

Executive Summary

Des Moines/SeaTac/Kent - Area 088

Annual Update

Characteristics Based Market Adjustment for 2014 Assessment Roll

Previous Physical Inspection: 2013

Number of Improved Sales: 462

Range of Sale Dates: 1/1/2011 – 1/1/2014 Sales were time adjusted to 1/1/2014

Sales - Improved Valuation Change Summary:

	Land	Improvements	Total	Mean Sale Price	Ratio	COD
2013 Value	\$67,200	\$122,700	\$189,900			12.31%
2014 Value	\$73,500	\$167,700	\$241,200	\$262,200	93.1%	11.77%
\$ Change	+\$6,300	+\$45,000	+\$51,300			
% Change	+9.4%	+36.7%	+27.0%			

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 11.77% is an improvement from the previous COD of 12.31%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards.

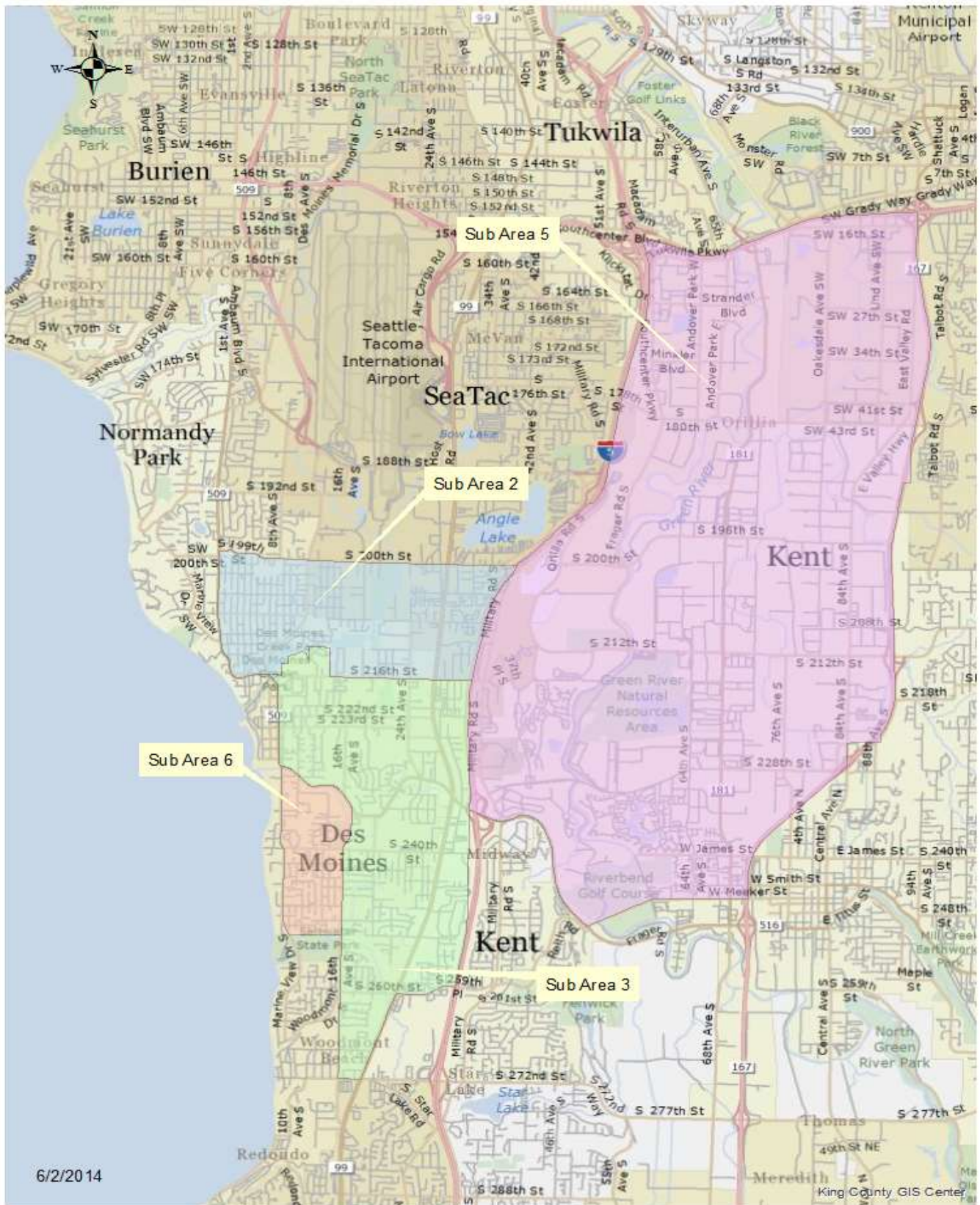
Population - Improved Parcel Summary Data:

	Land	Improvements	Total
2013 Value	\$67,600	\$112,300	\$179,900
2014 Value	\$74,100	\$155,900	\$230,000
% Change	+9.6%	+38.8%	+27.8%

Number of one to three unit residences in the population: 6,355

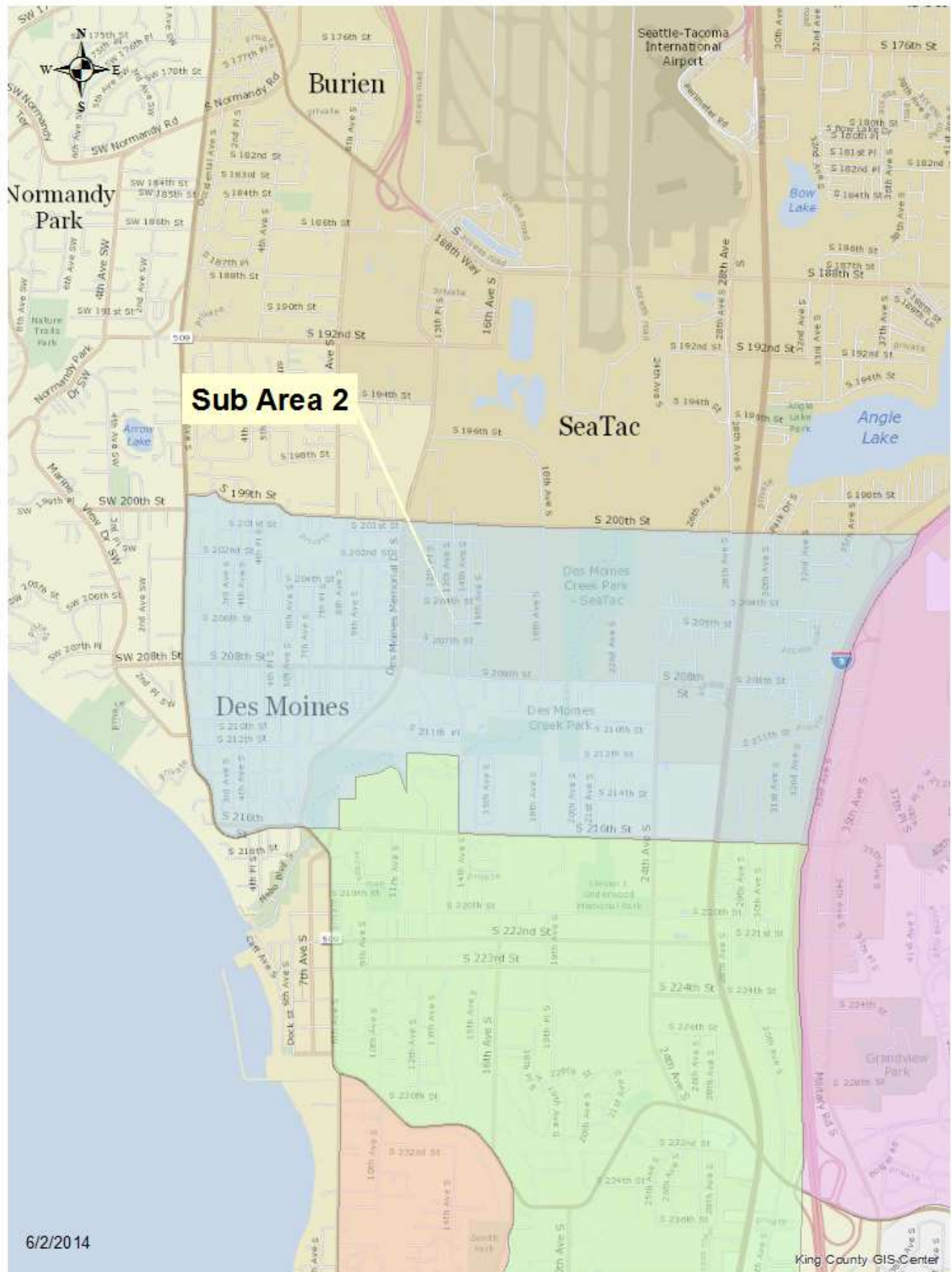
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that neighborhood-based variables were needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, parcels in Sub Area 2 and 3 had lower average ratios than other properties and required a greater upward adjustment than the overall. Landmarque Plat had higher average ratios than the population and required a downward adjustment. This annual update valuation model corrects for these strata differences.

Area 088 - Map

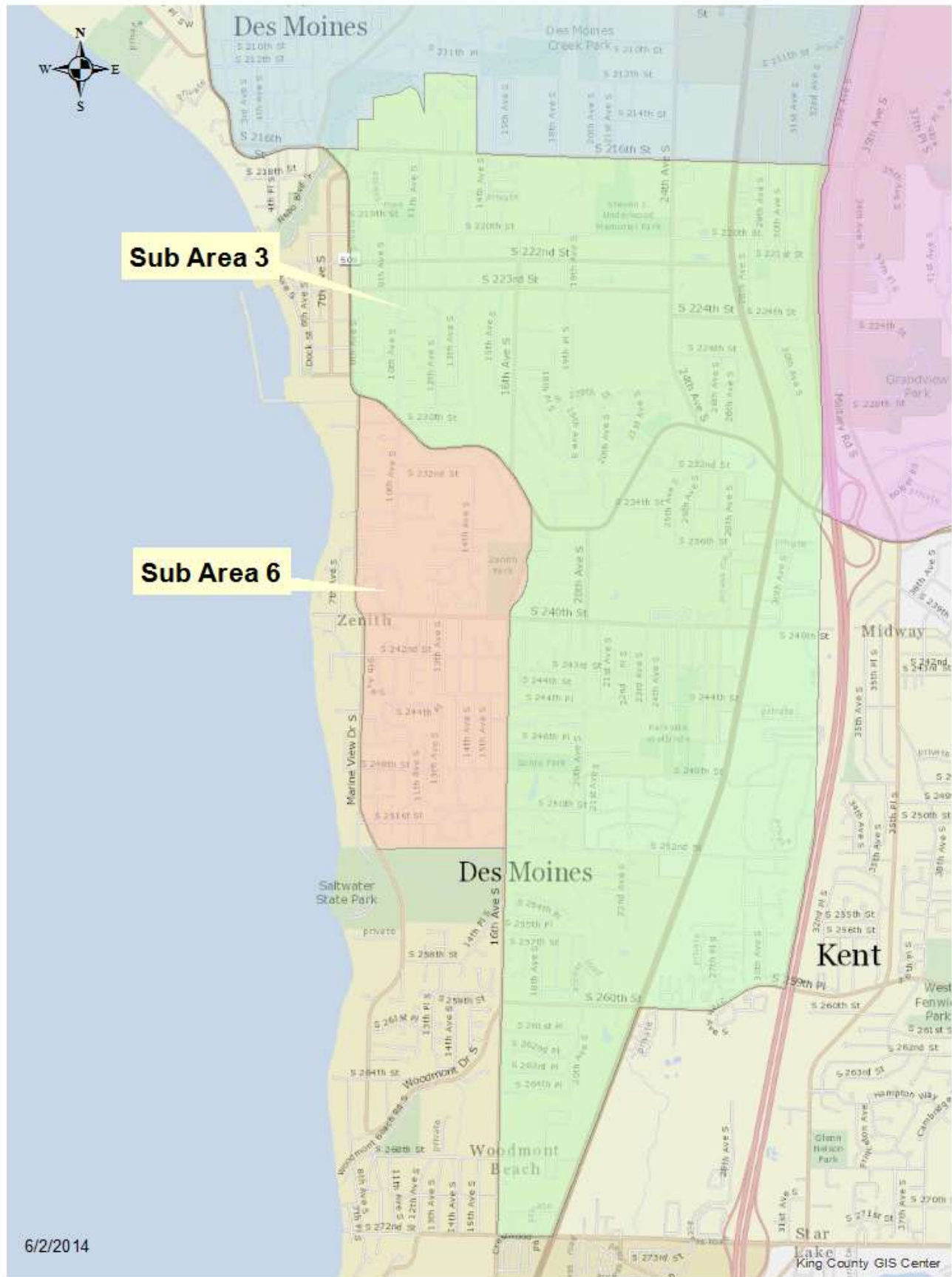


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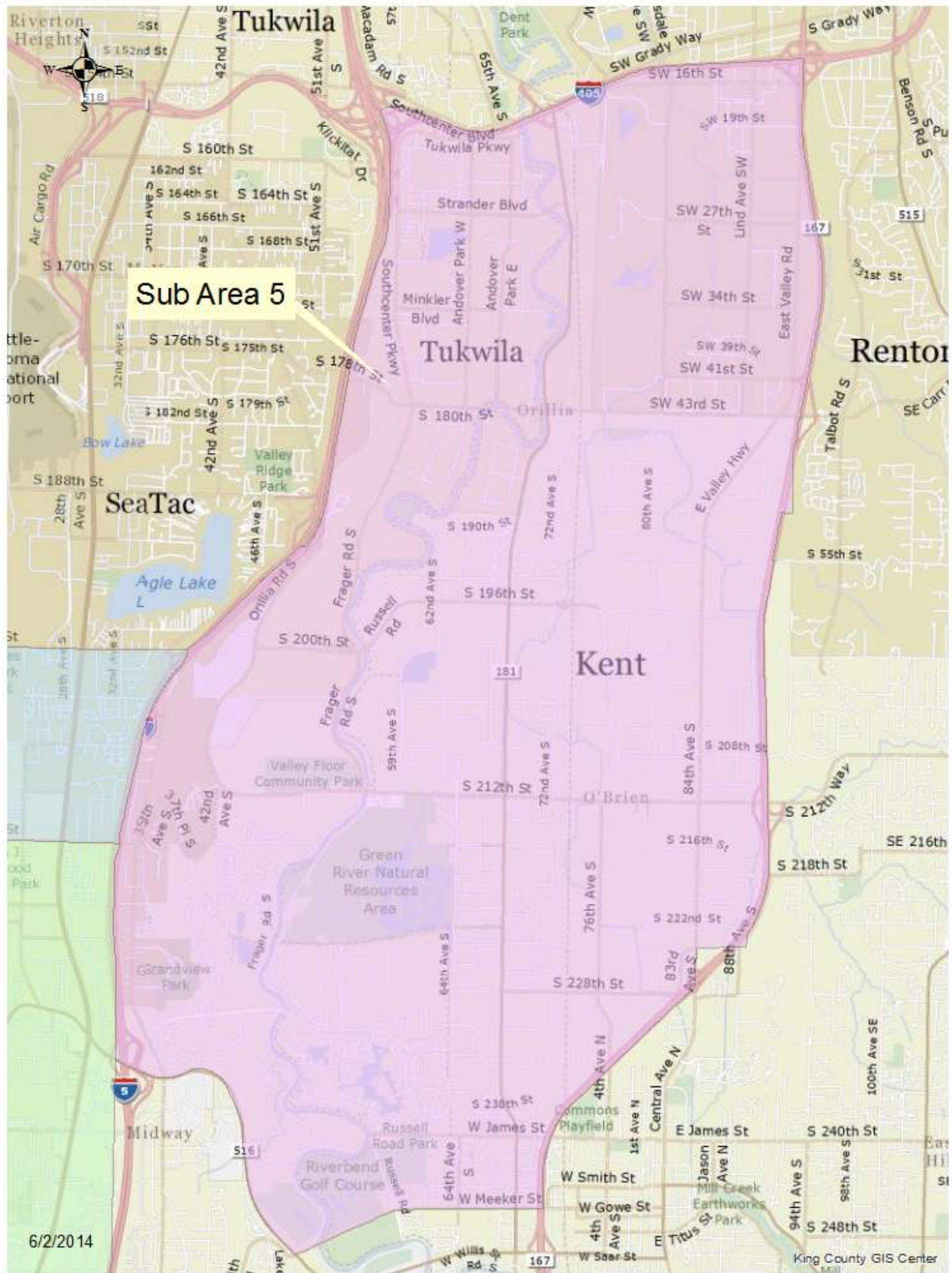
Area 088 – Sub Area 2 Map



Area 088 – Sub Areas 3 & 6 Map



Area 088 – Sub Area 5 Map



Area 088 - Model Adjustments

1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+22.38%	1,496	24%

Due to truncating the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

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

Model Variable	Adj %	# Sales	# in Pop	% Rep
Sub Area 2	+31.93%	125	1932	6%
Sub Area 3	+28.84%	214	2972	7%
Plat Landmarque	+7.22%	20	73	27%

Generally, Sub Area 2 and Sub Area 3 parcels were at a lower assessment level than the rest of the population. Parcels in the Landmarque Plat were at a higher assessment level than the rest of the population and would receive a lower overall adjustment than the rest of the population. This model corrects for this strata difference.

Area 088 – Plat Map



Plat-LandMarque

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Area 088 - Summary of Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% Pop	QSTR	Sub	Range of Building Grades	Range of Year Built
418120	Landmarque	20	73	27%	NW 282204	3	8	2012- 2013

Annual Update Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: June 2, 2014

Sales Screening for Improved Parcel Analysis

In order to ensure that the Assessor's analysis of sales of improved properties best reflects the market value of the majority of the properties within an area, non-typical properties must be removed so a representative sales sample can be analyzed to determine the new valuation level. The following list illustrates examples of non-typical properties which are removed prior to the beginning of the analysis.

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2013
5. Existing residences where the data for 2013 is significantly different than the data for 2014 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of \$25,000 or less posted for the 2013 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

(See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis for more detailed information)

Land Update

Based on the 9 usable land sales available in the area, their 2013 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall +9.6% increase in land assessments in the area for the 2014 Assessment Year. The formula is:

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

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that neighborhood-based variables were needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, parcels in Sub Area 2 and 3 had lower average ratios than other properties and required a greater upward adjustment than the overall. Landmarque Plat had higher average ratios than the population and required a downward adjustment. This annual update valuation model corrects for these strata differences.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 462 useable residential sales in the area.

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

The derived adjustment formula is:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * (1 - 0.06) / (.7680972 - 5.558315E-02 * \text{Sub2} - 3.851247E-02 * \text{Sub3} + .1085988 * \text{PlatLandmarque})$$

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

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

Mobile Home Update

Results

The resulting assessment level is 0.931. 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 +27.8%. This increase is due partly to market changes over time and the previous assessment levels.

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

Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (2013 Land Value + Previous Improvement Value) * 1.270.
- If the site is improved with a house and mobile home, the formula derived from the house is used to arrive at new total value.
- If “accessory improvements only”, the Total % Change, as indicated by the sales sample, is used to arrive at a new total value. (2013 Land Value + Previous Improvement Value) * 1.270.
- If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.
- If land value <= \$10,000 no adjustment is applied.
- If improvements and accessories <= \$10,000 no further adjustment applied.
- If vacant parcel (no improvement value), the land adjustment applies.
- If a parcel is coded “non-perc” (sewer system=3 or 4), there is no change from previous land value.
- If a parcel is coded “unbuildable” = 1, there is no change from previous land value.
- If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.

- If an improvement is coded “% net condition” or is in “poor” condition, then there is no change from previous improvement value, only the land adjustment applies.
- Any properties excluded from the annual up-date process are noted in RealProperty.

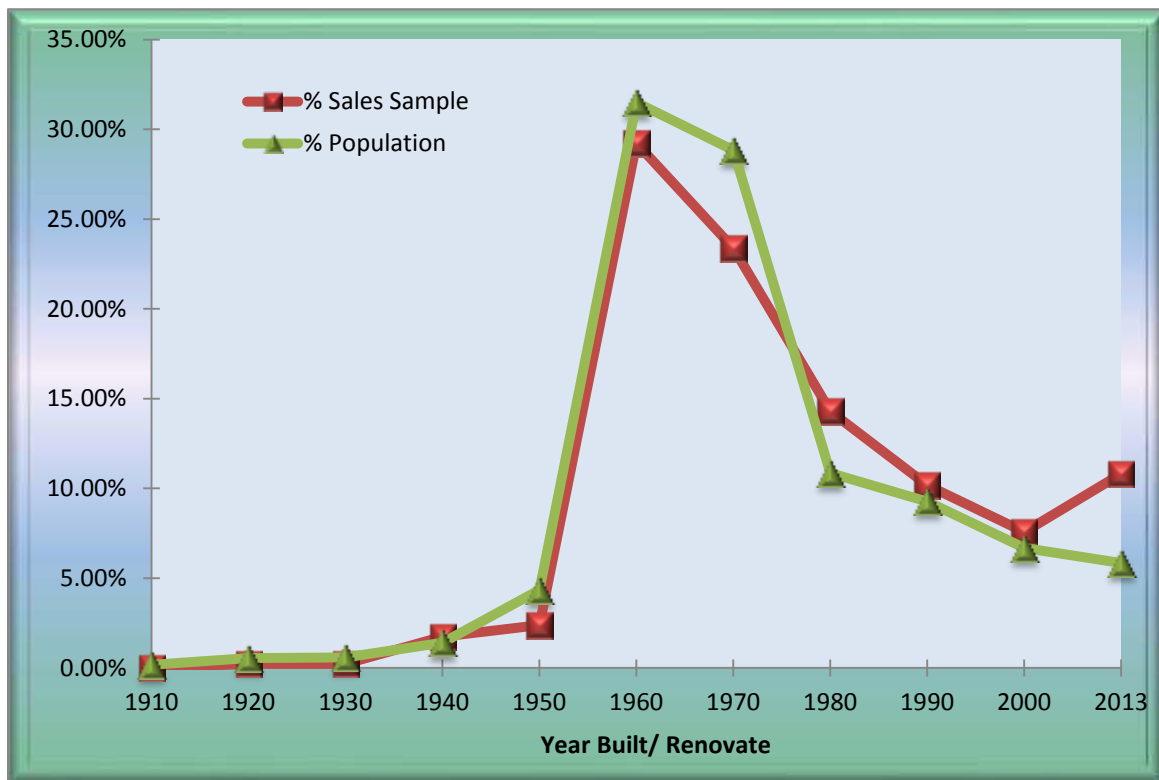
Sales Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.22%
1930	1	0.22%
1940	8	1.73%
1950	11	2.38%
1960	135	29.22%
1970	108	23.38%
1980	66	14.29%
1990	47	10.17%
2000	35	7.58%
2013	50	10.82%
	462	

Population

Year Built/Ren	Frequency	% Population
1910	11	0.17%
1920	35	0.55%
1930	37	0.58%
1940	89	1.40%
1950	276	4.34%
1960	2,001	31.49%
1970	1,833	28.84%
1980	689	10.84%
1990	589	9.27%
2000	424	6.67%
2013	371	5.84%
	6,355	



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

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

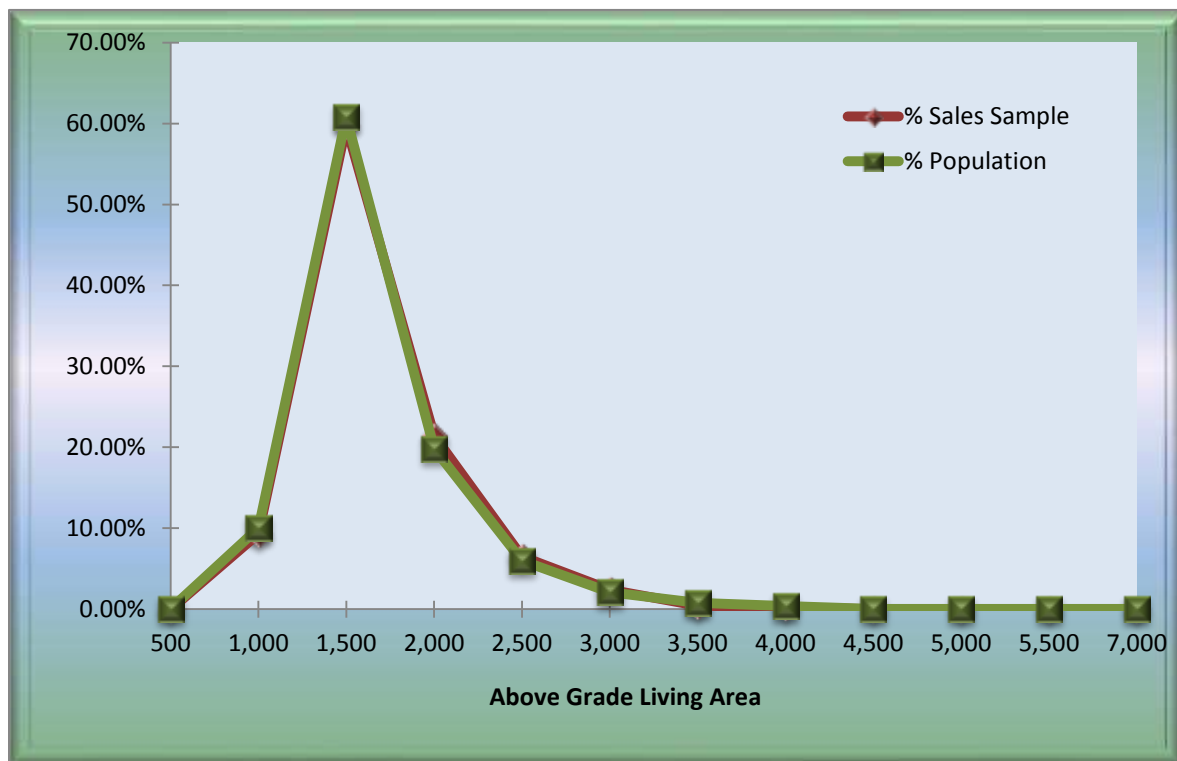
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	43	9.31%
1,500	276	59.74%
2,000	99	21.43%
2,500	30	6.49%
3,000	11	2.38%
3,500	2	0.43%
4,000	1	0.22%
4,500	0	0.00%
5,000	0	0.00%
5,500	0	0.00%
7,000	0	0.00%
462		

Population

AGLA	Frequency	% Population
500	3	0.05%
1,000	637	10.02%
1,500	3,866	60.83%
2,000	1,261	19.84%
2,500	381	6.00%
3,000	131	2.06%
3,500	49	0.77%
4,000	23	0.36%
4,500	1	0.02%
5,000	1	0.02%
5,500	1	0.02%
7,000	1	0.02%
6,355		



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

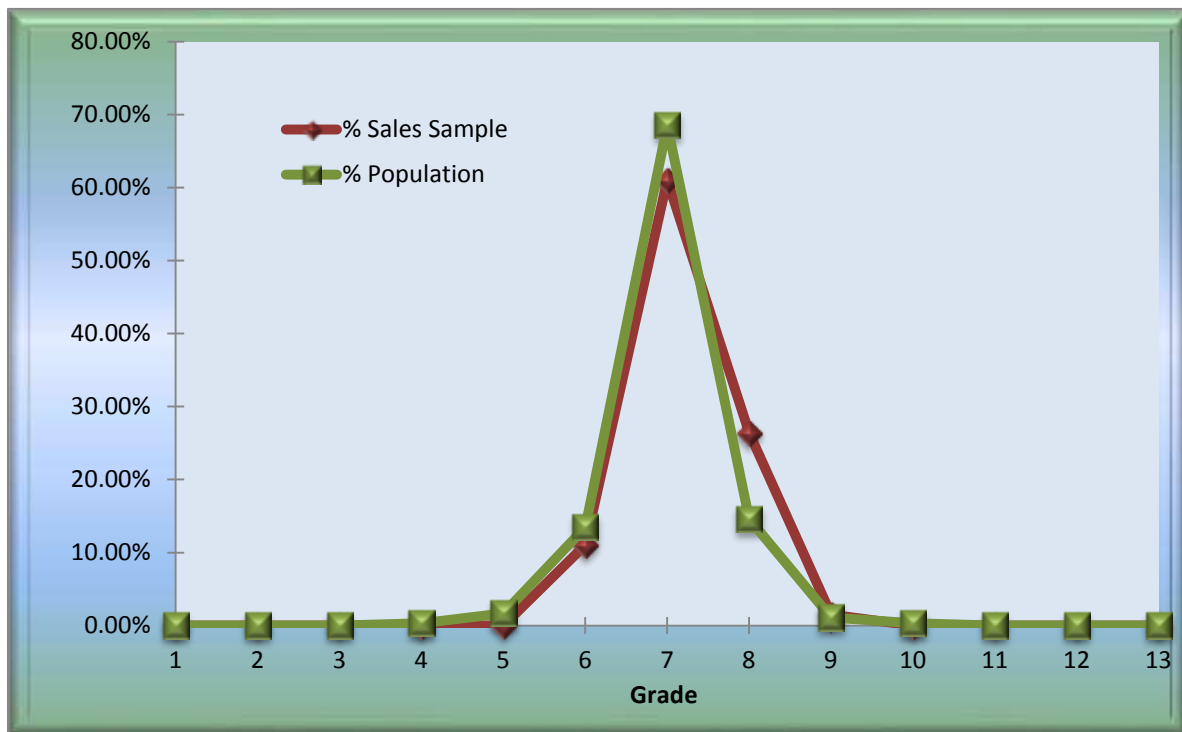
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	51	11.04%
7	282	61.04%
8	122	26.41%
9	7	1.52%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
462		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.02%
4	19	0.30%
5	107	1.68%
6	855	13.45%
7	4,357	68.56%
8	927	14.59%
9	70	1.10%
10	19	0.30%
11	0	0.00%
12	0	0.00%
13	0	0.00%
6,355		



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

Area 088 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 1.192, resulting in an adjusted value of \$566,000 ($\$475,000 \times 1.192 = \$566,200$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.150	15.0%
2/1/2011	1.161	16.1%
3/1/2011	1.169	16.9%
4/1/2011	1.178	17.8%
5/1/2011	1.186	18.6%
6/1/2011	1.193	19.3%
7/1/2011	1.199	19.9%
8/1/2011	1.204	20.4%
9/1/2011	1.209	20.9%
10/1/2011	1.213	21.3%
11/1/2011	1.215	21.5%
12/1/2011	1.217	21.7%
1/1/2012	1.219	21.9%
2/1/2012	1.219	21.9%
3/1/2012	1.219	21.9%
4/1/2012	1.217	21.7%
5/1/2012	1.215	21.5%
6/1/2012	1.212	21.2%
7/1/2012	1.209	20.9%
8/1/2012	1.204	20.4%
9/1/2012	1.198	19.8%
10/1/2012	1.192	19.2%
11/1/2012	1.185	18.5%
12/1/2012	1.177	17.7%
1/1/2013	1.168	16.8%
2/1/2013	1.159	15.9%
3/1/2013	1.149	14.9%
4/1/2013	1.138	13.8%
5/1/2013	1.126	12.6%
6/1/2013	1.113	11.3%
7/1/2013	1.100	10.0%
8/1/2013	1.085	8.5%
9/1/2013	1.069	6.9%
10/1/2013	1.054	5.4%
11/1/2013	1.036	3.6%
12/1/2013	1.019	1.9%
1/1/2014	1.000	0.0%

The time adjustment formula for Area 088 is: $(.7680972 - 4.603695E-04 * \text{SaleDay} - 3.275178E-07 * \text{SaleDaySq} - 5.558315E-02 * 0.2705628 - 3.851247E-02 * 0.4632035 + .1085988 * 3.246753E-02) / (.7680972 - 5.558315E-02 * 0.2705628 - 3.851247E-02 * 0.4632035 + .1085988 * 3.246753E-02)$

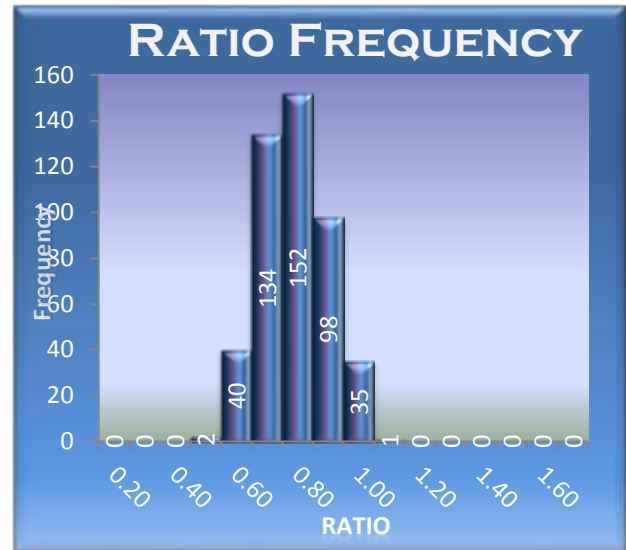
$\text{SaleDay} = \text{SaleDate} - 41640$

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

Annual Update Ratio Study Report (Before) – 2013 Assessments

District: SW / Team: 1	Appr. Date:	Date of Report:	Sales Dates:
Area Name: DesMoines/SeaTac/Kent	1/1/2013	6/2/2014	1/2011 - 12/2013
Area Number: 88	Appr ID:	Property Type:	Adjusted for time?
	JWEI	1 to 3 Unit	YES

SAMPLE STATISTICS	
<i>Sample size (n)</i>	462
<i>Mean Assessed Value</i>	189,900
<i>Mean Adj. Sales Price</i>	262,200
<i>Standard Deviation AV</i>	47,854
<i>Standard Deviation SP</i>	75,470
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.739
<i>Median Ratio</i>	0.729
<i>Weighted Mean Ratio</i>	0.724
UNIFORMITY	
<i>Lowest ratio</i>	0.464
<i>Highest ratio:</i>	1.023
<i>Coefficient of Dispersion</i>	12.31%
<i>Standard Deviation</i>	0.109
<i>Coefficient of Variation</i>	14.73%
<i>Price Related Differential (PRD)</i>	1.020
RELIABILITY	
95% Confidence: Median	
<i>Lower limit</i>	0.718
<i>Upper limit</i>	0.750
95% Confidence: Mean	
<i>Lower limit</i>	0.729
<i>Upper limit</i>	0.749
SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	6355
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.109
<i>Recommended minimum:</i>	19
<i>Actual sample size:</i>	462
Conclusion:	OK
NORMALITY	
Binomial Test	
<i># ratios below mean:</i>	243
<i># ratios above mean:</i>	219
<i>z:</i>	1.117
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

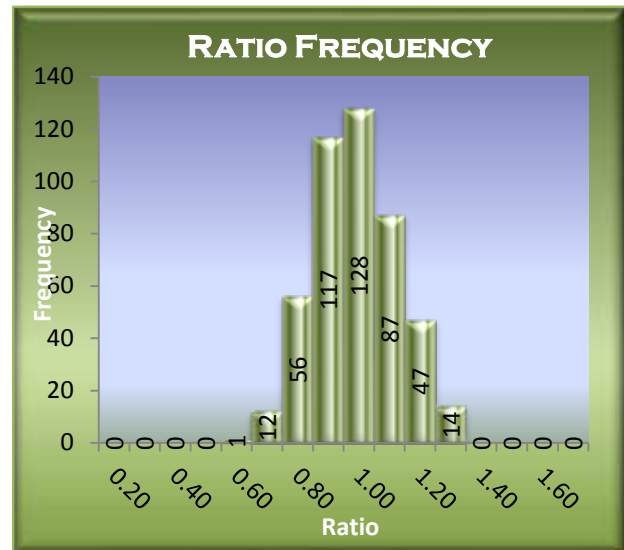
1 to 3 Unit Residences throughout Area 088

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

Annual Update Ratio Study Report (After) – 2014 Assessments

District: SW / Team: 1	Appr. Date:	Date of Report:	Sales Dates:
Area Name: DesMoines/SeaTac/Kent	1/1/2014	6/2/2014	1/2011 - 12/2013
Area Number: 88	Appr. ID:	Property Type:	Adjusted for time?
	JWEI	1 to 3 Unit	YES

SAMPLE STATISTICS	
Sample size (n)	462
Mean Assessed Value	241,200
Mean Sales Price	262,200
Standard Deviation AV	61,006
Standard Deviation SP	75,470
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.938
Median Ratio	0.931
Weighted Mean Ratio	0.920
UNIFORMITY	
Lowest ratio	0.595
Highest ratio:	1.261
Coefficient of Dispersion	11.77%
Standard Deviation	0.135
Coefficient of Variation	14.39%
Price Related Differential (PRD)	1.020
RELIABILITY	
95% Confidence: Median	
Lower limit	0.914
Upper limit	0.946
95% Confidence: Mean	
Lower limit	0.926
Upper limit	0.950
SAMPLE SIZE EVALUATION	
N (population size)	6355
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.135
Recommended minimum:	29
Actual sample size:	462
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	239
# ratios above mean:	223
z:	0.744
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 088

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

Improved Sales Used in This Annual Update Analysis

Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	931531	0220	01/23/13	\$170,000	\$197,000	1,010	6	1969	Good	6,900	N	N	1139 S 211TH PL
2	0	294600	1790	06/14/13	\$170,000	\$188,000	820	6	1955	Good	5,750	N	N	20437 8TH AVE S
2	0	294600	1720	09/25/13	\$119,500	\$126,000	900	6	1955	Avg	6,250	N	N	20231 8TH AVE S
2	0	294600	1520	10/11/11	\$178,000	\$216,000	960	6	1955	Avg	6,300	N	N	20212 9TH AVE S
2	0	768620	5280	06/14/12	\$150,000	\$182,000	970	6	1955	Avg	7,500	N	N	20706 14TH AVE S
2	0	432470	0070	11/22/13	\$175,000	\$179,000	1,000	6	1955	Good	8,415	N	N	20115 32ND AVE S
2	0	789320	8150	02/27/11	\$210,000	\$245,000	1,050	6	1980	Good	7,500	N	N	20012 1ST PL S
2	0	768620	4215	06/19/12	\$211,150	\$256,000	1,080	6	1966	Avg	5,000	Y	N	20434 12TH PL S
2	0	082204	9108	02/07/12	\$163,000	\$199,000	1,110	6	1955	Avg	11,761	N	N	1303 S 208TH ST
2	0	294600	0911	06/05/13	\$230,700	\$256,000	1,130	6	1954	VGood	6,633	N	N	1032 S 202ND ST
2	0	294600	3905	05/16/13	\$199,500	\$223,000	1,150	6	1959	Good	7,500	N	N	1109 S 207TH ST
2	0	768620	5350	02/25/13	\$209,000	\$240,000	1,170	6	1955	VGood	7,500	N	N	20738 14TH AVE S
2	0	294600	1615	06/18/13	\$176,000	\$195,000	1,190	6	1955	Avg	7,955	N	N	20203 9TH AVE S
2	0	294600	1640	10/09/13	\$190,000	\$199,000	1,200	6	1954	Avg	9,138	N	N	20228 8TH AVE S
2	0	789320	3550	06/17/13	\$224,950	\$249,000	1,220	6	1954	Avg	7,500	N	N	20415 4TH PL S
2	0	032204	9012	07/21/11	\$134,820	\$162,000	1,260	6	1936	Avg	8,400	N	N	3221 S 200TH ST
2	0	294600	1950	03/02/12	\$155,000	\$189,000	1,260	6	1954	Good	6,000	N	N	20437 9TH AVE S
2	0	612360	0210	09/22/11	\$146,000	\$177,000	1,260	6	1953	Good	7,597	N	N	311 S 199TH ST
2	0	768620	3515	05/22/12	\$200,599	\$243,000	1,260	6	1954	VGood	8,000	N	N	20211 12TH PL S
2	0	294600	0912	10/25/12	\$180,000	\$214,000	1,270	6	1954	Good	7,128	N	N	20109 DES MOINES MEMORIAL
2	0	768620	3880	08/08/12	\$185,000	\$222,000	1,270	6	1954	Good	8,000	N	N	20434 14TH AVE S
2	0	612360	0195	07/11/11	\$139,000	\$167,000	1,280	6	1953	Avg	9,288	N	N	225 S 199TH ST
2	0	768620	3980	06/11/11	\$185,000	\$221,000	1,300	6	1954	VGood	8,000	N	N	20406 13TH AVE S
2	0	432470	0055	12/10/12	\$194,950	\$229,000	1,310	6	1955	Good	8,978	N	N	3041 S 201ST ST
2	0	612360	0205	01/02/13	\$150,000	\$175,000	1,310	6	1953	Good	7,597	N	N	305 S 199TH ST
2	0	612360	0190	04/24/13	\$200,000	\$226,000	1,330	6	1954	Good	10,985	N	N	217 S 199TH ST
2	0	789320	7895	11/26/13	\$271,000	\$277,000	1,340	6	1954	Good	7,183	N	N	20004 3RD AVE S
2	0	768620	1785	06/10/13	\$204,000	\$226,000	1,380	6	1954	Avg	7,200	N	N	20005 14TH AVE S
2	0	612360	0160	01/10/12	\$197,500	\$241,000	1,380	6	1953	Good	8,640	N	N	115 S 199TH ST
2	0	768620	3935	11/12/13	\$204,000	\$210,000	1,460	6	1954	Avg	8,000	N	N	20419 14TH AVE S
2	0	508300	0410	11/29/12	\$210,000	\$247,000	1,510	6	1955	VGood	9,450	N	N	21231 31ST AVE S
2	0	768620	4520	05/15/13	\$150,000	\$168,000	1,560	6	1954	Avg	8,000	N	N	1420 S 207TH ST
2	0	789380	7800	06/24/13	\$204,900	\$226,000	1,610	6	1954	Avg	6,987	N	N	20828 3RD AVE S
2	0	768620	4460	10/31/12	\$209,000	\$248,000	1,610	6	1954	VGood	8,000	N	N	20603 15TH AVE S
2	0	789380	0135	06/21/13	\$215,000	\$237,000	1,640	6	1918	Avg	7,785	Y	N	206 S 216TH ST

Improved Sales Used in This Annual Update Analysis

Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	789320	1330	02/10/11	\$229,999	\$268,000	910	7	1934	VGood	5,975	N	N	20624 7TH PL S
2	0	789380	7155	06/22/12	\$277,000	\$335,000	960	7	1939	VGood	9,200	Y	N	20816 6TH AVE S
2	0	092204	9066	12/20/13	\$240,000	\$242,000	980	7	1979	Avg	9,978	N	N	21247 29TH AVE S
2	0	294600	2545	01/10/13	\$161,000	\$188,000	1,020	7	1961	Good	8,437	N	N	20618 DES MOINES MEMORIAL
2	0	789320	1625	01/29/13	\$171,000	\$198,000	1,040	7	1958	Avg	7,500	N	N	20610 6TH AVE S
2	0	789320	2540	03/22/13	\$248,950	\$284,000	1,040	7	1963	Avg	7,525	N	N	20631 2ND AVE S
2	0	789320	4225	05/29/13	\$235,000	\$262,000	1,040	7	1958	Good	7,500	N	N	20419 7TH PL S
2	0	501820	0045	07/18/12	\$186,000	\$224,000	1,070	7	1977	Avg	9,534	Y	N	21464 29TH AVE S
2	0	789320	2215	02/14/13	\$244,450	\$282,000	1,090	7	1961	Avg	8,600	N	N	20637 4TH AVE S
2	0	789320	5830	08/05/13	\$195,000	\$211,000	1,090	7	1959	Avg	12,500	N	N	20111 1ST PL S
2	0	789320	5995	06/25/13	\$280,000	\$309,000	1,090	7	1959	Avg	5,000	N	N	20109 2ND AVE S
2	0	864400	0200	03/15/13	\$210,000	\$240,000	1,090	7	1960	Avg	11,322	N	N	20355 34TH AVE S
2	0	082204	9151	10/09/13	\$199,000	\$209,000	1,090	7	1932	Good	20,037	Y	N	20835 13TH AVE S
2	0	789320	4696	11/05/12	\$209,000	\$247,000	1,090	7	1959	Good	6,987	N	N	20223 6TH AVE S
2	0	859390	0020	08/22/11	\$270,000	\$326,000	1,090	7	1963	Good	8,600	Y	N	21229 5TH AVE S
2	0	789380	5905	06/26/12	\$256,000	\$310,000	1,090	7	1963	VGood	7,525	N	N	20903 4TH AVE S
2	0	789320	3290	10/05/11	\$255,000	\$309,000	1,100	7	1966	Good	10,212	N	N	20404 3RD AVE S
2	0	789380	6930	10/12/12	\$319,900	\$381,000	1,100	7	1953	Good	6,600	Y	N	20801 7TH PL S
2	0	789320	3470	12/18/13	\$201,275	\$203,000	1,110	7	1960	Avg	7,500	N	N	20420 4TH AVE S
2	0	789320	6045	05/10/13	\$285,000	\$320,000	1,120	7	1959	Good	10,000	N	N	168 S 202ND ST
2	0	789320	4530	05/01/12	\$225,000	\$273,000	1,150	7	1955	Good	8,062	N	N	20212 7TH AVE S
2	0	768620	4235	08/23/11	\$228,500	\$276,000	1,150	7	1955	VGood	8,500	N	N	20411 12TH PL S
2	0	294600	2160	09/24/12	\$257,500	\$307,000	1,160	7	1966	VGood	8,450	N	N	20417 10TH AVE S
2	0	093700	0170	03/22/12	\$133,500	\$163,000	1,170	7	1960	Avg	8,953	N	N	3418 S 201ST ST
2	0	789380	5765	06/20/12	\$260,000	\$315,000	1,170	7	1958	Good	6,531	Y	N	20913 3RD AVE S
2	0	864400	0040	05/13/13	\$282,000	\$316,000	1,170	7	1960	VGood	8,470	N	N	3226 S 203RD ST
2	0	508300	0315	09/16/13	\$230,000	\$244,000	1,190	7	1956	Avg	13,536	N	N	21115 31ST AVE S
2	0	789380	6890	07/01/11	\$284,950	\$342,000	1,190	7	1953	Avg	8,113	Y	N	20818 7TH PL S
2	0	294600	3706	09/30/11	\$232,000	\$281,000	1,190	7	1956	VGood	6,145	Y	N	1014 S 208TH ST
2	0	789320	2185	08/12/13	\$300,000	\$324,000	1,200	7	1963	Good	9,137	N	N	20619 4TH AVE S
2	0	359600	0435	12/06/13	\$390,000	\$396,000	1,210	7	1961	Good	7,900	Y	N	20924 8TH AVE S
2	0	200800	0500	03/22/12	\$208,500	\$254,000	1,220	7	1961	Avg	9,600	N	N	21260 15TH AVE S
2	0	670600	0160	10/09/12	\$212,000	\$252,000	1,220	7	1960	Good	8,023	N	N	439 S 199TH ST
2	0	789380	6025	08/26/13	\$250,000	\$268,000	1,220	7	1953	Good	10,000	N	N	20924 4TH AVE S
2	0	789380	6575	04/06/12	\$308,800	\$376,000	1,220	7	1960	Good	7,500	Y	N	20919 7TH AVE S

Improved Sales Used in This Annual Update Analysis

Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	789380	4645	08/04/11	\$257,000	\$310,000	1,230	7	1967	Good	7,000	Y	N	21005 4TH PL S
2	0	789380	5945	01/22/13	\$275,000	\$320,000	1,240	7	1963	Good	7,787	N	N	20925 4TH AVE S
2	0	286830	0090	01/07/13	\$286,000	\$334,000	1,240	7	1956	VGood	30,150	Y	N	954 S 211TH PL
2	0	200800	0300	07/11/12	\$185,000	\$223,000	1,270	7	1960	Avg	9,945	N	N	21437 15TH AVE S
2	0	200800	0410	12/11/13	\$280,000	\$284,000	1,270	7	1962	Avg	9,711	N	N	21215 15TH AVE S
2	0	359600	0375	10/31/11	\$209,900	\$255,000	1,270	7	1961	Avg	11,385	Y	N	20923 8TH AVE S
2	0	432490	0020	04/11/11	\$203,850	\$241,000	1,270	7	1956	Good	8,886	N	N	3028 S 201ST ST
2	0	789380	7040	07/05/13	\$299,500	\$329,000	1,270	7	1957	Good	7,500	Y	N	20824 7TH AVE S
2	0	093700	0040	06/20/11	\$150,000	\$180,000	1,280	7	1960	Avg	8,382	N	N	20102 32ND AVE S
2	0	789380	1630	03/12/13	\$235,000	\$269,000	1,280	7	1983	Avg	6,000	N	N	21319 6TH AVE S
2	0	789380	5455	01/05/12	\$235,000	\$286,000	1,290	7	2007	Avg	5,313	N	N	20928 1ST AVE S
2	0	294600	0710	01/21/11	\$260,000	\$301,000	1,290	7	1966	Good	6,666	N	N	20115 10TH AVE S
2	0	864400	0080	09/25/12	\$285,000	\$340,000	1,296	7	2012	Avg	8,605	N	N	3416 S 203RD ST
2	0	032204	9078	08/26/11	\$147,000	\$178,000	1,300	7	1960	Avg	8,348	N	N	3307 S 200TH ST
2	0	789320	6415	05/17/12	\$148,000	\$180,000	1,300	7	1955	Avg	6,450	N	N	20120 4TH AVE S
2	0	294600	4040	04/15/13	\$205,000	\$232,000	1,310	7	1999	Avg	4,431	N	N	20623 12TH AVE S
2	0	789380	5454	06/27/11	\$234,000	\$280,000	1,310	7	2007	Avg	5,313	N	N	20926 1ST AVE S
2	0	092204	9293	05/06/11	\$145,950	\$173,000	1,340	7	1959	Avg	9,600	N	N	2512 S 209TH PL
2	0	294600	4025	09/10/13	\$190,000	\$202,000	1,340	7	1999	Avg	8,595	N	N	20635 12TH AVE S
2	0	789380	5575	05/02/13	\$302,003	\$340,000	1,340	7	1964	Good	8,870	N	N	20906 1ST PL S
2	0	294600	4045	12/19/12	\$180,000	\$211,000	1,350	7	1999	Avg	4,309	N	N	20619 12TH AVE S
2	0	093700	0220	06/20/13	\$162,000	\$179,000	1,370	7	1961	Avg	7,944	N	N	20011 35TH AVE S
2	0	294600	1000	04/08/11	\$190,000	\$224,000	1,370	7	1954	Avg	7,500	N	N	20128 DES MOINES MEMORIAL
2	0	789320	5560	07/17/12	\$139,000	\$168,000	1,420	7	1955	Avg	6,400	N	N	20230 1ST PL S
2	0	789320	0595	10/05/11	\$215,000	\$261,000	1,420	7	1962	Good	9,225	N	N	20704 4TH AVE S
2	0	789380	6185	12/13/12	\$200,000	\$235,000	1,430	7	1955	Avg	10,000	N	N	20928 4TH PL S
2	0	294600	0008	05/27/11	\$137,900	\$164,000	1,440	7	1965	Avg	7,446	N	N	20014 DES MOINES MEMORIAL
2	0	789380	5730	11/01/13	\$380,000	\$394,000	1,440	7	1965	Good	8,062	Y	N	20938 2ND AVE S
2	0	294600	0396	09/26/12	\$175,000	\$209,000	1,450	7	1958	Good	6,250	N	N	20113 8TH AVE S
2	0	789380	7105	09/08/11	\$297,000	\$359,000	1,450	7	1961	Good	7,500	Y	N	20823 7TH AVE S
2	0	789320	0130	10/28/13	\$185,000	\$192,000	1,460	7	1955	Avg	8,062	N	N	20712 1ST PL S
2	0	789380	6090	10/13/11	\$207,000	\$251,000	1,466	7	1966	Good	6,250	N	N	20913 4TH PL S
2	0	789380	6745	01/03/13	\$252,368	\$295,000	1,490	7	1956	Avg	6,900	Y	N	20921 7TH PL S
2	0	864400	0260	06/25/13	\$242,000	\$267,000	1,490	7	1961	Avg	8,400	N	N	3213 S 203RD ST
2	0	359600	0530	03/21/13	\$358,950	\$410,000	1,490	7	1966	Good	7,500	Y	N	20910 9TH AVE S

Improved Sales Used in This Annual Update Analysis

Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	093700	0310	08/19/13	\$155,000	\$167,000	1,560	7	1960	Avg	10,113	N	N	3511 S 202ND ST
2	0	789380	4485	09/03/13	\$291,000	\$311,000	1,590	7	1967	Good	8,062	Y	N	445 S 210TH ST
2	0	294600	2120	05/15/13	\$237,000	\$266,000	1,590	7	1960	VGood	10,000	N	N	914 S 206TH ST
2	0	789380	5385	02/15/12	\$252,000	\$307,000	1,593	7	1934	Good	14,315	N	N	21108 1ST AVE S
2	0	789380	6285	05/31/12	\$209,000	\$253,000	1,600	7	1959	Avg	10,000	Y	N	468 S 210TH ST
2	0	032204	9030	12/30/13	\$235,000	\$235,000	1,610	7	1961	Avg	11,593	N	N	20330 32ND AVE S
2	0	286830	0016	05/30/13	\$270,000	\$301,000	1,730	7	1955	Good	11,600	Y	N	21019 9TH AVE S
2	0	508300	0335	03/22/11	\$196,500	\$231,000	1,810	7	1955	Avg	8,831	N	N	3022 S 212TH ST
2	0	768620	4350	03/19/12	\$239,000	\$291,000	1,850	7	1965	VGood	7,500	N	N	20430 12TH AVE S
2	0	789320	5030	06/11/12	\$210,000	\$254,000	1,930	7	1963	Avg	9,000	N	N	403 S 202ND ST
2	0	789320	1990	11/26/13	\$201,000	\$205,000	2,070	7	1965	Avg	8,385	N	N	20640 4TH PL S
2	0	768620	3450	10/08/13	\$240,000	\$252,000	2,680	7	1954	Avg	8,000	N	N	20218 12TH PL S
2	0	789380	4285	07/24/13	\$360,000	\$392,000	1,320	8	1962	Good	10,750	Y	N	21026 6TH AVE S
2	0	789380	4350	09/17/12	\$265,000	\$317,000	1,350	8	1968	Avg	8,062	Y	N	21021 6TH AVE S
2	0	200900	0885	09/16/13	\$405,000	\$430,000	1,500	8	1989	Good	11,220	Y	N	307 S 216TH ST
2	0	200900	0885	03/25/11	\$385,000	\$453,000	1,500	8	1989	Good	11,220	Y	N	307 S 216TH ST
2	0	286830	0045	03/14/13	\$320,000	\$366,000	1,630	8	1960	VGood	12,250	Y	N	21002 9TH AVE S
2	0	789320	1160	02/22/13	\$408,000	\$470,000	1,900	8	1987	Good	8,600	Y	N	720 S 208TH ST
2	0	789380	2960	05/11/11	\$535,000	\$636,000	2,850	8	2005	Avg	7,500	Y	N	21203 4TH AVE S
2	0	789380	4985	09/14/11	\$400,000	\$484,000	1,590	9	1977	Avg	16,125	Y	N	21030 3RD AVE S
3	0	282204	9027	04/10/13	\$120,000	\$136,000	1,060	6	1956	Good	37,874	N	N	2211 S 260TH ST
3	0	250060	0148	12/12/13	\$148,315	\$150,000	860	7	1953	Avg	7,500	N	N	22437 30TH AVE S
3	0	215640	0389	08/28/13	\$227,000	\$243,000	980	7	1961	Avg	7,500	N	N	22209 30TH AVE S
3	0	162204	9208	12/26/13	\$185,000	\$186,000	1,312	7	1994	Avg	10,789	N	N	1690 S KENT-DES MOINES RD
3	0	162204	9208	06/20/13	\$128,500	\$142,000	1,312	7	1994	Avg	10,789	N	N	1690 S KENT-DES MOINES RD
3	0	272420	0495	10/28/13	\$195,000	\$203,000	1,490	7	1954	Avg	9,023	N	N	21804 31ST AVE S
3	0	250060	0307	10/18/13	\$220,000	\$230,000	2,040	7	1955	Avg	12,512	N	N	22504 30TH AVE S
3	0	250060	0311	06/21/11	\$210,000	\$251,000	2,060	7	1955	Avg	30,636	N	N	22606 30TH AVE S
3	0	272420	1330	09/10/13	\$295,000	\$314,000	3,610	7	1969	Avg	5,985	N	N	21828 29TH AVE S
3	0	418120	0340	05/15/13	\$223,900	\$251,000	1,487	8	2013	Avg	2,724	N	N	2101 S 262ND CT
3	0	418120	0320	05/07/13	\$224,900	\$253,000	1,519	8	2013	Avg	2,432	N	N	2113 S 262ND CT
3	0	418120	0630	01/30/13	\$214,700	\$249,000	1,570	8	2012	Avg	2,700	N	N	26186 21ST PL S
3	0	418120	0250	02/25/13	\$221,400	\$255,000	1,587	8	2012	Avg	2,700	N	N	2180 S 262ND CT
3	0	418120	0260	08/29/13	\$216,900	\$232,000	1,587	8	2012	Avg	3,300	N	N	2184 S 262ND CT
3	0	418120	0330	05/15/13	\$229,450	\$257,000	1,592	8	2013	Avg	2,052	N	N	2107 S 262ND CT

Improved Sales Used in This Annual Update Analysis

Area 088 -- 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
3	0	418120	0620	12/13/12	\$216,900	\$255,000	1,610	8	2012	Avg	3,021	N	N	26190 21ST PL S
3	0	418120	0500	03/27/13	\$233,900	\$267,000	1,655	8	2013	Avg	3,472	N	N	26225 21ST PL S
3	0	418120	0520	08/09/12	\$226,000	\$272,000	1,660	8	2012	Avg	3,420	N	N	26213 21ST PL S
3	0	418120	0530	10/10/12	\$226,900	\$270,000	1,660	8	2012	Avg	3,420	N	N	26207 21ST PL S
3	0	418120	0560	06/12/13	\$239,900	\$266,000	1,822	8	2013	Avg	3,420	N	N	26189 21ST PL S
3	0	418120	0570	06/13/13	\$240,000	\$266,000	1,822	8	2013	Avg	3,420	N	N	26183 21ST PL S
3	0	418120	0540	12/05/12	\$229,900	\$270,000	1,830	8	2012	Avg	3,420	N	N	26201 21ST PL S
3	0	418120	0550	12/06/12	\$229,900	\$270,000	1,830	8	2012	Avg	3,420	N	N	26195 21ST PL S
3	0	250060	0306	05/28/13	\$182,500	\$203,000	1,850	8	1991	Avg	7,184	N	N	3018 S 225TH PL
3	0	418120	0510	03/27/13	\$235,900	\$269,000	1,928	8	2013	Avg	3,420	N	N	26219 21ST PL S
3	0	360120	0445	06/25/12	\$285,000	\$345,000	3,278	8	2005	Avg	7,200	N	N	24508 26TH AVE S
3	0	057600	0030	08/13/12	\$199,000	\$239,000	830	6	1953	VGood	11,200	N	N	22022 16TH AVE S
3	0	201330	0050	12/26/13	\$145,000	\$146,000	880	6	1948	Avg	19,978	N	N	23336 19TH AVE S
3	0	201330	0050	12/18/13	\$145,000	\$146,000	880	6	1948	Avg	19,978	N	N	23336 19TH AVE S
3	0	212204	9079	06/27/12	\$145,000	\$175,000	910	6	1948	Good	13,920	N	N	2123 S 252ND ST
3	0	605240	3040	03/28/13	\$145,500	\$166,000	980	6	1942	Avg	6,000	N	N	22020 12TH AVE S
3	0	201140	0781	07/29/13	\$243,000	\$264,000	980	6	1959	Good	17,975	Y	N	22422 8TH AVE S
3	0	605240	0505	10/25/13	\$185,000	\$192,000	1,070	6	1949	Good	6,000	Y	N	22232 10TH AVE S
3	0	360060	0815	07/20/11	\$166,000	\$200,000	1,220	6	1942	Good	9,000	N	N	24208 25TH AVE S
3	0	201140	0793	04/19/13	\$251,000	\$284,000	1,349	6	1932	Good	16,695	N	N	22328 10TH AVE S
3	0	605240	3020	10/23/13	\$179,900	\$187,000	820	7	1979	Avg	6,000	N	N	22006 12TH AVE S
3	0	195160	0250	12/26/12	\$135,100	\$158,000	830	7	1959	Avg	9,600	N	N	25689 29TH AVE S
3	0	195110	0140	08/20/12	\$155,250	\$186,000	860	7	1976	Avg	11,550	N	N	25321 30TH AVE S
3	0	111300	0050	04/30/13	\$247,000	\$278,000	900	7	1965	VGood	8,768	N	N	26703 16TH PL S
3	0	321040	0120	10/11/12	\$157,000	\$187,000	920	7	1962	Good	8,185	N	N	1804 S 261ST PL
3	0	911000	0015	07/13/11	\$256,000	\$308,000	920	7	1952	Good	8,071	Y	N	812 S 226TH PL
3	0	195090	0040	08/23/12	\$192,000	\$230,000	940	7	1958	VGood	7,125	N	N	25335 29TH AVE S
3	0	195110	0095	06/15/11	\$157,000	\$188,000	940	7	1959	VGood	12,525	N	N	25404 30TH AVE S
3	0	195110	0030	05/08/13	\$145,500	\$163,000	957	7	1959	Avg	8,750	N	N	25441 29TH AVE S
3	0	111300	0290	12/11/13	\$230,000	\$233,000	960	7	1964	Avg	7,962	N	N	26507 18TH PL S
3	0	362900	0080	05/21/12	\$156,000	\$189,000	960	7	1962	Avg	7,400	N	N	24720 21ST AVE S
3	0	788800	0270	12/06/13	\$197,000	\$200,000	970	7	1959	Avg	7,298	N	N	25811 19TH AVE S
3	0	752370	0330	02/11/13	\$149,950	\$173,000	970	7	1959	Good	7,920	N	N	24830 22ND AVE S
3	0	752380	0055	05/27/11	\$235,000	\$280,000	970	7	1959	VGood	9,800	N	N	2510 S 250TH PL
3	0	665400	0060	07/27/12	\$124,000	\$149,000	990	7	1960	Good	13,694	N	N	1614 S 251ST PL

Improved Sales Used in This Annual Update Analysis

Area 088 -- 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
3	0	864320	0065	10/17/12	\$180,000	\$214,000	1,000	7	1958	Avg	24,832	N	N	23016 16TH AVE S
3	0	201140	0071	06/21/12	\$190,950	\$231,000	1,000	7	1948	Good	10,616	N	N	1426 S KENT-DES MOINES RD
3	0	195340	0105	09/13/13	\$210,000	\$223,000	1,020	7	1961	Avg	8,320	N	N	23228 25TH AVE S
3	0	788840	0420	01/23/12	\$210,000	\$256,000	1,020	7	1962	Good	10,768	N	N	1800 S 263RD PL
3	0	692960	3980	10/07/13	\$209,000	\$220,000	1,030	7	1981	Avg	5,000	N	N	24300 22ND PL S
3	0	321040	0350	06/26/13	\$215,000	\$237,000	1,030	7	1962	Good	8,151	Y	N	1621 S 261ST PL
3	0	788840	0720	06/27/12	\$169,000	\$204,000	1,030	7	1962	Good	8,651	N	N	26304 20TH AVE S
3	0	864320	0055	07/25/13	\$174,555	\$190,000	1,040	7	1960	Avg	12,000	N	N	23042 16TH AVE S
3	0	727200	0845	10/29/12	\$285,000	\$338,000	1,040	7	1959	Good	8,530	N	N	22655 16TH AVE S
3	0	169700	0370	06/13/12	\$168,000	\$203,000	1,040	7	1971	VGood	8,122	N	N	25422 16TH PL S
3	0	212204	9138	09/20/11	\$185,000	\$224,000	1,060	7	1975	Good	9,926	N	N	2222 S 252ND ST
3	0	195160	0050	05/20/13	\$125,000	\$140,000	1,070	7	1959	Avg	9,792	N	N	25630 29TH AVE S
3	0	162204	9149	05/24/13	\$257,000	\$287,000	1,097	7	1960	VGood	12,632	N	N	2424 S 226TH ST
3	0	321040	0310	10/01/12	\$198,000	\$236,000	1,100	7	1962	Good	8,151	N	N	1645 S 261ST PL
3	0	692960	4075	11/20/12	\$189,000	\$223,000	1,120	7	1983	Good	7,500	N	N	24325 23RD AVE S
3	0	169700	0110	06/28/12	\$142,950	\$173,000	1,130	7	1968	Good	9,063	N	N	1821 S 255TH PL
3	0	752370	0325	09/24/13	\$230,000	\$243,000	1,140	7	1958	Avg	9,075	N	N	24836 22ND AVE S
3	0	752370	0020	03/08/13	\$239,950	\$275,000	1,140	7	1959	VGood	8,280	Y	N	24823 21ST AVE S
3	0	195340	0110	02/21/13	\$154,000	\$177,000	1,150	7	1957	Avg	8,260	N	N	23224 25TH AVE S
3	0	195340	0140	08/12/13	\$155,299	\$168,000	1,150	7	1960	Avg	8,800	N	N	2621 S 232ND ST
3	0	201140	0572	12/04/12	\$267,000	\$314,000	1,150	7	1958	Good	10,400	Y	N	22728 10TH AVE S
3	0	752370	0815	08/31/12	\$138,000	\$165,000	1,160	7	1958	Avg	7,560	N	N	2235 S 250TH ST
3	0	321050	0030	07/18/12	\$203,000	\$245,000	1,180	7	1963	VGood	7,489	N	N	1852 S 261ST PL
3	0	111300	0580	01/07/13	\$175,000	\$204,000	1,200	7	1963	Good	7,344	N	N	1822 S 266TH PL
3	0	864300	0085	05/20/13	\$358,455	\$401,000	1,210	7	1963	Good	13,566	Y	N	22806 18TH AVE S
3	0	945620	0121	03/06/12	\$200,000	\$244,000	1,220	7	2004	Avg	22,427	N	N	24940 16TH AVE S
3	0	195340	0100	05/04/12	\$180,000	\$219,000	1,230	7	1960	Avg	8,325	N	N	23234 25TH AVE S
3	0	864320	0005	05/13/13	\$334,950	\$376,000	1,240	7	1958	Good	22,890	Y	N	23009 17TH AVE S
3	0	665400	0020	06/27/13	\$220,000	\$242,000	1,256	7	1933	Good	9,546	N	N	1621 S 251ST PL
3	0	195340	0165	11/07/11	\$230,000	\$280,000	1,260	7	1957	Avg	13,650	Y	N	23245 27TH AVE S
3	0	942500	0110	12/20/12	\$146,250	\$171,000	1,260	7	1965	Avg	7,275	N	N	26816 17TH AVE S
3	0	864300	0205	05/12/11	\$261,000	\$310,000	1,260	7	1962	VGood	10,209	Y	N	1915 S 229TH ST
3	0	321080	0050	01/14/13	\$253,500	\$295,000	1,270	7	1960	VGood	8,840	N	N	21821 15TH AVE S
3	0	195110	0075	11/12/13	\$237,000	\$244,000	1,280	7	1967	Avg	9,100	N	N	25429 30TH AVE S
3	0	195370	0030	10/08/12	\$258,000	\$307,000	1,280	7	1952	Good	10,220	N	N	23123 25TH AVE S

Improved Sales Used in This Annual Update Analysis

Area 088 -- 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
3	0	727200	0216	12/11/13	\$275,000	\$279,000	1,280	7	1962	Good	8,270	N	N	22609 13TH AVE S
3	0	727200	0216	05/13/12	\$230,000	\$279,000	1,280	7	1962	Good	8,270	N	N	22609 13TH AVE S
3	0	752370	0475	06/27/13	\$190,100	\$209,000	1,280	7	1958	Good	7,700	N	N	2227 S 251ST ST
3	0	321080	0010	12/14/12	\$221,000	\$259,000	1,290	7	1961	Good	9,776	N	N	21849 15TH AVE S
3	0	679060	0330	04/20/12	\$220,000	\$268,000	1,301	7	1965	VGood	9,430	N	N	22917 23RD PL S
3	0	942500	0120	06/17/13	\$229,950	\$254,000	1,310	7	2013	Avg	7,275	N	N	26820 17TH AVE S
3	0	942500	0060	09/15/13	\$225,000	\$239,000	1,320	7	1962	Good	8,550	N	N	26817 17TH PL S
3	0	360060	0830	10/23/13	\$227,500	\$237,000	1,330	7	1994	Avg	3,000	Y	N	24202 25TH AVE S
3	0	788820	0230	12/20/12	\$229,990	\$270,000	1,335	7	1960	VGood	8,147	N	N	25713 19TH AVE S
3	0	037900	0030	08/15/13	\$177,000	\$191,000	1,340	7	1960	Avg	10,500	N	N	22613 26TH AVE S
3	0	360060	0530	05/07/13	\$225,000	\$253,000	1,340	7	1992	Avg	10,800	N	N	24242 26TH AVE S
3	0	037900	0040	02/15/13	\$283,600	\$327,000	1,340	7	1962	Good	10,220	N	N	22619 26TH AVE S
3	0	692960	1870	11/29/11	\$161,000	\$196,000	1,350	7	1979	Avg	7,750	N	N	24014 18TH PL S
3	0	201140	0583	02/17/11	\$347,000	\$405,000	1,350	7	1959	Good	9,994	Y	N	22725 10TH AVE S
3	0	605240	3045	05/19/13	\$171,900	\$192,000	1,360	7	1979	Avg	6,000	N	N	22026 12TH AVE S
3	0	282204	9229	05/08/13	\$289,950	\$326,000	1,360	7	1979	Good	7,360	Y	N	25908 16TH AVE S
3	0	195340	0540	12/05/13	\$214,240	\$218,000	1,370	7	1956	Avg	15,957	N	N	23430 26TH AVE S
3	0	195160	0110	05/17/13	\$148,000	\$166,000	1,380	7	1959	Avg	9,800	N	N	25672 29TH AVE S
3	0	195160	0170	10/03/13	\$137,000	\$144,000	1,380	7	1959	Avg	8,500	N	N	25631 29TH AVE S
3	0	195160	0140	10/19/11	\$239,950	\$291,000	1,380	7	1959	VGood	8,500	N	N	25609 29TH AVE S
3	0	201140	0592	04/03/13	\$315,000	\$358,000	1,390	7	1959	Avg	15,000	Y	N	22722 10TH AVE S
3	0	169700	0230	04/14/11	\$188,000	\$222,000	1,390	7	1968	Good	8,400	N	N	1720 S 254TH PL
3	0	111300	0060	03/18/11	\$217,000	\$255,000	1,390	7	1965	VGood	10,593	N	N	26704 16TH PL S
3	0	869980	0060	10/12/11	\$230,000	\$279,000	1,410	7	1988	Avg	8,909	Y	N	22702 18TH AVE S
3	0	769530	0260	05/01/13	\$180,000	\$203,000	1,420	7	1961	Good	8,040	N	N	1633 S 246TH PL
3	0	752370	0265	07/12/12	\$135,000	\$163,000	1,430	7	1959	Avg	7,125	N	N	24909 24TH PL S
3	0	168380	0030	07/08/13	\$260,000	\$285,000	1,430	7	1968	Good	7,410	N	N	1617 S 244TH PL
3	0	201140	0012	11/05/13	\$287,000	\$297,000	1,440	7	1989	Good	8,276	N	N	23015 16TH AVE S
3	0	201140	0012	03/22/11	\$260,000	\$306,000	1,440	7	1989	Good	8,276	N	N	23015 16TH AVE S
3	0	195090	0070	02/20/13	\$239,000	\$275,000	1,450	7	2000	Avg	6,700	N	N	2925 S 252ND ST
3	0	665400	0010	07/16/12	\$184,950	\$223,000	1,450	7	1961	Good	10,233	N	N	1605 S 251ST PL
3	0	605240	0905	11/18/13	\$275,000	\$282,000	1,460	7	2003	Avg	6,000	Y	N	22226 9TH AVE S
3	0	752370	0270	10/10/13	\$180,000	\$189,000	1,460	7	1959	Good	9,100	N	N	2352 S 250TH ST
3	0	195340	0325	02/28/13	\$159,000	\$183,000	1,470	7	1958	Avg	8,250	N	N	23242 28TH AVE S
3	0	195130	0050	08/03/11	\$141,000	\$170,000	1,480	7	1959	Avg	8,260	N	N	25661 30TH AVE S

Improved Sales Used in This Annual Update Analysis

Area 088 -- 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
3	0	864260	0120	09/18/13	\$252,250	\$268,000	1,480	7	1955	Avg	10,890	Y	N	23014 17TH AVE S
3	0	864300	0030	03/18/11	\$233,000	\$274,000	1,480	7	1964	Avg	12,064	Y	N	22933 18TH AVE S
3	0	713810	0060	03/27/13	\$206,500	\$235,000	1,490	7	1962	Avg	9,630	N	N	2691 S 228TH PL
3	0	195130	0055	06/27/11	\$170,000	\$204,000	1,490	7	1959	Good	12,375	N	N	2914 S 259TH PL
3	0	162204	9087	10/29/12	\$218,500	\$259,000	1,500	7	1945	Avg	35,719	N	N	2438 S 226TH ST
3	0	321040	0100	07/27/13	\$231,000	\$251,000	1,500	7	1962	Avg	8,192	N	N	1656 S 261ST PL
3	0	321040	0100	02/06/13	\$141,501	\$164,000	1,500	7	1962	Avg	8,192	N	N	1656 S 261ST PL
3	0	679060	0260	03/11/11	\$165,000	\$193,000	1,520	7	1966	Good	7,560	N	N	2150 S 229TH ST
3	0	752370	0335	01/17/12	\$172,000	\$210,000	1,530	7	1959	Good	7,920	N	N	24822 22ND AVE S
3	0	601400	0030	09/28/11	\$187,500	\$227,000	1,540	7	1962	Good	11,917	N	N	1215 S 229TH ST
3	0	605240	0335	04/19/11	\$345,000	\$408,000	1,540	7	1964	Good	7,200	Y	N	22025 11TH AVE S
3	0	727200	1062	11/25/13	\$216,500	\$221,000	1,560	7	2002	Avg	6,405	N	N	22409 16TH AVE S
3	0	679060	0040	03/26/13	\$145,000	\$165,000	1,580	7	1964	Avg	8,470	N	N	23133 20TH AVE S
3	0	679060	0680	01/08/13	\$204,000	\$238,000	1,590	7	1963	Avg	8,250	N	N	2040 S 232ND PL
3	0	605240	0775	05/16/13	\$289,950	\$325,000	1,600	7	1979	Good	6,000	Y	N	922 S 222ND ST
3	0	605240	0385	03/15/11	\$237,000	\$278,000	1,605	7	1981	Avg	10,500	N	N	22012 10TH AVE S
3	0	679060	0810	07/04/13	\$287,000	\$315,000	1,610	7	1965	Avg	9,785	N	N	2036 S 232ND ST
3	0	093430	0020	03/29/11	\$234,900	\$277,000	1,610	7	1962	Good	7,643	Y	N	1614 S 257TH PL
3	0	509700	0130	12/17/13	\$265,000	\$267,000	1,610	7	1975	Good	9,750	N	N	2419 S 219TH ST
3	0	692960	3207	12/20/12	\$195,000	\$229,000	1,610	7	1979	Good	6,200	N	N	24336 22ND AVE S
3	0	864280	0020	12/10/13	\$275,000	\$279,000	1,610	7	1955	Good	8,787	Y	N	22828 THUNDERBIRD DR S
3	0	713810	0010	04/24/13	\$175,000	\$198,000	1,630	7	1962	Avg	10,125	N	N	22802 27TH AVE S
3	0	195370	0060	06/27/13	\$301,000	\$332,000	1,636	7	1963	Good	13,715	N	N	23047 25TH AVE S
3	0	679060	0210	04/24/13	\$251,000	\$283,000	1,640	7	1966	Good	8,640	N	N	2114 S 229TH ST
3	0	769530	0300	06/24/13	\$242,000	\$267,000	1,640	7	1962	Good	8,040	N	N	1659 S 246TH PL
3	0	864300	0115	05/15/13	\$254,950	\$286,000	1,640	7	1966	Good	10,560	N	N	1926 S 229TH ST
3	0	111300	0410	05/30/12	\$232,500	\$282,000	1,650	7	1964	VGood	7,460	N	N	26518 19TH PL S
3	0	082204	9176	01/08/13	\$229,000	\$267,000	1,660	7	1942	Good	14,799	Y	N	805 S 223RD ST
3	0	162204	9011	08/04/11	\$200,000	\$241,000	1,690	7	1957	Avg	23,101	N	N	23408 18TH AVE S
3	0	864300	0105	06/27/11	\$195,000	\$234,000	1,750	7	1963	Avg	12,878	N	N	22804 19TH AVE S
3	0	509700	0120	07/17/12	\$139,950	\$169,000	1,800	7	1966	Avg	9,750	N	N	2427 S 219TH ST
3	0	195340	0520	10/22/13	\$166,950	\$174,000	1,860	7	1957	Avg	9,225	N	N	2612 S 236TH ST
3	0	037900	0020	01/29/13	\$165,000	\$191,000	1,880	7	1960	Avg	10,500	N	N	22611 26TH AVE S
3	0	605240	0735	10/11/13	\$325,000	\$341,000	1,880	7	1988	Avg	5,995	N	N	22015 10TH AVE S
3	0	201320	0220	10/08/13	\$238,500	\$250,000	1,910	7	1965	Avg	9,224	N	N	23310 19TH AVE S

Improved Sales Used in This Annual Update Analysis

Area 088 -- 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
3	0	201140	0573	12/29/11	\$355,000	\$433,000	2,020	7	1957	Good	10,301	Y	N	22732 10TH AVE S
3	0	162204	9215	05/15/12	\$241,000	\$293,000	2,080	7	1979	Good	10,018	N	N	22629 27TH PL S
3	0	201140	0610	10/04/12	\$365,000	\$435,000	2,730	7	1921	Good	16,590	Y	N	22702 10TH AVE S
3	0	788800	0200	10/14/13	\$180,000	\$188,000	2,770	7	1960	Avg	8,736	N	N	25916 18TH AVE S
3	0	195340	0545	12/06/13	\$208,950	\$212,000	2,780	7	1956	Avg	13,720	N	N	23422 26TH AVE S
3	0	058760	0030	10/28/11	\$215,000	\$261,000	1,250	8	1968	Avg	9,600	Y	N	1727 S 227TH PL
3	0	282204	9226	02/23/12	\$249,300	\$304,000	1,280	8	1977	Good	10,003	N	N	1604 S 269TH CT
3	0	201140	0622	02/27/13	\$388,500	\$447,000	1,310	8	1955	Good	10,664	Y	N	22651 10TH AVE S
3	0	869980	0090	08/24/12	\$322,000	\$386,000	1,390	8	1989	Good	8,909	Y	N	22722 18TH AVE S
3	0	058760	0010	07/11/11	\$275,000	\$330,000	1,410	8	1965	Avg	9,520	Y	N	1747 S 227TH PL
3	0	201320	0340	12/24/13	\$350,000	\$352,000	1,460	8	1977	Good	10,303	N	N	23249 17TH PL S
3	0	605240	0785	11/21/13	\$348,645	\$357,000	1,460	8	1955	Good	9,000	Y	N	22002 9TH AVE S
3	0	058760	0090	08/31/12	\$295,000	\$354,000	1,550	8	1968	Good	9,940	Y	N	1706 S 227TH PL
3	0	282204	9252	10/31/12	\$255,000	\$302,000	1,633	8	2005	Avg	14,864	N	N	26012 18TH AVE S
3	0	201140	0732	04/08/13	\$410,000	\$465,000	1,720	8	1965	Good	12,080	Y	N	22441 12TH AVE S
3	0	058760	0080	05/24/13	\$354,000	\$395,000	1,880	8	1968	Good	12,150	Y	N	1702 S 227TH PL
3	0	605240	2675	04/26/13	\$220,000	\$248,000	2,150	8	2000	Avg	9,000	N	N	22011 13TH AVE S
3	0	990200	0030	05/10/11	\$462,500	\$549,000	2,160	8	1959	Good	12,230	Y	N	1014 S 226TH ST
3	0	605240	0245	01/13/11	\$259,950	\$300,000	2,190	8	1953	Avg	19,767	Y	N	1022 S 223RD ST
3	0	082204	9059	07/01/11	\$399,950	\$480,000	2,220	8	1993	Good	14,810	Y	N	813 S 223RD ST
3	0	605240	2690	08/27/13	\$285,000	\$306,000	2,270	8	2000	Avg	9,000	N	N	22015 13TH AVE S
3	0	057600	0490	05/07/13	\$317,500	\$357,000	2,600	8	2000	Avg	23,000	N	N	1932 S 223RD ST
3	0	815930	0080	05/22/13	\$450,000	\$503,000	2,710	8	1981	Good	9,000	Y	N	1662 S 225TH ST
3	0	605240	2235	05/26/11	\$345,000	\$411,000	3,370	8	2000	Avg	24,000	N	N	1309 S 220TH ST
3	0	201140	0601	09/18/12	\$395,000	\$472,000	1,750	9	1977	Good	16,830	Y	N	22719 10TH AVE S
3	0	057600	0748	03/26/13	\$455,000	\$519,000	2,720	9	2003	Avg	21,000	N	N	1601 S 222ND ST
3	0	057600	0748	09/14/11	\$392,500	\$475,000	2,720	9	2003	Avg	21,000	N	N	1601 S 222ND ST
3	0	201100	0070	12/28/12	\$215,000	\$251,000	1,030	7	1986	Good	7,425	N	N	1643 S 245TH PL
3	0	058780	0090	06/13/12	\$200,000	\$242,000	1,160	7	1996	Avg	7,557	N	N	24413 23RD AVE S
3	0	727200	1105	04/13/12	\$208,000	\$253,000	1,180	7	1993	Avg	8,888	N	N	22448 15TH AVE S
3	0	059120	0080	01/15/13	\$187,500	\$218,000	1,200	7	1987	Avg	7,434	N	N	24816 19TH PL S
3	0	059120	0040	01/28/13	\$217,450	\$252,000	1,220	7	1987	Avg	7,282	N	N	24908 19TH PL S
3	0	201100	0030	02/22/11	\$222,000	\$259,000	1,400	7	1985	Good	5,999	N	N	1617 S 245TH PL
3	0	752390	0240	03/27/12	\$217,000	\$264,000	1,410	7	1993	Avg	7,424	N	N	25106 18TH AVE S
3	0	059120	0110	04/18/11	\$220,000	\$260,000	1,480	7	1987	Avg	8,045	N	N	24805 19TH PL S

Improved Sales Used in This Annual Update Analysis

Area 088 -- 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
3	0	201100	0370	01/16/13	\$207,000	\$241,000	1,540	7	1986	Avg	6,492	N	N	1843 S 245TH PL
3	0	201100	0240	02/25/13	\$226,000	\$260,000	1,650	7	1985	Good	6,320	N	N	1802 S 245TH PL
3	0	162204	9234	07/12/13	\$327,000	\$358,000	1,790	7	1995	Avg	7,613	N	N	23223 22ND PL S
3	0	812868	0080	04/25/13	\$260,000	\$293,000	2,061	7	2010	Avg	6,670	N	N	2305 S 254TH CT
3	0	200700	0150	04/17/12	\$190,000	\$231,000	1,250	8	1997	Avg	10,650	Y	N	23409 23RD PL S
3	0	200700	0070	09/11/12	\$190,000	\$227,000	1,340	8	1997	Avg	9,065	Y	N	23444 23RD PL S
3	0	200700	0110	07/02/12	\$290,000	\$350,000	1,650	8	1997	Good	10,438	N	N	23441 23RD PL S
3	0	200700	0140	05/12/11	\$205,000	\$244,000	1,980	8	1997	Avg	10,650	Y	N	23417 23RD PL S
3	0	131390	0050	11/14/11	\$325,000	\$395,000	2,060	8	2007	Avg	10,076	N	N	1605 S 253RD PL
3	0	752390	0070	01/30/12	\$235,000	\$286,000	2,320	8	1991	Avg	7,201	N	N	25119 18TH AVE S
3	0	285500	0210	10/18/13	\$312,000	\$326,000	1,816	8	2010	Avg	5,010	N	N	23427 23RD AVE S
3	0	285500	0210	04/13/12	\$270,000	\$328,000	1,816	8	2010	Avg	5,010	N	N	23427 23RD AVE S
3	0	285500	0220	05/14/12	\$280,000	\$340,000	1,816	8	2010	Avg	5,000	N	N	23423 23RD AVE S
3	0	285500	0230	01/19/12	\$271,000	\$330,000	1,819	8	2010	Avg	5,000	N	N	23419 23RD AVE S
3	0	285500	0240	12/12/11	\$276,000	\$336,000	1,819	8	2010	Avg	5,000	N	N	23415 23RD AVE S
3	0	285500	0250	05/08/12	\$270,000	\$328,000	1,819	8	2010	Avg	5,000	N	N	23411 23RD AVE S
3	0	285500	0270	09/27/11	\$275,000	\$333,000	1,935	8	2009	Avg	5,896	N	N	23403 23RD AVE S
3	0	285500	0070	07/12/11	\$288,000	\$346,000	2,198	8	2010	Avg	5,000	N	N	23430 23RD AVE S
3	0	285500	0130	04/09/13	\$350,000	\$397,000	2,232	8	2009	Avg	7,335	Y	N	23454 23RD AVE S
3	0	660049	0070	06/01/12	\$160,000	\$194,000	1,460	7	2004	Avg	2,943	N	N	26711 19TH AVE S
3	0	660049	0090	02/23/11	\$185,000	\$216,000	1,510	7	2004	Avg	4,603	N	N	26707 19TH AVE S
3	0	660049	0120	05/13/11	\$220,000	\$262,000	2,290	7	2005	Avg	3,607	N	N	26701 19TH AVE S
3	0	144635	0100	05/29/12	\$190,500	\$231,000	1,490	8	2006	Avg	1,875	N	N	23835 20TH AVE S
3	0	144635	0170	04/09/13	\$185,000	\$210,000	1,492	8	2006	Avg	1,875	N	N	23919 20TH AVE S
5	0	102204	9198	05/29/13	\$195,000	\$217,000	940	6	1987	Avg	43,801	N	N	4823 S 216TH ST
5	0	866330	0050	04/16/12	\$177,950	\$216,000	1,010	6	1963	Good	10,526	N	N	3315 S 222ND ST
5	0	152204	9036	03/29/12	\$178,950	\$218,000	1,220	6	1993	Avg	14,700	N	N	3305 S 225TH PL
5	0	131293	0230	07/12/12	\$220,000	\$266,000	2,070	6	1970	Good	9,758	N	N	3211 S 220TH ST
5	0	131293	0220	05/07/12	\$223,000	\$271,000	2,090	6	1970	Good	9,656	N	N	3205 S 220TH ST
5	0	032204	9074	11/20/13	\$210,000	\$215,000	1,300	7	1959	Good	22,359	Y	N	20660 MILITARY RD S
5	0	725920	0087	12/05/13	\$215,000	\$219,000	1,420	7	1957	Good	9,994	N	N	3324 S 222ND LN
5	0	725920	0086	04/08/13	\$205,000	\$233,000	1,460	7	1957	Good	9,994	N	N	3318 S 222ND LN
5	0	724640	0016	03/26/13	\$210,000	\$239,000	1,660	7	1956	VGood	10,271	N	N	21822 MILITARY RD S
5	0	725920	0085	10/03/13	\$235,000	\$247,000	1,760	7	1962	Good	9,994	N	N	22218 MILITARY RD S
5	0	152204	9153	07/18/13	\$315,000	\$344,000	1,590	8	1991	Avg	18,050	N	N	3507 S 228TH ST

Improved Sales Used in This Annual Update Analysis

Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	0	725920	0195	04/29/11	\$350,000	\$415,000	1,640	8	1963	Good	59,677	Y	N	21930 34TH AVE S
6	0	945620	0202	06/12/13	\$299,900	\$332,000	2,150	7	2013	Avg	6,248	N	N	1405 S 248TH ST
6	0	201140	0401	10/10/12	\$392,500	\$467,000	2,730	8	2012	Avg	7,136	N	N	940 S 232ND ST
6	0	201140	0402	08/28/12	\$437,750	\$525,000	2,290	9	2012	Avg	8,963	N	N	934 S 232ND ST
6	0	201140	0477	03/04/11	\$349,950	\$410,000	1,430	8	1961	VGood	13,560	Y	N	23016 MARINE VIEW DR S
6	0	201380	1145	07/31/12	\$145,000	\$175,000	1,750	6	1945	Good	11,389	N	N	24223 12TH PL S
6	0	201380	0893	10/16/13	\$191,000	\$200,000	1,010	7	1966	Avg	7,500	N	N	1413 S 242ND ST
6	0	256080	5200	12/19/11	\$214,950	\$262,000	1,060	7	1976	Good	10,012	N	N	24909 9TH AVE S
6	0	256080	1665	08/13/13	\$220,000	\$237,000	1,110	7	1985	Good	8,000	N	N	24701 13TH PL S
6	0	256080	1326	05/10/13	\$145,000	\$163,000	1,150	7	1967	Avg	6,200	N	N	24422 13TH PL S
6	0	256080	0265	04/09/13	\$225,000	\$255,000	1,160	7	1988	Avg	5,000	N	N	24522 15TH AVE S
6	0	256080	1361	03/27/13	\$162,000	\$185,000	1,200	7	1967	Avg	6,350	N	N	24436 13TH PL S
6	0	256080	1405	06/22/12	\$189,170	\$229,000	1,200	7	1967	Avg	6,250	N	N	24423 13TH PL S
6	0	945620	0442	09/17/13	\$218,000	\$231,000	1,200	7	1982	Avg	21,001	N	N	1503 S 250TH ST
6	0	256080	0080	05/17/12	\$259,000	\$314,000	1,200	7	1990	Good	8,225	N	N	24708 15TH AVE S
6	0	256080	4920	10/22/13	\$247,950	\$258,000	1,200	7	1965	Good	8,500	N	N	25104 9TH AVE S
6	0	256080	1150	05/04/12	\$183,000	\$222,000	1,250	7	1968	Good	6,300	N	N	24512 13TH PL S
6	0	256080	1080	05/31/12	\$204,000	\$247,000	1,250	7	1967	VGood	6,500	N	N	24539 14TH AVE S
6	0	201380	0030	08/01/13	\$166,100	\$180,000	1,260	7	1966	Avg	12,000	N	N	24033 16TH AVE S
6	0	175340	0250	06/27/13	\$375,000	\$413,000	1,300	7	1963	Good	8,500	Y	N	1034 S 234TH PL
6	0	175350	0051	12/19/12	\$285,000	\$334,000	1,320	7	1965	Avg	8,757	N	N	23316 12TH AVE S
6	0	201380	1299	04/11/13	\$290,000	\$329,000	1,320	7	1939	Good	13,303	N	N	1005 S 242ND ST
6	0	175350	0120	11/23/11	\$225,000	\$274,000	1,330	7	1963	Avg	8,430	N	N	23322 10TH AVE S
6	0	201380	0320	03/15/11	\$300,000	\$352,000	1,330	7	1956	VGood	37,625	N	N	1220 S 242ND ST
6	0	256080	5445	05/25/12	\$219,000	\$266,000	1,520	7	1985	Avg	5,375	N	N	24830 MARINE VIEW DR S
6	0	201380	1180	05/25/11	\$270,000	\$322,000	1,550	7	1990	Avg	9,750	N	N	24243 12TH PL S
6	0	201380	0235	06/20/11	\$220,000	\$263,000	1,560	7	1969	Avg	7,500	N	N	24016 13TH AVE S
6	0	201380	0891	08/10/11	\$224,950	\$271,000	1,570	7	1974	Good	11,063	N	N	1414 S 244TH ST
6	0	201380	0101	05/07/13	\$298,000	\$335,000	1,650	7	1988	Avg	14,950	N	N	24113 14TH PL S
6	0	172204	9115	05/07/13	\$270,000	\$303,000	1,710	7	1990	Avg	7,555	N	N	23459 14TH AVE S
6	0	945620	0205	08/22/13	\$251,650	\$270,000	1,760	7	1995	Avg	8,999	N	N	1350 S 250TH ST
6	0	201140	0310	10/14/11	\$269,000	\$327,000	1,790	7	1994	Avg	7,797	N	N	903 S 233RD CT
6	0	256080	3243	10/24/12	\$205,900	\$244,000	2,042	7	1978	Good	8,437	N	N	25112 11TH AVE S
6	0	201140	0210	07/20/11	\$268,000	\$322,000	2,170	7	2007	Avg	18,624	N	N	23514 10TH AVE S
6	0	201380	0708	12/04/13	\$290,100	\$295,000	1,270	8	1950	Avg	43,456	Y	N	900 S 242ND ST

Improved Sales Used in This Annual Update Analysis

Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	0	945620	0328	07/03/13	\$230,000	\$253,000	1,840	8	1991	Avg	6,413	N	N	1299 S 250TH ST
6	0	201140	0400	12/05/11	\$375,000	\$457,000	2,120	8	2011	Avg	8,932	N	N	928 S 232ND ST
6	0	172204	9101	11/07/13	\$394,000	\$407,000	2,350	8	2004	Avg	9,500	N	N	1312 S 233RD ST
6	0	201140	0378	05/22/13	\$395,000	\$441,000	2,360	8	2009	Avg	7,636	N	N	803 S 232ND ST
6	0	179255	0060	10/01/12	\$299,999	\$358,000	2,110	9	1998	Avg	7,339	N	N	24340 11TH AVE S
6	0	201380	1190	07/20/13	\$389,150	\$424,000	2,720	9	1995	Avg	14,560	N	N	24267 12TH PL S
6	0	330079	0570	11/01/11	\$202,000	\$246,000	930	7	1985	Good	8,648	N	N	23807 14TH AVE S
6	0	330079	0600	07/18/13	\$257,500	\$281,000	1,030	7	1985	Avg	7,320	N	N	23825 14TH AVE S
6	0	330079	0600	08/13/12	\$178,000	\$214,000	1,030	7	1985	Avg	7,320	N	N	23825 14TH AVE S
6	0	936131	0040	10/16/13	\$272,000	\$284,000	1,050	7	1978	Good	9,290	N	N	24021 9TH PL S
6	0	936131	0120	11/14/11	\$216,000	\$263,000	1,060	7	1978	Good	9,811	N	N	926 S 240TH PL
6	0	330079	0560	10/27/11	\$220,000	\$267,000	1,100	7	1986	Avg	7,741	N	N	23801 14TH AVE S
6	0	688020	0020	06/07/13	\$215,000	\$239,000	1,120	7	1986	Avg	7,423	N	N	24047 9TH PL S
6	0	330079	0090	12/05/13	\$273,000	\$278,000	1,140	7	1984	Good	10,928	N	N	23814 14TH AVE S
6	0	330079	0420	11/18/13	\$250,000	\$257,000	1,160	7	1986	Avg	7,521	N	N	1221 S 236TH PL
6	0	330079	0680	08/02/13	\$238,500	\$259,000	1,170	7	1987	Avg	7,455	N	N	23824 13TH CT S
6	0	330079	0610	12/10/12	\$235,000	\$276,000	1,180	7	1987	Good	6,631	N	N	23831 14TH AVE S
6	0	330079	0550	08/04/11	\$219,900	\$265,000	1,210	7	1985	Avg	8,539	N	N	23643 14TH AVE S
6	0	936131	0050	10/03/11	\$169,900	\$206,000	1,240	7	1978	Avg	7,281	N	N	915 S 240TH PL
6	0	330079	0100	10/15/13	\$250,000	\$261,000	1,400	7	1984	Avg	8,318	N	N	23810 14TH AVE S
6	0	330079	0310	03/29/13	\$215,000	\$245,000	1,560	7	1986	Good	7,200	N	N	1302 S 236TH PL
6	0	144880	0020	03/17/11	\$200,000	\$235,000	1,630	7	1992	Avg	8,424	N	N	1410 S 234TH ST
6	0	330079	0730	01/13/11	\$225,000	\$260,000	1,700	7	1985	Avg	7,044	N	N	23835 13TH CT S
6	0	330079	0400	09/19/13	\$235,000	\$249,000	1,790	7	1986	Avg	10,026	N	N	1207 S 236TH PL
6	0	752435	0040	07/25/12	\$280,000	\$337,000	1,800	8	1993	Avg	10,699	N	N	25114 13TH AVE S
6	0	752387	0070	01/03/12	\$312,000	\$380,000	2,080	8	1995	Avg	10,013	N	N	1317 S 251ST CT
6	0	752387	0030	07/14/11	\$299,000	\$359,000	2,110	8	1995	Avg	7,488	N	N	1338 S 251ST CT
6	0	945620	0380	09/13/13	\$389,950	\$415,000	2,290	8	1995	Avg	11,188	N	N	1309 S 251ST PL
6	0	353050	0010	11/26/13	\$165,000	\$169,000	920	8	1980	Good	2,332	N	N	24915 11TH AVE S
6	0	353043	0050	02/14/12	\$150,000	\$183,000	970	8	1974	Avg	2,497	N	N	24714 13TH AVE S
6	0	353047	0311	07/26/11	\$169,000	\$203,000	1,000	8	1978	Avg	3,460	N	N	1007 S 246TH PL
6	0	353050	0170	08/24/11	\$145,500	\$176,000	1,060	8	1981	Avg	2,786	N	N	24928 11TH AVE S
6	0	353047	0195	06/27/13	\$165,000	\$182,000	1,100	8	1978	Good	3,757	N	N	24411 9TH PL S
6	0	353049	0130	07/10/13	\$177,000	\$194,000	1,160	8	1979	Avg	2,352	N	N	24452 12TH AVE S
6	0	353043	0150	06/14/13	\$156,000	\$173,000	1,220	8	1976	Avg	3,162	N	N	24709 13TH AVE S

Improved Sales Used in This Annual Update Analysis

Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	0	353049	0040	12/21/12	\$186,000	\$218,000	1,330	8	1979	Good	2,602	N	N	24438 11TH AVE S
6	0	353050	0150	06/30/11	\$175,000	\$210,000	1,330	8	1980	Good	2,946	N	N	24934 11TH AVE S
6	0	353047	0305	06/01/12	\$184,600	\$224,000	1,350	8	1978	Good	3,202	N	N	1006 S 246TH PL
6	0	353049	0030	05/01/12	\$175,000	\$213,000	1,470	8	1979	Avg	2,884	N	N	24439 11TH AVE S
6	0	353049	0041	06/22/11	\$175,000	\$210,000	1,480	8	1979	Avg	2,131	N	N	24436 11TH AVE S
6	0	353043	0131	06/13/13	\$164,000	\$182,000	940	8	1975	Good	3,228	N	N	24619 13TH AVE S
6	0	353046	0020	09/07/12	\$182,500	\$218,000	970	8	1977	VGood	3,441	N	N	24508 13TH AVE S
6	0	353042	0245	12/10/12	\$183,500	\$216,000	980	8	1975	Good	3,478	N	N	24711 12TH AVE S
6	0	353045	0090	10/01/13	\$180,000	\$190,000	1,000	8	1975	Good	3,456	N	N	24604 11TH AVE S
6	0	353046	0110	07/03/13	\$199,900	\$220,000	1,000	8	1977	Good	4,115	N	N	24605 12TH AVE S
6	0	353047	0120	09/17/12	\$175,950	\$210,000	1,010	8	1977	Good	3,708	N	N	24433 10TH AVE S
6	0	353045	0060	10/10/12	\$145,000	\$173,000	1,020	8	1976	Avg	3,703	N	N	1015 S 245TH PL
6	0	353041	0260	11/03/11	\$166,000	\$202,000	1,030	8	1970	VGood	5,285	N	N	1203 S 248TH ST
6	0	353045	0160	10/09/13	\$189,000	\$198,000	1,060	8	1976	Good	3,802	N	N	24520 13TH AVE S
6	0	353048	0110	09/05/13	\$190,500	\$203,000	1,060	8	1978	Good	3,695	N	N	24439 13TH AVE S
6	0	353040	0030	05/02/11	\$178,000	\$211,000	1,090	8	1969	Avg	5,568	N	N	24724 11TH AVE S
6	0	353047	0140	11/14/11	\$195,000	\$237,000	1,150	8	1978	Avg	3,493	N	N	24428 10TH AVE S
6	0	353049	0140	03/28/13	\$165,000	\$188,000	1,160	8	1978	Avg	3,148	N	N	24446 12TH AVE S
6	0	353045	0130	10/26/11	\$212,000	\$258,000	1,170	8	1976	Good	4,759	N	N	24628 11TH AVE S
6	0	353049	0210	04/25/13	\$172,500	\$195,000	1,180	8	1979	Avg	3,777	N	N	1112 S 244TH PL
6	0	353043	0160	11/06/13	\$187,000	\$193,000	1,180	8	1974	Good	4,978	N	N	24717 13TH AVE S
6	0	353044	0110	08/07/13	\$209,500	\$227,000	1,190	8	1975	Good	4,531	N	N	24836 13TH AVE S
6	0	353042	0191	11/27/12	\$170,000	\$200,000	1,200	8	1974	Avg	6,339	N	N	24610 12TH AVE S
6	0	353047	0020	06/06/11	\$190,000	\$227,000	1,220	8	1978	Avg	4,229	N	N	1026 S 245TH PL
6	0	353043	0120	05/06/13	\$192,500	\$216,000	1,230	8	1975	Good	4,064	N	N	24607 13TH AVE S
6	0	353040	0045	08/28/13	\$250,000	\$268,000	1,240	8	1974	Good	4,158	N	N	24716 11TH AVE S
6	0	353049	0110	09/07/12	\$175,000	\$210,000	1,250	8	1979	Avg	3,056	N	N	24443 12TH AVE S
6	0	353042	0075	04/21/11	\$185,000	\$219,000	1,300	8	1974	Good	4,207	N	N	24828 10TH AVE S
6	0	353044	0120	11/28/12	\$186,000	\$219,000	1,310	8	1975	Avg	4,516	N	N	24832 13TH AVE S
6	0	353047	0160	05/23/12	\$199,000	\$241,000	1,320	8	1978	Avg	5,260	N	N	1002 S 244TH PL
6	0	353041	0230	06/14/13	\$180,000	\$199,000	1,350	8	1972	Good	4,112	N	N	24816 12TH AVE S
6	0	353047	0260	07/31/13	\$185,000	\$201,000	1,370	8	1977	Good	4,940	N	N	927 S 245TH PL
6	0	353049	0200	12/12/12	\$179,000	\$210,000	1,380	8	1979	Avg	5,842	N	N	1114 S 244TH PL
6	0	353051	0050	04/13/11	\$218,400	\$258,000	1,400	8	1981	VGood	3,864	N	N	24512 9TH PL S
6	0	353041	0060	04/27/12	\$175,000	\$213,000	1,420	8	1970	Avg	4,500	N	N	24825 11TH AVE S

Improved Sales Used in This Annual Update Analysis

Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	0	353042	0130	07/13/11	\$221,000	\$265,000	1,420	8	1975	Good	4,609	N	N	24716 12TH AVE S
6	0	353045	0030	09/05/12	\$210,000	\$251,000	1,430	8	1976	Good	4,000	N	N	1018 S 246TH PL
6	0	353054	0100	06/27/12	\$200,000	\$242,000	1,450	8	1983	Good	5,343	N	N	24827 9TH PL S
6	0	353047	0290	08/21/13	\$196,500	\$211,000	1,460	8	1977	Good	3,600	N	N	1012 S 246TH PL
6	0	353042	0010	01/28/12	\$160,000	\$195,000	1,470	8	1972	Avg	4,810	N	N	919 S 248TH ST
6	0	353054	0070	10/25/12	\$290,000	\$344,000	1,730	8	1985	Avg	5,803	N	N	24828 9TH PL S
6	0	353047	0070	04/18/13	\$221,000	\$250,000	2,040	8	1978	Good	4,478	N	N	924 S 245TH PL

Improved Sales Removed in This Annual Update Analysis

Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	931531	0180	10/01/12	\$132,765	NO MARKET EXPOSURE; QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
2	0	032204	9013	11/18/11	\$23,929	DOR RATIO;QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
2	0	032204	9013	12/15/11	\$100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	032204	9096	12/02/11	\$129,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	082204	9168	01/23/13	\$212,234	GOVERNMENT AGENCY; FORCED SALE; EXEMPT FROM EXCISE TAX;
2	0	092204	9338	04/24/13	\$155,000	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group
2	0	092204	9066	04/15/11	\$202,800	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	0	092204	9337	09/04/13	\$208,920	GOVERNMENT AGENCY; FORCED SALE; EXEMPT FROM EXCISE TAX;
2	0	092204	9049	01/12/11	\$159,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	092204	9245	10/25/12	\$75,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	0	175300	0050	10/26/11	\$150,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	0	175300	0070	10/18/11	\$145,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
2	0	175300	0060	06/01/12	\$122,599	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
2	0	200800	0550	08/16/13	\$156,000	LACK OF REPRESENTATION-CONDITION FAIR
2	0	200800	0550	03/27/13	\$142,401	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group
2	0	200800	0130	05/29/13	\$246,500	GOVERNMENT AGENCY;FORCED SALE; EXEMPT FROM EXCISE TAX;
2	0	200800	0130	12/30/13	\$174,250	GOVERNMENT AGENCY;FORCED SALE; EXEMPT FROM EXCISE TAX;
2	0	286830	0115	04/17/12	\$160,000	MODEL DEVELOPMENT EXCLUSION
2	0	286830	0080	03/01/12	\$139,900	NON-NORMAL DISTRIBUTION
2	0	286830	0095	09/23/13	\$115,000	STATISTICAL OUTLIER
2	0	286830	0090	06/15/12	\$138,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	286830	0045	07/17/12	\$178,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	286830	0055	10/17/12	\$160,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
2	0	286830	0095	06/14/13	\$255,111	GOVERNMENT AGENCY; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
2	0	286830	0045	01/06/12	\$216,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
2	0	286830	0095	04/25/13	\$255,111	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group;
2	0	294600	2855	09/07/13	\$219,000	ASSESSOR'S DATA DOESN'T MATCH SALE DATA
2	0	294600	1820	08/27/13	\$259,000	ASSESSOR'S DATA DOESN'T MATCH SALE DATA
2	0	294600	0670	06/10/13	\$97,299	LACK OF REPRESENTATION-GRADE4



Improved Sales Removed in This Annual Update Analysis

Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	294600	3190	05/17/12	\$140,000	LACK OF REPRESENTATION-GRADE5
2	0	294600	4270	09/13/11	\$142,500	OBSERVATION OUTSIDE THE NORM
2	0	294600	0990	09/04/13	\$118,125	AUCTION SALE
2	0	294600	2140	10/09/13	\$91,250	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	0	294600	2120	07/23/12	\$137,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED
2	0	294600	0670	01/14/13	\$125,000	EXEMPT FROM EXCISE TAX; AUCTION SALE; FINANCIAL INSTITUTION RESALE;
2	0	294600	0790	06/21/13	\$181,801	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group
2	0	294600	1820	04/12/13	\$189,000	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group;
2	0	294600	0190	10/03/13	\$163,675	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE; Sale price updated by Sales ID group;
2	0	294600	0990	07/22/13	\$190,417	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE; Sale price updated by Sales ID group;
2	0	294600	4151	08/14/13	\$160,300	FINANCIAL INSTITUTION RESALE; AUCTION SALE
2	0	294600	2885	10/17/13	\$235,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
2	0	294600	4300	07/31/13	\$165,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
2	0	294600	0191	12/14/11	\$160,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
2	0	294600	2610	01/04/12	\$260,000	GOVERNMENT AGENCY; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
2	0	294600	3905	07/26/12	\$107,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	0	294600	1120	11/20/13	\$209,818	GOVERNMENT AGENCY; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
2	0	294600	1676	05/24/13	\$224,857	GOVERNMENT AGENCY; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
2	0	294600	4030	05/22/13	\$185,000	GOVERNMENT AGENCY;FORCED SALE; EXEMPT FROM EXCISE TAX;
2	0	294600	0581	08/30/11	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	294600	0911	12/13/12	\$100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	294600	1630	02/02/11	\$109,200	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	294600	4151	12/20/12	\$168,432	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	0	294600	2545	09/21/12	\$211,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
2	0	294600	0350	04/12/11	\$189,569	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	294600	2885	11/10/11	\$275,573	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
2	0	294600	2620	11/22/11	\$250,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	294600	1765	10/20/12	\$113,000	SHORT SALE
2	0	344500	0005	10/02/12	\$123,501	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group



Improved Sales Removed in This Annual Update Analysis

Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	344500	0260	02/01/11	\$300,000	NO MARKET EXPOSURE
2	0	344500	0246	12/15/11	\$235,000	NO MARKET EXPOSURE
2	0	359600	0470	05/08/12	\$265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED
2	0	359600	0496	02/27/12	\$233,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	432470	0055	08/15/12	\$110,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	501820	0065	07/08/13	\$196,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; Sale price updated by Sales ID group
2	0	501820	0160	05/23/11	\$196,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	501820	0075	12/20/11	\$170,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
2	0	508300	0345	03/10/11	\$190,000	STATISTICAL OUTLIER
2	0	508300	0410	07/31/12	\$105,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR;
2	0	508300	0375	01/14/11	\$45,634	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	508300	0090	06/17/13	\$47,500	DOR RATIO;SHERIFF / TAX SALE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
2	0	508300	0075	05/19/11	\$185,267	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	508300	0075	10/26/11	\$115,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	0	508300	0110	03/27/12	\$105,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE; AUCTION
2	0	612360	0200	07/03/13	\$199,500	ASSESSOR'S DATA DOESN'T MATCH SALE DATA
2	0	612360	0200	04/16/13	\$216,379	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE; Sale price updated by Sales ID group;
2	0	612360	0205	09/28/12	\$264,776	EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
2	0	612360	0150	04/03/12	\$179,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
2	0	612360	0205	10/23/12	\$248,829	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
2	0	670600	0150	11/28/12	\$160,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
2	0	768620	3995	08/14/13	\$206,000	ASSESSOR'S DATA DOESN'T MATCH SALE DATA
2	0	768620	3290	02/05/13	\$108,000	LACK OF REPRESENTATION-CONDITION FAIR
2	0	768620	3180	08/03/11	\$110,000	NON-NORMAL DISTRIBUTION
2	0	768620	3995	03/18/13	\$120,000	OBSERVATION OUTSIDE THE NORM
2	0	768620	4460	05/10/12	\$115,000	DOR RATIO;GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	0	768620	2730	09/17/13	\$104,000	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group;
2	0	768620	3660	08/01/13	\$155,100	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group;

Improved Sales Removed in This Annual Update Analysis

Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	768620	3705	11/25/13	\$160,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE;
2	0	768620	3645	12/11/13	\$118,237	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
2	0	768620	5350	08/03/12	\$157,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
2	0	768620	3935	02/14/13	\$150,533	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE; Sale price updated by Sales ID group;
2	0	768620	5020	12/02/13	\$181,690	GOVERNMENT AGENCY; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
2	0	768620	3880	11/22/11	\$103,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	768620	5350	11/08/12	\$114,799	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	768620	3400	06/08/11	\$295,148	NO MARKET EXPOSURE; GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE
2	0	768620	2610	03/31/11	\$146,000	NON-REPRESENTATIVE SALE
2	0	768620	3935	05/06/13	\$131,250	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
2	0	768620	2275	01/13/11	\$108,600	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
2	0	769860	0010	10/10/13	\$217,330	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group;
2	0	789320	2295	07/29/13	\$105,000	ASSESSOR'S DATA DOESN'T MATCH SALE DATA
2	0	789320	5925	06/18/12	\$160,150	MODEL DEVELOPMENT EXCLUSION
2	0	789320	0930	03/20/12	\$121,000	MODEL DEVELOPMENT EXCLUSION
2	0	789320	7925	06/13/13	\$114,000	STATISTICAL OUTLIER
2	0	789320	3665	09/20/11	\$160,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE;
2	0	789320	7850	05/13/13	\$149,260	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group;
2	0	789320	3550	01/10/13	\$192,041	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE;
2	0	789320	0486	07/15/13	\$199,855	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE; Sale price updated by Sales ID group;
2	0	789320	0550	02/10/12	\$224,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	0	789320	3990	03/14/12	\$145,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
2	0	789320	1640	01/06/12	\$160,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
2	0	789320	0435	02/12/13	\$170,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
2	0	789320	0435	10/23/12	\$148,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
2	0	789320	7750	06/03/13	\$250,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
2	0	789320	7750	11/07/12	\$280,817	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
2	0	789320	6605	12/12/11	\$132,000	GOVERNMENT AGENCY; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
2	0	789320	3615	01/09/12	\$115,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE;



Improved Sales Removed in This Annual Update Analysis

Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	789320	4880	08/19/13	\$185,439	GOVERNMENT AGENCY; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
2	0	789320	0335	04/22/11	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	789320	3900	05/06/11	\$129,900	IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR;
2	0	789320	0595	07/22/11	\$110,000	NO MARKET EXPOSURE
2	0	789320	1231	09/15/11	\$180,000	NO MARKET EXPOSURE
2	0	789320	5995	06/11/12	\$146,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
2	0	789320	5925	10/18/11	\$157,854	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
2	0	789320	2935	08/22/12	\$170,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	789320	2295	06/24/13	\$85,000	NON-REPRESENTATIVE SALE
2	0	789320	3550	03/27/13	\$96,075	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
2	0	789320	4975	09/19/13	\$115,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	789320	3820	03/27/12	\$125,000	SHORT SALE
2	0	789380	4105	12/05/12	\$485,000	LACK OF REPRESENTATION-GRADE10
2	0	789380	5790	10/27/11	\$553,000	LACK OF REPRESENTATION-GRADE10
2	0	789380	5075	08/06/13	\$845,000	MODEL DEVELOPMENT EXCLUSION
2	0	789380	7025	05/12/11	\$198,000	NON-NORMAL DISTRIBUTION
2	0	789380	3775	01/08/13	\$30,000	DOR RATIO;NO MARKET EXPOSURE
2	0	789380	4660	06/18/13	\$50,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
2	0	789380	4105	08/20/12	\$686,050	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
2	0	789380	5650	11/19/13	\$196,091	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE; Sale price updated by Sales ID group;
2	0	789380	7800	01/30/13	\$256,519	GOVERNMENT AGENCY; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
2	0	789380	5905	01/25/12	\$135,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	789380	2765	09/30/11	\$443,750	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	864400	0170	05/25/11	\$132,950	STATISTICAL OUTLIER
2	0	864400	0080	06/10/11	\$128,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	864400	0040	09/21/12	\$161,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	931531	0030	10/04/13	\$136,000	STATISTICAL OUTLIER
2	0	931531	0030	04/16/13	\$339,012	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE;

Improved Sales Removed in This Annual Update Analysis

Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	931531	0030	05/21/13	\$261,040	GOVERNMENT AGENCY; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
2	0	931531	0040	10/31/12	\$105,000	NON-REPRESENTATIVE SALE
3	0	162204	9208	11/07/12	\$119,701	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
3	0	162204	9166	10/25/11	\$130,000	NON-REPRESENTATIVE SALE
3	0	215640	0384	06/04/12	\$149,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
3	0	215640	0389	11/14/12	\$102,747	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	250060	0270	03/20/12	\$120,000	DOR RATIO;IMP COUNT;GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED
3	0	250060	0270	04/08/13	\$155,000	IMP COUNT
3	0	250060	0308	08/01/13	\$260,000	IMP COUNT
3	0	250060	0447	05/30/12	\$187,737	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
3	0	250060	0365	07/05/12	\$125,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	272420	0600	10/24/11	\$27,000	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
3	0	272420	1200	10/09/13	\$163,500	EXEMPT FROM EXCISE TAX; AUCTION SALE; FINANCIAL INSTITUTION RESALE;
3	0	272420	0720	01/25/11	\$99,300	FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
3	0	272420	1201	12/04/12	\$112,000	NO MARKET EXPOSURE; SHORT SALE
3	0	272420	0495	03/16/11	\$95,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	0	272420	0730	06/17/11	\$92,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	0	272420	0825	09/27/13	\$102,500	SHORT SALE;NON-REPRESENTATIVE SALE
3	0	418120	0440	08/11/13	\$276,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
3	0	418120	0450	09/18/13	\$255,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
3	0	418120	0470	11/12/13	\$250,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
3	0	418120	0480	08/11/13	\$265,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
3	0	418120	0490	08/11/13	\$276,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
3	0	551460	0045	05/13/11	\$100,000	FORCED SALE; FINANCIAL INSTITUTION RESALE
3	0	551460	0040	05/26/11	\$100,199	FORCED SALE; NON-REPRESENTATIVE SALE; STATEMENT TO DOR; AND OTHER WARNINGS
3	0	782720	0090	07/02/12	\$114,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	782720	0040	10/05/11	\$95,000	NON-REPRESENTATIVE SALE; SHORT SALE
3	0	057600	0030	05/08/12	\$106,900	EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
3	0	057600	0450	12/03/12	\$269,900	FORCED SALE; FINANCIAL INSTITUTION RESALE



Improved Sales Removed in This Annual Update Analysis

Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	057600	1045	01/01/12	\$209,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
3	0	057600	1200	08/14/12	\$268,854	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
3	0	057600	0748	01/12/13	\$455,000	RELOCATION - SALE TO SERVICE
3	0	092204	9113	08/22/13	\$190,000	LACK OF REPRESENTATION-GRADE5
3	0	092204	9081	08/10/11	\$145,000	FORCED SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
3	0	092204	9382	02/15/12	\$113,400	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	0	092204	9148	11/18/11	\$176,000	PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
3	0	111300	0290	03/27/13	\$145,000	GOVERNMENT AGENCY; FORCED SALE; EXEMPT FROM EXCISE TAX;
3	0	111300	0020	07/08/13	\$245,016	GOVERNMENT AGENCY;FORCED SALE; EXEMPT FROM EXCISE TAX;
3	0	111300	0580	08/20/12	\$106,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	111300	0250	12/18/12	\$157,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	0	111300	0190	06/06/11	\$110,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
3	0	162204	9125	06/24/11	\$63,525	DOR RATIO;NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
3	0	162204	9084	11/29/11	\$132,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
3	0	162204	9110	07/30/13	\$188,870	GOVERNMENT AGENCY; FORCED SALE; EXEMPT FROM EXCISE TAX;
3	0	162204	9137	02/29/12	\$135,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
3	0	162204	9149	12/03/12	\$127,500	NO MARKET EXPOSURE
3	0	162204	9204	04/12/12	\$330,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
3	0	162204	9082	01/24/13	\$169,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	168380	0100	08/18/13	\$180,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
3	0	168380	0100	05/06/13	\$294,040	GOVERNMENT AGENCY; FORCED SALE; EXEMPT FROM EXCISE TAX;
3	0	169700	0370	02/06/12	\$79,900	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	169700	0310	02/28/13	\$180,000	EXEMPT FROM EXCISE TAX; AUCTION SALE; FINANCIAL INSTITUTION RESALE;
3	0	169700	0210	05/09/12	\$105,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
3	0	169700	0190	12/27/13	\$212,445	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
3	0	169700	0210	01/04/12	\$181,002	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
3	0	169700	0090	10/22/12	\$149,000	GOVERNMENT AGENCY; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
3	0	169700	0090	06/19/12	\$300,026	GOVERNMENT AGENCY; FORCED SALE; EXEMPT FROM EXCISE TAX;
3	0	195090	0070	07/24/12	\$159,882	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group



Improved Sales Removed in This Annual Update Analysis

Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	195090	0070	10/29/12	\$118,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	0	195110	0075	03/07/12	\$88,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; QUIT CLAIM DEED
3	0	195110	0085	09/12/13	\$156,869	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE;
3	0	195110	0135	08/07/13	\$204,000	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE; Sale price updated by Sales ID group;
3	0	195110	0030	01/23/12	\$122,409	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
3	0	195110	0135	11/20/13	\$136,000	IMP CHARACTERISTICS CHANGED SINCE SALE;
3	0	195150	0055	05/21/12	\$159,000	EXEMPT FROM EXCISE TAX
3	0	195150	0135	07/03/12	\$130,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
3	0	195150	0055	07/02/12	\$117,199	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
3	0	195160	0050	07/17/12	\$167,852	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
3	0	195160	0260	01/23/13	\$212,135	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group;
3	0	195340	0110	08/23/13	\$245,000	ASSESSOR'S DATA DOESN'T MATCH SALE DATA
3	0	195340	0340	07/22/13	\$263,000	ASSESSOR'S DATA DOESN'T MATCH SALE DATA
3	0	195340	0510	10/31/13	\$168,000	NON-NORMAL DISTRIBUTION
3	0	195340	0340	03/21/13	\$158,750	NON-NORMAL DISTRIBUTION
3	0	195340	0045	06/11/13	\$88,500	%NETCOND;PREVIMP<=25K;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
3	0	195340	0045	02/26/13	\$268,161	DOR RATIO;%NETCOND;PREVIMP<=25K;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
3	0	195340	0415	07/01/11	\$124,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
3	0	195340	0305	12/09/13	\$168,482	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE;
3	0	195340	0140	06/18/13	\$188,000	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE; Sale price updated by Sales ID group
3	0	195340	0540	04/26/13	\$187,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
3	0	195340	0550	06/13/12	\$206,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
3	0	195340	0125	03/26/12	\$162,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	0	195340	0570	06/29/11	\$180,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	0	195340	0540	11/28/12	\$310,558	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
3	0	195340	0170	12/22/11	\$150,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	195340	0410	10/05/12	\$165,000	NON-REPRESENTATIVE SALE
3	0	195340	0445	03/22/12	\$159,950	NON-REPRESENTATIVE SALE



Improved Sales Removed in This Annual Update Analysis

Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	195360	0015	03/26/13	\$201,000	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group
3	0	195370	0010	08/20/13	\$158,025	AUCTION SALE
3	0	195370	0060	02/20/13	\$335,952	GOVERNMENT AGENCY; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
3	0	195370	0090	07/26/12	\$105,000	NON-REPRESENTATIVE SALE
3	0	201140	0019	08/23/11	\$215,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	0	201140	0733	08/01/11	\$275,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	0	201140	0790	08/14/13	\$181,000	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group
3	0	201140	0781	04/12/13	\$165,330	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group
3	0	201140	0010	05/25/11	\$164,900	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	0	201140	0631	07/25/11	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	201140	0453	12/27/11	\$316,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	201140	0702	11/02/11	\$275,000	NON-REPRESENTATIVE SALE
3	0	201140	0114	01/23/13	\$73,164	NON-REPRESENTATIVE SALE;
3	0	201140	0734	07/27/11	\$50,000	PREVLAND<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; MULTI-PARCEL SALE
3	0	201140	0201	10/18/11	\$370,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	201140	0572	11/19/12	\$267,000	RELOCATION - SALE TO SERVICE
3	0	201140	0735	08/27/12	\$147,331	UNFIN AREA;IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR
3	0	201320	0330	06/08/11	\$354,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED
3	0	201320	0340	01/28/13	\$190,937	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group
3	0	201320	0210	06/06/12	\$261,380	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
3	0	201320	0220	05/04/12	\$139,000	NON-REPRESENTATIVE SALE; SHORT SALE
3	0	212204	9126	07/09/12	\$121,925	NON-NORMAL DISTRIBUTION
3	0	212204	9134	07/27/11	\$105,000	DOR RATIO;NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
3	0	212204	9043	06/13/12	\$106,300	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	212204	9049	09/24/13	\$180,150	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
3	0	212204	9049	12/04/12	\$252,491	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
3	0	212204	9049	12/11/12	\$217,919	GOVERNMENT AGENCY; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
3	0	255770	0010	03/26/12	\$185,000	NON-REPRESENTATIVE SALE



Improved Sales Removed in This Annual Update Analysis

Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	282204	9181	09/06/12	\$155,100	CORRECTION DEED; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
3	0	282204	9181	09/06/12	\$155,100	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group
3	0	282204	9229	01/28/13	\$167,008	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group
3	0	321040	0370	11/21/11	\$167,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	0	321040	0100	08/07/12	\$339,519	QUESTIONABLE PER SALES IDENTIFICATION; GOVERNMENT AGENCY;
3	0	321050	0030	02/04/11	\$126,375	EXEMPT FROM EXCISE TAX
3	0	321050	0030	10/07/11	\$94,500	FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION
3	0	321080	0110	10/11/13	\$155,001	EXEMPT FROM EXCISE TAX; AUCTION SALE; FINANCIAL INSTITUTION RESALE;
3	0	321080	0060	06/28/12	\$146,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	0	321080	0050	08/14/12	\$132,500	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	0	360060	0925	04/23/13	\$275,000	LACK OF REPRESENTATION-GRADE10
3	0	360060	1000	08/23/13	\$129,941	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group;
3	0	360060	0140	05/28/13	\$271,682	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE; Sale price updated by Sales ID group;
3	0	360060	0140	11/12/13	\$271,683	GOVERNMENT AGENCY; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
3	0	360120	0140	11/21/13	\$170,000	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group;
3	0	360120	0145	04/09/12	\$125,000	GOVERNMENT AGENCY; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
3	0	360300	0365	02/08/12	\$228,084	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
3	0	509700	0010	03/22/13	\$2,500	DOR RATIO
3	0	509700	0050	04/17/13	\$243,689	GOVERNMENT AGENCY;FORCED SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION
3	0	529620	0045	09/16/13	\$390,000	FINANCIAL INSTITUTION RESALE
3	0	605240	0785	03/19/13	\$275,000	EXEMPT FROM EXCISE TAX; AUCTION SALE; FINANCIAL INSTITUTION RESALE;
3	0	605240	0030	08/13/13	\$247,000	FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE
3	0	605240	1600	11/06/12	\$204,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
3	0	605240	0030	11/02/11	\$204,018	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
3	0	605240	0204	01/17/11	\$190,000	GOVERNMENT AGENCY; FORCED SALE; EXEMPT FROM EXCISE TAX
3	0	605240	3020	05/24/13	\$219,282	GOVERNMENT AGENCY; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
3	0	605240	0431	05/20/13	\$142,425	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	605240	1460	02/27/12	\$157,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	605240	1600	08/06/12	\$122,290	SHERIFF / TAX SALE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group



Improved Sales Removed in This Annual Update Analysis

Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	665400	0020	12/19/12	\$103,100	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
3	0	679060	0790	07/10/12	\$162,938	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED
3	0	679060	0330	01/05/12	\$130,100	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	0	679060	0840	09/24/13	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AUCTION
3	0	679060	0630	12/05/11	\$119,001	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
3	0	692960	2960	04/29/13	\$2,500	DOR RATIO
3	0	692960	2980	03/30/11	\$132,231	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	0	692960	4100	12/09/11	\$171,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
3	0	692960	3207	05/14/12	\$156,136	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
3	0	692960	2980	03/15/12	\$124,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
3	0	692960	3767	09/27/12	\$256,500	RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	692960	2905	04/20/13	\$60,200	RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	692960	2505	10/16/12	\$109,300	SHORT SALE
3	0	713800	0010	08/05/13	\$280,500	ASSESSOR'S DATA DOESN'T MATCH SALE DATA
3	0	713800	0140	10/08/13	\$120,001	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group;
3	0	713800	0220	11/08/12	\$142,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE; SHORT SALE
3	0	713810	0110	11/04/13	\$233,750	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE;
3	0	713810	0120	06/04/13	\$273,805	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE; Sale price updated by Sales ID group;
3	0	727200	1010	03/21/13	\$192,500	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group;
3	0	727200	0136	09/27/11	\$184,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	727200	1695	07/23/12	\$255,000	NO MARKET EXPOSURE
3	0	752370	0470	09/27/13	\$250,000	ASSESSOR'S DATA DOESN'T MATCH SALE DATA
3	0	752370	0485	02/24/11	\$112,000	LACK OF REPRESENTATION-CONDITION FAIR
3	0	752370	0795	07/22/13	\$215,380	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE; Sale price updated by Sales ID group;
3	0	752370	0295	06/27/13	\$191,000	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group;
3	0	752370	0325	04/12/13	\$196,433	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group;
3	0	752370	0575	04/25/13	\$159,000	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group;
3	0	752370	0110	03/12/13	\$178,300	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group;
3	0	752370	0470	06/26/13	\$102,487	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AUCTION SALE;



Improved Sales Removed in This Annual Update Analysis

Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	752370	0020	06/18/12	\$178,000	EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
3	0	752370	0325	05/21/13	\$134,925	FINANCIAL INSTITUTION RESALE
3	0	752370	0635	12/14/11	\$133,000	FINANCIAL INSTITUTION RESALE; AUCTION SALE
3	0	752370	0195	02/01/12	\$152,000	FORCED SALE; FINANCIAL INSTITUTION RESALE
3	0	752370	0360	02/26/13	\$153,675	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
3	0	752370	0360	07/13/12	\$238,734	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
3	0	752370	0225	12/08/11	\$133,000	GOVERNMENT AGENCY; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
3	0	752370	0230	11/21/11	\$89,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	0	752370	0020	07/19/12	\$135,199	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	0	752370	0125	10/10/11	\$184,000	NO MARKET EXPOSURE
3	0	752370	0745	09/10/13	\$140,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	752380	0035	12/30/11	\$144,500	STATISTICAL OUTLIER
3	0	769530	0110	03/07/12	\$95,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
3	0	769530	0300	11/09/11	\$165,000	EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
3	0	769530	0110	12/27/11	\$242,402	EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
3	0	769530	0110	12/12/12	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	769530	0300	07/27/12	\$119,199	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
3	0	769530	0350	12/16/11	\$90,000	NON-REPRESENTATIVE SALE; SHORT SALE
3	0	786450	0110	03/17/11	\$66,496	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	788820	0230	06/06/12	\$107,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	788830	0110	06/15/12	\$160,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	0	788830	0190	02/07/11	\$124,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	0	788830	0220	04/11/13	\$89,550	RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	788840	0280	07/11/13	\$217,700	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE; Sale price updated by Sales ID group;
3	0	788840	0090	08/22/11	\$157,000	FORCED SALE; EXEMPT FROM EXCISE TAX
3	0	788840	0100	07/26/12	\$153,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
3	0	788840	0700	12/12/12	\$150,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
3	0	788840	0260	02/21/11	\$134,900	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	0	788840	0700	11/02/12	\$247,781	QUESTIONABLE PER SALES IDENTIFICATION; EXEMPT FROM EXCISE TAX;



Improved Sales Removed in This Annual Update Analysis

Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	864260	0170	11/22/13	\$200,000	STATISTICAL OUTLIER
3	0	864260	0105	02/17/11	\$53,960	DOR RATIO;NO MARKET EXPOSURE; QUIT CLAIM DEED
3	0	864280	0030	04/10/12	\$192,097	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
3	0	864300	0250	02/06/13	\$200,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
3	0	864300	0250	07/11/12	\$195,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
3	0	864320	0020	10/08/13	\$220,001	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group;
3	0	869980	0090	04/17/12	\$187,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	942600	0020	06/21/11	\$375,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	201100	0070	09/28/12	\$131,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	0	212204	9037	03/11/13	\$246,439	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group
3	0	360060	0250	03/19/12	\$175,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
3	0	692960	2030	02/20/13	\$198,001	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group;
3	0	692960	0740	04/30/13	\$389,957	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE;
3	0	692960	0080	02/14/12	\$171,854	EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
3	0	692960	0740	07/03/13	\$221,000	FINANCIAL INSTITUTION RESALE
3	0	692960	0080	02/20/12	\$171,854	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
3	0	727200	1205	08/09/12	\$260,000	NO MARKET EXPOSURE
3	0	144635	0110	10/05/11	\$137,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
3	0	660049	0320	03/24/11	\$149,100	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
5	0	102204	9119	10/15/13	\$475,000	LACK OF REPRESENTATION-GRADE10
5	0	102204	9174	12/17/12	\$233,750	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
5	0	102204	9163	11/15/12	\$100,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
5	0	102204	9054	11/30/12	\$185,975	CONTRACT OR CASH SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	102204	9163	03/20/13	\$97,500	FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE
5	0	102204	9173	05/23/12	\$187,000	FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	102204	9069	10/09/13	\$129,331	GOVERNMENT AGENCY; FORCED SALE; EXEMPT FROM EXCISE TAX;
5	0	102204	9153	10/05/13	\$211,750	GOVERNMENT AGENCY; MULTI-PARCEL SALE
5	0	102204	9024	10/01/13	\$192,500	GOVERNMENT AGENCY; NO MARKET EXPOSURE;
5	0	102204	9117	05/02/12	\$207,500	IMP. CHARACTERISTICS CHANGED SINCE SALE



Improved Sales Removed in This Annual Update Analysis

Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	102204	9160	07/27/11	\$99,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
5	0	102204	9132	04/30/11	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR;
5	0	131293	0030	02/20/12	\$146,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
5	0	152204	9105	05/11/11	\$146,500	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
5	0	263200	0105	07/08/11	\$75,000	LACK OF REPRESENTATION-CONDITION FAIR
5	0	263200	0105	11/27/12	\$50,000	DOR RATIO;NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
5	0	263200	0080	07/09/12	\$117,000	EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
5	0	263200	0080	05/03/13	\$86,399	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
5	0	352304	9034	06/24/11	\$2,249,586	IMP COUNT
5	0	367340	0061	01/06/12	\$97,250	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
5	0	367340	0169	12/15/11	\$162,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
5	0	543620	0466	01/10/13	\$113,900	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;NO MARKET EXPOSURE;
5	0	543620	0240	07/12/12	\$190,000	IMP COUNT
5	0	724640	0016	05/02/12	\$114,900	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
5	0	725920	0100	12/05/12	\$271,149	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
5	0	725920	0017	01/24/12	\$85,000	DOR RATIO;%COMPL;GOVERNMENT AGENCY;NON-REPRESENTATIVE SALE;
5	0	725920	0100	11/18/13	\$260,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
5	0	751000	0005	12/09/12	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	866330	0050	12/22/11	\$105,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
5	0	919801	0410	10/30/13	\$271,508	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE; Sale price updated by Sales ID group;
6	0	201140	0403	06/06/12	\$395,000	UNFIN AREA
6	0	172204	9067	10/01/12	\$118,900	DOR RATIO;GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE;
6	0	172204	9085	01/27/11	\$85,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
6	0	172204	9075	10/06/11	\$361,000	OBSOL
6	0	172204	9074	02/25/11	\$196,000	SHORT SALE
6	0	179255	0060	05/26/11	\$166,352	QUIT CLAIM DEED
6	0	201140	0385	02/12/13	\$325,500	BANKRUPTCY - RECEIVER OR TRUSTEE; SHORT SALE
6	0	201140	0422	04/04/12	\$141,199	DOR RATIO;FINANCIAL INSTITUTION RESALE; AUCTION SALE
6	0	201140	0091	05/25/12	\$95,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR



Improved Sales Removed in This Annual Update Analysis

Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	0	201140	0421	02/09/12	\$210,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
6	0	201380	1056	04/18/13	\$165,000	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group
6	0	201380	0025	12/09/11	\$253,912	FORCED SALE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
6	0	201380	0025	09/20/12	\$121,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
6	0	201380	0545	12/05/11	\$217,102	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
6	0	201380	0025	07/03/12	\$237,984	GOVERNMENT AGENCY; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
6	0	201380	0030	04/11/13	\$288,886	GOVERNMENT AGENCY;FORCED SALE; FINANCIAL INSTITUTION RESALE;
6	0	201380	0030	01/08/13	\$288,886	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
6	0	201380	0545	06/05/12	\$240,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
6	0	201380	1302	02/11/13	\$284,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
6	0	201380	0007	04/28/13	\$179,000	SHORT SALE
6	0	256080	1190	12/07/11	\$16,746	DOR RATIO;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
6	0	256080	1405	07/08/11	\$135,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	0	256080	1361	01/24/13	\$199,709	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
6	0	256080	1730	12/13/11	\$139,465	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
6	0	256080	1730	10/22/12	\$141,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
6	0	256080	1190	04/30/12	\$165,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
6	0	256080	0765	05/24/11	\$213,607	GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE
6	0	256080	1080	01/24/12	\$139,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
6	0	256080	0080	04/12/11	\$185,199	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
6	0	256080	0908	04/11/11	\$160,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
6	0	256080	1366	06/06/12	\$156,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
6	0	542420	0010	11/16/12	\$208,800	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
6	0	542420	0010	08/02/12	\$223,681	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
6	0	542420	0040	12/14/11	\$175,000	IMP COUNT
6	0	550860	0025	01/29/13	\$139,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE;
6	0	550860	0015	02/06/13	\$118,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; TRADE
6	0	688900	0070	01/04/12	\$95,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
6	0	330079	0020	05/02/13	\$183,000	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group;



Improved Sales Removed in This Annual Update Analysis

Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	0	330079	0030	02/07/12	\$347,890	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
6	0	330079	0030	05/23/12	\$200,100	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
6	0	330079	0030	02/08/12	\$310,862	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
6	0	330079	0170	02/21/12	\$218,000	GOVERNMENT AGENCY; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
6	0	936131	0040	02/27/13	\$166,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	936131	0060	12/19/11	\$180,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
6	0	353042	0100	09/19/11	\$120,000	MODEL DEVELOPMENT EXCLUSION
6	0	353047	0130	11/26/12	\$111,500	MODEL DEVELOPMENT EXCLUSION
6	0	353041	0240	06/21/11	\$135,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	353041	0140	11/26/12	\$220,000	NO MARKET EXPOSURE
6	0	353043	0140	11/22/11	\$192,500	NO MARKET EXPOSURE
6	0	353045	0120	10/10/12	\$85,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; QUIT CLAIM DEED;
6	0	353045	0080	12/14/12	\$205,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
6	0	353045	0170	06/28/13	\$185,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	0	353047	0030	12/11/13	\$182,950	NON-NORMAL DISTRIBUTION
6	0	353049	0270	04/28/11	\$200,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
6	0	353049	0250	07/28/11	\$190,000	NO MARKET EXPOSURE

Vacant Sales Used in this Annual Update Analysis

Area 088

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
3	0	131390	0020	10/03/13	\$105,000	6,557	N	N
3	0	162204	9067	12/06/11	\$275,000	9,668	Y	N
3	0	201140	0529	12/04/13	\$107,500	8,547	Y	N
3	0	201140	0528	11/08/13	\$107,500	8,400	Y	N
3	0	201140	0527	09/25/13	\$107,500	8,720	Y	N
3	0	692960	2620	08/19/13	\$110,000	8,700	N	N
5	0	152204	9062	11/19/13	\$125,000	82,152	N	N
6	0	172204	9096	07/16/12	\$100,000	34,638	N	N
6	0	201380	1335	12/06/11	\$80,000	8,063	N	N

Vacant Sales Removed in this Annual Update Analysis

Area 088

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	294600	3960	05/07/12	\$16,250	STATEMENT TO DOR; NO MARKET EXPOSURE
2	0	789380	0130	06/23/13	\$10,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	057600	1150	05/11/11	\$25,000	NON-REPRESENTATIVE SALE;
3	0	092204	9097	06/06/12	\$55,000	NON-REPRESENTATIVE SALE;
3	0	092204	9097	04/14/11	\$50,500	FORCED SALE; FINANCIAL INSTITUTION RESALE;
3	0	195370	0040	06/10/13	\$38,500	NON-REPRESENTATIVE SALE;
5	0	102204	9087	05/22/13	\$18,000	RELATED PARTY, FRIEND OR NEIGHBOR
5	0	152204	9056	06/24/13	\$43,000	FINANCIAL INSTITUTION RESALE;NON-REPRESENTATIVE SALE;
5	0	152204	9056	01/14/13	\$60,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
6	0	256080	1880	02/07/11	\$7,000	QUIT CLAIM DEED; NON-REPRESENTATIVE SALE; STATEMENT TO DOR;

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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



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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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



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

Scope of Work Performed:

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

Certification:

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

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

None

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

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

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

Janelle Wehl

6/3/2014

Appraiser II

Date