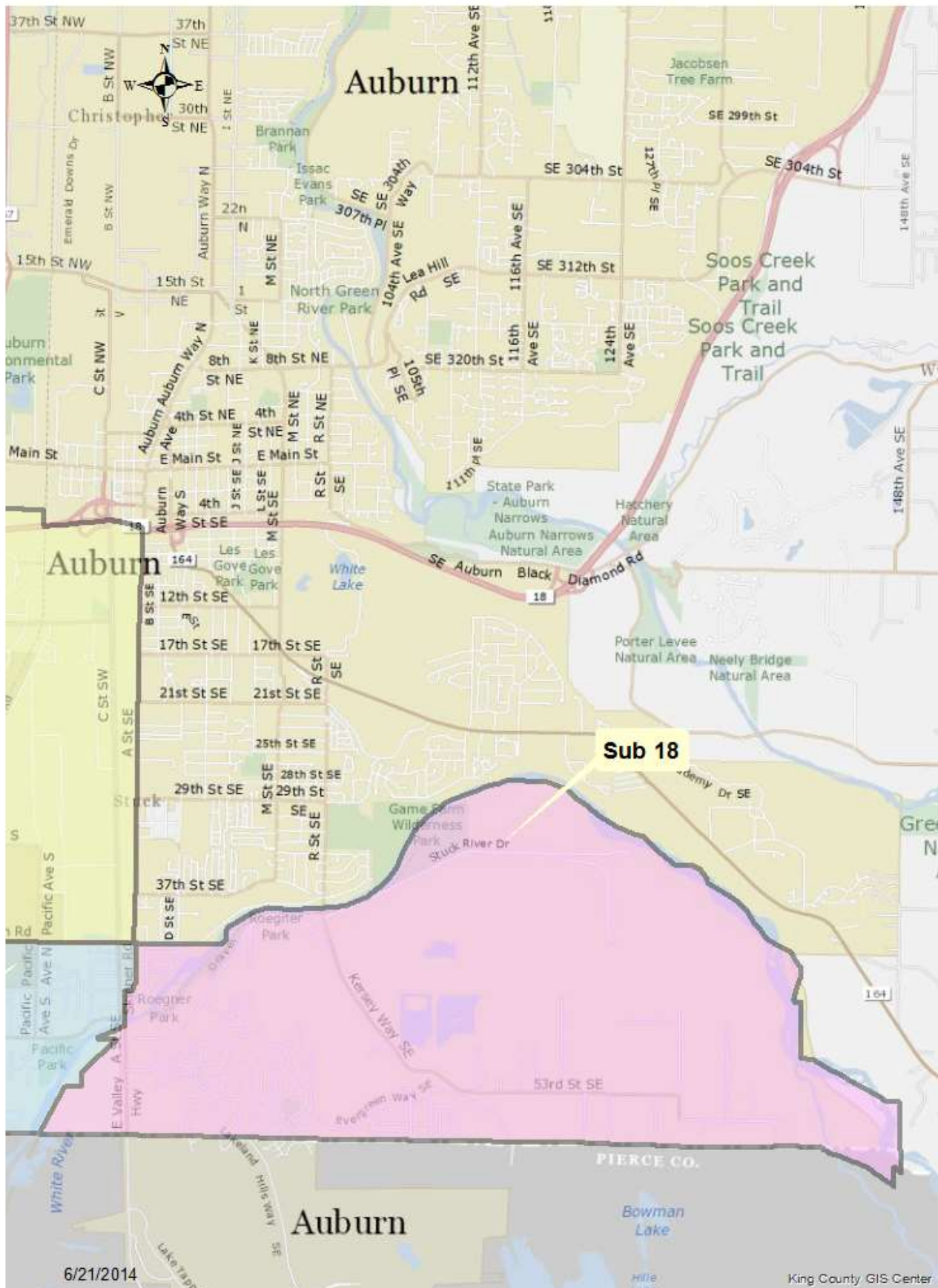
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## Area 087 - Sub Area 17 Map

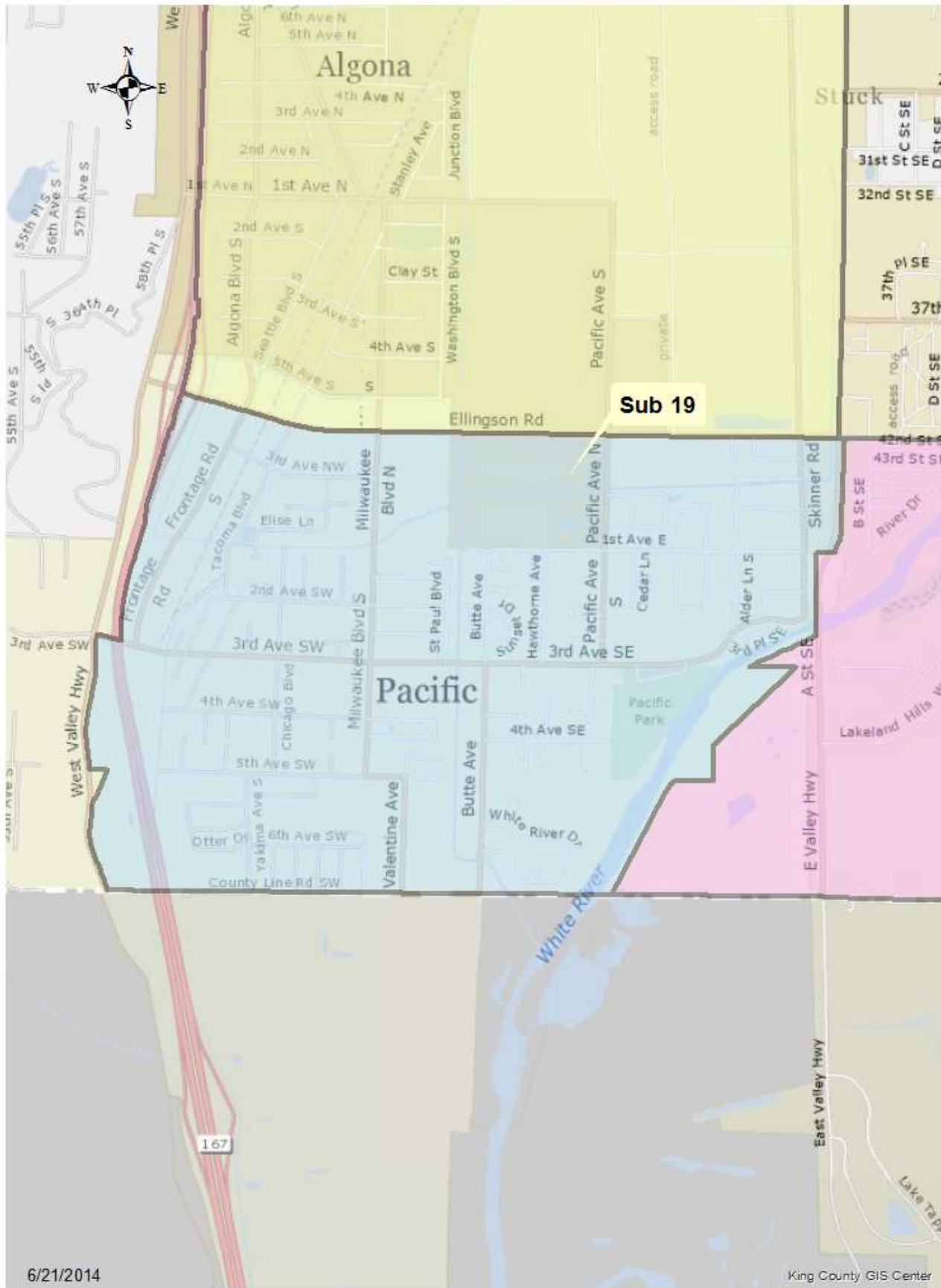




## Area 087 - Sub Area 18 Map



## Area 087 - Sub Area 19 Map



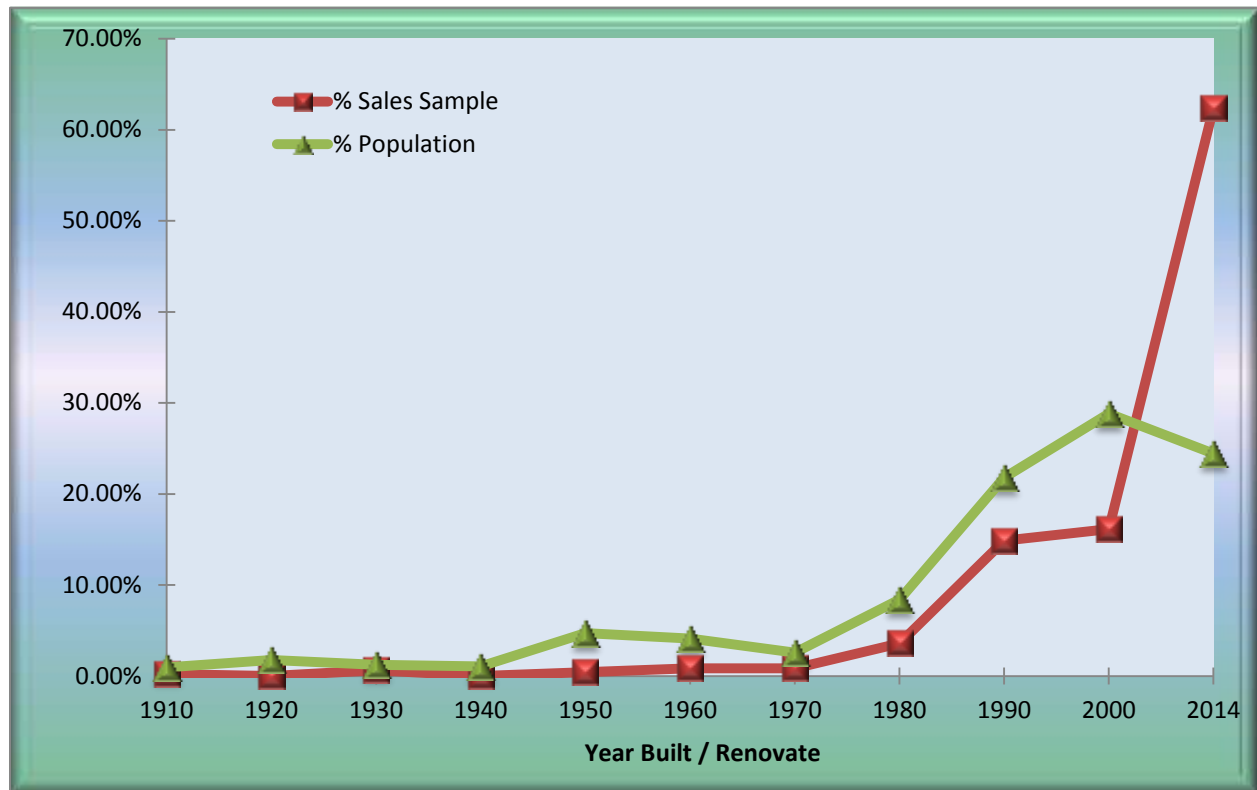
## Sales Sample Representation of Population Year Built or Renovated

### Sales

Year Built/Ren	Frequency	% Sales Sample
1910	1	0.21%
1920	0	0.00%
1930	3	0.64%
1940	0	0.00%
1950	2	0.42%
1960	4	0.85%
1970	4	0.85%
1980	17	3.61%
1990	70	14.86%
2000	76	16.14%
2014	294	62.42%
	471	

### Population

Year Built/Ren	Frequency	% Population
1910	31	0.97%
1920	57	1.78%
1930	40	1.25%
1940	34	1.06%
1950	151	4.72%
1960	132	4.13%
1970	83	2.59%
1980	269	8.41%
1990	698	21.81%
2000	923	28.84%
2014	782	24.44%
	3,200	



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.

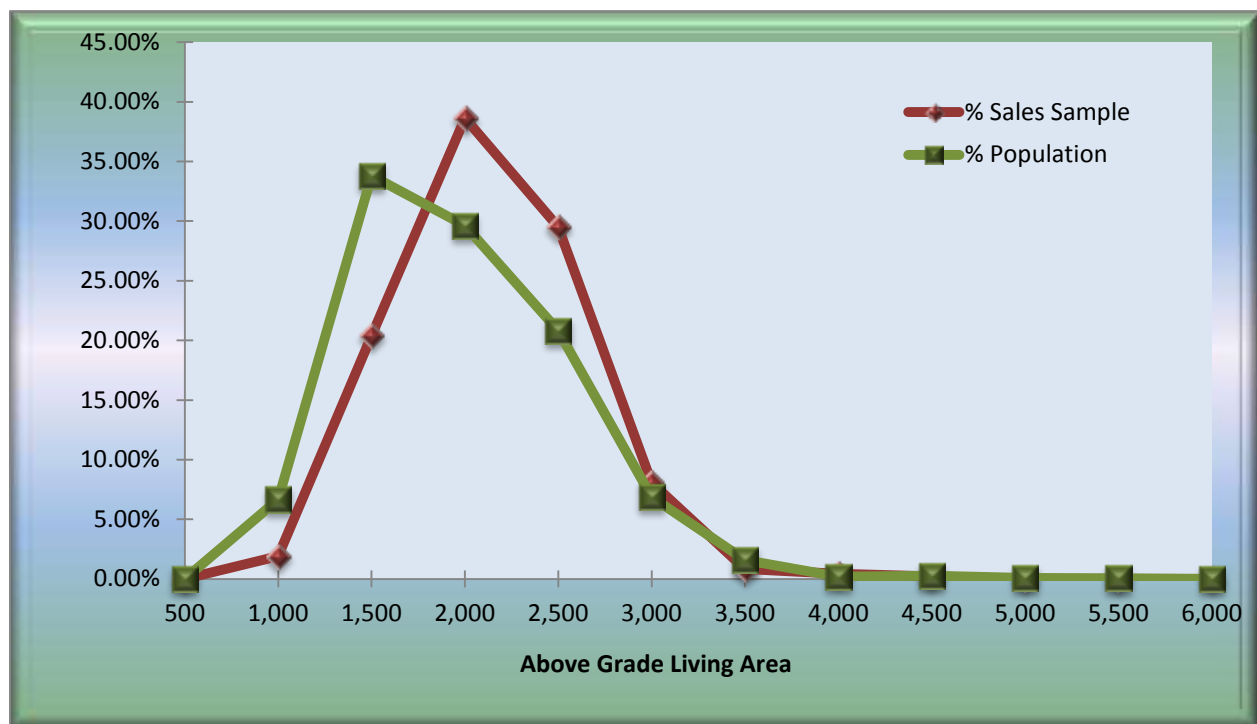
## Sales Sample Representation of Population Above Grade Living Area

### Sales

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	9	1.91%
1,500	96	20.38%
2,000	182	38.64%
2,500	139	29.51%
3,000	38	8.07%
3,500	4	0.85%
4,000	2	0.42%
4,500	1	0.21%
5,000	0	0.00%
5,500	0	0.00%
6,000	0	0.00%
471		

### Population

AGLA	Frequency	% Population
500	0	0.00%
1,000	213	6.66%
1,500	1,082	33.81%
2,000	948	29.63%
2,500	666	20.81%
3,000	220	6.88%
3,500	51	1.59%
4,000	6	0.19%
4,500	9	0.28%
5,000	3	0.09%
5,500	2	0.06%
6,000	0	0.00%
3,200		



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.

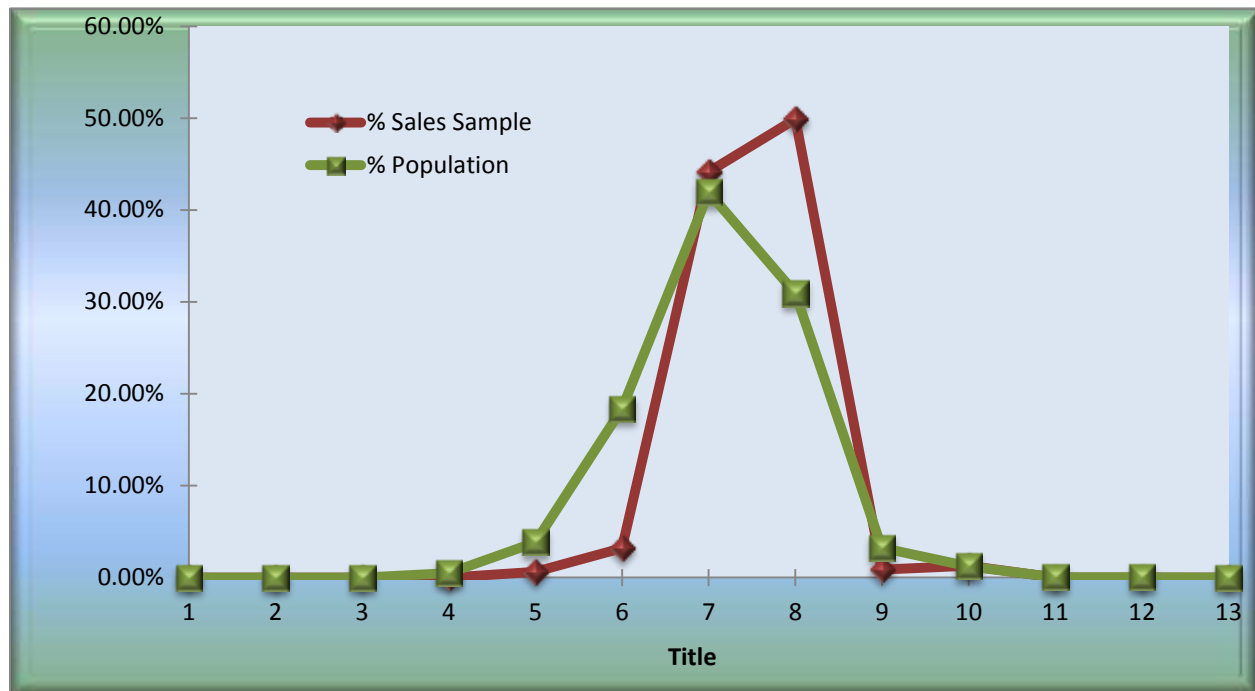
## Sales Sample Representation of Population Building Grade

### Sales

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	3	0.64%
6	15	3.18%
7	208	44.16%
8	235	49.89%
9	4	0.85%
10	6	1.27%
11	0	0.00%
12	0	0.00%
13	0	0.00%
471		

### Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	15	0.47%
5	122	3.81%
6	588	18.38%
7	1,342	41.94%
8	989	30.91%
9	103	3.22%
10	39	1.22%
11	1	0.03%
12	1	0.03%
13	0	0.00%
3,200		



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.





# Physical Inspection Process

**Effective Date of Appraisal: January 1, 2014**

**Date of Appraisal Report: June 9, 2014**

## Appraisal Team Members and Participation

The valuation for this area was done by the following Appraisal Team. The degree of participation varied according to individual skill in relevant areas and depending on the time they joined the team.

- Kathryn Scheele – Appraiser II: Team lead, coordination, valuation model development and testing. Land and total valuation appraisals. Sales verification, physical inspection and report writing.
- Ben Noma – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Cherie Crothamel – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.

## 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 \$10,000 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 Physical Inspection Analysis and Improved Sales Removed from this Physical Inspection Analysis for more detailed information)*

## Highest and Best Use Analysis

**As If Vacant:** Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis for the valuation of that specific parcel.

**As If Improved:** Where any value for improvements is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.



## Standards and Measurement of Data Accuracy

Sales were verified with the purchaser, seller or real estate agent where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

We maintain uniformity with respect to building characteristics such as year-built, quality, condition, living area, stories, and land characteristics such as location (sub-area and plat), lot size, views, and waterfront. Other variables that are unique to the specific areas are also investigated. This approach ensures that values are equitable for all properties with respect to all measurable characteristics, whether the houses are larger or smaller, higher or lower quality, remodeled or not, with or without views or waterfront, etc.

## Special Assumptions and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value. Therefore the income approach is not applicable in this appraisal as these properties are not typically leased, but rather owner occupied. The income approach to value was not considered in the valuation of this area.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/1/2011 to 12/31/2013 (at minimum) were considered in all analyses.
- Sales were time adjusted to 1/1/2014.
- This report is intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.



# Identification of the Area

**Name or Designation:**

Area 087 - Algona/Pacific

**Boundaries:**

Area 87-Algona/Pacific is bounded on the north by Highway 18, south by County Line Rd., west by State Route 167 (West Valley Highway S) and on the east by the White River.

**Maps:**

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

**Area Description:**

Area 087 is located generally south of the City of Auburn along State route 167 to the Pierce County line. Area 087 is divided into 3 sub areas: 17 (City of Algona), 18 (Auburn/Lakeland Hills) and 19 (City of Pacific). Generally known as Al/Pac this area has easy access to Auburn, Tacoma, Kent, Federal Way and Seattle from State Routes 167 and 18. The Super Mall is just north of AL/Pac and provides shopping, restaurants, and services. The abundance of industrial and commercial business nearby provides employment.

The City of Algona (est. Pop 3,075) is a small community of older lower grades homes ranging in age from 1900 to 2014. The newer homes are mostly infill as the larger farm lots are segregated and sold off for new building. Algona has not had the same amount of new building as Pacific due to the wetness and grade of the land, causing higher costs to improve the land for building. Algona is also highly influenced by the close proximity of commercial and industrial properties. There is a large Boeing facility, Safeway distribution center and the Super Mall near or in the city of Algona. Many of the properties in the north part of Algona are commercially zoned. A railroad runs along the east border of both Algona and Pacific and a large drainage ditch runs along the west border.

The City of Pacific (est. Pop. 6,606) does not have the same commercial and land issues as Algona so it has seen more building since 2000. There are 1,588 improved properties in Pacific, of those 390 or 24% have newer houses built between the years 2000-2014, and more are in the process of platting and building. Nearly all of the new houses are moderately priced grade 7's. The Stuck and White River run through Pacific. In 2009 a release of water from the Mud Mountain Dam caused severe flooding. Since that time King County has purchased properties along the river and built a flood prevention barrier.

The Lakeland Hills portion of sub area 18 is a bedroom community located in the city of Auburn. The sub-divisions of Lakeland Hills (Major numbers 413693 to 413705) are on the top of a hill and remote from the cities of Algona and Pacific. Building of Lakeland Hills occurred between 1984 and 2007. Of the 823 improved parcels 718 are grade 8, the other 105 are grades 9-11. Overall the homes are very well maintained and provide a pleasant community. There are some minor views near the top of the hill that add little value to the properties. Some homes are also affected by minor topography and power line issues. This area is continuing to grow. The new plats of The Ridge at Bowman Creek and Kersey 3 Div. 1B will provide 375 new homes. Tax lots in Sub 18 are mostly zoned RC which is a conservation code, 1 house per 4 acres. These properties are mostly estate like with large higher grade homes. Located east of sub-divisions is a newer shopping area with a grocery store, several restaurants and some services.

# Land Valuation

Vacant sales from 1/2011 to 1/2014 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2014.

Area 87 consists of 4,046 parcels of which 372 are vacant. There are 308 mobile homes. The area is divided into 3 sub areas. Sub Areas 17 and 19, with a combined total of 2635 parcels, are the cities of Algona and Pacific, respectively. Both of these cities are located in the White River Valley and are subjected to frequent flooding, therefore the land is very wet. The trend in the AL/Pac area is for infill. Large vacant lots or lots with old farm houses are being short-platted or sub-divided and new homes built. This is mostly occurring in Pacific (sub 19) and to a lesser extent in Algona (sub 17) because Algona has a city ordinance stating that to do any new building the land will need to be filled until it is at street grade, which adds to the cost of building on vacant lots.

Lakeland Hills in Sub 18 has 823 parcels and is very homogeneous. There is some mountain and territorial views but they were found to add little value. An extra \$3,000 is added to the base land for any view. New sub divisions of The Ridge at Bowman Creek and Kersey 3 Div. 1B have been established and building is under way. The two new plats have a combined parcel count of 375. The rest of the parcels in Sub 18 are tax lots and acreage mostly zoned RC (residential conservation), 1 house per 4 acres.

## Land Model

### **Model Development, Description and Conclusions:**

There are 13 good land sales available for use in Area 87 and 17 multi-parcel sales (399 total parcels). The sales comparison approach was used to determine land values and was augmented by using land allocation of improved sales. Historically, King County builders have used an allocation of 25% to 35% for a land to building ratio. For land allocation in Area 87, we estimated the land to total value allocation at 28%. The allocation percentage was determined after reviewing and analyzing the vacant land sales, builder and developer sales, multi parcel sales, and sales of new improvements in the area. We used the allocation percentage in conjunction with the Assessor's depreciation table to calculate the indicated land values for improved sold properties. The allocation approach results were consistent with the sale comparison approach.

Plats are generally homogenous in lot size, quality of homes and amenities with some market differences. A building site value has been developed for each plat with market adjustments between plats. Plat values begin at \$55,000 and go to \$68,000 for plats in Al/Pac. Lots in Lakeland Hills are valued at \$78,000 and the newer plat of Kersey 3 Div. 1B is valued at \$80,000. Tax lots were valued on a square foot basis starting at \$55,000 for lots less than 10,000 square feet to \$389,000 for 20 acres. Lots over 20 acres are valued at \$389,000 plus \$10,000 for size over 20 acres. Land values were adjusted by; -5% to -50% for environmental issues, -5% to -30% for train and power-line nuisance. Parcels with traffic issues were adjusted by -\$5,000 to -\$15,000 depending on severity. Plats that are not homogenous, that do not have similar lot sizes, quality of homes, or are without the usual plat amenities such as curbs, sidewalks, street lights, or parks are valued using the per square foot schedule developed for tax lots.

A list of vacant sales used and those considered not reflective of market are included in the following sections.





## Land Value Model Calibration

Plats that are more similar to tax lots with varied lot sizes and construction qualities are valued using the tax lot land schedule. Tax lots that are located in a plat or groups of tax lots that are similar to plats are value as plat.

Sub Area	Major	Plat Name	Value
017	012850	ALGONA JUNCTION THE	\$60,000
019	023300	ANGELA GLENN	\$65,000
019	029379	ASPEN MEADOW	\$65,000
019	062965	BEAVER MEADOWS	\$65,000
019	074400	BENT TREE	\$65,000
018	104350	BRAUNWOOD ESTATES	Valued using land schedule
019	127800	BUTTE MEADOWS	\$65,000
019	138960	CARNER MEADOWS	\$65,000
017	155560	CHERRY PARK SUBDIVISION	\$65,000
019	188600	DAHLM SUBDIVISION	\$65,000
019	200595	DEREK'S PLACE	\$65,000
019	215490	EAST CEDAR GLEN	\$65,000
019	236680	EQUITY REALTY EASTGATE TO PACIFIC	\$68,000
019	242470	EVERGREEN VIEW	\$68,000
019	244520	FAEHNRIK	\$68,000
019	255751	FIRESIDE ADD NO. 02	\$65,000
019	260890	FOSSUMS ADD	\$68,000
019	291100	GREENVIEW	\$60,000
019	309400	HANSEN PRD	\$60,000
019	335340	HILLMANS CD PACIFIC CITY DIV NO. 01	Valued using land schedule
019	335440	HILLMANS CD PACIFIC CITY DIV NO. 02	Valued using land schedule
019	335540	HILLMANS CD PACIFIC CITY DIV NO. 03	Valued using land schedule
019	335590	HILLMANS CD PACIFIC CITY DIV NO. 05	Valued using land schedule
017	335640	HILLMANS CD PACIFIC CITY DIV NO. 06	Valued using land schedule
019	359960	INTERURBAN GARDEN TRS	Valued using land schedule
019	379510	KATHY LYNN LANE	\$68,000
018	384510	KERSEY 3 DIV 1B	\$80,000
018	413693	LAKELAND DIV 13	\$78,000
018	413687	LAKELAND DIV NO. 07	\$78,000
018	413688	LAKELAND DIV NO. 08	\$78,000
018	413689	LAKELAND DIV NO. 09	\$78,000
018	413690	LAKELAND DIV NO. 10	\$78,000
018	413696	LAKELAND DIV NO. 12 PH 02	\$78,000
018	413692	LAKELAND DIV NO. 12, PH 01	\$78,000
018	413695	LAKELAND DIV NO. 14 PH 02	\$78,000
018	413694	LAKELAND DIV NO. 14, PH 01	\$78,000
018	413698	LAKELAND HIGHLANDS	\$78,000
018	413700	LAKELAND HILLS DIV NO. 01	\$78,000
018	413701	LAKELAND HILLS DIV NO. 02	\$78,000



Sub Area	Major	Plat Name	Value
018	413702	LAKELAND HILLS DIV NO. 03	\$78,000
018	413704	LAKELAND HILLS DIV NO. 03 EXT.	\$78,000
018	413703	LAKELAND HILLS DIV NO. 04A	\$78,000
018	413706	LAKELAND HILLS DIV NO. 05	\$78,000
018	413707	LAKELAND HILLS DIV NO. 06	\$78,000
018	413705	LAKELAND HILLS DIV NO. 4B	\$78,000
019	424950	LEDGEBROOK	\$65,000
19	543770	MEGAN'S MEADOWS (Habitat for Humanity	\$35,000
019	570233	MOUNT VISTA	\$68,000
019	570660	MOUNTAIN VIEW ESTATES	\$65,000
019	630610	OAKHURST	\$65,000
019	660023	PACIFIC GLEN	\$65,000
019	660120	PACIFIC MEADOWS	\$60,000
018	665500	PARKER HOMESTEAD THE	Valued using land schedule
019	666880	PARKSIDE	\$65,000
019	677760	PIERCE PLAT	\$65,000
019	679350	PINE VIEW TERRACE	\$68,000
018	729960	RIDGE AT BOWMAN CREEK THE	\$78,000
019	734030	RIVERSIDE ESTATES DIV NO. 01	\$65,000
019	734031	RIVERSIDE ESTATES DIV NO. 02	\$65,000
019	747790	RYERS ADD TO PACIFIC CITY DIV NO. 02	Valued using land schedule
019	756960	SAVANNAH AT THE PARK	\$65,000
019	776020	SHIRE THE	\$65,000
019	798260	STEARNS LORETTA ADD	\$68,000
019	809390	SUNDOWN MEADOWS	\$65,000
019	885030	VALENTINE COURT	\$65,000
019	885600	VALLEY CITY LAND COS ADD	Valued using land schedule
017	885600	VALLEY CITY LAND COS ADD	Valued using land schedule
019	926540	WEST CEDAR GLEN DIV NO. 01	\$65,000
019	926541	WEST CEDAR GLEN DIV NO. 02	\$65,000
019	930300	WESTMAN ADD	\$68,000
019	935950	WHITE RIVER ESTATES NO. 02	\$60,000
019	935970	WHITE RIVER PARK	\$55,000
017	954300	WOODS ALGONA ADD DIV NO. 01	Valued using land schedule



Lot Size Acre/Sq. ft.	Land Value	Lot Size Acre/Sq. ft.	Land Value	Lot Size Acre/Sq. ft.	Land Value
5,000	\$55,000	2.50 Acres	\$120,000	13.50 Acres	\$311,000
6,000	\$55,000	2.75 Acres	\$125,000	13.75 Acres	\$314,000
7,000	\$55,000	3 Acres	\$130,000	14 Acres	\$317,000
8,000	\$55,000	3.25 Acres	\$135,000	14.25 Acres	\$320,000
9,000	\$55,000	3.50 Acres	\$140,000	14.50 Acres	\$323,000
10,000	\$56,000	3.75 Acres	\$145,000	14.75 Acres	\$326,000
11,000	\$57,000	4.00 Acres	\$150,000	15 Acres	\$329,000
12,000	\$58,000	4.25 Acres	\$155,000	15.25 Acres	\$332,000
13,000	\$59,000	4.50 Acres	\$160,000	15.50 Acres	\$335,000
14,000	\$60,000	4.75 Acres	\$165,000	15.75 Acres	\$338,000
15,000	\$61,000	5 Acres	\$170,000	16 Acres	\$341,000
16,000	\$62,000	5.25 Acres	\$175,000	16.25 Acres	\$344,000
17,000	\$63,000	5.50 Acres	\$180,000	16.50 Acres	\$347,000
18,000	\$64,000	5.75 Acres	\$185,000	16.75 Acres	\$350,000
19,000	\$65,000	6 Acres	\$190,000	17 Acres	\$353,000
20,000	\$66,000	6.25 Acres	\$195,000	17.25 Acres	\$356,000
21,000	\$67,000	6.50 Acres	\$200,000	17.50 Acres	\$359,000
22,000	\$68,000	6.75 Acres	\$205,000	17.75 Acres	\$362,000
23,000	\$69,000	7 Acres	\$210,000	18 Acres	\$365,000
24,000	\$70,000	7.25 Acres	\$215,000	18.25 Acres	\$368,000
25,000	\$71,000	7.50 Acres	\$220,000	18.50 Acres	\$371,000
26,000	\$72,000	7.75 Acres	\$225,000	18.75 Acres	\$374,000
27,000	\$73,000	8 Acres	\$230,000	19 Acres	\$377,000
28,000	\$74,000	8.25 Acres	\$235,000	19.25 Acres	\$380,000
29,000	\$75,000	8.50 Acres	\$240,000	19.50 Acres	\$383,000
30,000	\$76,000	8.75 Acres	\$245,000	19.75 Acres	\$386,000
31,000	\$77,000	9 Acres	\$250,000	20	\$389,000
32,000	\$78,000	9.25 Acres	\$255,000	Over 20 Acres	+\$10,000 per acre
33,000	\$79,000	9.50 Acres	\$260,000		
34,000	\$80,000	9.75 Acres	\$265,000		
35,000	\$81,000	10 Acres	\$268,000		
36,000	\$82,000	10.25 Acres	\$271,000		
37,000	\$83,000	10.50 Acres	\$274,000		
38,000	\$84,000	10.75 Acres	\$277,000		
39,000	\$85,000	11 Acres	\$280,000		
40,000	\$86,000	11.25 Acres	\$283,000		
41,000	\$87,000	11.50 Acres	\$286,000		
42,000	\$88,000	11.75 Acres	\$290,000		
1Acre	\$90,000	12 Acres	\$293,000		
1.25 Acres	\$95,000	12.25 Acres	\$296,000		
1.50 Acres	\$100,000	12.50 Acres	\$299,000		
1.75 Acres	\$105,000	12.75 Acres	\$302,000		
2	\$110,000	13	\$305,000		
2.25	\$115,000	13.25	\$308,000		



## Views

<b>View</b>	Any view or combination of views, add \$3,000 to base land value.
Territorial	
Olympics /Cascades Mts.	
Mt. Rainer	

## Reductions to base land values

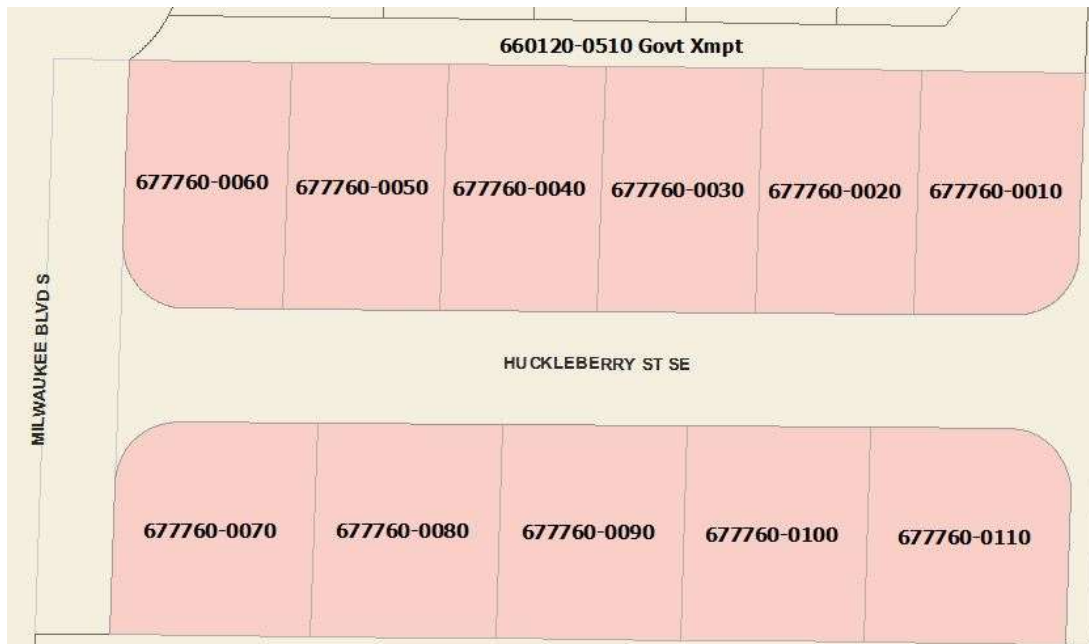
Order for valuations is:

- 1) Base land – land issues
- 2) Base land – land issues + view

<b>Land Adjustments Category</b>	<b>Description</b>	<b>Lot Value</b>
Traffic Noise	Moderate (1)	-\$5,000
	High (2)	-\$10,000
	Extreme (3)	-\$15,000
Developable Lots	Have applied for pre-plat approval	\$35,000/lot
No Perk Lots	With Documentation	\$25,000
Non-Buildable Lots	With Documentation	\$25,000
Power lines		-5% to -30%
Trains		-5% to -30%
Challenged Lots	Wetlands, Topography, Steep Slopes	-5% to -50%
Easements and very small lots	Lots previously valued under \$10,000	\$1,000
Restricted Access		-5% to -30%
Water Retention Ponds/ Tracts in Plats		\$1,000



## Area 087 - Plat Maps

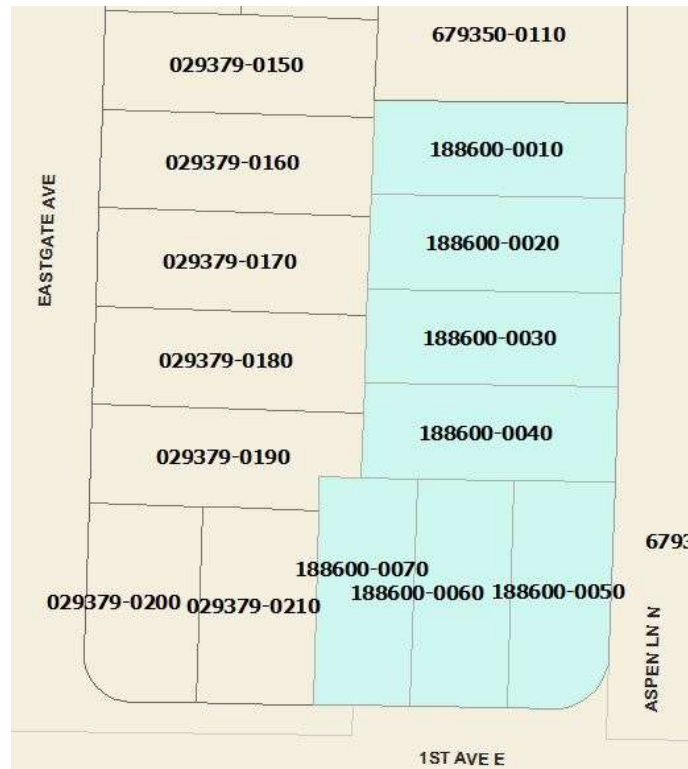


Plat-Pierce Plat (Major-67760)



Plat-Beaver Meadows (Major-062965)

## Area 087 - Plat Maps



Plat-Dahm Subdivision (Major-188600)



Plat-Kersey 3 Div. 1B (Major-384510)

# Improved Parcel Valuation

## Improved Parcel Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Improved Sales Used In This Physical Inspection Analysis" and "Improved Sales Removed From This Physical Inspection Analysis" sections of this report. Additional information may reside in the Assessor's Real Property Database, Assessor's procedures, Assessor's "field" maps, Revalue Plan, separate studies, and statutes.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principal improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

## Model Development, Description and Conclusions:

Most sales were field verified and characteristics updated prior to model development. Sales were time adjusted to 1/1/2014.

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values. In addition to standard physical property characteristics, the analysis showed the plats of Kersey 3 Div 1B (Major 384510), Beaver Meadows (Major 062965), Dahm Subdivision (Major 188600), and Pierce Plat (Major 677760) were influential in the market and required a specific variable in the model.

Kersey 3 Div. 1B is a new plat in Sub area 18. Of the 174 lots in Kersey 3 Div. 1B, 43 lots are improved with 2013 and 2014 built grade 8 homes. The plats of Beaver Meadows, Dahm Subdivision and Pierce Plat are located in Sub Area 19 and are improved with grade 7 homes built between 2009 and 2013.

The EMV model predicted values slightly higher in most of sub area 19. An adjustment to EMV of .95 was made.

The EMV model predicted values slightly lower in 3 of the newer plats in sub 19. Carner Meadows (Major-138960) required an adjustment of 1.02, Hanson PRD (Major-309400) required an adjustment of 1.03, and Greenview (Major-291100) required an adjustment of 1.03. The plat of White River Estates No. 2 (Major-935970), which has been effected by the White River floods, required a greater reduction of .90. These plats were excluded from the Sub 19 area adjustment. Plats adjusted by the model were also not given the Sub Area 19 adjustment.

## Improved Parcel Valuation

There were a lack of sales, of parcels in poor condition and parcels with multiple improvements. The lack of sales made it impossible to develop specification with the model for these strata. The parcels with improvements in poor condition were valued using Replacement Cost New Less Depreciation (RCNLD) plus new land. Parcels with multiple improvements were valued at total EMV for the primary improvement, plus RCNLD for additional improvements. Supplemental models were developed for improvements that are below grade 7 and above grade 8.

The supplemental models were based on EMV times a market factor. EMV indicated that some improvements had minimal contributory value because of age and or size in relation to larger lot size for higher valued land. The appraiser's judgment was the deciding factor when to use RCNLD plus new land for the total value.

There are 308 manufactured homes as primary residences in Area 87. Because of the lack of sales within Area 87 (i.e. only 16 good market sales), Total RCNLD plus Accessory Replacement Cost New Less Deprecation was used to value the properties. All of the manufactured homes were field-reviewed and characteristics were updated.

A list of improved sales used and those considered not reflective of market are included in the following sections





## Improved Parcel Total Value Model Calibration

Variable	Definition
Sale Day	Time Adjustment
Sale Day Squared	Time Adjustment
Kersey	Plat in Sub 18
Beaver Meadows	Plat in Sub 19
Dahm	Plat in Sub 19
Pierce Plat	Plat in Sub 19
Base Land C	2015 Base Land Value
Bldg RCN C	Building Reconstruction Cost New
Age C	Age of Improvement
Condition C	Condition of Improvements
+Accy Rcnld (constrained)	Accessory Cost New Less Depreciation
+ SubArea 17	Sub Area 17

### Multiplicative Model

$(1-0.06) * .2534347 + 1.194158E-02 * KERSEY + 3.044022E-02 * Beaver\_Meadows - 3.522071E-02 * Dahm +$   
 $2.982545E-02 * Pierce\_Plat + .227815 * BaseLandC + .7361392 * BldgRcnC - 1.757215E-02 * AgeC +$   
 $.3112297 * ConditionC + AccyRCNLD (constrained) * .94 + EMV * SubArea\ 17 * .98$

### EMV values were not generated for:

- Buildings with grade less than 3
- Building two or greater. (EMV is generated for building one only.)
- If total EMV is less than base land value
- Lot size less than 1000 square feet
- Buildings in Poor Condition

Of the improved parcels in the population, 2,681 parcels increased in value. They were comprised of 1,034 single family residences on commercially zoned land and 1,647 single family residences or other parcels.

Of the vacant land parcels greater than \$1000, 181 parcels increased in value. Tax exempt parcels were excluded from the number of parcels increased.



## Supplemental Models and Exceptions

Supplemental and Exception Models	Value Adjustment
Low Grade (Grades <7)	EMV *.98
High Grade (Grade>8)	EMV*1.02
Carner Meadows (Major-138960)	EMV*1.02
Hanson PRD (Major-309400)	EMV*1.03
Greenview (Major-291100)	EMV*1.03
White River Estates No. 2 (Major-935950)	EMV *.90
Sub 19 ( <u>excluding</u> Plats Beaver Meadows, Carner Meadows, Dahm Subdivision, Hanson PRD, Pierce Plat, White River Estates No. 2)	EMV *.95
Poor condition	RCNLD + New Land or appraiser judgment
Multi-Improvement	EMV for imp 1+RCNLD for extra imps or appraiser Judgment

## Area 087 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 1.117, resulting in an adjusted value of \$530,000 ( $\$475,000 \times 1.117 = \$530,575$ ) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.151	15.1%
2/1/2011	1.153	15.3%
3/1/2011	1.155	15.5%
4/1/2011	1.156	15.6%
5/1/2011	1.157	15.7%
6/1/2011	1.158	15.8%
7/1/2011	1.158	15.8%
8/1/2011	1.158	15.8%
9/1/2011	1.158	15.8%
10/1/2011	1.157	15.7%
11/1/2011	1.156	15.6%
12/1/2011	1.154	15.4%
1/1/2012	1.152	15.2%
2/1/2012	1.149	14.9%
3/1/2012	1.147	14.7%
4/1/2012	1.144	14.4%
5/1/2012	1.140	14.0%
6/1/2012	1.136	13.6%
7/1/2012	1.132	13.2%
8/1/2012	1.127	12.7%
9/1/2012	1.122	12.2%
10/1/2012	1.117	11.7%
11/1/2012	1.111	11.1%
12/1/2012	1.105	10.5%
1/1/2013	1.099	9.9%
2/1/2013	1.092	9.2%
3/1/2013	1.086	8.6%
4/1/2013	1.078	7.8%
5/1/2013	1.071	7.1%
6/1/2013	1.063	6.3%
7/1/2013	1.055	5.5%
8/1/2013	1.046	4.6%
9/1/2013	1.038	3.8%
10/1/2013	1.029	2.9%
11/1/2013	1.019	1.9%
12/1/2013	1.010	1.0%
1/1/2014	1.000	0.0%



## Area 087 Market Value Changes Over Time

The time adjustment formula for Area 087 is:  $1/\text{EXP}(3.238554\text{E-}04*\text{SaleDay} + 1.78372\text{E-}07*\text{SaleDaySq})$

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

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

$\text{SaleDayCu} = (\text{SaleDate} - 41640)^3$



## Results

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determines which available value estimate may be appropriate. This value estimate may be adjusted based on particular characteristics and conditions as they occur in the valuation area.

The resulting assessment level is 94.0%. 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 +10.50%. This increase is due partly to market changes over time and the previous assessment levels.

A Ratio Study was completed just prior to the application of the 2013 recommended values. This study benchmarks the prior assessment level using 2013 posted values (1/1/2013) compared to current adjusted sale prices (1/1/2014). The study was also repeated after the application of the 2014 recommended values. The results show an improvement in the COD from 12.28% to 9.00%.

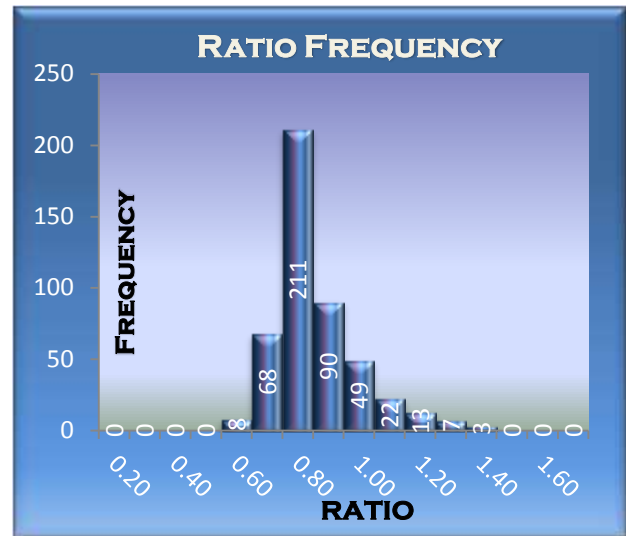
*The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.*

**Note:** More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.

## Physical Inspection Ratio Study Report (Before) - 2013 Assessments

<b>District: SW / Team: 2</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: Algona/Pacific</b>	<b>1/1/2013</b>	<b>6/9/2014</b>	<b>1/2011 - 12/2013</b>
<b>Area Number: 87</b>	<b>Appr ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
	<b>KSCH</b>	<b>1 to 3 Unit</b>	<b>Yes</b>

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	471
<b>Mean Assessed Value</b>	208,500
<b>Mean Adj. Sales Price</b>	261,800
<b>Standard Deviation AV</b>	51,574
<b>Standard Deviation SP</b>	66,168
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.811
<b>Median Ratio</b>	0.779
<b>Weighted Mean Ratio</b>	0.796
<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.530
<b>Highest ratio:</b>	1.336
<b>Coefficient of Dispersion</b>	12.28%
<b>Standard Deviation</b>	0.135
<b>Coefficient of Variation</b>	16.63%
<b>Price Related Differential (PRD)</b>	1.018
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.771
Upper limit	0.788
<b>95% Confidence: Mean</b>	
Lower limit	0.799
Upper limit	0.823
<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	3200
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.135
<b>Recommended minimum:</b>	29
<b>Actual sample size:</b>	471
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
<b># ratios below mean:</b>	301
<b># ratios above mean:</b>	170
<b>z:</b>	6.036
<b>Conclusion:</b>	Non-normal



### COMMENTS:

1 to 3 Unit Residences throughout Area 087

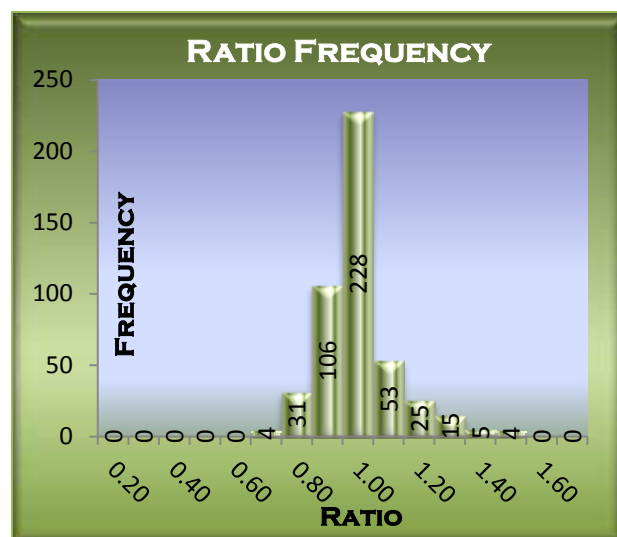
Sales Prices are adjusted for time to the Assessment Date of 1/1/2014



## Physical Inspection Ratio Study Report (After) – 2014 Assessments

<b>District: SW / Team: 2</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: Algonia/Pacific</b>	<b>1/1/2014</b>	<b>6/9/2014</b>	<b>1/2011 - 12/2013</b>
<b>Area Number: 87</b>	<b>Appr. ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
	<b>KSCH</b>	<b>1 to 3 Unit</b>	<b>Yes</b>

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	471
<b>Mean Assessed Value</b>	246,500
<b>Mean Sales Price</b>	261,800
<b>Standard Deviation AV</b>	61,291
<b>Standard Deviation SP</b>	66,168
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.952
<b>Median Ratio</b>	0.940
<b>Weighted Mean Ratio</b>	0.942
<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.655
<b>Highest ratio:</b>	1.467
<b>Coefficient of Dispersion</b>	9.00%
<b>Standard Deviation</b>	0.124
<b>Coefficient of Variation</b>	12.99%
<b>Price Related Differential (PRD)</b>	1.011
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.934
Upper limit	0.949
<b>95% Confidence: Mean</b>	
Lower limit	0.941
Upper limit	0.963
<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	3200
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.124
<b>Recommended minimum:</b>	24
<b>Actual sample size:</b>	471
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	262
# ratios above mean:	209
z:	2.442
<b>Conclusion:</b>	Non-normal



### COMMENTS:

1 to 3 Unit Residences throughout Area 087

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

## Improved Sales Used in this Physical Inspection Analysis

### Area 087 -- 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
17	0	335640	1155	02/20/13	\$149,950	\$172,000	900	6	1925	5	11,524	N	N	934 CELERY AVE
17	0	335640	7370	10/02/13	\$139,900	\$151,000	990	6	1981	3	8,000	N	N	201 2ND AVE N
17	0	335640	1274	12/17/13	\$233,000	\$238,000	1,120	6	1992	3	12,000	N	N	214 10TH AVE N
17	0	335640	2495	09/29/11	\$158,500	\$183,000	1,140	6	2011	3	12,000	N	N	707 CELERY AVE
17	0	335640	0705	08/18/11	\$120,000	\$138,000	1,430	6	1978	4	11,757	N	N	36 11TH AVE N
17	0	335640	4650	05/10/11	\$171,000	\$183,000	1,540	6	1995	3	7,991	N	N	124 5TH AVE N
17	0	335640	2155	10/08/13	\$131,000	\$151,000	1,580	6	1969	3	12,000	N	N	322 8TH AVE N
17	0	335640	1450	10/30/13	\$223,000	\$258,000	880	7	1971	4	16,000	N	N	103 9TH AVE N
17	0	335640	4176	05/10/13	\$222,950	\$243,000	1,010	7	1994	3	8,000	N	N	231 5TH AVE N
17	0	885600	4575	09/11/13	\$180,000	\$208,000	1,070	7	1979	4	9,600	N	N	345 MILWAUKEE BLVD S
17	0	885600	4575	09/27/11	\$155,000	\$179,000	1,070	7	1979	4	9,600	N	N	345 MILWAUKEE BLVD S
17	0	335640	3172	02/27/13	\$174,000	\$186,000	1,080	7	1992	3	10,007	N	N	315 BROADWAY BLVD
17	0	335640	7274	05/16/11	\$179,000	\$206,000	1,080	7	1993	3	8,000	N	N	110 2ND AVE N
17	0	885600	0725	12/26/12	\$170,000	\$194,000	1,130	7	1967	3	32,000	N	N	223 SEATTLE BLVD S
17	0	335640	7308	02/03/11	\$175,000	\$185,000	1,150	7	1993	3	10,320	N	N	204 3RD AVE N
17	0	885600	0870	02/28/12	\$179,950	\$204,000	1,170	7	1993	3	11,825	N	N	18 2ND AVE S
17	0	335640	2085	08/28/13	\$198,000	\$203,000	1,210	7	1991	3	8,003	N	N	824 CELERY AVE
17	0	954300	0995	05/20/13	\$170,000	\$187,000	1,220	7	1978	3	10,022	N	N	414 5TH AVE S
17	0	012850	0220	01/11/13	\$200,000	\$225,000	1,240	7	2002	3	4,500	N	N	206 JUNCTION BLVD
17	0	335640	7695	12/27/12	\$162,000	\$179,000	1,310	7	1998	3	9,700	N	N	28 2ND AVE N
17	0	012850	0030	10/18/11	\$189,999	\$219,000	1,370	7	2003	3	4,500	N	N	221 JUNCTION BLVD
17	0	885600	4560	09/06/12	\$140,000	\$155,000	1,370	7	1999	3	8,000	N	N	316 3RD PL S
17	0	885600	4250	03/03/11	\$159,000	\$173,000	1,380	7	1996	3	12,200	N	N	438 TACOMA BLVD
17	0	335640	3260	08/21/13	\$228,950	\$265,000	1,410	7	1999	3	10,000	N	N	341 6TH AVE N
17	0	885600	0890	05/21/12	\$154,000	\$169,000	1,420	7	1999	3	8,603	N	N	24 2ND AVE S
17	0	335640	1160	04/04/13	\$166,000	\$175,000	1,430	7	1991	3	10,000	N	N	918 CELERY AVE
17	0	954300	1316	12/14/12	\$170,000	\$170,000	1,450	7	1991	3	8,000	N	N	304 WASHINGTON BLVD
17	0	012850	0240	11/30/12	\$185,000	\$214,000	1,570	7	2003	3	4,774	N	N	202 JUNCTION BLVD
17	0	335640	7175	07/17/13	\$188,000	\$204,000	1,700	7	1910	4	14,090	N	N	135 1ST AVE
17	0	012850	0340	07/05/11	\$185,000	\$200,000	1,780	7	2002	3	5,000	N	N	312 JUNCTION BLVD
17	0	155560	0080	04/26/11	\$199,000	\$229,000	1,930	7	2004	3	8,059	N	N	131 4TH AVE N
17	0	155560	0100	11/01/11	\$180,000	\$207,000	1,930	7	2004	3	8,057	N	N	125 4TH AVE N
17	0	335640	1156	07/17/13	\$260,000	\$280,000	2,050	7	2012	3	8,000	N	N	306 10TH AVE S
17	0	885600	4350	10/25/13	\$245,000	\$246,000	2,050	7	1992	3	8,000	N	N	328 4TH AVE S
17	0	885600	4327	05/02/12	\$192,500	\$196,000	2,163	7	2006	3	5,883	N	N	429 MILWAUKEE BLVD S
17	0	335640	1031	06/25/13	\$275,000	\$290,000	2,642	7	2008	3	16,000	N	N	335 10TH AVE N
17	0	335640	3177	07/16/12	\$220,000	\$228,000	1,773	8	2012	3	8,018	N	N	312 7TH AVE N



## Improved Sales Used in this Physical Inspection Analysis

### Area 087 -- 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
17	0	954300	0206	11/14/13	\$195,000	\$204,000	1,836	8	2009	3	4,168	N	N	128 MILWAUKEE BLVD S
17	0	885600	1255	01/08/13	\$226,500	\$256,000	2,484	8	1997	3	16,000	N	N	317 SEATTLE BLVD S
17	0	335640	5130	05/30/12	\$329,500	\$379,000	2,750	8	1947	4	24,000	N	N	201 3RD AVE N
18	0	332105	9049	01/10/12	\$240,000	\$277,000	2,100	7	1988	3	163,785	N	N	5626 RANDALL AVE SE
18	0	413702	0450	09/17/13	\$268,500	\$285,000	1,190	8	1988	3	9,375	N	N	5420 JAMES AVE SE
18	0	413701	0640	06/26/13	\$250,000	\$272,000	1,220	8	1999	3	12,997	Y	N	4502 KENNEDY AVE SE
18	0	413702	0390	07/05/12	\$203,000	\$209,000	1,370	8	1988	3	9,816	N	N	5526 JAMES AVE SE
18	0	413701	0430	08/15/13	\$258,000	\$295,000	1,440	8	1990	3	7,883	N	N	4926 MILL POND DR
18	0	413706	0300	07/30/13	\$265,000	\$306,000	1,480	8	1994	3	8,117	N	N	1207 57TH DR SE
18	0	413700	0510	05/28/13	\$250,000	\$289,000	1,530	8	1984	3	7,846	N	N	4816 MILL POND LOOP
18	0	413700	0510	06/07/11	\$217,000	\$239,000	1,530	8	1984	3	7,846	N	N	4816 MILL POND LOOP
18	0	413702	0210	03/26/13	\$225,000	\$257,000	1,540	8	1988	3	7,605	N	N	5628 HAZEL LOOP SE
18	0	413689	0090	05/05/11	\$223,357	\$237,000	1,550	8	1998	3	6,559	N	N	4922 HIGHLAND CT SE
18	0	413689	0490	06/11/13	\$245,000	\$278,000	1,560	8	1998	3	8,816	N	N	5101 PERRY DR SE
18	0	413700	0020	06/07/12	\$228,500	\$259,000	1,560	8	1984	3	8,917	N	N	4817 MILL POND LOOP
18	0	413702	0510	05/29/13	\$219,000	\$233,000	1,560	8	1988	3	8,955	N	N	903 54TH ST SE
18	0	729960	1490	01/04/12	\$227,990	\$261,000	1,568	8	2011	3	5,566	N	N	5501 UDALL AVE SE
18	0	729960	0010	03/28/13	\$233,234	\$254,000	1,572	8	2012	3	4,001	N	N	5410 BENNETT AVE SE
18	0	729960	0500	04/29/13	\$241,085	\$265,000	1,572	8	2012	3	4,966	N	N	5629 UDALL AVE SE
18	0	729960	0860	07/29/13	\$230,866	\$246,000	1,572	8	2013	3	4,800	N	N	2318 56TH ST SE
18	0	729960	0900	06/13/13	\$241,607	\$270,000	1,572	8	2012	3	4,800	N	N	2302 56TH ST SE
18	0	729960	1280	12/23/12	\$227,392	\$249,000	1,572	8	2013	3	4,800	N	N	2320 55TH ST SE
18	0	729960	1350	08/14/12	\$225,314	\$257,000	1,572	8	2012	3	4,800	N	N	2230 55TH ST SE
18	0	729960	1480	07/18/11	\$233,695	\$269,000	1,572	8	2011	3	5,320	N	N	5505 UDALL AVE SE
18	0	729960	1500	03/05/12	\$219,990	\$254,000	1,572	8	2012	3	5,878	N	N	2209 55TH ST SE
18	0	729960	1700	09/29/13	\$243,625	\$250,000	1,572	8	2013	3	5,282	N	N	2332 54TH ST SE
18	0	729960	0020	02/13/13	\$238,342	\$255,000	1,608	8	2013	3	4,000	N	N	5414 BENNETT AVE SE
18	0	729960	0040	06/10/13	\$244,062	\$257,000	1,608	8	2013	3	4,500	N	N	5422 BENNETT AVE SE
18	0	729960	0070	06/17/13	\$240,000	\$247,000	1,608	8	2013	3	4,500	N	N	5510 BENNETT AVE SE
18	0	729960	0100	06/18/13	\$240,400	\$242,000	1,608	8	2013	3	4,983	N	N	5522 BENNETT AVE SE
18	0	729960	0380	07/26/13	\$250,703	\$260,000	1,608	8	2013	3	5,200	N	N	2214 57TH ST SE
18	0	729960	0430	11/17/12	\$243,867	\$272,000	1,608	8	2012	3	5,200	N	N	2114 57TH ST SE
18	0	729960	0510	12/12/12	\$241,077	\$268,000	1,608	8	2013	3	4,813	N	N	5625 UDALL AVE SE
18	0	729960	0530	07/19/12	\$241,087	\$277,000	1,608	8	2012	3	4,818	N	N	5621 UDALL AVE SE
18	0	729960	0600	11/08/12	\$244,314	\$264,000	1,608	8	2012	3	4,800	N	N	2119 57TH ST SE
18	0	729960	0670	03/22/13	\$263,000	\$283,000	1,608	8	2013	3	4,800	N	N	2227 57TH ST SE



## Improved Sales Used in this Physical Inspection Analysis

### Area 087 -- 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
18	0	729960	0810	06/19/13	\$249,894	\$259,000	1,608	8	2013	3	7,184	N	N	2414 56TH ST SE
18	0	729960	0840	07/03/13	\$243,355	\$247,000	1,608	8	2013	3	4,800	N	N	2402 56TH ST SE
18	0	729960	0910	09/20/12	\$234,000	\$256,000	1,608	8	2012	3	4,800	N	N	2238 56TH ST SE
18	0	729960	0950	08/23/13	\$246,615	\$255,000	1,608	8	2013	3	4,800	N	N	2222 56TH ST SE
18	0	729960	1000	12/29/11	\$245,223	\$284,000	1,608	8	2012	3	4,800	N	N	2202 56TH ST SE
18	0	729960	1100	12/06/11	\$260,389	\$282,000	1,608	8	2012	3	4,800	N	N	2231 56TH ST SE
18	0	729960	1130	11/13/12	\$244,700	\$267,000	1,608	8	2012	3	4,800	N	N	2303 56TH ST SE
18	0	729960	1230	01/09/13	\$241,087	\$256,000	1,608	8	2013	3	5,985	N	N	2414 55TH ST SE
18	0	729960	1260	01/29/13	\$234,204	\$251,000	1,608	8	2013	3	4,800	N	N	2402 55TH ST SE
18	0	729960	1290	01/10/13	\$237,995	\$261,000	1,608	8	2013	3	4,800	N	N	2316 55TH ST SE
18	0	729960	1320	01/28/13	\$238,000	\$265,000	1,608	8	2012	3	4,800	N	N	2304 55TH ST SE
18	0	729960	1360	04/11/12	\$239,998	\$271,000	1,608	8	2012	3	4,800	N	N	2226 55TH ST SE
18	0	729960	1380	07/19/12	\$234,990	\$269,000	1,608	8	2012	3	4,798	N	N	2222 55TH ST SE
18	0	729960	1400	06/21/12	\$232,500	\$266,000	1,608	8	2012	3	4,450	N	N	2210 55TH ST SE
18	0	729960	1690	10/02/13	\$255,313	\$262,000	1,608	8	2013	3	5,249	N	N	2336 54TH ST SE
18	0	729960	1060	11/20/13	\$275,502	\$279,000	1,611	8	2011	3	4,800	N	N	2215 56TH ST SE
18	0	729960	1450	08/11/11	\$247,966	\$287,000	1,611	8	2011	3	4,662	N	N	5517 UDALL AVE SE
18	0	729960	1470	09/04/11	\$249,168	\$288,000	1,611	8	2011	3	5,136	N	N	5509 UDALL AVE SE
18	0	729960	1510	11/02/11	\$259,900	\$295,000	1,611	8	2012	3	6,350	N	N	2213 55TH ST SE
18	0	729960	1560	09/13/12	\$229,990	\$260,000	1,611	8	2012	3	5,856	N	N	2233 55TH ST SE
18	0	413701	0700	03/16/12	\$262,000	\$302,000	1,640	8	1994	3	8,354	Y	N	4611 KENNEDY AVE SE
18	0	413704	0200	03/21/13	\$225,500	\$231,000	1,640	8	1990	3	8,643	N	N	1148 57TH PL SE
18	0	413704	0280	10/15/13	\$285,000	\$310,000	1,660	8	1990	3	11,296	N	N	1157 57TH DR SE
18	0	413704	0310	08/01/12	\$214,000	\$220,000	1,670	8	1990	3	8,560	N	N	1123 57TH DR SE
18	0	413700	0470	11/07/11	\$247,000	\$279,000	1,700	8	1984	3	7,500	N	N	4832 MILL POND LOOP
18	0	413694	0030	07/03/12	\$201,500	\$232,000	1,760	8	1996	3	7,004	N	N	619 53RD ST SE
18	0	413700	0360	11/28/12	\$284,950	\$315,000	1,790	8	1985	3	9,272	N	N	5028 MILL POND LOOP
18	0	729960	0030	04/23/13	\$257,750	\$273,000	1,798	8	2013	3	4,000	N	N	5418 BENNETT AVE SE
18	0	729960	0050	07/03/13	\$255,861	\$261,000	1,798	8	2013	3	4,500	N	N	5502 BENNETT AVE SE
18	0	729960	0390	08/28/13	\$283,629	\$308,000	1,798	8	2013	3	5,200	N	N	2210 57TH ST SE
18	0	729960	0440	10/10/12	\$256,937	\$290,000	1,798	8	2012	3	5,200	N	N	2110 57TH ST SE
18	0	729960	0490	01/03/13	\$254,350	\$272,000	1,798	8	2013	3	7,216	N	N	2024 57TH ST SE
18	0	729960	0520	10/24/12	\$254,481	\$287,000	1,798	8	2012	3	4,813	N	N	5621 UDALL AVE SE
18	0	729960	0570	01/04/13	\$253,200	\$286,000	1,798	8	2012	3	7,686	N	N	2107 57TH ST SE
18	0	729960	0610	03/21/13	\$256,341	\$265,000	1,798	8	2013	3	4,800	N	N	2203 57TH ST SE
18	0	729960	0650	07/17/13	\$267,712	\$293,000	1,798	8	2013	3	4,800	N	N	2219 57TH ST SE
18	0	729960	0690	04/24/13	\$286,006	\$310,000	1,798	8	2013	3	4,800	N	N	2235 57TH ST SE



## Improved Sales Used in this Physical Inspection Analysis

### Area 087 -- 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
18	0	729960	0820	09/03/13	\$264,509	\$277,000	1,798	8	2013	3	4,800	N	N	2410 56TH ST SE
18	0	729960	0930	01/14/13	\$246,972	\$267,000	1,798	8	2013	3	4,800	N	N	2230 56TH ST SE
18	0	729960	0960	09/03/13	\$255,719	\$262,000	1,798	8	2013	3	4,800	N	N	2218 56TH ST SE
18	0	729960	1020	07/18/11	\$255,990	\$296,000	1,798	8	2011	3	4,814	N	N	2110 56TH ST SE
18	0	729960	1120	08/10/11	\$285,922	\$317,000	1,798	8	2011	3	4,800	N	N	2239 56TH ST SE
18	0	729960	1250	03/04/13	\$242,900	\$265,000	1,798	8	2013	3	4,800	N	N	2406 55TH ST SE
18	0	729960	1300	12/27/12	\$249,990	\$276,000	1,798	8	2013	3	4,800	N	N	2312 55TH ST SE
18	0	729960	1330	10/01/12	\$247,793	\$277,000	1,798	8	2012	3	4,800	N	N	2238 55TH ST SE
18	0	729960	1390	03/12/12	\$250,000	\$283,000	1,798	8	2012	3	4,715	N	N	2218 55TH ST SE
18	0	729960	1430	03/12/12	\$232,000	\$266,000	1,798	8	2012	3	4,101	N	N	5525 UDALL AVE SE
18	0	729960	1540	06/19/12	\$242,990	\$275,000	1,798	8	2012	3	5,857	N	N	2225 55TH ST SE
18	0	729960	1600	09/13/12	\$239,990	\$268,000	1,798	8	2012	3	5,792	N	N	2309 55TH ST SE
18	0	729960	1640	02/01/13	\$253,344	\$280,000	1,798	8	2013	3	5,728	N	N	2325 55TH ST SE
18	0	413689	0080	08/22/11	\$250,000	\$289,000	1,800	8	1998	3	6,975	N	N	4916 HIGHLAND CT SE
18	0	413701	0160	11/25/13	\$280,000	\$298,000	1,800	8	1987	3	14,648	Y	N	931 52ND ST SE
18	0	413700	0260	06/21/11	\$255,000	\$293,000	1,840	8	1987	3	9,222	N	N	5145 MILL POND LOOP
18	0	413702	0240	04/02/12	\$215,000	\$217,000	1,840	8	1988	3	8,578	N	N	5614 HAZEL AVE SE
18	0	413704	0290	02/11/13	\$262,500	\$295,000	1,850	8	1990	3	11,093	N	N	1145 57TH DR SE
18	0	413689	0410	09/25/12	\$249,999	\$253,000	1,860	8	1998	3	6,869	N	N	5121 PERRY DR SE
18	0	413707	0100	08/13/12	\$239,900	\$259,000	1,890	8	1996	3	6,402	N	N	5006 HIGHLAND DR SE
18	0	413698	0240	01/28/11	\$345,900	\$385,000	1,895	8	2004	3	11,060	N	N	5122 HIGHLAND DR SE
18	0	413692	0060	07/18/12	\$253,500	\$288,000	1,900	8	1999	3	7,495	N	N	1222 49TH ST SE
18	0	413701	0550	09/20/12	\$277,000	\$301,000	1,900	8	1990	4	18,778	Y	N	925 48TH CT SE
18	0	413692	0010	04/25/12	\$245,000	\$283,000	1,920	8	1996	3	8,607	N	N	1101 48TH CT SE
18	0	413707	0720	10/01/13	\$269,500	\$312,000	1,930	8	1994	3	7,434	N	N	5609 HIGHLAND DR SE
18	0	413688	0610	11/15/13	\$306,000	\$354,000	1,950	8	1995	3	6,958	N	N	1531 55TH CT SE
18	0	413695	0080	06/06/13	\$260,500	\$293,000	1,950	8	1998	3	7,361	N	N	5130 FRANCIS CT SE
18	0	413695	0160	08/08/12	\$220,000	\$233,000	1,950	8	1998	3	6,211	N	N	5211 FRANCIS CT SE
18	0	413703	0050	05/14/13	\$259,950	\$281,000	1,950	8	1988	3	11,734	N	N	4713 MILL POND DR
18	0	413694	0050	12/12/11	\$232,000	\$246,000	1,990	8	1996	3	6,749	N	N	702 53RD ST SE
18	0	729960	0060	10/21/13	\$283,270	\$299,000	2,009	8	2013	3	4,500	N	N	5506 BENNETT AVE SE
18	0	729960	0360	06/03/13	\$284,417	\$294,000	2,009	8	2013	3	5,200	N	N	2222 57TH ST SE
18	0	729960	0420	03/08/13	\$283,820	\$314,000	2,009	8	2013	3	5,200	N	N	2118 57TH ST SE
18	0	729960	0470	01/11/13	\$271,418	\$300,000	2,009	8	2013	3	5,372	N	N	2032 57TH ST SE
18	0	729960	0580	07/09/12	\$270,900	\$299,000	2,009	8	2012	3	4,800	N	N	2111 57TH ST SE
18	0	729960	0620	09/09/13	\$294,327	\$319,000	2,009	8	2013	3	4,800	N	N	2207 57TH ST SE
18	0	729960	0640	05/08/13	\$276,490	\$290,000	2,009	8	2013	3	4,800	N	N	2215 57TH ST SE



## Improved Sales Used in this Physical Inspection Analysis

### Area 087 -- 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
18	0	729960	0830	07/17/13	\$269,128	\$283,000	2,009	8	2013	3	4,800	N	N	2406 56TH ST SE
18	0	729960	0890	08/16/13	\$283,464	\$300,000	2,009	8	2013	3	4,800	N	N	2306 56TH ST SE
18	0	729960	0920	01/07/13	\$260,451	\$285,000	2,009	8	2012	3	4,800	N	N	2234 56TH ST SE
18	0	729960	1090	01/17/12	\$313,147	\$361,000	2,009	8	2012	3	4,800	N	N	2227 56TH ST SE
18	0	729960	1150	09/13/13	\$298,522	\$303,000	2,009	8	2013	3	4,800	N	N	2311 56TH ST SE
18	0	729960	1180	08/12/13	\$286,933	\$288,000	2,009	8	2013	3	4,800	N	N	2323 56TH ST SE
18	0	729960	1240	05/22/13	\$284,604	\$308,000	2,009	8	2013	3	4,800	N	N	2410 55TH ST SE
18	0	729960	1270	04/12/13	\$266,683	\$293,000	2,009	8	2013	3	4,800	N	N	2324 55TH ST SE
18	0	729960	1310	11/27/12	\$259,995	\$284,000	2,009	8	2012	3	4,800	N	N	2308 55TH ST SE
18	0	729960	1370	07/16/12	\$262,448	\$296,000	2,009	8	2012	3	4,800	N	N	2226 55TH ST SE
18	0	729960	1420	10/20/11	\$284,496	\$325,000	2,009	8	2012	3	4,210	N	N	5529 UDALL AVE SE
18	0	729960	1530	04/21/12	\$253,000	\$286,000	2,009	8	2012	3	5,749	N	N	2221 55TH ST SE
18	0	729960	1570	06/26/12	\$254,990	\$286,000	2,009	8	2012	3	5,840	N	N	2237 55TH ST SE
18	0	729960	1610	09/24/12	\$254,990	\$283,000	2,009	8	2012	3	5,776	N	N	2313 55TH ST SE
18	0	729960	1660	03/04/13	\$267,119	\$294,000	2,009	8	2013	3	5,706	N	N	2407 55TH ST SE
18	0	413688	0460	12/06/11	\$265,000	\$306,000	2,010	8	1995	3	7,226	N	N	1534 55TH CT SE
18	0	729960	0550	03/22/12	\$249,990	\$289,000	2,010	8	2012	3	5,290	N	N	5609 UDALL AVE SE
18	0	413700	0500	07/02/12	\$225,000	\$259,000	2,030	8	1985	3	7,195	N	N	4820 MILL POND LOOP
18	0	413689	0380	02/27/13	\$250,000	\$279,000	2,040	8	1998	3	6,740	N	N	5130 PERRY AVE SE
18	0	413690	0190	08/30/13	\$260,000	\$296,000	2,040	8	1998	3	7,580	Y	N	5212 QUINCY AVE SE
18	0	413700	0780	03/04/13	\$205,000	\$236,000	2,050	8	1988	3	10,159	N	N	5019 MILL POND DR
18	0	413687	0080	12/01/11	\$269,400	\$308,000	2,060	8	1998	3	6,989	N	N	5119 NATHAN LOOP SE
18	0	413707	0680	08/05/11	\$283,000	\$291,000	2,060	8	1993	3	7,019	N	N	5526 HIGHLAND DR SE
18	0	413688	0540	12/09/11	\$269,000	\$271,000	2,070	8	1995	3	8,720	N	N	1505 55TH CT SE
18	0	413701	0210	05/22/13	\$255,000	\$265,000	2,080	8	1988	3	9,928	Y	N	901 52ND ST SE
18	0	729960	1010	07/05/11	\$277,938	\$321,000	2,083	8	2011	3	4,800	N	N	2114 56TH ST SE
18	0	413707	0910	02/16/11	\$225,000	\$227,000	2,090	8	1993	3	8,063	N	N	5002 NATHAN AVE SE
18	0	413700	0350	01/21/11	\$190,000	\$210,000	2,110	8	1985	3	9,956	N	N	5032 MILL POND LOOP
18	0	413700	0410	11/28/12	\$252,000	\$291,000	2,110	8	1985	3	7,312	N	N	5002 MILL POND LOOP
18	0	413700	0590	12/13/11	\$258,500	\$298,000	2,140	8	1986	4	9,377	N	N	801 50TH ST SE
18	0	413707	0150	03/22/13	\$250,000	\$280,000	2,140	8	1994	3	6,544	N	N	5021 NATHAN AVE SE
18	0	413688	0010	08/28/12	\$299,000	\$320,000	2,150	8	1996	3	11,638	N	N	5502 EVERGREEN LOOP SE
18	0	413700	0750	09/20/11	\$242,750	\$263,000	2,170	8	1985	3	10,143	N	N	4925 MILL POND DR
18	0	413689	0320	12/29/11	\$280,000	\$304,000	2,200	8	1998	3	6,500	N	N	5118 PERRY AVE SE
18	0	413687	0200	12/05/12	\$265,000	\$292,000	2,230	8	1996	3	6,615	Y	N	5311 NATHAN LOOP SE
18	0	413700	0070	06/11/12	\$254,900	\$294,000	2,240	8	1985	3	7,500	N	N	4837 MILL POND LOOP
18	0	729960	0080	09/20/13	\$293,682	\$301,000	2,242	8	2013	3	4,500	N	N	5514 BENNETT AVE SE



## Improved Sales Used in this Physical Inspection Analysis

### Area 087 -- 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
18	0	729960	0350	07/29/13	\$299,546	\$318,000	2,242	8	2013	3	5,200	N	N	2226 57TH ST SE
18	0	729960	0370	09/09/13	\$298,449	\$312,000	2,242	8	2013	3	5,200	N	N	2218 57TH ST SE
18	0	729960	0400	02/26/13	\$288,730	\$311,000	2,242	8	2013	3	5,200	N	N	2206 57TH ST SE
18	0	729960	0450	07/17/12	\$279,995	\$307,000	2,242	8	2012	3	5,202	N	N	2106 57TH ST SE
18	0	729960	0480	11/17/12	\$281,238	\$308,000	2,242	8	2012	3	5,200	N	N	2028 57TH ST SE
18	0	729960	0540	12/15/11	\$299,712	\$343,000	2,242	8	2012	3	4,939	N	N	5617 UDALL AVE SE
18	0	729960	0560	10/18/11	\$297,590	\$326,000	2,242	8	2011	3	5,663	N	N	5605 UDALL AVE SE
18	0	729960	0590	12/04/12	\$280,786	\$311,000	2,242	8	2013	3	4,800	N	N	2115 57TH ST SE
18	0	729960	0630	03/05/13	\$292,599	\$312,000	2,242	8	2013	3	4,800	N	N	2211 57TH ST SE
18	0	729960	0660	01/16/13	\$289,706	\$313,000	2,242	8	2013	3	4,800	N	N	2223 57TH ST SE
18	0	729960	0680	04/01/13	\$301,618	\$323,000	2,242	8	2013	3	4,800	N	N	2231 57TH ST SE
18	0	729960	0700	02/25/13	\$286,000	\$287,000	2,242	8	2013	3	4,800	N	N	2239 57TH ST SE
18	0	729960	0880	05/08/13	\$276,500	\$288,000	2,242	8	2013	3	4,800	N	N	2310 56TH ST SE
18	0	729960	0940	03/08/13	\$282,213	\$293,000	2,242	8	2013	3	4,800	N	N	2226 56TH ST SE
18	0	729960	0970	10/14/13	\$277,562	\$319,000	2,242	8	2013	3	4,800	N	N	2214 56TH ST SE
18	0	729960	1030	07/19/11	\$293,888	\$340,000	2,242	8	2011	3	4,942	N	N	2106 56TH ST SE
18	0	729960	1110	02/25/13	\$279,990	\$324,000	2,242	8	2012	3	4,800	N	N	2235 56TH ST SE
18	0	729960	1140	02/05/13	\$283,500	\$293,000	2,242	8	2013	3	4,800	N	N	2307 56TH ST SE
18	0	729960	1170	07/31/13	\$304,338	\$317,000	2,242	8	2013	3	4,800	N	N	2319 56TH ST SE
18	0	729960	1200	08/07/13	\$300,165	\$301,000	2,242	8	2013	3	4,800	N	N	2407 56TH ST SE
18	0	729960	1340	09/10/12	\$267,921	\$301,000	2,242	8	2012	3	4,800	N	N	2234 55TH ST SE
18	0	729960	1440	03/01/12	\$264,990	\$306,000	2,242	8	2012	3	4,314	N	N	5521 UDALL AVE SE
18	0	729960	1460	08/11/11	\$312,670	\$361,000	2,242	8	2011	3	4,995	N	N	5513 UDALL AVE SE
18	0	729960	1520	05/31/12	\$263,000	\$300,000	2,242	8	2012	3	5,557	N	N	2217 55TH ST SE
18	0	729960	1550	06/21/12	\$265,000	\$296,000	2,242	8	2012	3	5,872	N	N	2229 55TH ST SE
18	0	729960	1590	10/05/12	\$268,645	\$300,000	2,242	8	2012	3	5,808	N	N	2305 55TH ST SE
18	0	729960	1630	10/25/12	\$269,990	\$294,000	2,242	8	2012	3	5,744	N	N	2321 55TH ST SE
18	0	729960	1650	11/21/12	\$280,858	\$304,000	2,242	8	2013	3	5,712	N	N	2403 55TH ST SE
18	0	729960	1680	11/27/12	\$282,064	\$290,000	2,242	8	2013	3	6,227	N	N	2415 55TH ST SE
18	0	413688	0490	04/22/11	\$315,000	\$363,000	2,270	8	1995	3	10,083	N	N	1516 55TH CT SE
18	0	413701	0570	02/20/13	\$242,500	\$256,000	2,270	8	1994	3	9,446	Y	N	4708 KENNEDY AVE SE
18	0	413702	0300	05/24/12	\$249,000	\$281,000	2,270	8	1987	3	10,730	N	N	5519 LAKELAND HILLS WAY SE
18	0	413701	0140	12/29/11	\$290,000	\$293,000	2,330	8	1987	3	10,829	N	N	934 52ND ST SE
18	0	384510	0760	12/19/13	\$299,990	\$338,000	2,364	8	2013	3	4,000	N	N	5518 CHARLOTTE AVE SE
18	0	384510	0130	09/05/13	\$307,000	\$346,000	2,396	8	2013	3	5,257	N	N	5607 CHARLOTTE AVE SE
18	0	413689	0440	11/15/13	\$320,000	\$339,000	2,400	8	1998	4	11,039	Y	N	5113 PERRY DR SE
18	0	413690	0160	06/12/12	\$304,000	\$315,000	2,400	8	1998	4	7,820	Y	N	5124 QUINCY AVE SE



**King County**

**Department of Assessments**

## Improved Sales Used in this Physical Inspection Analysis

### Area 087 -- 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
18	0	413690	0180	08/28/13	\$262,000	\$271,000	2,400	8	1998	3	11,372	Y	N	5208 QUINCY AVE SE
18	0	413706	0190	06/06/13	\$285,000	\$301,000	2,410	8	1995	3	7,870	N	N	5511 HIGHLAND DR SE
18	0	413706	0250	05/31/11	\$220,000	\$254,000	2,410	8	1994	3	8,686	N	N	5411 HIGHLAND DR SE
18	0	413706	0200	06/25/13	\$319,995	\$370,000	2,430	8	1994	3	8,164	N	N	5505 HIGHLAND DR SE
18	0	413706	0400	09/30/11	\$220,000	\$228,000	2,440	8	1995	3	13,231	N	N	1314 57TH DR SE
18	0	413707	0980	12/02/13	\$318,200	\$330,000	2,450	8	1994	3	9,147	N	N	1309 49TH ST SE
18	0	413706	0270	10/26/11	\$273,750	\$286,000	2,460	8	1993	3	10,320	N	N	5401 HIGHLAND DR SE
18	0	413706	0410	08/28/13	\$319,500	\$359,000	2,460	8	1994	3	12,213	N	N	1310 57TH DR SE
18	0	342105	9038	07/23/12	\$374,000	\$417,000	2,462	8	2007	3	220,849	N	N	5224 55TH ST SE
18	0	413707	0810	07/21/11	\$349,950	\$383,000	2,490	8	1995	3	9,069	N	N	5302 OLIVE AVE SE
18	0	384510	0720	06/07/13	\$357,028	\$402,000	2,538	8	2013	3	5,249	N	N	5502 CHARLOTTE AVE SE
18	0	384510	0120	07/09/13	\$343,454	\$387,000	2,560	8	2013	3	5,283	N	N	5539 CHARLOTTE AVE SE
18	0	384510	0050	12/19/13	\$337,329	\$380,000	2,570	8	2013	3	4,800	N	N	5511 CHARLOTTE AVE SE
18	0	384510	0090	11/18/13	\$341,704	\$385,000	2,570	8	2013	3	4,800	N	N	5527 CHARLOTTE AVE SE
18	0	384510	0800	09/09/13	\$329,833	\$372,000	2,570	8	2013	3	4,800	N	N	5534 CHARLOTTE AVE SE
18	0	384510	0830	08/29/13	\$331,284	\$373,000	2,570	8	2013	3	4,500	N	N	5606 CHARLOTTE AVE SE
18	0	413687	0090	04/03/12	\$300,000	\$331,000	2,580	8	1998	3	7,227	N	N	5121 NATHAN LOOP SE
18	0	413688	0070	04/28/13	\$310,000	\$357,000	2,580	8	1996	3	10,574	N	N	1612 55TH CT SE
18	0	384510	0070	06/28/13	\$359,990	\$406,000	2,586	8	2013	3	5,000	N	N	5519 CHARLOTTE AVE SE
18	0	384510	0750	04/23/13	\$361,213	\$407,000	2,586	8	2013	3	5,000	N	N	5514 CHARLOTTE AVE SE
18	0	729960	0340	09/26/13	\$313,750	\$328,000	2,623	8	2013	3	5,200	N	N	2230 57TH ST SE
18	0	729960	0410	04/05/13	\$308,247	\$334,000	2,623	8	2013	3	5,200	N	N	2202 57TH ST SE
18	0	729960	0460	01/07/13	\$311,471	\$341,000	2,623	8	2013	3	5,499	N	N	2102 57TH ST SE
18	0	729960	1040	09/28/11	\$314,068	\$318,000	2,623	8	2011	3	7,371	N	N	2102 56TH ST SE
18	0	729960	1410	03/12/12	\$286,990	\$331,000	2,623	8	2012	3	7,184	N	N	5533 UDALL AVE SE
18	0	729960	1580	09/05/12	\$294,995	\$329,000	2,623	8	2012	3	5,824	N	N	2301 55TH ST SE
18	0	729960	1620	10/25/12	\$294,620	\$327,000	2,623	8	2012	3	5,760	N	N	2317 55TH ST SE
18	0	729960	1670	12/19/12	\$307,000	\$339,000	2,623	8	2013	3	5,774	N	N	2411 55TH ST SE
18	0	384510	0780	10/23/13	\$329,950	\$372,000	2,628	8	2013	3	4,800	N	N	5526 CHARLOTTE AVE SE
18	0	413700	0630	04/06/11	\$299,000	\$346,000	2,630	8	1988	3	7,891	N	N	715 50TH ST SE
18	0	413689	0120	02/22/11	\$279,000	\$321,000	2,640	8	1998	3	8,042	N	N	1503 50TH ST SE
18	0	413692	0030	08/10/11	\$338,000	\$381,000	2,670	8	1996	3	10,026	N	N	1115 48TH CT SE
18	0	413700	0570	11/12/13	\$322,000	\$371,000	2,710	8	1989	3	10,548	N	N	813 50TH ST SE
18	0	413692	0020	03/26/11	\$346,950	\$401,000	2,780	8	1996	3	9,404	Y	N	1109 48TH CT SE
18	0	413702	0160	11/29/11	\$267,000	\$288,000	2,830	8	1987	3	16,190	N	N	5617 HAZEL LOOP SE
18	0	413701	0440	03/12/12	\$222,000	\$232,000	2,860	8	1990	4	13,511	Y	N	4922 MILL POND DR
18	0	384510	0110	11/14/13	\$350,050	\$394,000	2,934	8	2013	3	5,000	N	N	5535 CHARLOTTE AVE SE





## Improved Sales Used in this Physical Inspection Analysis

### Area 087 -- 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
18	0	384510	0770	10/29/13	\$359,990	\$406,000	2,934	8	2013	3	5,000	N	N	5522 CHARLOTTE AVE SE
18	0	384510	0840	11/25/13	\$369,990	\$417,000	2,934	8	2013	3	5,000	N	N	5610 CHARLOTTE AVE SE
18	0	384510	0100	08/14/13	\$385,000	\$434,000	3,045	8	2013	3	5,000	N	N	5531 CHARLOTTE AVE SE
18	0	384510	0810	08/15/13	\$359,340	\$405,000	3,045	8	2013	3	5,000	N	N	5538 CHARLOTTE AVE SE
18	0	322105	9036	01/30/12	\$372,000	\$395,000	2,300	9	1979	3	42,884	N	N	2971 53RD ST SE
18	0	413693	0250	07/05/12	\$315,000	\$356,000	2,390	9	1999	3	9,235	N	N	5604 ELIZABETH AVE SE
18	0	332105	9085	07/23/13	\$449,500	\$518,000	2,480	9	1995	3	187,308	N	N	5201 KATHERINE AVE SE
18	0	413693	0470	12/16/11	\$399,800	\$460,000	3,210	9	1999	3	9,775	N	N	5626 ELIZABETH LOOP SE
18	0	413696	0010	11/21/12	\$316,000	\$364,000	2,890	10	2004	3	12,821	Y	N	1116 51ST ST SE
18	0	413698	0280	10/16/12	\$450,000	\$478,000	2,940	10	2004	3	8,130	Y	N	5218 HIGHLAND DR SE
18	0	413696	0020	12/14/11	\$310,000	\$339,000	2,990	10	2004	3	10,258	Y	N	1048 51ST ST SE
18	0	104350	0030	03/16/11	\$595,000	\$607,000	3,768	10	1996	3	182,516	N	N	4218 47TH ST SE
18	0	413698	0090	01/24/13	\$535,000	\$603,000	3,859	10	2006	3	26,040	Y	N	5117 HIGHLAND DR SE
18	0	413698	0180	07/30/12	\$462,500	\$533,000	4,081	10	2005	3	10,220	N	N	5022 HIGHLAND DR SE
19	0	362104	9014	12/26/12	\$135,000	\$151,000	800	5	1923	4	9,451	N	N	502 3RD AVE E
19	0	335340	0285	08/13/12	\$138,000	\$146,000	930	5	1924	4	7,700	N	N	136 4TH AVE SW
19	0	335340	1435	08/31/11	\$105,500	\$121,000	1,130	5	1965	4	10,000	N	N	224 4TH AVE SW
19	0	362104	9072	10/24/13	\$130,000	\$145,000	1,020	6	1951	4	17,424	N	N	327 1ST AVE E
19	0	359960	0166	05/29/13	\$150,000	\$155,000	1,040	6	1979	4	20,787	N	N	330 BUTTE AVE
19	0	809390	0450	02/21/13	\$139,000	\$160,000	1,060	6	1980	3	9,310	N	N	737 2ND AVE NE
19	0	359960	0200	04/26/11	\$165,000	\$188,000	1,070	6	2000	3	7,302	N	N	401 MILWAUKEE BLVD S
19	0	359960	0201	04/13/12	\$110,000	\$124,000	1,300	6	1951	3	8,686	N	N	106 4TH AVE S
19	0	335340	1411	01/25/12	\$129,000	\$149,000	1,370	6	1991	3	10,503	N	N	311 TACOMA BLVD S
19	0	335440	0513	03/20/12	\$126,000	\$129,000	1,430	6	1996	3	8,023	N	N	421 2ND AVE SE
19	0	809390	0230	10/04/12	\$130,000	\$149,000	1,460	6	1980	3	10,800	N	N	742 3RD AVE NE
19	0	255751	0170	10/25/13	\$214,000	\$216,000	820	7	1979	4	8,064	N	N	305 PACIFIC AVE S
19	0	255751	0020	05/23/11	\$160,000	\$160,000	890	7	1981	3	8,282	N	N	330 PACIFIC AVE S
19	0	885600	3647	05/17/11	\$145,000	\$159,000	900	7	2006	3	7,609	N	N	229 3RD AVE NW
19	0	255751	0150	10/29/13	\$135,000	\$137,000	910	7	1981	5	8,160	N	N	317 PACIFIC AVE S
19	0	335340	1045	02/28/12	\$103,000	\$108,000	1,040	7	1980	4	9,000	N	N	121 TACOMA BLVD
19	0	215490	0090	06/01/11	\$165,000	\$189,000	1,090	7	2001	3	8,374	N	N	312 BUTTE PL
19	0	255751	0100	04/26/13	\$236,450	\$261,000	1,090	7	1979	4	8,484	N	N	302 PACIFIC AVE S
19	0	666880	0070	06/27/13	\$260,000	\$295,000	1,090	7	1989	5	8,055	N	N	112 ALDER LN S
19	0	734031	0010	05/01/13	\$175,000	\$190,000	1,090	7	1989	4	8,670	N	N	421 HOMER AVE SE
19	0	926541	0260	07/08/11	\$186,900	\$189,000	1,130	7	1990	3	8,006	N	N	646 MILWAUKEE BLVD S
19	0	935950	0080	02/07/13	\$145,000	\$165,000	1,130	7	1990	3	10,006	N	N	313 WHITE RIVER DR
19	0	885600	3635	08/03/13	\$170,000	\$182,000	1,150	7	2003	3	8,000	N	N	201 3RD AVE NW



## Improved Sales Used in this Physical Inspection Analysis

### Area 087 -- 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
19	0	570660	0050	09/24/13	\$200,000	\$204,000	1,160	7	1985	4	8,062	N	N	121 GLACIER AVE S
19	0	335340	1660	05/08/12	\$185,000	\$213,000	1,170	7	1994	3	11,141	N	N	417 YAKIMA BLVD
19	0	926541	0190	11/17/11	\$185,000	\$188,000	1,180	7	1990	3	8,146	N	N	643 SPOKANE AVE S
19	0	215490	0140	06/25/12	\$150,000	\$173,000	1,200	7	1987	3	8,586	N	N	302 BUTTE PL
19	0	798260	0010	06/03/13	\$143,000	\$160,000	1,200	7	1978	3	11,400	N	N	111 BUTTE AVE
19	0	309400	0300	03/11/12	\$184,745	\$213,000	1,225	7	2012	3	4,567	N	N	153 RHUBARB ST SW
19	0	260890	0005	11/19/13	\$210,000	\$218,000	1,240	7	1955	4	10,800	N	N	524 1ST AVE E
19	0	255751	0050	12/17/13	\$155,000	\$162,000	1,250	7	1979	4	8,722	N	N	416 PACIFIC PL
19	0	734030	0050	12/04/11	\$125,000	\$144,000	1,250	7	1989	3	8,021	N	N	424 WAYNE AVE SE
19	0	570660	0200	05/23/13	\$209,500	\$241,000	1,260	7	1988	4	8,245	N	N	119 CHICAGO BLVD
19	0	570660	0190	02/28/12	\$130,000	\$138,000	1,270	7	1988	3	8,245	N	N	121 CHICAGO BLVD
19	0	666880	0180	12/05/13	\$199,000	\$225,000	1,300	7	1989	3	8,015	N	N	107 ALDER LN S
19	0	747790	0145	03/14/12	\$125,000	\$128,000	1,300	7	1957	4	9,380	N	N	113 PACIFIC AVE S
19	0	930300	0055	11/18/13	\$200,910	\$232,000	1,300	7	1991	3	14,770	N	N	316 1ST AVE E
19	0	215490	0200	06/07/11	\$150,000	\$163,000	1,310	7	1988	3	8,051	N	N	319 4TH AVE SE
19	0	570660	0020	04/04/11	\$149,950	\$154,000	1,310	7	1987	3	7,761	N	N	127 GLACIER AVE S
19	0	926540	0080	03/05/12	\$126,199	\$145,000	1,310	7	1989	3	8,183	N	N	138 6TH AVE SW
19	0	885600	3839	06/20/12	\$169,950	\$177,000	1,322	7	2009	3	6,006	N	N	222 3RD AVE NW
19	0	335440	0547	09/26/13	\$205,000	\$231,000	1,330	7	1983	3	11,463	N	N	209 HAWTHORNE AVE S
19	0	029379	0200	11/20/12	\$181,000	\$205,000	1,344	7	2006	3	6,000	N	N	607 1ST AVE E
19	0	335340	1725	05/11/12	\$179,900	\$188,000	1,360	7	2001	3	26,337	N	N	410 CHICAGO BLVD
19	0	935950	0100	03/28/12	\$170,000	\$196,000	1,360	7	1990	3	7,953	N	N	317 WHITE RIVER DR
19	0	935950	0460	12/21/12	\$157,000	\$166,000	1,360	7	1989	3	8,750	N	N	389 WHITE RIVER DR
19	0	062965	0040	12/24/12	\$201,780	\$231,000	1,364	7	2012	3	6,025	N	N	235 COYOTE DR
19	0	062965	0270	12/11/12	\$203,400	\$233,000	1,364	7	2012	3	6,061	N	N	245 OTTER DR
19	0	062965	0290	03/14/13	\$202,950	\$232,000	1,364	7	2012	3	6,060	N	N	261 OTTER DR
19	0	062965	0310	03/11/13	\$199,950	\$229,000	1,364	7	2012	3	6,062	N	N	277 OTTER DR
19	0	062965	0360	04/11/13	\$206,100	\$236,000	1,364	7	2012	3	6,578	N	N	224 6TH AVE SW
19	0	062965	0400	03/27/13	\$206,950	\$237,000	1,364	7	2013	3	6,048	N	N	610 YAKIMA AVE S
19	0	215490	0110	09/19/11	\$145,000	\$164,000	1,370	7	1987	3	8,377	N	N	308 BUTTE PL
19	0	935950	0380	04/29/13	\$155,000	\$170,000	1,380	7	1990	3	8,483	N	N	373 WHITE RIVER DR
19	0	935950	0650	06/07/13	\$181,000	\$205,000	1,380	7	1990	3	11,134	N	N	364 WHITE RIVER DR
19	0	570233	0030	10/09/12	\$250,000	\$289,000	1,390	7	1996	3	9,902	N	N	113 MOUNT VISTA PL SW
19	0	630610	0180	05/03/12	\$192,000	\$193,000	1,400	7	1993	3	8,005	N	N	765 OAKHURST DR
19	0	926540	0010	10/01/13	\$205,000	\$216,000	1,410	7	1989	3	8,182	N	N	124 6TH AVE SW
19	0	926540	0250	04/06/12	\$158,000	\$168,000	1,410	7	1990	3	8,031	N	N	619 CHICAGO BLVD
19	0	127800	0180	11/28/12	\$185,000	\$210,000	1,430	7	2012	3	5,692	N	N	261 SUNSET DR



## Improved Sales Used in this Physical Inspection Analysis

### Area 087 -- 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
19	0	127800	0190	03/19/13	\$200,000	\$225,000	1,430	7	2012	3	5,655	N	N	257 SUNSET DR
19	0	630610	0080	02/16/12	\$172,000	\$194,000	1,430	7	1994	3	10,850	N	N	756 OAKHURST DR
19	0	926541	0250	10/28/13	\$223,500	\$258,000	1,430	7	1990	3	8,098	N	N	644 MILWAUKEE BLVD S
19	0	734031	0140	09/27/11	\$161,000	\$184,000	1,440	7	1989	3	8,367	N	N	413 WAYNE AVE SE
19	0	935950	0240	06/06/13	\$169,000	\$189,000	1,440	7	1989	3	10,087	N	N	345 WHITE RIVER DR
19	0	309400	0270	01/27/12	\$188,250	\$218,000	1,449	7	2012	3	4,079	N	N	146 RHUBARB ST SW
19	0	335340	0435	08/29/12	\$165,000	\$190,000	1,450	7	2003	3	11,204	N	N	123 3RD AVE SW
19	0	335340	1820	04/23/12	\$157,000	\$173,000	1,450	7	2004	3	11,949	N	N	406 E ARTHUR PL
19	0	335590	0567	04/02/13	\$223,500	\$252,000	1,455	7	2013	3	6,242	N	N	112 2ND AVE SE
19	0	335340	1615	10/24/12	\$190,000	\$216,000	1,460	7	1990	4	11,242	N	N	427 TACOMA BLVD
19	0	309400	0230	08/22/12	\$196,600	\$227,000	1,466	7	2012	3	4,079	N	N	162 RHUBARB ST SW
19	0	935950	0050	05/13/11	\$189,000	\$206,000	1,480	7	1989	3	10,699	N	N	309 WHITE RIVER DR
19	0	630610	0090	07/11/12	\$155,000	\$176,000	1,490	7	1994	3	8,010	N	N	754 OAKHURST DR
19	0	666880	0130	05/17/12	\$125,989	\$127,000	1,490	7	1989	3	7,884	N	N	713 3RD AVE SE
19	0	926541	0080	05/08/13	\$155,700	\$171,000	1,490	7	1990	3	8,006	N	N	631 CHINOOK AVE S
19	0	335540	0033	07/30/13	\$205,000	\$235,000	1,530	7	1967	3	9,375	N	N	408 3RD AVE SE
19	0	309400	0260	04/06/12	\$191,000	\$221,000	1,533	7	2012	3	4,079	N	N	150 RHUBARB ST SW
19	0	062965	0020	07/17/13	\$229,950	\$263,000	1,544	7	2013	3	6,201	N	N	223 COYOTE DR
19	0	062965	0050	12/20/12	\$211,700	\$242,000	1,544	7	2012	3	6,025	N	N	241 COYOTE DR
19	0	062965	0070	03/06/13	\$212,950	\$244,000	1,544	7	2013	3	6,025	N	N	253 COYOTE DR
19	0	062965	0160	01/22/13	\$220,530	\$253,000	1,544	7	2012	3	6,014	N	N	264 COYOTE DR
19	0	062965	0180	12/11/12	\$209,950	\$240,000	1,544	7	2012	3	6,014	N	N	252 OTTER DR
19	0	062965	0220	05/03/13	\$239,950	\$275,000	1,544	7	2012	3	6,041	N	N	228 OTTER DR
19	0	062965	0240	02/15/13	\$224,950	\$258,000	1,544	7	2012	3	6,054	N	N	221 OTTER DR
19	0	062965	0280	03/14/13	\$222,950	\$255,000	1,544	7	2012	3	6,060	N	N	253 OTTER DR
19	0	062965	0300	04/08/13	\$229,950	\$263,000	1,544	7	2012	3	6,060	N	N	269 OTTER DR
19	0	062965	0320	02/18/13	\$222,950	\$255,000	1,544	7	2012	3	6,600	N	N	276 6TH AVE
19	0	062965	0340	03/14/13	\$224,950	\$258,000	1,544	7	2012	3	6,601	N	N	260 6TH AVE
19	0	335590	0069	07/18/12	\$135,000	\$137,000	1,552	7	2005	3	5,600	N	N	206 2ND AVE SE
19	0	138960	0070	07/17/13	\$225,000	\$259,000	1,566	7	2012	3	6,000	N	N	131 ELISE CT
19	0	138960	0070	12/08/11	\$208,500	\$241,000	1,566	7	2012	3	6,000	N	N	131 ELISE CT
19	0	935950	0830	05/21/13	\$187,500	\$205,000	1,570	7	1990	4	9,172	N	N	613 BUTTE AVE
19	0	935950	0790	08/17/11	\$174,000	\$181,000	1,610	7	1990	3	8,057	N	N	312 WHITE RIVER DR
19	0	335340	2596	01/31/12	\$150,000	\$167,000	1,636	7	2005	3	6,000	N	N	220 TACOMA BLVD S
19	0	335340	2610	10/18/12	\$150,000	\$171,000	1,636	7	2005	3	6,000	N	N	222 TACOMA BLVD S
19	0	335340	1275	05/14/12	\$137,000	\$158,000	1,650	7	1984	3	12,001	N	N	222 PORTLAND CT SW
19	0	309400	0240	06/26/12	\$204,995	\$237,000	1,677	7	2012	3	4,079	N	N	158 RHUBARB ST SW



## Improved Sales Used in this Physical Inspection Analysis

### Area 087 -- 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
19	0	309400	0280	04/13/12	\$204,995	\$237,000	1,677	7	2012	3	4,079	N	N	142 RHUBARB ST SW
19	0	309400	0310	08/16/12	\$215,360	\$249,000	1,677	7	2012	3	5,158	N	N	541 YAKIMA AVE S
19	0	335340	0850	02/09/11	\$244,000	\$248,000	1,710	7	1978	4	22,923	N	N	112 2ND AVE SW
19	0	935950	0770	05/22/12	\$145,100	\$166,000	1,710	7	1990	3	8,050	N	N	330 WHITE RIVER DR
19	0	062965	0330	07/03/13	\$244,950	\$281,000	1,750	7	2012	3	6,601	N	N	268 6TH AVE SW
19	0	062965	0370	08/19/13	\$249,950	\$286,000	1,750	7	2012	3	6,351	N	N	236 BEAVER BLVD
19	0	309400	0220	05/02/12	\$189,995	\$220,000	1,763	7	2012	3	4,079	N	N	166 RHUBARB ST SW
19	0	309400	0320	07/16/12	\$192,995	\$223,000	1,763	7	2012	3	6,073	N	N	545 YAKIMA AVE S
19	0	062965	0100	11/28/12	\$229,950	\$263,000	1,766	7	2012	3	6,026	N	N	271 COYOTE DR
19	0	062965	0170	01/03/13	\$229,950	\$263,000	1,766	7	2012	3	6,014	N	N	258 OTTER DR
19	0	062965	0260	02/13/13	\$232,950	\$267,000	1,766	7	2012	3	6,039	N	N	237 OTTER DR
19	0	062965	0480	04/15/13	\$239,950	\$275,000	1,766	7	2013	3	6,106	N	N	261 6TH AVE SW
19	0	935970	0290	05/10/12	\$160,000	\$169,000	1,779	7	2006	3	6,650	N	N	711 3RD PL SE
19	0	029379	0140	02/17/12	\$178,000	\$186,000	1,797	7	2006	3	6,644	N	N	144 ASPEN LN N
19	0	309400	0290	05/12/12	\$227,445	\$263,000	1,819	7	2012	3	5,075	N	N	149 RHUBARB ST SW
19	0	309400	0330	09/11/12	\$228,995	\$265,000	1,819	7	2012	3	6,542	N	N	549 YAKIMA AVE S
19	0	677760	0100	08/08/12	\$230,000	\$266,000	1,819	7	2012	3	6,116	N	N	116 HUCKLEBERRY ST SE
19	0	188600	0050	09/12/12	\$203,000	\$234,000	1,821	7	2012	3	6,000	N	N	617 1ST AVE E
19	0	029379	0160	08/01/13	\$224,000	\$242,000	1,870	7	2006	3	7,286	N	N	204 EASTGATE AVE
19	0	677760	0010	06/12/12	\$239,995	\$277,000	1,872	7	2012	3	6,052	N	N	123 HUCKLEBERRY ST SE
19	0	677760	0050	05/05/12	\$238,400	\$276,000	1,872	7	2012	3	6,001	N	N	107 HUCKLEBERRY ST SE
19	0	062965	0080	01/09/13	\$239,950	\$275,000	1,888	7	2013	3	6,025	N	N	259 COYOTE DR
19	0	062965	0190	02/08/13	\$240,000	\$275,000	1,888	7	2013	3	6,014	N	N	246 OTTER DR
19	0	062965	0430	05/28/13	\$262,950	\$301,000	1,888	7	2013	3	7,258	N	N	229 6TH AVE SW
19	0	138960	0080	04/19/12	\$214,500	\$248,000	1,889	7	2012	3	6,000	N	N	135 ELISE CT
19	0	127800	0110	03/01/11	\$142,000	\$164,000	1,912	7	2007	3	7,043	N	N	301 3RD AVE SE
19	0	138960	0010	12/27/12	\$250,000	\$284,000	1,912	7	2012	3	7,033	N	N	253 1ST AVE NW
19	0	127800	0010	10/24/13	\$220,000	\$233,000	1,916	7	2008	3	5,419	N	N	213 BUTTE AVE
19	0	127800	0080	12/11/12	\$199,000	\$207,000	1,916	7	2008	3	5,402	N	N	230 SUNSET DR
19	0	291100	0020	11/20/13	\$230,000	\$266,000	1,921	7	2009	3	5,043	N	N	417 GREEN ACRES PL
19	0	291100	0040	04/12/11	\$209,000	\$241,000	1,921	7	2009	3	4,973	N	N	425 GREEN ACRES PL
19	0	291100	0050	03/11/11	\$209,950	\$243,000	1,921	7	2009	3	4,939	N	N	429 GREEN ACRES PL
19	0	291100	0060	05/28/11	\$209,950	\$243,000	1,921	7	2009	3	4,904	N	N	433 GREEN ACRES PL
19	0	291100	0070	06/08/11	\$203,000	\$235,000	1,921	7	2009	3	4,869	N	N	437 GREEN ACRES PL
19	0	291100	0080	06/15/11	\$203,000	\$234,000	1,921	7	2009	3	4,835	N	N	441 GREEN ACRES PL
19	0	291100	0090	05/03/11	\$209,950	\$243,000	1,921	7	2009	3	4,579	N	N	445 GREEN ACRES PL
19	0	291100	0110	07/20/11	\$206,500	\$237,000	1,921	7	2009	3	4,950	N	N	436 GREEN ACRES PL



## Improved Sales Used in this Physical Inspection Analysis

### Area 087 -- 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
19	0	291100	0120	02/16/12	\$199,950	\$231,000	1,921	7	2009	3	4,950	N	N	432 GREEN ACRES PL
19	0	291100	0130	09/12/11	\$209,950	\$243,000	1,921	7	2009	3	4,950	N	N	428 GREEN ACRES PL
19	0	291100	0140	05/02/11	\$208,000	\$240,000	1,921	7	2009	3	4,950	N	N	424 GREEN ACRES PL
19	0	291100	0160	03/01/11	\$209,950	\$239,000	1,921	7	2009	3	5,252	N	N	416 GREEN ACRES PL
19	0	885600	3841	07/31/13	\$248,000	\$272,000	1,952	7	2013	3	6,001	N	N	210 3RD AVE NW
19	0	335340	0832	01/22/13	\$155,000	\$178,000	1,953	7	2005	3	6,310	N	N	104 2ND CT SW
19	0	335340	0833	01/04/11	\$186,500	\$215,000	1,953	7	2005	3	14,929	N	N	102 2ND CT SW
19	0	679350	0100	06/20/12	\$205,000	\$221,000	1,980	7	1992	3	8,483	N	N	136 ASPEN LN N
19	0	138960	0040	10/06/11	\$211,500	\$244,000	1,987	7	2011	3	6,000	N	N	111 ELISE CT
19	0	138960	0050	08/10/11	\$210,000	\$242,000	1,990	7	2011	3	6,042	N	N	115 ELISE CT
19	0	335340	2515	05/25/12	\$194,900	\$224,000	1,990	7	2004	3	6,000	N	N	224 TACOMA BLVD S
19	0	630610	0230	12/09/13	\$150,000	\$169,000	1,990	7	1977	3	12,970	N	N	737 3RD AVE SE
19	0	335340	1071	07/04/13	\$262,000	\$298,000	1,998	7	2007	3	6,000	N	N	118 GREENLAKE PL
19	0	188600	0020	06/14/12	\$205,000	\$236,000	2,013	7	2012	3	6,524	N	N	118 ASPEN LN N
19	0	188600	0030	05/29/12	\$202,950	\$234,000	2,013	7	2012	3	6,519	N	N	112 ASPEN LN N
19	0	188600	0040	06/01/12	\$212,000	\$244,000	2,013	7	2012	3	6,514	N	N	106 ASPEN LN N
19	0	188600	0060	06/27/12	\$204,950	\$236,000	2,013	7	2012	3	6,001	N	N	615 1ST AVE E
19	0	335440	0434	09/26/13	\$238,000	\$269,000	2,043	7	2007	3	8,075	N	N	504 2ND AVE SE
19	0	335440	0611	03/18/11	\$190,000	\$198,000	2,106	7	2005	3	8,915	N	N	204 HAWTHORNE AVE S
19	0	335590	0781	03/11/13	\$190,000	\$213,000	2,110	7	1949	4	11,200	N	N	117 MILWAUKEE BLVD S
19	0	188600	0070	03/21/12	\$210,000	\$243,000	2,122	7	2012	3	6,007	N	N	613 1ST AVE E
19	0	335440	0502	06/07/11	\$245,000	\$278,000	2,148	7	2010	3	8,140	N	N	126 PACIFIC AVE S
19	0	335590	0896	08/29/12	\$160,000	\$185,000	2,157	7	2005	3	7,106	N	N	135 HOMER LN
19	0	885600	3544	03/29/12	\$177,000	\$185,000	2,227	7	2006	3	6,000	N	N	126 TACOMA BLVD N
19	0	062965	0030	07/01/13	\$290,000	\$332,000	2,233	7	2012	3	6,025	N	N	229 COYOTE DR
19	0	309400	0210	04/20/12	\$234,995	\$272,000	2,244	7	2012	3	4,079	N	N	170 RHUBARB ST SW
19	0	309400	0250	05/07/12	\$234,995	\$272,000	2,244	7	2012	3	4,079	N	N	154 RHUBARB ST SW
19	0	309400	0340	07/05/12	\$257,880	\$298,000	2,244	7	2012	3	8,152	N	N	553 YAKIMA AVE S
19	0	677760	0030	03/21/12	\$249,995	\$289,000	2,244	7	2012	3	6,000	N	N	115 HUCKLEBERRY ST SE
19	0	677760	0080	04/13/12	\$225,940	\$261,000	2,244	7	2012	3	6,156	N	N	108 HUCKLEBERRY ST SE
19	0	677760	0070	05/05/12	\$254,995	\$295,000	2,257	7	2012	3	6,504	N	N	104 HUCKLEBERRY ST SE
19	0	677760	0090	03/02/12	\$254,995	\$295,000	2,257	7	2012	3	6,178	N	N	112 HUCKLEBERRY ST SE
19	0	677760	0110	06/11/12	\$256,000	\$296,000	2,257	7	2012	3	6,633	N	N	120 HUCKLEBERRY ST SE
19	0	335340	0287	06/06/13	\$262,000	\$294,000	2,260	7	2004	3	16,884	N	N	132 4TH AVE SW
19	0	677760	0020	08/10/12	\$255,497	\$295,000	2,266	7	2012	3	6,001	N	N	119 HUCKLEBERRY ST SE
19	0	677760	0040	04/09/12	\$254,995	\$295,000	2,266	7	2012	3	6,001	N	N	111 HUCKLEBERRY ST SE
19	0	677760	0060	04/12/12	\$255,945	\$296,000	2,266	7	2012	3	6,085	N	N	103 HUCKLEBERRY ST SE





## Improved Sales Used in this Physical Inspection Analysis

### Area 087 -- 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
19	0	291100	0150	03/01/11	\$203,000	\$234,000	2,270	7	2009	3	4,950	N	N	420 GREEN ACRES PL
19	0	379510	0040	09/24/13	\$279,950	\$298,000	2,270	7	2002	3	8,244	N	N	124 COUNTY LINE RD E
19	0	062965	0060	04/15/13	\$271,950	\$312,000	2,276	7	2013	3	6,025	N	N	247 COYOTE DR
19	0	062965	0090	03/26/13	\$274,950	\$315,000	2,276	7	2012	3	6,025	N	N	265 COYOTE DR
19	0	062965	0150	05/02/13	\$279,950	\$321,000	2,276	7	2013	3	6,014	N	N	270 OTTER DR
19	0	062965	0210	12/11/12	\$264,700	\$303,000	2,276	7	2012	3	6,092	N	N	234 OTTER DR
19	0	062965	0410	04/23/13	\$277,950	\$318,000	2,276	7	2013	3	6,050	N	N	616 YAKIMA AVE S
19	0	335440	0235	10/06/11	\$220,000	\$226,000	2,364	7	2006	3	7,191	N	N	101 ASPEN LN S
19	0	138960	0020	04/14/11	\$229,900	\$266,000	2,370	7	2011	3	7,352	N	N	249 1ST AVE NW
19	0	138960	0030	04/21/11	\$229,900	\$265,000	2,370	7	2011	3	6,087	N	N	107 ELISE CT
19	0	335340	2695	04/02/12	\$149,900	\$170,000	2,370	7	1979	3	8,000	N	N	330 3RD PL SW
19	0	200595	0010	06/19/13	\$270,000	\$290,000	2,470	7	2003	3	9,010	N	N	306 DEREK'S PL
19	0	200595	0040	04/05/13	\$242,350	\$264,000	2,470	7	2003	3	9,018	N	N	309 DEREK'S PL
19	0	188600	0010	01/04/12	\$228,000	\$264,000	2,657	7	2012	3	6,530	N	N	126 ASPEN LN N
19	0	062965	0420	02/08/13	\$281,845	\$323,000	2,698	7	2013	3	6,050	N	N	620 YAKIMA AVE S
19	0	062965	0470	02/24/13	\$284,300	\$326,000	2,698	7	2013	3	6,104	N	N	253 6TH AVE SW
19	0	379510	0010	09/04/12	\$230,000	\$237,000	2,880	7	2002	3	8,500	N	N	653 MILWAUKEE BLVD S
19	0	244520	0010	03/10/11	\$301,000	\$347,000	3,360	7	2007	3	9,323	N	N	130 PACIFIC AVE S
19	0	660120	0340	06/28/11	\$185,000	\$191,000	1,767	8	2006	3	6,005	N	N	518 PUGET PL S
19	0	660120	0370	09/17/13	\$245,000	\$258,000	1,767	8	2006	3	7,366	N	N	517 PUGET PL S
19	0	885600	3840	07/31/13	\$251,000	\$275,000	1,930	8	2013	3	6,335	N	N	216 3RD AVE NW
19	0	885600	3842	07/31/13	\$251,000	\$275,000	1,930	8	2013	3	6,407	N	N	212 3RD AVE NW
19	0	660120	0040	04/29/13	\$272,500	\$305,000	1,934	8	2013	3	5,677	N	N	521 BLUEBERRY ST S
19	0	660120	0050	07/30/13	\$278,000	\$311,000	1,934	8	2013	3	5,543	N	N	517 BLUEBERRY ST S
19	0	660120	0210	12/22/11	\$190,000	\$215,000	1,949	8	2007	3	4,250	N	N	534 MILWAUKEE BLVD S
19	0	660120	0280	03/13/13	\$228,000	\$252,000	2,192	8	2007	3	4,404	N	N	517 MILWAUKEE BLVD S
19	0	660120	0270	06/26/12	\$209,900	\$227,000	2,346	8	2007	3	4,050	N	N	513 MILWAUKEE BLVD S
19	0	660120	0170	07/20/12	\$260,000	\$298,000	2,484	8	2006	3	5,000	N	N	514 MILWAUKEE BLVD S

## Improved Sales Removed in this Physical Inspection Analysis

### Area 087 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
17	0	012850	0030	10/18/11	\$189,999	RELOCATION - SALE TO SERVICE;
17	0	012850	0220	08/08/12	\$292,472	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
17	0	155560	0010	09/29/11	\$178,000	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS;
17	0	335640	0820	05/01/13	\$175,000	NO MARKET EXPOSURE;
17	0	335640	0820	09/12/12	\$66,800	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;NO MARKET EXPOSURE
17	0	335640	0860	11/11/11	\$72,051	FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE
17	0	335640	0897	04/02/13	\$173,957	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group;
17	0	335640	1155	02/16/12	\$30,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE;
17	0	335640	1274	10/11/13	\$151,000	BANKRUPTCY - RECEIVER OR TRUSTEE;NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE;
17	0	335640	1274	10/04/13	\$151,000	BANKRUPTCY - RECEIVER OR TRUSTEE; CORRECTION DEED; EXEMPT FROM EXCISE TAX;
17	0	335640	1450	07/19/11	\$63,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
17	0	335640	2232	10/05/12	\$128,500	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE;
17	0	335640	2232	07/17/12	\$128,919	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
17	0	335640	2495	03/23/11	\$68,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
17	0	335640	2525	06/12/13	\$100,000	FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE
17	0	335640	2525	03/01/13	\$138,600	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; NO MARKET EXPOSURE
17	0	335640	2555	03/21/11	\$70,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
17	0	335640	2703	10/09/13	\$194,020	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
17	0	335640	2706	08/07/13	\$202,921	BANKRUPTCY - RECEIVER OR TRUSTEE;NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
17	0	335640	3140	03/15/11	\$71,181	QUIT CLAIM DEED;
17	0	335640	3176	05/01/13	\$223,235	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	0	335640	3176	04/30/13	\$239,074	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
17	0	335640	3311	07/18/11	\$141,999	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
17	0	335640	3475	02/14/11	\$80,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
17	0	335640	4176	02/05/13	\$132,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
17	0	335640	4266	10/29/12	\$147,500	NON-REPRESENTATIVE SALE;
17	0	335640	4371	08/16/12	\$150,000	GOVERNMENT AGENCY; AUCTION SALE;
17	0	335640	4371	05/10/12	\$189,382	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
17	0	335640	4390	04/01/13	\$195,000	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group;
17	0	335640	4390	08/27/12	\$160,323	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;

## Improved Sales Removed in this Physical Inspection Analysis

### Area 087 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
17	0	335640	4391	04/18/13	\$111,003	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; Sale price updated by Sales ID group;
17	0	335640	4593	12/04/12	\$131,500	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS;
17	0	335640	4595	05/30/13	\$74,000	NON-REPRESENTATIVE SALE;
17	0	335640	7175	02/12/13	\$209,861	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
17	0	335640	7205	10/23/13	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
17	0	335640	7330	06/21/13	\$148,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group;
17	0	335640	7370	03/19/13	\$122,130	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
17	0	335640	7382	04/01/11	\$118,000	NO MARKET EXPOSURE; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
17	0	335640	7800	11/13/12	\$236,271	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group;
17	0	335640	7800	10/30/12	\$293,893	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
17	0	335640	7825	12/24/13	\$236,144	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group;
17	0	885600	0100	04/04/12	\$84,500	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
17	0	885600	0100	01/11/12	\$70,125	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
17	0	885600	0380	07/02/12	\$122,600	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group;
17	0	885600	0400	06/06/11	\$116,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
17	0	885600	0401	03/15/13	\$175,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
17	0	885600	0401	07/16/12	\$141,950	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
17	0	885600	0510	08/23/11	\$97,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
17	0	885600	1255	07/12/12	\$221,711	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
17	0	885600	4240	06/01/11	\$93,200	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
17	0	885600	4575	05/05/11	\$85,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
17	0	954300	0160	06/11/13	\$120,001	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group;
17	0	954300	0426	07/19/13	\$183,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
17	0	954300	0695	09/19/13	\$124,500	NON-REPRESENTATIVE SALE;
17	0	954300	0785	02/24/12	\$127,500	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
17	0	954300	0785	10/13/11	\$157,560	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group;
17	0	954300	0821	06/05/13	\$143,000	NON-REPRESENTATIVE SALE;
17	0	954300	0885	05/14/13	\$161,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; AUCTION SALE;
17	0	954300	0885	12/04/12	\$241,658	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group;
17	0	954300	0945	05/31/12	\$156,000	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; Sale price updated by Sales ID group;

## Improved Sales Removed in this Physical Inspection Analysis

### Area 087 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
17	0	954300	0945	01/04/12	\$126,285	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
17	0	954300	0980	10/09/13	\$142,240	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
18	0	312105	9048	08/15/11	\$502,500	NON-REPRESENTATIVE SALE;
18	0	332105	9009	02/08/12	\$125,000	CORPORATE AFFILIATES; QUIT CLAIM DEED;
18	0	332105	9052	02/18/11	\$92,378	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR;
18	0	413687	0090	04/03/12	\$300,000	RELOCATION - SALE TO SERVICE;
18	0	413687	0200	12/05/12	\$265,000	RELOCATION - SALE TO SERVICE;
18	0	413687	0210	02/28/13	\$250,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
18	0	413688	0600	12/02/13	\$294,109	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
18	0	413689	0110	05/30/13	\$234,900	IMP. CHARACTERISTICS CHANGED SINCE SALE;
18	0	413692	0060	05/23/12	\$240,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
18	0	413693	0250	06/25/12	\$350,000	RELOCATION - SALE TO SERVICE;
18	0	413693	0650	01/25/11	\$267,500	NON-REPRESENTATIVE SALE;
18	0	413695	0170	06/10/13	\$263,867	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
18	0	413695	0170	05/07/13	\$263,867	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
18	0	413698	0320	06/03/13	\$388,200	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AUCTION SALE; AND OTHER WARNINGS;
18	0	413700	0250	11/03/11	\$212,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE;
18	0	413700	0500	11/21/11	\$329,967	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group;
18	0	413700	0520	12/17/12	\$305,340	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group;
18	0	413700	0520	12/12/12	\$349,607	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
18	0	413700	0590	12/03/11	\$258,500	RELOCATION - SALE TO SERVICE;
18	0	413701	0490	07/23/13	\$277,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
18	0	413701	0490	09/07/11	\$208,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
18	0	413701	0640	02/12/13	\$320,231	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
18	0	413701	0650	06/30/11	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
18	0	413702	0140	02/08/11	\$165,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
18	0	413702	0280	11/22/13	\$205,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE;
18	0	413702	0280	05/28/13	\$201,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE;
18	0	413702	0660	05/28/13	\$330,181	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group;
18	0	413702	0660	04/17/13	\$156,640	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;

## Improved Sales Removed in this Physical Inspection Analysis

### Area 087 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
18	0	413702	0790	08/16/12	\$80,070	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
18	0	413702	0820	10/03/12	\$175,100	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE;
18	0	413704	0310	08/01/12	\$214,000	RELOCATION - SALE TO SERVICE;
18	0	413705	0080	09/30/13	\$233,750	EXEMPT FROM EXCISE TAX;;NO MARKET EXPOSURE
18	0	413705	0120	03/28/13	\$165,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX;
18	0	413707	0150	08/30/12	\$376,246	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group;
18	0	413707	0170	11/21/12	\$242,000	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group;
18	0	413707	0830	01/10/13	\$450,871	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE;
18	0	729960	0880	05/08/13	\$237,915	FULL SALES PRICE NOT REPORTED; QUESTIONABLE PER SALES IDENTIFICATION;
19	0	029379	0050	03/13/13	\$198,200	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
19	0	029379	0160	03/20/13	\$238,485	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group;
19	0	029379	0200	06/22/12	\$170,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
19	0	062965	0390	03/07/13	\$201,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
19	0	127800	0010	05/31/13	\$298,266	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
19	0	127800	0090	08/15/13	\$229,355	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
19	0	127800	0130	05/31/11	\$65,000	NON-REPRESENTATIVE SALE;
19	0	127800	0140	10/11/11	\$60,000	NON-REPRESENTATIVE SALE;
19	0	127800	0150	10/26/12	\$70,000	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; Sale price updated by Sales ID group;
19	0	127800	0150	08/11/12	\$224,059	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
19	0	127800	0160	12/12/11	\$57,000	NON-REPRESENTATIVE SALE;
19	0	127800	0200	09/28/11	\$69,000	NON-REPRESENTATIVE SALE;
19	0	127800	0240	02/07/11	\$72,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE;
19	0	127800	0250	03/20/12	\$50,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
19	0	127800	0250	11/29/11	\$127,120	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
19	0	127800	0270	03/15/12	\$59,549	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
19	0	127800	0280	04/05/12	\$57,420	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
19	0	127800	0280	10/03/11	\$213,591	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
19	0	200595	0040	01/29/13	\$359,557	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
19	0	215490	0090	01/03/11	\$155,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
19	0	242470	0050	09/04/12	\$136,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE; SHORT SALE;



## Improved Sales Removed in this Physical Inspection Analysis

### Area 087 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
19	0	255751	0050	07/18/13	\$233,109	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group;
19	0	255751	0050	04/30/13	\$263,022	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group;
19	0	255751	0100	11/28/12	\$116,500	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AUCTION SALE; AND OTHER WARNINGS;
19	0	260890	0005	08/22/13	\$142,100	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AUCTION SALE; AND OTHER WARNINGS;
19	0	335340	0160	11/15/12	\$268,949	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
19	0	335340	0160	11/14/12	\$292,197	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group;
19	0	335340	0275	06/13/13	\$140,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE;
19	0	335340	0678	03/09/11	\$165,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
19	0	335340	0860	11/01/13	\$130,600	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
19	0	335340	1275	12/02/11	\$230,394	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
19	0	335340	1330	04/05/12	\$92,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE;
19	0	335340	1435	03/04/11	\$40,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AUCTION SALE;
19	0	335340	1467	06/04/13	\$75,125	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
19	0	335340	1467	08/14/12	\$146,113	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
19	0	335340	1710	12/19/11	\$127,982	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
19	0	335340	2310	11/19/12	\$105,000	NON-REPRESENTATIVE SALE;
19	0	335340	2515	12/16/11	\$275,737	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
19	0	335340	2550	03/20/13	\$160,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
19	0	335440	0010	05/15/12	\$85,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX;
19	0	335440	0224	10/10/13	\$210,300	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
19	0	335440	0435	06/29/12	\$169,000	NO MARKET EXPOSURE; NON-PROFIT ORGANIZATION;
19	0	335540	0102	02/01/12	\$65,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR;
19	0	335590	0380	02/26/13	\$148,968	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group;
19	0	335590	0745	06/11/13	\$149,640	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group;
19	0	335590	0745	06/11/13	\$149,640	CORRECTION DEED; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
19	0	335590	1020	10/25/13	\$100,000	NON-REPRESENTATIVE SALE; SHORT SALE;
19	0	352104	9014	06/14/13	\$110,000	NON-REPRESENTATIVE SALE;
19	0	359960	0151	12/31/13	\$91,000	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
19	0	359960	0151	02/18/13	\$205,900	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS;
19	0	359960	0151	02/18/13	\$192,787	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group;



## Improved Sales Removed in this Physical Inspection Analysis

### Area 087 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
19	0	359960	0168	09/05/13	\$73,264	NO MARKET EXPOSURE; QUIT CLAIM DEED; CORRECTION DEED; AND OTHER WARNINGS;
19	0	359960	0173	02/23/12	\$167,965	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
19	0	359960	0276	10/21/13	\$77,299	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
19	0	359960	0276	06/18/13	\$138,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group;
19	0	362104	9055	08/29/12	\$73,935	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;NO MARKET EXPOSURE
19	0	379510	0090	05/21/13	\$405,196	GOVERNMENT AGENCY; FORCED SALE; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
19	0	379510	0090	04/25/13	\$405,196	EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group; NO MARKET EXPOSURE
19	0	424950	0090	08/28/13	\$308,306	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
19	0	570660	0170	10/29/13	\$199,181	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
19	0	570660	0200	12/23/11	\$95,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE
19	0	660120	0170	03/01/12	\$190,000	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group;
19	0	660120	0280	11/21/12	\$372,411	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
19	0	734030	0060	05/10/11	\$126,000	FINANCIAL INSTITUTION RESALE;NON-REPRESENTATIVE SALE
19	0	734031	0010	02/20/13	\$98,868	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
19	0	734031	0040	04/19/12	\$162,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
19	0	798260	0045	08/24/12	\$100,000	SHORT SALE;NON-REPRESENTATIVE
19	0	809390	0140	11/11/13	\$218,468	EXEMPT FROM EXCISE TAX;NO MARKET EXPOSURE
19	0	809390	0280	02/02/11	\$160,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
19	0	809390	0320	02/10/12	\$117,500	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
19	0	885030	0010	12/27/11	\$102,100	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AUCTION SALE; AND OTHER WARNINGS;
19	0	885600	3173	11/28/11	\$174,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
19	0	885600	3646	04/17/13	\$153,500	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
19	0	885600	3700	12/11/12	\$48,787	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE;
19	0	926540	0010	06/27/13	\$223,867	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
19	0	926540	0080	01/06/12	\$173,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;NO MARKET EXPOSURE
19	0	926541	0080	12/31/12	\$297,280	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
19	0	926541	0080	12/12/12	\$297,300	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE
19	0	935950	0100	11/04/11	\$87,150	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
19	0	935950	0160	12/27/11	\$109,200	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
19	0	935950	0770	01/30/12	\$281,466	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;

## Improved Sales Removed in this Physical Inspection Analysis

### Area 087 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
19	0	935950	0810	08/07/13	\$229,613	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
19	0	935950	0830	01/14/13	\$120,001	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AUCTION SALE; AND OTHER WARNINGS;

## Vacant Sales Used in this Physical Inspection Analysis Area 087

Area	Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
87	17	0	335640	1032	06/25/13	\$41,000	16,000	N	N
87	17	0	335640	5370	01/14/11	\$55,000	8,002	N	N
87	17	0	335640	6710	07/01/13	\$90,000	46,609	N	N
87	18	0	332105	9016	12/18/13	\$160,000	174,240	N	N
87	19	0	127800	0180	05/10/12	\$35,000	5,692	N	N
87	19	0	127800	0190	08/08/12	\$35,000	5,655	N	N
87	19	0	138960	0010	05/03/12	\$40,000	7,033	N	N
87	19	0	335540	0158	06/07/13	\$45,000	14,061	N	N
87	19	0	335590	0567	07/20/12	\$40,000	6,242	N	N
87	19	0	335590	0996	04/01/11	\$38,500	5,640	N	N
87	19	0	660120	0030	08/01/12	\$53,000	5,053	N	N
87	19	0	660120	0040	09/18/12	\$50,000	5,677	N	N
87	19	0	660120	0050	09/19/12	\$50,000	5,543	N	N

## Vacant Sales Removed in this Physical Inspection Analysis Area 087

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
17	0	335640	5371	01/14/11	\$30,000	NO MARKET EXPOSURE;
18	0	322105	9014	12/22/11	\$50,000	FINANCIAL INSTITUTION RESALE; AUCTION SALE;

# USPAP 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.
- To the best of my knowledge the following services were performed by the appraisal team within the subject area in the last three years:
  - Ben Noma, Cherie Crothamel      Data Collection
  - Ben Noma, Cherie Crothamel      Sales Verification
  - Ben Noma, Cherie Crothamel      Appeals Response Preparation / Review
  - Ben Noma, Cherie Crothamel      Appeal Hearing Attendance
  - Ben Noma, Cherie Crothamel      Land and Total Valuation
  - Ben Noma, Cherie Crothamel      New Construction Evaluation
- Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed adjacent to my name.
- To the best of my knowledge the following services were performed by me within the subject area in the last three years:
  - Kathryn Scheele      Data Collection
  - Kathryn Scheele      Sales Verification
  - Kathryn Scheele      Appeals Response Preparation / Review
  - Kathryn Scheele      Appeal Hearing Attendance
  - Kathryn Scheele      Physical Inspection Model Development and Report Preparation
  - Kathryn Scheele      Land and Total Valuation
  - Kathryn Scheele      New Construction Evaluation

  
Appraiser II

Date

6/10/2014

