

Executive Summary

Vashon Island - Area 100

Annual Update

Characteristics Based Market Adjustment for 2014 Assessment Roll

Previous Physical Inspection: 2007
Number of Improved Sales: 234
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	\$161,500	\$220,500	\$382,000			13.01%
2014 Value	\$161,500	\$254,900	\$416,400	\$453,200	93.6%	12.92%
\$ Change	+\$0	+\$34,400	+\$34,400			
% Change	+0.0%	+15.6%	+9.0%			

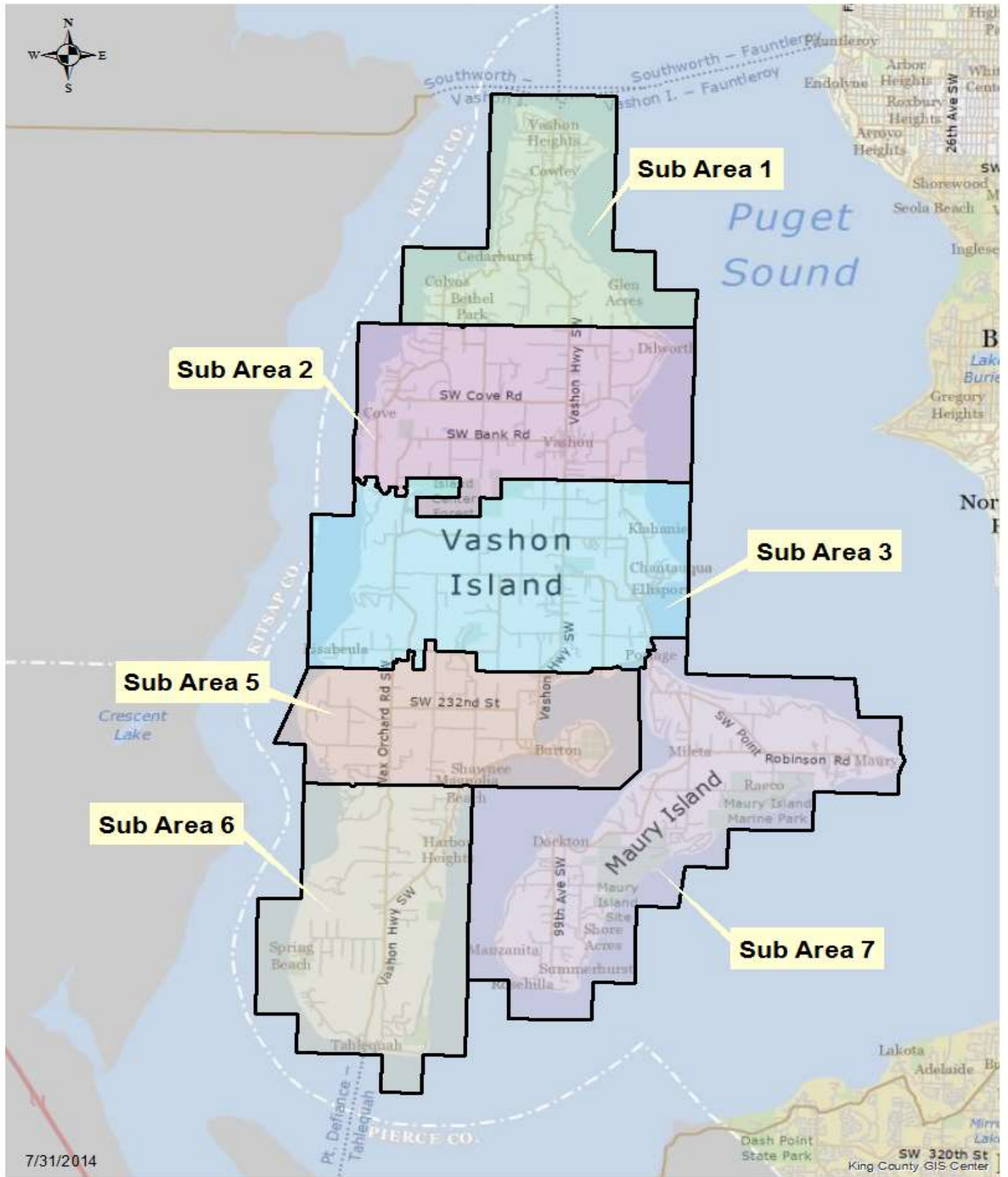
Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2014 COD of 12.92% is an improvement from the previous COD of 13.01%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards 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	\$166,200	\$219,500	\$385,700
2014 Value	\$166,200	\$253,200	\$419,400
% Change	+0.0%	+15.4%	+8.7%

Number of one to three unit residences in the population: 4,156

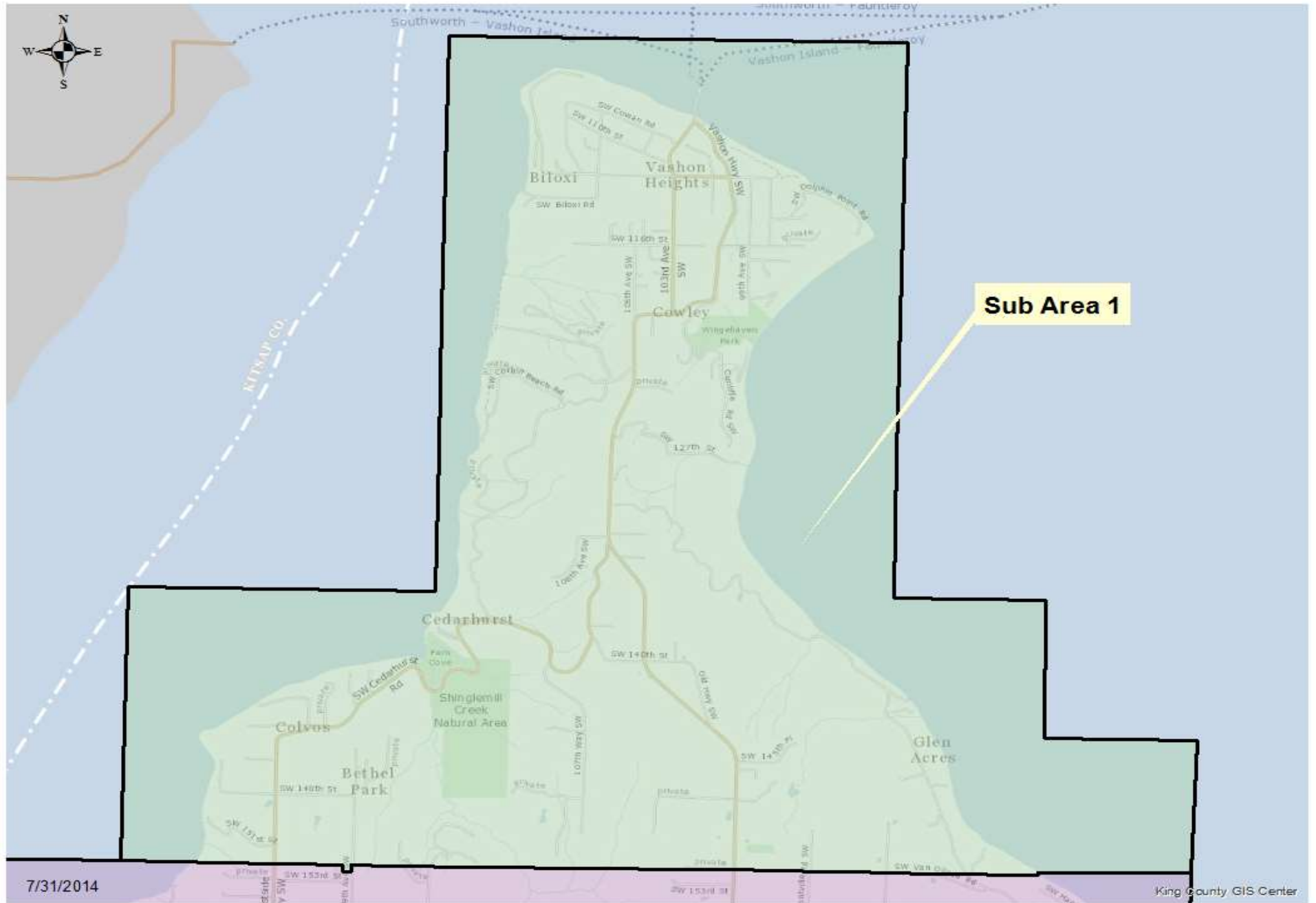
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a characteristic-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, parcels with water frontage had a higher average ratio than other properties and required less of an upward adjustment than the overall. This annual update valuation model corrects for these strata differences.

Area 100 - Map

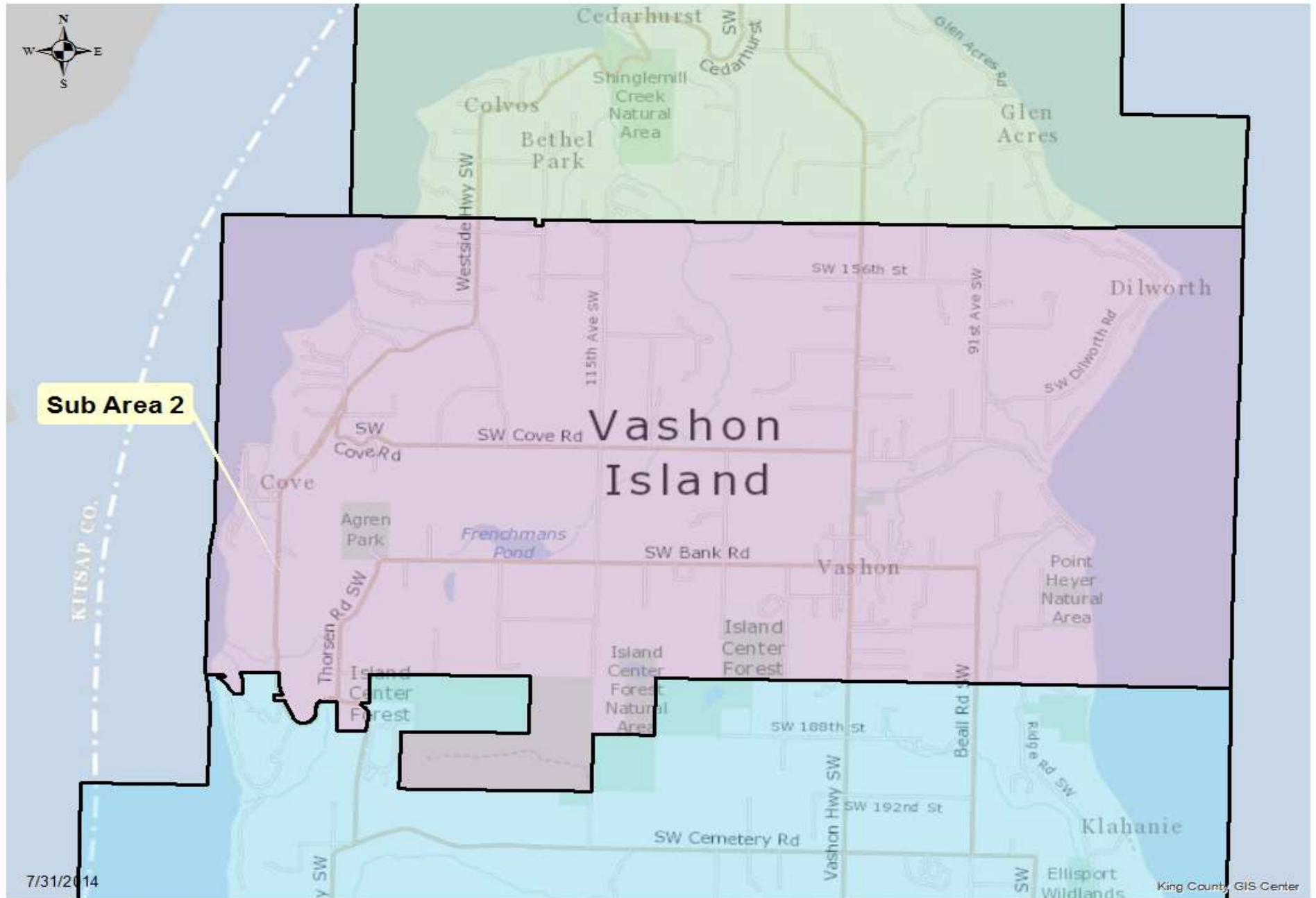


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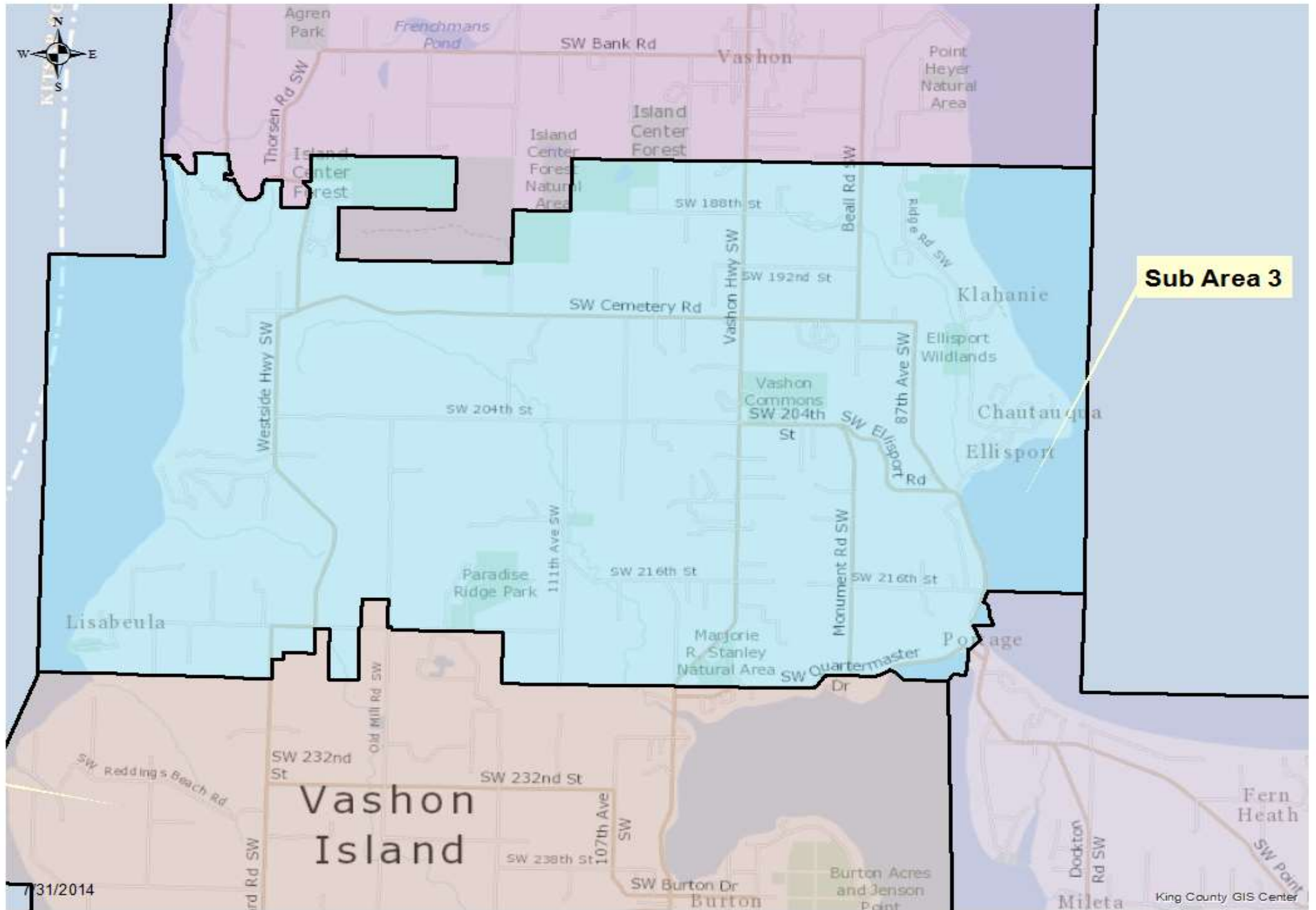
Area 100 – Sub Area 1 Map



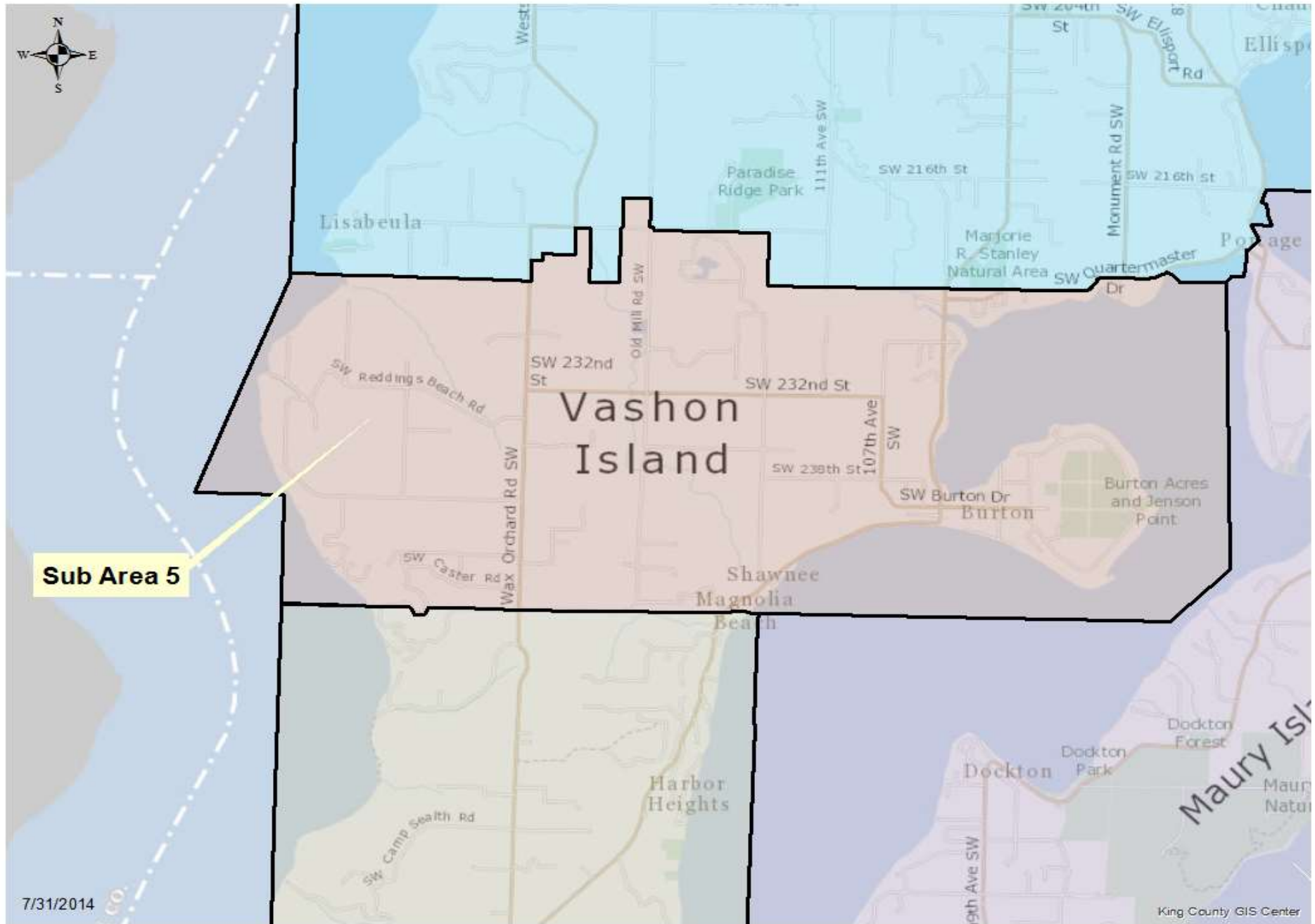
Area 100 – Sub Area 2 Map



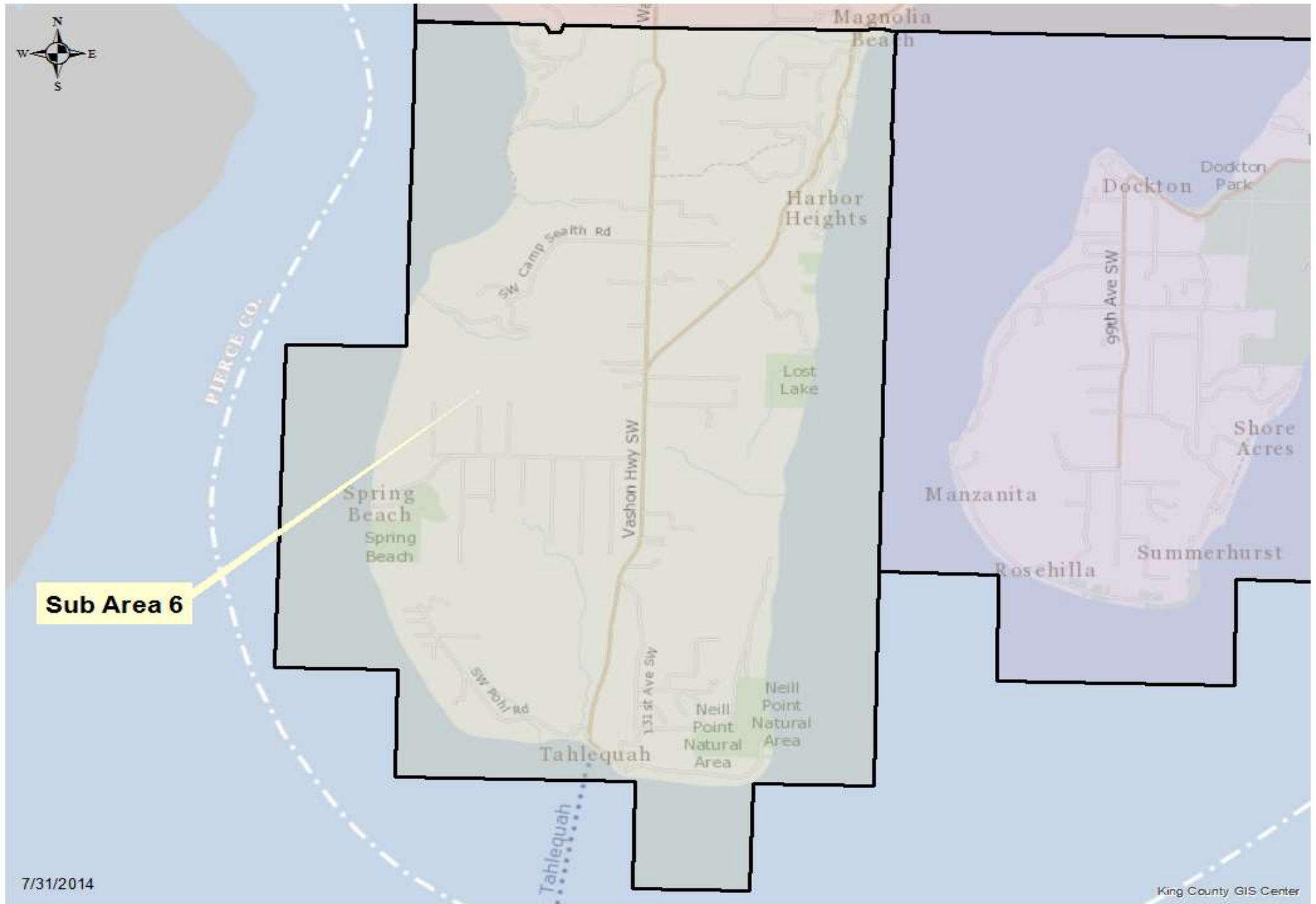
Area 100 – Sub Area 3 Map



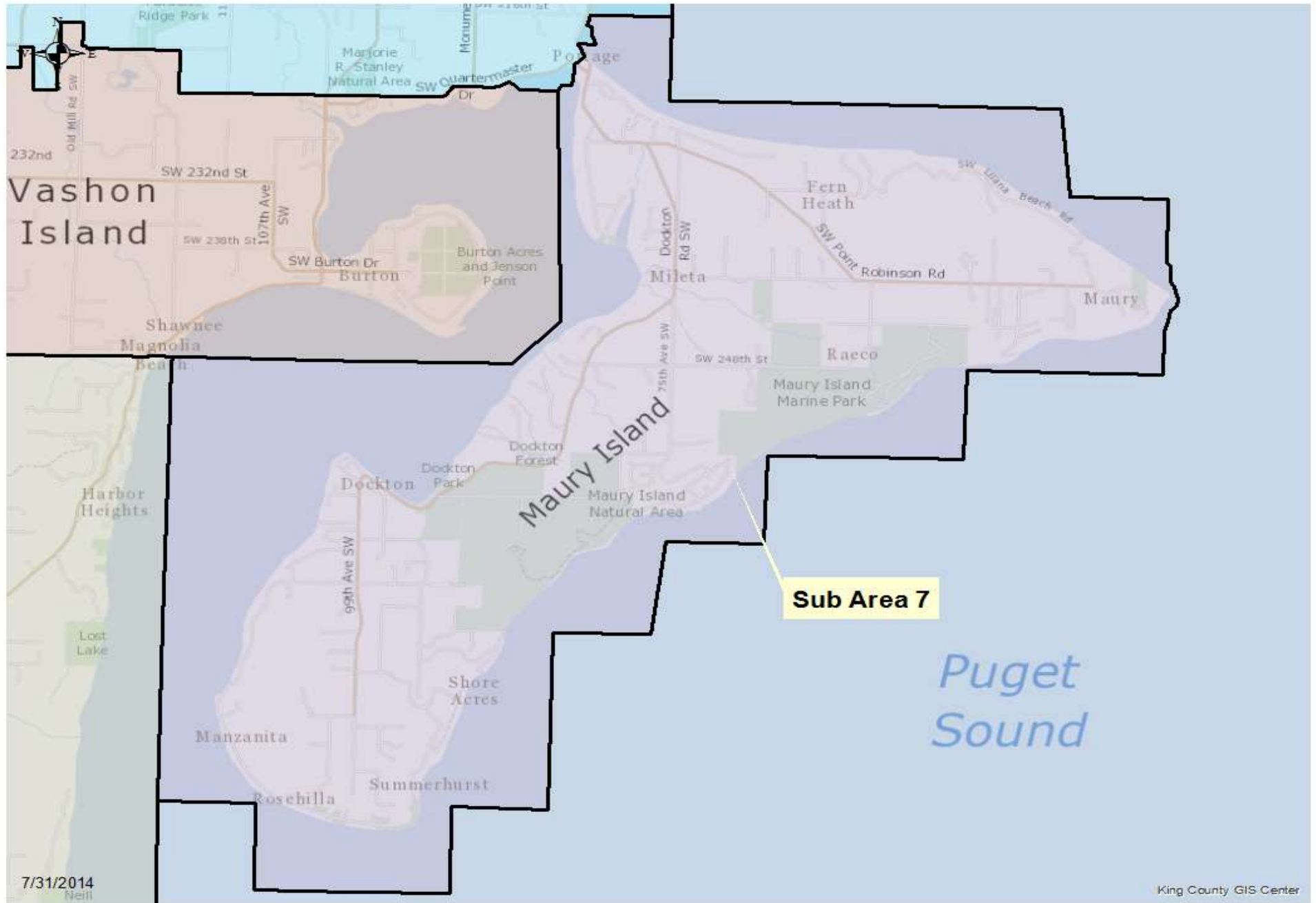
Area 100 – Sub Area 5 Map



Area 100 – Sub Area 6 Map



Area 100 – Sub Area 7 Map



Area 100 - Model Adjustments

1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+11.25%	3,186	77%

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
Has Water Frontage	+4.07%	46	970	5%

Generally, parcels with improvements with water frontage 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 these strata differences.

Annual Update Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: August 4, 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

Analysis indicates land values are at or below current market levels as of 1/1/2014. No additional adjustment to land value is required.

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 a characteristic-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, parcels with water frontage had a higher average ratio than other properties and required less of an upward adjustment than the overall. This annual update valuation model corrects for these strata differences.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 234 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:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * (1 - 0.06) / (.8449099 + 5.835733E-02 * IsWft)$$

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

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

Mobile Home Update

There were an inadequate number of usable mobile home sales within this area for analysis (7) therefore; mobile homes received the Total % Change indicated by the Area's sales sample as reflected on the Executive Summary page of +9.0%. The adjustment formula is:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * 1.090$$

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

Results

The resulting assessment level is 0.936. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2014 assessment year (taxes payable in 2015) results in an average total change from the 2013 assessments of +8.7%. This increase is due partly to market changes over time and the previous assessment levels.

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

Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (2013 Land Value + Previous Improvement Value) * 1.090.
- 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) * 1.090.
- 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.



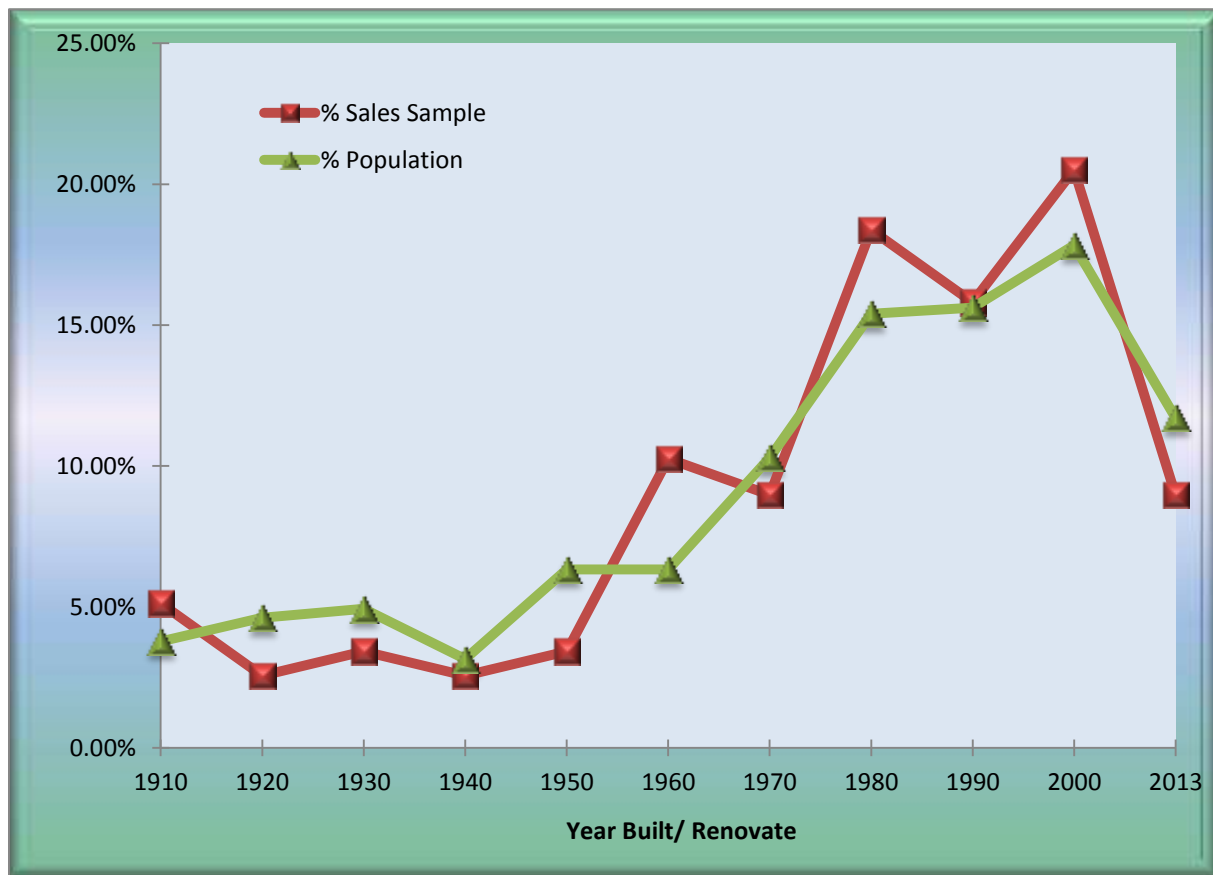
Sales Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	12	5.13%
1920	6	2.56%
1930	8	3.42%
1940	6	2.56%
1950	8	3.42%
1960	24	10.26%
1970	21	8.97%
1980	43	18.38%
1990	37	15.81%
2000	48	20.51%
2013	21	8.97%
234		

Population

Year Built/Ren	Frequency	% Population
1910	157	3.78%
1920	192	4.62%
1930	205	4.93%
1940	131	3.15%
1950	263	6.33%
1960	263	6.33%
1970	428	10.30%
1980	640	15.40%
1990	649	15.62%
2000	741	17.83%
2013	487	11.72%
4,156		



The sales sample frequency distribution follows the population distribution fairly closely with regard to Year Built or Renovated. This distribution is adequate for both accurate analysis and appraisals.



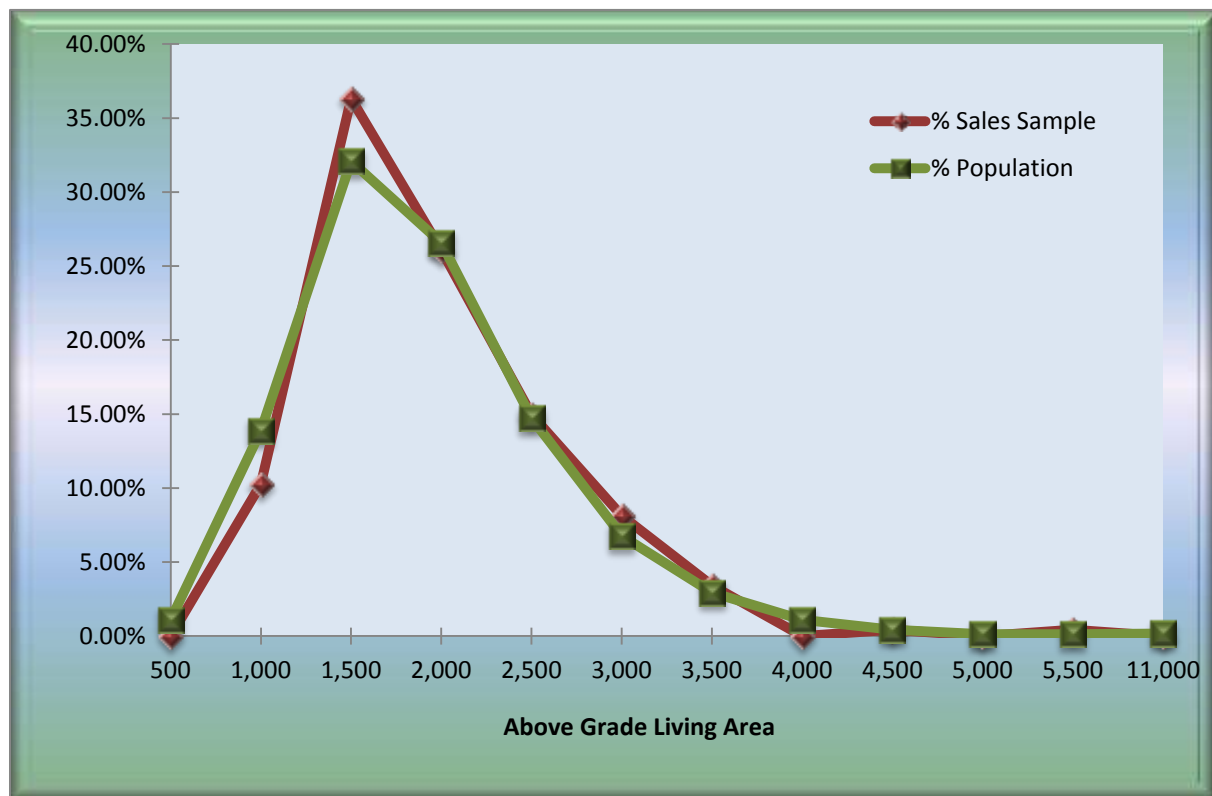
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	24	10.26%
1,500	85	36.32%
2,000	61	26.07%
2,500	35	14.96%
3,000	19	8.12%
3,500	8	3.42%
4,000	0	0.00%
4,500	1	0.43%
5,000	0	0.00%
5,500	1	0.43%
11,000	0	0.00%
234		

Population

AGLA	Frequency	% Population
500	46	1.11%
1,000	577	13.88%
1,500	1,333	32.07%
2,000	1,104	26.56%
2,500	612	14.73%
3,000	281	6.76%
3,500	122	2.94%
4,000	46	1.11%
4,500	18	0.43%
5,000	5	0.12%
5,500	5	0.12%
11,000	7	0.17%
4,156		



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.

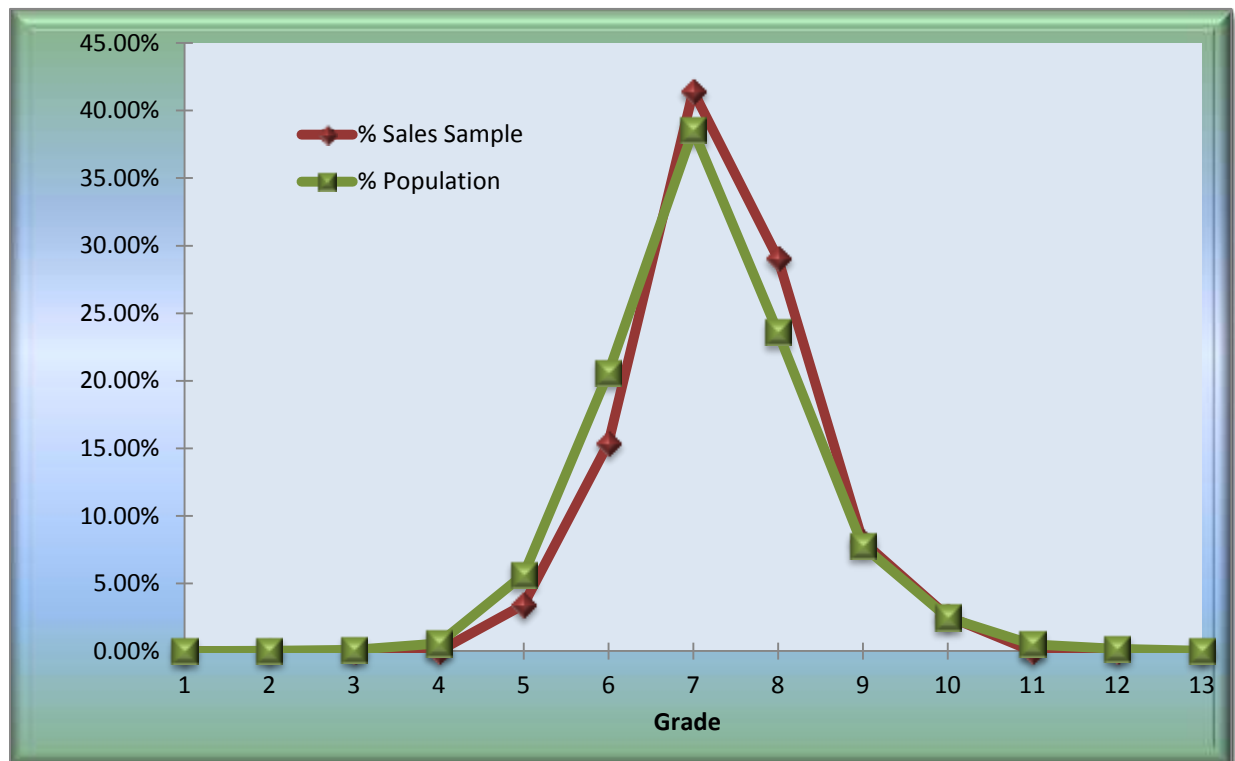
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	8	3.42%
6	36	15.38%
7	97	41.45%
8	68	29.06%
9	19	8.12%
10	6	2.56%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	234	

Population

Grade	Frequency	% Population
1	0	0.00%
2	1	0.02%
3	4	0.10%
4	23	0.55%
5	235	5.65%
6	856	20.60%
7	1,602	38.55%
8	980	23.58%
9	324	7.80%
10	103	2.48%
11	20	0.48%
12	7	0.17%
13	1	0.02%
	4,156	



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 100 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 1.043, resulting in an adjusted value of \$495,000 ($\$475,000 \times 1.043 = \$495,425$) – truncated to the nearest \$1000.

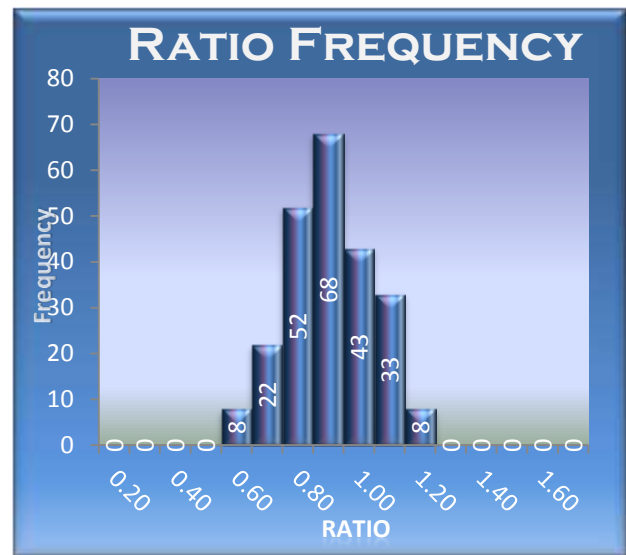
SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.104	10.4%
2/1/2011	1.101	10.1%
3/1/2011	1.099	9.9%
4/1/2011	1.096	9.6%
5/1/2011	1.093	9.3%
6/1/2011	1.090	9.0%
7/1/2011	1.087	8.7%
8/1/2011	1.084	8.4%
9/1/2011	1.081	8.1%
10/1/2011	1.078	7.8%
11/1/2011	1.075	7.5%
12/1/2011	1.072	7.2%
1/1/2012	1.069	6.9%
2/1/2012	1.067	6.7%
3/1/2012	1.064	6.4%
4/1/2012	1.061	6.1%
5/1/2012	1.058	5.8%
6/1/2012	1.055	5.5%
7/1/2012	1.052	5.2%
8/1/2012	1.049	4.9%
9/1/2012	1.046	4.6%
10/1/2012	1.043	4.3%
11/1/2012	1.040	4.0%
12/1/2012	1.038	3.8%
1/1/2013	1.035	3.5%
2/1/2013	1.032	3.2%
3/1/2013	1.029	2.9%
4/1/2013	1.026	2.6%
5/1/2013	1.023	2.3%
6/1/2013	1.020	2.0%
7/1/2013	1.017	1.7%
8/1/2013	1.015	1.5%
9/1/2013	1.012	1.2%
10/1/2013	1.009	0.9%
11/1/2013	1.006	0.6%
12/1/2013	1.003	0.3%
1/1/2014	1.000	0.0%

The time adjustment formula for Area 100 is: $(.8449099 - 8.140652E-05 * \text{SaleDay} + 5.835733E-02 * 0.1965812) / (.8449099 + 5.835733E-02 * 0.1965812)$
SaleDay = SaleDate - 41640
SaleDaySq = (SaleDate - 41640)^2

Annual Update Ratio Study Report (Before) – 2013 Assessments

District: SW / Teams: 1 & 2	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Vashon Island	1/1/2013	8/4/2014	1/2011 - 12/2013
Area Number: 100	Appr ID:	Property Type:	Adjusted for time?
	Jwei	1 to 3 Unit	YES

SAMPLE STATISTICS	
Sample size (n)	234
Mean Assessed Value	382,000
Mean Adj. Sales Price	453,200
Standard Deviation AV	160,527
Standard Deviation SP	189,572
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.856
Median Ratio	0.859
Weighted Mean Ratio	0.843
UNIFORMITY	
Lowest ratio	0.516
Highest ratio:	1.156
Coefficient of Dispersion	13.01%
Standard Deviation	0.138
Coefficient of Variation	16.16%
Price Related Differential (PRD)	1.016
RELIABILITY	
95% Confidence: Median	
Lower limit	0.836
Upper limit	0.875
95% Confidence: Mean	
Lower limit	0.839
Upper limit	0.874
SAMPLE SIZE EVALUATION	
N (population size)	4156
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.138
Recommended minimum:	31
Actual sample size:	234
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	116
# ratios above mean:	118
z:	0.131
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 100

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

Annual Update Ratio Study Report (After) – 2014 Assessments

District: SW / Teams: 1 & 2		Appr. Date:	Date of Report:	Sales Dates:
Area Name: Vashon Island		1/1/2014	8/4/2014	1/2011 - 12/2013
Area Number: 100		Appr. ID:	Property Type:	Adjusted for time?
		Jwei	1 to 3 Unit	YES
SAMPLE STATISTICS				
Sample size (n)		234		
Mean Assessed Value		416,400		
Mean Sales Price		453,200		
Standard Deviation AV		166,548		
Standard Deviation SP		189,572		
ASSESSMENT LEVEL				
Arithmetic Mean Ratio		0.939		
Median Ratio		0.936		
Weighted Mean Ratio		0.919		
UNIFORMITY				
Lowest ratio		0.573		
Highest ratio:		1.285		
Coefficient of Dispersion		12.92%		
Standard Deviation		0.150		
Coefficient of Variation		16.00%		
Price Related Differential (PRD)		1.022		
RELIABILITY				
95% Confidence: Median				
Lower limit		0.911		
Upper limit		0.965		
95% Confidence: Mean				
Lower limit		0.919		
Upper limit		0.958		
SAMPLE SIZE EVALUATION				
N (population size)		4156		
B (acceptable error - in decimal)		0.05		
S (estimated from this sample)		0.150		
Recommended minimum:		36		
Actual sample size:		234		
Conclusion:		OK		
NORMALITY				
Binomial Test				
# ratios below mean:		119		
# ratios above mean:		115		
z:		0.261		
Conclusion:		Normal*		
*i.e. no evidence of non-normality				

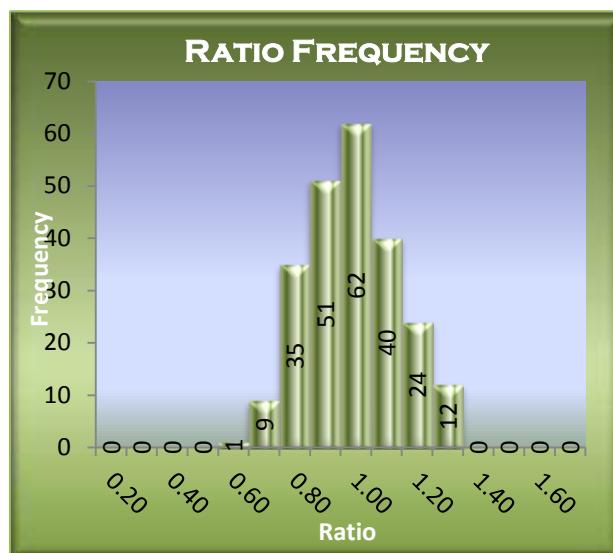
RATIO FREQUENCY

Ratio	Frequency
0.60	9
0.70	35
0.80	51
0.90	62
1.00	40
1.10	24
1.20	12

COMMENTS:

1 to 3 Unit Residences throughout Area 100

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



COMMENTS:

1 to 3 Unit Residences throughout Area 100

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

Improved Sales Used in This Annual Update Analysis

Area 100 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	278160	0190	08/03/12	\$403,500	\$423,000	900	6	1914	Good	25,522	Y	Y	14908 GLEN ACRES RD SW
1	0	182303	9067	06/29/13	\$385,000	\$392,000	950	6	1932	Good	13,112	Y	Y	13317 BURMA RD SW
1	0	072303	9171	06/19/13	\$440,000	\$448,000	960	6	1925	VGood	40,755	N	N	12415 VASHON HWY SW
1	0	888700	1275	09/20/12	\$250,000	\$261,000	1,120	6	1921	Avg	43,891	N	N	11323 VASHON HWY SW
1	0	888700	0870	06/25/13	\$300,000	\$305,000	1,164	6	1910	Good	24,954	N	N	10331 SW 110TH ST
1	0	888700	1089	07/26/13	\$375,000	\$381,000	1,167	6	1924	Good	26,339	Y	N	10121 SW 112TH ST
1	0	182303	9090	03/19/12	\$625,000	\$664,000	1,896	6	1912	VGood	86,286	Y	Y	12889 BURMA RD SW
1	0	278160	0062	03/25/11	\$392,500	\$430,000	645	7	1999	Avg	31,762	Y	N	8808 SW 148TH PL
1	0	888700	1446	03/28/11	\$285,000	\$312,000	910	7	1999	Avg	17,400	N	N	11502 98TH AVE SW
1	0	668300	0030	12/11/12	\$350,000	\$363,000	990	7	1980	Avg	13,788	Y	N	11146 109TH AVE SW
1	0	888700	0724	01/06/12	\$275,000	\$294,000	1,000	7	1989	Avg	19,790	N	N	10626 SW 110TH ST
1	0	888700	1622	11/07/12	\$270,000	\$281,000	1,150	7	1951	Good	17,710	N	N	11638 103RD AVE SW
1	0	182303	9210	12/19/11	\$185,000	\$198,000	1,150	7	1964	Avg	18,789	N	N	11303 SW CEDARHURST RD
1	0	668300	0230	09/07/12	\$335,000	\$350,000	1,170	7	1972	Avg	12,223	N	N	11012 PALISADES AVE SW
1	0	668300	0225	03/03/11	\$300,000	\$330,000	1,170	7	1974	Avg	12,960	N	N	10745 SW 110TH ST
1	0	888700	0005	06/03/11	\$299,000	\$326,000	1,170	7	1930	Avg	6,854	Y	Y	9610 SW BUNKER TRL
1	0	019450	0010	06/07/13	\$285,000	\$291,000	1,290	7	1979	Avg	34,741	N	N	10706 SW 133RD ST
1	0	888700	1371	08/10/12	\$248,000	\$260,000	1,310	7	1960	Good	31,499	Y	N	11319 98TH AVE SW
1	0	668310	0040	10/04/11	\$555,000	\$598,000	1,320	7	1960	Good	11,992	Y	Y	11073 PATTEN LN SW
1	0	888700	0987	10/24/12	\$335,000	\$349,000	1,340	7	1946	Avg	50,932	N	N	11329 103RD AVE SW
1	0	888700	1167	05/23/12	\$290,000	\$306,000	1,350	7	1980	Avg	20,059	Y	N	11410 103RD AVE SW
1	0	668300	0235	05/01/12	\$334,000	\$353,000	1,410	7	1975	Good	11,879	N	N	11022 PALISADES AVE SW
1	0	182303	9212	08/22/12	\$299,000	\$313,000	1,440	7	2000	Avg	22,626	N	N	12808 VASHON HWY SW
1	0	019450	0110	06/27/11	\$305,000	\$332,000	1,471	7	1980	Avg	116,711	N	N	10719 SW 134TH PL
1	0	888700	0752	06/28/12	\$319,000	\$336,000	1,610	7	1975	Good	19,000	N	N	10414 SW 110TH ST
1	0	182303	9060	08/13/13	\$730,000	\$740,000	1,840	7	1934	Good	24,879	Y	Y	11355 SW MCCORMICK PL
1	0	202303	9087	11/19/13	\$375,000	\$377,000	2,568	7	1998	Avg	54,014	N	N	14828 VASHON HWY SW
1	0	888700	1761	06/14/11	\$349,000	\$380,000	1,080	8	1990	Good	37,518	Y	N	10323 SW 117TH PL
1	0	761720	0080	10/24/11	\$440,000	\$473,000	1,230	8	1978	Avg	20,104	Y	N	11513 SEA BREEZE AVE SW

Improved Sales Used in This Annual Update Analysis

Area 100 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	182303	9121	06/13/12	\$665,000	\$701,000	1,460	8	1990	Avg	20,914	Y	Y	13415 BURMA RD SW
1	0	668310	0090	04/25/13	\$678,525	\$695,000	1,470	8	1968	Good	8,191	Y	Y	11043 PATTEN LN SW
1	0	202303	9059	09/20/12	\$769,000	\$803,000	1,550	8	1970	VGood	23,429	Y	Y	14616 GLEN ACRES RD SW
1	0	072303	9172	06/24/13	\$447,500	\$456,000	1,600	8	1976	Good	19,124	Y	N	11514 104TH PL SW
1	0	888700	0330	07/25/12	\$440,000	\$462,000	1,610	8	1977	Avg	28,372	Y	N	9900 SW 112TH ST
1	0	182303	9095	10/18/13	\$380,000	\$383,000	1,640	8	1986	Avg	217,073	N	N	10649 SW CEDARHURST RD
1	0	693060	0115	08/26/11	\$695,000	\$752,000	1,774	8	1994	Avg	5,736	Y	Y	11325 110TH PL SW
1	0	202303	9125	05/29/12	\$330,000	\$348,000	1,890	8	1969	Good	60,984	Y	N	9812 SW 145TH PL
1	0	072303	9155	03/08/13	\$515,000	\$530,000	1,994	8	1977	Avg	32,960	Y	N	10025 SW 122ND PL
1	0	888700	1464	11/29/12	\$324,000	\$336,000	2,060	8	1995	Avg	79,153	N	N	11712 VASHON HWY SW
1	0	192303	9113	05/29/12	\$735,000	\$776,000	2,310	8	1999	Avg	221,284	N	N	14720 107TH WAY SW
1	0	888700	1005	02/06/13	\$625,000	\$645,000	2,350	8	2000	Avg	18,799	Y	N	11503 103RD AVE SW
1	0	668310	0360	10/17/13	\$890,000	\$896,000	2,640	8	1964	Avg	10,093	Y	Y	10879 POINT VASHON DR SW
1	0	668300	0115	02/18/11	\$620,000	\$682,000	2,680	8	1958	Avg	18,853	Y	N	10760 SW COWAN RD
1	0	192303	9097	11/27/12	\$565,000	\$586,000	1,460	9	1990	Avg	212,250	N	N	14601 107TH WAY SW
1	0	202303	9122	09/21/12	\$585,000	\$611,000	3,280	9	1991	Avg	62,465	Y	N	8934 SW 146TH PL
1	0	082303	9014	07/27/11	\$840,000	\$911,000	5,140	10	1993	Avg	162,799	Y	N	11730 99TH AVE SW
2	0	078600	0385	07/04/11	\$145,000	\$158,000	600	5	1951	Good	3,780	N	N	13533 SW 171ST ST
2	0	262302	9034	05/01/12	\$290,000	\$307,000	620	6	1913	Good	4,055	Y	Y	16903 COVE WALK SW
2	0	292303	9133	05/31/12	\$150,000	\$158,000	790	6	1945	Good	9,500	N	N	9620 SW BANK RD
2	0	302303	9143	11/01/13	\$197,297	\$198,000	830	6	1946	Avg	9,600	N	N	16713 VASHON HWY SW
2	0	078600	0035	02/07/13	\$219,000	\$226,000	970	6	1931	Good	4,831	Y	N	17103 TABOR AVE SW
2	0	262302	9062	07/25/12	\$431,000	\$453,000	1,020	6	2011	Avg	6,711	Y	Y	16809 137TH AVE SW
2	0	742425	0090	06/19/13	\$193,000	\$197,000	1,188	6	2008	Avg	3,820	N	N	10350 SW MUKAI CIR
2	0	292303	9196	06/22/12	\$375,000	\$395,000	1,410	6	1940	Good	213,444	N	N	16319 93RD AVE SW
2	0	292303	9283	08/21/13	\$319,000	\$323,000	1,510	6	1968	Avg	101,930	N	N	16415 93RD AVE SW
2	0	302303	9227	03/21/12	\$320,000	\$340,000	1,670	6	1906	VGood	31,900	N	N	16903 VASHON HWY SW
2	0	212303	9003	07/12/12	\$499,000	\$525,000	730	7	1977	Avg	10,632	Y	Y	8228 SW HAWTHORNE LN
2	0	292303	9006	08/24/12	\$399,000	\$418,000	1,144	7	2003	Avg	206,910	N	N	8903 SW 159TH ST

Improved Sales Used in This Annual Update Analysis

Area 100 -- 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	212303	9051	05/15/13	\$779,000	\$796,000	1,220	7	1966	Good	27,851	Y	Y	15609 SHANAHAN RD SW
2	0	292303	9032	10/25/12	\$305,600	\$318,000	1,240	7	1955	Good	60,112	N	N	9405 SW GORSUCH RD
2	0	202303	9127	05/02/11	\$371,000	\$405,000	1,250	7	1966	Avg	160,300	N	N	15659 94TH AVE SW
2	0	302303	9154	11/10/11	\$205,000	\$220,000	1,320	7	1964	Good	33,976	N	N	10312 SW BANK RD
2	0	322303	9237	05/11/13	\$429,000	\$439,000	1,420	7	1984	Avg	131,986	N	N	17913 MCLEAN RD SW
2	0	242302	9258	10/03/12	\$460,000	\$480,000	1,480	7	1931	Avg	220,849	Y	N	11835 SW 156TH ST
2	0	252302	9141	04/13/13	\$297,000	\$304,000	1,540	7	1959	Good	16,988	N	N	11726 SW COVE RD
2	0	202303	9085	08/15/13	\$350,000	\$355,000	1,540	7	1983	Good	54,450	N	N	8831 SW 159TH ST
2	0	362302	9060	04/24/12	\$290,000	\$307,000	1,550	7	1983	Good	42,304	N	N	17726 COMMONS RD SW
2	0	302303	9084	07/14/11	\$324,000	\$352,000	1,750	7	2008	Avg	211,266	N	N	10420 SW COVE RD
2	0	252302	9135	12/01/11	\$300,000	\$322,000	1,810	7	1969	Good	54,450	N	N	12221 SW COVE RD
2	0	322303	9176	03/15/13	\$264,500	\$272,000	2,090	7	1979	Avg	20,473	N	N	17905 BEALL RD SW
2	0	292303	9246	06/03/13	\$565,000	\$576,000	2,290	7	1983	Good	11,125	Y	Y	16608 86TH PL SW
2	0	302303	9185	02/27/12	\$330,000	\$351,000	1,200	8	1996	Avg	54,450	N	N	17508 107TH AVE SW
2	0	252302	9157	12/05/13	\$325,000	\$326,000	1,260	8	2005	Avg	30,492	N	N	11701 SW COVE RD
2	0	302303	9107	06/25/12	\$599,000	\$631,000	1,260	8	1999	Avg	425,581	Y	N	17232 107TH AVE SW
2	0	261737	0100	09/23/13	\$370,000	\$374,000	1,750	8	1998	Avg	5,557	N	N	17414 95TH PL SW
2	0	322303	9192	07/30/13	\$420,000	\$426,000	1,920	8	1971	Good	41,817	N	N	9115 SW 183RD PL
2	0	242302	9226	03/21/12	\$343,000	\$364,000	2,600	8	1958	Good	55,543	N	N	11603 SW 156TH ST
2	0	252302	9168	11/29/13	\$589,400	\$591,000	2,820	8	1995	Avg	106,286	N	N	11811 SW COVE RD
2	0	302303	9098	12/12/12	\$430,300	\$446,000	2,920	8	1981	Avg	236,095	N	N	10104 SW 165TH ST
2	0	252302	9019	07/23/13	\$685,000	\$696,000	2,030	9	2002	Avg	506,603	Y	N	12824 SW COVE RD
2	0	252302	9173	12/06/13	\$619,000	\$621,000	2,670	9	1991	Avg	53,578	Y	N	16523 128TH AVE SW
3	0	153520	0060	06/17/11	\$210,000	\$229,000	860	5	1948	Avg	7,759	Y	N	20612 80TH LN SW
3	0	312303	9096	09/04/13	\$228,200	\$231,000	1,070	5	1935	Good	46,786	N	N	10025 SW 188TH ST
3	0	122202	9057	09/10/13	\$276,000	\$279,000	1,220	5	1981	Avg	179,903	N	N	11537 SW 212TH PL
3	0	012202	9004	10/22/12	\$285,000	\$297,000	1,320	5	1900	Avg	407,286	N	N	11808 SW CEMETERY RD
3	0	072203	9139	02/10/12	\$318,000	\$339,000	1,400	5	1994	Avg	208,216	N	N	11330 SW 220TH ST
3	0	255150	0190	04/13/12	\$214,000	\$227,000	1,060	6	1973	Avg	9,350	N	N	19011 87TH PL SW

Improved Sales Used in This Annual Update Analysis

Area 100 -- 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	062203	9179	04/27/12	\$167,000	\$177,000	1,220	6	1957	Avg	7,415	N	N	9902 SW 206TH CT
3	0	062203	9175	03/29/11	\$205,000	\$225,000	1,220	6	1957	Avg	9,222	N	N	9918 SW 206TH CT
3	0	122202	9041	10/17/11	\$335,633	\$361,000	1,380	6	1945	Avg	189,040	N	N	12224 SW 220TH ST
3	0	082203	9033	06/28/13	\$386,900	\$394,000	1,440	6	1958	VGood	70,220	Y	Y	8434 SW QUARTERMASTER DR
3	0	072203	9003	07/06/11	\$200,000	\$217,000	1,450	6	1985	Avg	38,768	N	N	9919 SW 211TH PL
3	0	062203	9020	11/12/12	\$362,000	\$376,000	1,640	6	1910	Good	210,830	N	N	10714 SW CEMETERY RD
3	0	888600	0065	09/26/12	\$456,000	\$476,000	1,696	6	1923	VGood	24,337	Y	N	21432 TRAMP HARBOR RD SW
3	0	012202	9059	06/21/12	\$265,000	\$279,000	1,790	6	1900	Good	216,493	N	N	12028 SW CEMETERY RD
3	0	072203	9154	06/21/12	\$340,000	\$358,000	1,090	7	1962	Good	206,910	N	N	21902 103RD AVE SW
3	0	322303	9209	11/26/13	\$562,500	\$564,000	1,140	7	1960	Good	186,872	N	N	9503 SW 188TH ST
3	0	052203	9044	08/03/11	\$294,000	\$319,000	1,150	7	1971	Good	83,635	N	N	20325 87TH AVE SW
3	0	082203	9008	09/18/12	\$288,000	\$301,000	1,390	7	1989	Avg	90,588	N	N	9716 SW 212TH ST
3	0	249560	0090	07/16/13	\$313,000	\$318,000	1,490	7	1976	Good	56,197	N	N	19921 87TH AVE SW
3	0	153520	0925	12/30/11	\$235,000	\$251,000	1,490	7	1955	Good	6,053	N	N	20224 RIDGE RD SW
3	0	322303	9044	12/28/11	\$370,000	\$396,000	1,540	7	1990	Avg	84,942	N	N	9609 SW 188TH ST
3	0	888600	0043	09/04/12	\$299,000	\$313,000	1,840	7	1986	Avg	23,403	Y	N	21330 TRAMP HARBOR RD SW
3	0	888600	0060	05/16/12	\$528,000	\$558,000	1,920	7	1989	Avg	41,695	Y	N	21416 TRAMP HARBOR RD SW
3	0	052203	9172	05/12/12	\$378,000	\$400,000	1,960	7	1991	Avg	87,100	N	N	20504 94TH PL SW
3	0	888600	0064	04/30/12	\$377,000	\$399,000	2,048	7	1982	Avg	15,185	Y	N	21428 TRAMP HARBOR RD SW
3	0	888600	0005	12/27/11	\$360,000	\$385,000	2,090	7	1988	Avg	23,962	Y	N	21206 TRAMP HARBOR RD SW
3	0	072203	9168	10/24/12	\$450,000	\$469,000	2,190	7	1998	Avg	259,618	N	N	10232 SW 210TH ST
3	0	322303	9136	08/16/13	\$355,000	\$360,000	2,490	7	1971	Avg	111,078	N	N	19107 RIDGE RD SW
3	0	322303	9034	08/05/13	\$310,000	\$314,000	820	8	1997	Avg	125,888	N	N	18427 BEALL RD SW
3	0	052203	9122	01/11/11	\$385,000	\$425,000	1,205	8	1959	Good	23,955	N	N	20313 RIDGE RD SW
3	0	153520	1845	12/19/12	\$295,000	\$306,000	1,300	8	1988	Avg	25,177	N	N	8130 SW 201ST ST
3	0	888600	0075	01/16/13	\$565,000	\$584,000	1,350	8	1999	Avg	15,042	Y	N	21514 TRAMP HARBOR RD SW
3	0	888760	0040	05/29/12	\$285,000	\$301,000	1,640	8	2005	Avg	13,455	N	N	9939 SW 184TH WAY
3	0	888760	0060	08/04/11	\$296,000	\$321,000	1,640	8	2005	Avg	13,068	N	N	9923 SW 184TH WAY
3	0	700320	0005	03/16/11	\$425,000	\$466,000	1,680	8	2004	Avg	420,427	N	N	21807 MONUMENT RD SW

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Area 100 -- 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	052203	9010	02/10/11	\$369,500	\$407,000	1,730	8	1975	Good	125,635	Y	N	19926 87TH AVE SW
3	0	153520	3365	11/07/12	\$319,000	\$332,000	1,880	8	1993	Avg	28,800	N	N	20616 87TH AVE SW
3	0	062203	9022	10/11/13	\$409,500	\$413,000	1,900	8	1947	Good	527,511	N	N	11204 SW CEMETERY RD
3	0	052203	9006	06/17/11	\$451,000	\$491,000	2,040	8	1990	Avg	226,730	N	N	19314 BEALL RD SW
3	0	082203	9025	09/19/11	\$655,000	\$707,000	2,260	8	1995	Avg	251,460	N	N	21720 MONUMENT RD SW
3	0	231640	0285	11/20/13	\$392,000	\$394,000	2,490	8	2003	Avg	20,600	N	N	21030 TRAMP HARBOR RD SW
3	0	072203	9158	11/22/11	\$810,000	\$869,000	2,544	8	2001	Avg	298,386	N	N	22131 103RD AVE SW
3	0	122202	9046	08/30/13	\$720,000	\$728,000	2,948	8	2009	Avg	433,858	N	N	12908 SW 220TH ST
3	0	888600	0135	08/29/11	\$646,000	\$699,000	2,960	8	1993	Avg	277,041	N	N	21419 86TH AVE SW
3	0	052203	9140	07/02/12	\$489,500	\$515,000	2,170	9	1964	Good	49,810	Y	N	19310 RIDGE RD SW
3	0	082203	9147	05/06/13	\$510,000	\$522,000	3,100	9	2000	Avg	50,985	N	N	9721 SW 212TH ST
3	0	052203	9121	07/30/13	\$505,000	\$512,000	3,320	9	2000	Avg	80,150	N	N	9424 SW 204TH ST
5	0	202203	9061	05/03/13	\$262,000	\$268,000	1,020	5	1900	VGood	10,000	N	N	9705 SW BURTON DR
5	0	232202	9086	05/25/11	\$275,000	\$300,000	820	6	1984	Avg	207,781	N	N	13607 SW 240TH ST
5	0	202203	9054	12/17/12	\$355,000	\$368,000	990	6	1910	Good	15,000	Y	N	24014 99TH AVE SW
5	0	182203	9254	10/24/12	\$273,700	\$285,000	1,130	6	1973	Good	37,950	N	N	23708 115TH AVE SW
5	0	182203	9122	08/24/11	\$207,000	\$224,000	1,360	6	1950	Avg	13,939	N	N	10426 SW 238TH ST
5	0	132202	9034	09/23/13	\$349,000	\$352,000	1,410	6	1915	Good	407,286	N	N	23803 115TH AVE SW
5	0	700320	0140	01/15/11	\$455,000	\$502,000	930	7	1951	Avg	19,557	Y	Y	8829 SW QUARTERMASTER DR
5	0	639800	0090	07/18/13	\$315,000	\$320,000	1,010	7	1960	Avg	23,000	N	N	22402 VASHON HWY SW
5	0	192203	9020	05/12/12	\$355,000	\$375,000	1,310	7	1986	Avg	5,310	Y	N	10331 SW 240TH PL
5	0	126920	0153	05/12/12	\$352,000	\$372,000	1,310	7	1955	Good	26,285	Y	N	9301 SW HARBOR DR
5	0	182203	9132	08/02/12	\$298,000	\$313,000	1,350	7	1960	Good	19,500	N	N	10724 SW 238TH ST
5	0	126920	0177	09/18/12	\$319,000	\$333,000	1,440	7	1974	Avg	31,819	Y	N	9223 SW HARBOR DR
5	0	192203	9060	06/30/11	\$515,000	\$560,000	1,750	7	1968	Good	21,674	Y	Y	24424 VASHON HWY SW
5	0	182203	9094	03/30/11	\$425,000	\$466,000	1,840	7	1986	Avg	81,457	Y	N	10531 SW 238TH ST
5	0	172203	9011	01/31/13	\$425,000	\$439,000	1,871	7	1900	VGood	30,204	Y	N	9806 SW BURTON DR
5	0	059400	0130	01/11/12	\$515,000	\$550,000	1,960	7	1967	Good	49,666	Y	Y	23030 VASHON HWY SW
5	0	059400	0055	09/26/13	\$525,000	\$530,000	2,020	7	1978	Avg	34,541	Y	Y	10223 SW TILlicum LN

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Area 100 -- 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	142202	9092	02/26/13	\$440,000	\$453,000	2,230	7	1980	Avg	386,812	N	N	13814 SW REDDINGS BEACH
5	0	182203	9159	05/03/12	\$450,000	\$476,000	4,130	7	1900	Good	207,781	N	N	11106 SW 238TH ST
5	0	126920	0381	07/10/13	\$850,000	\$864,000	1,450	8	1960	Good	30,178	Y	Y	9045 SW BAYVIEW DR
5	0	356380	0125	04/02/13	\$412,000	\$423,000	1,570	8	1992	Avg	81,021	N	N	23145 VASHON HWY SW
5	0	232202	9098	03/01/13	\$380,000	\$391,000	1,660	8	1996	Avg	49,658	N	N	24427 WAX ORCHARD RD SW
5	0	142202	9138	10/19/12	\$495,000	\$516,000	2,030	8	1999	Avg	217,805	N	N	23417 LANDERS RD SW
5	0	059400	0145	02/11/13	\$337,000	\$347,000	2,150	8	1994	Avg	22,163	Y	N	10212 SW TILlicum LN
5	0	082203	9084	08/30/13	\$1,273,000	\$1,288,000	2,165	8	1953	VGood	65,005	Y	Y	9129 SW QUARTERMASTER DR
5	0	142202	9108	08/20/12	\$605,000	\$634,000	2,190	8	1991	Avg	203,860	N	N	23504 145TH PL SW
5	0	182203	9183	07/08/13	\$656,500	\$668,000	2,250	8	1908	VGood	108,464	N	N	10727 SW 232ND ST
5	0	182203	9136	09/21/12	\$475,000	\$496,000	2,260	8	1985	Avg	12,196	Y	N	10408 SW 238TH ST
5	0	142202	9022	02/14/12	\$865,000	\$921,000	2,270	8	2005	Avg	302,332	Y	N	22813 CAREY RD SW
5	0	182203	9240	06/24/11	\$660,000	\$718,000	2,920	8	2008	Avg	118,483	N	N	11401 SW 238TH ST
5	0	126920	0148	09/24/12	\$460,000	\$480,000	1,290	9	1980	Avg	15,343	Y	N	9419 SW HARBOR DR
5	0	242202	9035	11/19/12	\$432,000	\$449,000	1,820	9	1995	Avg	106,937	N	N	24234 129TH AVE SW
5	0	202203	9036	05/02/11	\$910,000	\$994,000	2,570	9	1964	Good	38,551	Y	Y	9423 SW BAYVIEW DR
5	0	172203	9057	01/29/13	\$970,000	\$1,001,000	2,740	9	1974	Avg	64,229	Y	Y	9707 SW QUARTERMASTER
6	0	352202	9034	03/10/11	\$256,500	\$282,000	1,000	6	1992	Avg	38,839	N	N	13825 SW 280TH ST
6	0	362202	9049	01/04/11	\$345,000	\$381,000	1,740	6	1960	Good	217,800	N	N	12632 SW 276TH ST
6	0	012102	9073	12/06/11	\$212,730	\$228,000	1,200	7	1978	Good	58,411	N	N	12914 SW 297TH WAY
6	0	012102	9106	10/12/12	\$305,700	\$319,000	1,300	7	1963	Good	29,972	Y	N	12922 SW BACHELOR RD
6	0	262202	9057	07/25/11	\$242,000	\$262,000	1,460	7	2005	Avg	76,933	N	N	26017 WAX ORCHARD RD SW
6	0	700420	0280	05/01/13	\$295,000	\$302,000	1,550	7	1994	Avg	19,250	N	N	12011 SW 250TH WAY
6	0	352202	9089	02/04/13	\$260,000	\$268,000	1,660	7	1997	Avg	50,529	N	N	14117 SW 283RD ST
6	0	012102	9120	11/29/12	\$270,000	\$280,000	1,780	7	1994	Avg	108,814	N	N	13016 SW 297TH WAY
6	0	232202	9046	09/18/12	\$618,000	\$646,000	1,790	7	1975	Good	40,086	Y	Y	25527 140TH LN SW
6	0	352202	9126	11/07/13	\$266,000	\$267,000	1,980	7	1983	Avg	62,290	N	N	27317 VASHON HWY SW
6	0	012102	9053	07/26/12	\$375,000	\$394,000	1,898	8	1980	Avg	156,680	Y	Y	29330 129TH AVE SW
6	0	022102	9144	11/13/13	\$499,000	\$501,000	2,240	8	1984	Good	215,855	N	N	29815 131ST AVE SW

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Area 100 -- 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	242202	9036	05/22/12	\$740,000	\$781,000	2,470	9	1999	Avg	441,698	N	N	12280 SW 253RD ST
6	0	012102	9019	10/30/12	\$662,000	\$689,000	3,132	9	1997	Avg	92,193	Y	Y	29420 124TH LN SW
6	0	362202	9022	08/26/11	\$780,000	\$844,000	2,550	10	1995	Avg	217,800	Y	N	28408 VASHON HWY SW
6	0	362202	9022	08/07/13	\$790,000	\$801,000	2,550	10	1995	Avg	217,800	Y	N	28408 VASHON HWY SW
7	0	855000	0020	04/29/13	\$265,000	\$271,000	780	5	1918	Good	5,040	Y	Y	28209 MANZANITA BEACH RD SW
7	0	152203	9056	04/10/12	\$165,000	\$175,000	620	6	1991	Avg	37,200	N	N	6032 SW POINT ROBINSON RD
7	0	855000	2375	11/05/12	\$460,000	\$478,000	990	6	1908	Good	8,914	Y	Y	27629 HAKE RD SW
7	0	205120	0443	11/23/11	\$274,000	\$294,000	1,430	6	1919	Good	61,855	Y	N	9713 SW 264TH ST
7	0	302203	9006	08/29/13	\$310,000	\$314,000	1,580	6	1900	Good	9,442	Y	N	9949 SW DOCK ST
7	0	755880	0140	04/09/12	\$225,000	\$239,000	920	7	1979	Avg	13,120	N	N	9112 SW 274TH ST
7	0	281710	0560	10/19/12	\$319,000	\$332,000	1,000	7	1968	Avg	9,604	Y	N	7823 SW 259TH PL
7	0	205120	0434	01/10/12	\$265,000	\$283,000	1,060	7	1977	Avg	36,000	Y	N	9600 SW 268TH ST
7	0	281700	0070	08/17/12	\$339,000	\$355,000	1,180	7	1968	VGood	9,990	Y	N	25869 75TH AVE SW
7	0	521620	0255	07/26/11	\$329,500	\$357,000	1,220	7	1943	Good	42,960	N	N	7136 SW POINT ROBINSON RD
7	0	281710	0410	11/18/13	\$275,000	\$276,000	1,290	7	1980	Avg	10,981	N	N	25713 78TH CT SW
7	0	162203	9098	06/10/13	\$565,000	\$576,000	1,380	7	1952	Avg	32,366	Y	Y	22901 KINGSBURY RD SW
7	0	281700	0260	07/24/12	\$337,500	\$354,000	1,410	7	1979	Good	12,117	Y	N	25921 GOLD BEACH DR SW
7	0	281710	0970	10/10/11	\$225,000	\$242,000	1,420	7	1975	Good	10,681	Y	N	7627 SW 258TH CT
7	0	281710	0920	05/13/11	\$285,000	\$311,000	1,440	7	1980	Good	9,749	Y	N	7612 SW 258TH CT
7	0	281721	0560	10/08/13	\$365,000	\$368,000	1,440	7	1982	Avg	12,125	Y	N	7307 SW 258TH PL
7	0	142203	9008	06/08/12	\$350,000	\$369,000	1,450	7	1952	Avg	81,963	N	N	23910 51ST LN SW
7	0	755880	0070	10/19/12	\$255,000	\$266,000	1,460	7	1987	Avg	13,263	N	N	9244 SW 274TH ST
7	0	162203	9129	08/22/13	\$435,000	\$440,000	1,460	7	1978	Avg	46,177	Y	Y	22519 DEPPMAN RD SW
7	0	212203	9137	09/18/13	\$334,800	\$338,000	1,490	7	1985	Avg	108,900	N	N	7422 SW 255TH ST
7	0	281700	0280	05/04/11	\$345,000	\$377,000	1,600	7	1987	Good	10,235	Y	N	25933 GOLD BEACH DR SW
7	0	162203	9186	03/28/12	\$271,550	\$288,000	1,620	7	1930	Good	25,375	N	N	22834 DOCKTON RD SW
7	0	302203	9027	07/19/12	\$638,500	\$671,000	1,630	7	1990	Avg	20,012	Y	Y	26013 101ST PL SW
7	0	755880	0640	06/27/13	\$550,000	\$560,000	1,690	7	1985	Avg	8,950	Y	Y	27530 SANDY SHORES DR SW
7	0	162203	9139	04/19/12	\$340,000	\$360,000	1,830	7	1961	Good	38,500	N	N	23226 KINGSBURY RD SW

Improved Sales Used in This Annual Update Analysis

Area 100 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	0	212203	9104	08/27/12	\$447,324	\$468,000	1,850	7	1973	Avg	69,627	Y	Y	24245 DOCKTON RD SW
7	0	387440	0370	06/04/13	\$349,000	\$356,000	1,860	7	1977	Avg	45,449	N	N	8025 SW 234TH ST
7	0	281720	0060	04/18/12	\$412,000	\$436,000	1,880	7	1976	Avg	16,010	Y	Y	25902 GOLD BEACH DR SW
7	0	222203	9011	04/27/11	\$445,000	\$486,000	2,080	7	1963	Avg	217,800	N	N	5729 SW POINT ROBINSON RD
7	0	281710	0050	08/14/13	\$250,600	\$254,000	2,130	7	1992	Avg	9,601	N	N	25726 79TH AVE SW
7	0	232203	9073	06/10/13	\$464,000	\$473,000	2,260	7	1991	Avg	28,300	Y	N	24315 49TH PL SW
7	0	142203	9025	07/11/12	\$620,000	\$652,000	2,370	7	1971	Avg	14,445	Y	Y	4336 SW LUANA BEACH RD
7	0	281710	0700	08/30/13	\$420,000	\$425,000	1,310	8	1990	Avg	11,117	Y	N	25812 76TH AVE SW
7	0	302203	9021	05/21/12	\$729,000	\$770,000	1,360	8	1972	Avg	41,374	Y	Y	25827 STUCKEY AVE SW
7	0	281721	0060	04/04/12	\$584,000	\$619,000	1,430	8	1979	Good	14,762	Y	Y	25830 GOLD BEACH DR SW
7	0	322203	9051	08/21/13	\$400,000	\$405,000	1,460	8	1998	Avg	209,523	N	N	28124 99TH AVE SW
7	0	162203	9060	11/21/12	\$840,000	\$872,000	1,540	8	1958	Good	24,746	Y	Y	23109 KINGSBURY RD SW
7	0	521620	0200	03/27/12	\$425,000	\$451,000	1,630	8	1991	Avg	21,480	N	N	7429 SW MAURY PARK RD
7	0	521620	0040	12/19/12	\$650,000	\$673,000	1,670	8	1923	Good	44,490	Y	Y	7218 SW MAURY PARK RD
7	0	281721	0380	08/30/12	\$401,000	\$420,000	1,770	8	1995	Avg	11,943	Y	N	25713 GOLD BEACH DR SW
7	0	205120	0400	09/18/13	\$565,000	\$571,000	2,040	8	1992	Avg	145,904	Y	N	26514 94TH AVE SW
7	0	521620	0120	05/11/11	\$835,000	\$912,000	2,174	8	1930	VGood	25,047	Y	Y	7412 SW MAURY PARK RD
7	0	142203	9075	11/29/11	\$740,000	\$794,000	2,270	8	1963	Good	28,368	Y	Y	4304 SW LUANA BEACH RD
7	0	232203	9118	06/28/11	\$645,000	\$701,000	2,339	8	2006	Avg	303,300	Y	N	4409 SW POINT ROBINSON RD
7	0	142203	9093	08/05/11	\$480,000	\$520,000	2,840	8	1990	Avg	232,610	N	N	23712 49TH AVE SW
7	0	322203	9106	09/07/11	\$510,000	\$551,000	3,100	8	1987	Avg	219,978	Y	N	28508 97TH AVE SW
7	0	162203	9206	06/03/13	\$460,000	\$469,000	3,460	8	1989	Avg	92,444	Y	N	23413 77TH AVE SW
7	0	282203	9044	06/12/12	\$599,000	\$631,000	1,582	9	1973	Avg	37,266	Y	Y	26040 GOLD BEACH DR SW
7	0	387440	0150	08/06/13	\$760,000	\$771,000	2,080	9	2006	Avg	81,270	Y	N	23500 80TH AVE SW
7	0	162203	9168	07/23/13	\$550,000	\$558,000	2,524	9	2005	Avg	132,858	N	N	23415 67TH LN SW
7	0	322203	9065	09/14/11	\$632,000	\$682,000	2,800	9	1998	Avg	210,023	Y	N	27612 94TH AVE SW
7	0	079250	0320	05/03/13	\$565,000	\$578,000	3,146	9	2006	Avg	211,266	N	N	27308 97TH AVE SW
7	0	292203	9021	12/06/13	\$635,000	\$637,000	3,208	9	2008	Avg	153,766	N	N	9062 SW 274TH ST
7	0	281720	0080	08/01/13	\$730,000	\$741,000	1,670	10	1983	Good	16,952	Y	Y	25866 GOLD BEACH DR SW

Improved Sales Used in This Annual Update Analysis

Area 100 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	0	162203	9130	12/12/11	\$750,000	\$804,000	2,270	10	1998	Avg	47,486	Y	Y	22505 DEPPMAN RD SW
7	0	232203	9067	04/11/13	\$622,950	\$639,000	2,680	10	2004	Avg	15,840	Y	N	24422 48TH LN SW

Improved Sales Removed in This Annual Update Analysis

Area 100 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	072303	9028	01/06/12	\$100,000	DOR RATIO;OBSOL;TIMBER AND FOREST LAND; MULTI-PARCEL SALE; STATEMENT TO DOR
1	0	072303	9097	07/12/11	\$950,000	PREVIMP<=25K;NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	072303	9112	01/06/12	\$30,000	DOR RATIO
1	0	072303	9112	01/06/12	\$150,000	DOR RATIO
1	0	072303	9134	07/29/11	\$8,000	DOR RATIO;QUIT CLAIM DEED
1	0	072303	9197	06/04/12	\$265,000	ANOMALY DETECTION
1	0	082303	9030	07/09/13	\$520,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	0	082303	9046	01/14/11	\$480,000	QUESTIONABLE PER APPRAISAL
1	0	132302	9007	07/13/12	\$1,075,000	OBSOL
1	0	172303	9054	06/25/13	\$386,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	0	182303	9041	03/27/12	\$15,000	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	182303	9121	08/13/12	\$2,162	DOR RATIO
1	0	182303	9201	06/11/13	\$607,000	OPEN SPACE/OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
1	0	202303	9067	05/14/13	\$550,000	IMP COUNT
1	0	202303	9094	01/08/11	\$530,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	0	242302	9237	09/30/13	\$52,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
1	0	242302	9237	06/12/13	\$284,207	EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
1	0	668300	0115	02/11/11	\$30,000	DOR RATIO
1	0	668300	0135	06/04/12	\$245,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	0	668310	0060	08/05/13	\$965,000	UNFIN AREA;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	0	668310	0310	11/01/13	\$365,000	SELLING OR BUYING COSTS AFFECTING SALE PRICE; SHORT SALE
1	0	668310	0420	06/27/13	\$463,433	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; FORCED SALE;
1	0	693060	0065	07/11/11	\$160,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
1	0	888700	0035	12/06/13	\$154,900	DOR RATIO;SHORT SALE
1	0	888700	0095	09/27/13	\$235,000	CONTRACT OR CASH SALE; SELLER'S OR PURCHASER'S ASSIGNMENT
1	0	888700	0870	11/07/11	\$294,000	NO MARKET EXPOSURE
1	0	888700	0875	04/24/12	\$145,000	FINANCIAL INSTITUTION RESALE; AUCTION SALE
1	0	888700	1110	06/24/13	\$125,000	MODEL DEVELOPMENT EXCLUSION
1	0	888700	1126	04/29/13	\$345,000	FINANCIAL INSTITUTION RESALE; CONTRACT OR CASH SALE
1	0	888700	1401	03/21/12	\$85,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
1	0	888700	1462	07/30/12	\$290,000	OBSOL
1	0	888700	1585	10/18/12	\$25,464	DOR RATIO;%NETCOND;PREVIMP<=25K

Improved Sales Removed in This Annual Update Analysis

Area 100 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	888700	1622	05/16/12	\$188,001	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group
1	0	888700	1635	03/15/12	\$258,000	AND OTHER WARNINGS
1	0	888700	1719	10/19/11	\$170,500	NON-REPRESENTATIVE SALE
1	0	888700	1741	09/29/13	\$260,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	0	888700	1805	09/02/11	\$268,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
2	0	078600	0010	06/21/13	\$218,000	MODEL DEVELOPMENT EXCLUSION
2	0	078600	0250	11/25/11	\$38,718	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
2	0	078600	0255	11/25/11	\$60,600	DOR RATIO;QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; STATEMENT TO DOR
2	0	078600	0460	12/19/13	\$110,000	ASSESSOR'S DATA DOESN'T MATCH SALE DATA
2	0	078600	0460	10/17/13	\$135,000	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group
2	0	192303	9022	10/09/12	\$589,500	OPEN SPACE/
2	0	202303	9045	05/06/13	\$212,500	EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
2	0	202303	9068	11/07/13	\$995,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	202303	9160	09/26/13	\$331,484	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
2	0	203360	0025	03/28/12	\$163,000	DOR RATIO;PREVIMP<=25K;NO MARKET EXPOSURE
2	0	203360	0065	05/16/12	\$219,314	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; EXEMPT FROM EXCISE TAX;
2	0	203360	0115	06/20/13	\$300,000	IMP COUNT;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	203360	0160	06/26/12	\$387,000	OBSOL
2	0	212303	9024	10/19/11	\$295,000	PREVIMP<=25K
2	0	212303	9026	06/21/13	\$575,000	IMP COUNT
2	0	242302	9053	11/16/13	\$20,000	DOR RATIO
2	0	242302	9172	06/18/13	\$720,000	OPEN SPACE/OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
2	0	242302	9173	10/07/11	\$5,000	DOR RATIO;OPEN SPACE/EASEMENT OR RIGHT-OF-WAY
2	0	242302	9175	07/06/12	\$300,000	OPEN SPACE/
2	0	252302	9004	10/29/13	\$558,000	ASSESSOR'S DATA DOESN'T MATCH SALE DATA
2	0	252302	9083	02/10/11	\$289,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	0	252302	9136	07/27/11	\$318,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	0	252302	9155	12/06/11	\$176,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
2	0	252302	9157	11/04/13	\$250,751	EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
2	0	261737	0040	03/25/11	\$274,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	0	262302	9051	06/26/13	\$282,000	PREVIMP<=25K
2	0	292303	9125	08/24/11	\$139,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in This Annual Update Analysis

Area 100 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	292303	9196	02/14/11	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	292303	9254	07/31/13	\$170,000	REAL MH;MOBILE HOME; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	292303	9269	08/11/11	\$325,000	DOR RATIO;NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	292303	9276	08/01/13	\$20,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
2	0	292303	9276	07/13/12	\$205,355	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
2	0	302303	9018	10/25/11	\$470,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE;
2	0	302303	9230	03/16/13	\$200,000	REAL MH;PREVIMP<=25K;NO MARKET EXPOSURE; MOBILE HOME
2	0	312303	9043	04/14/12	\$427,500	OPEN SPACE/ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
2	0	312303	9084	05/22/13	\$158,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	312303	9147	06/06/11	\$215,000	ANOMALY DETECTION
2	0	322303	9028	08/25/11	\$212,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	0	322303	9243	05/03/13	\$289,000	REAL MH
2	0	362302	9040	11/10/11	\$170,000	LACK OF REPRESENTATION-FAIR CONDITION
2	0	742425	0070	07/09/13	\$85,940	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	012202	9011	12/04/12	\$400,000	STATISTICAL OUTLIER
3	0	012202	9077	09/24/13	\$385,000	QUIT CLAIM DEED
3	0	022202	9056	05/28/13	\$260,000	IMP COUNT
3	0	022202	9066	12/18/12	\$508,000	OPEN SPACE/
3	0	022202	9071	05/29/12	\$295,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
3	0	042203	9021	08/20/12	\$369,000	PERSONAL PROPERTY INCLUDED
3	0	052203	9031	08/17/12	\$192,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
3	0	052203	9069	11/02/13	\$190,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	0	052203	9077	03/22/12	\$1,000	DOR RATIO
3	0	052203	9160	05/24/12	\$351,589	ASSESSOR'S DATA DOESN'T MATCH SALE DATA
3	0	052203	9165	02/03/11	\$169,000	REAL MH;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	0	052203	9168	01/19/13	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	0	059100	0005	12/01/13	\$550,000	OPEN SPACE/
3	0	059100	0065	12/23/13	\$436,350	OBSOL
3	0	062203	9018	09/22/11	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	062203	9035	08/17/11	\$288,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	0	062203	9130	03/02/11	\$187,000	IMP COUNT
3	0	072203	9026	04/07/11	\$356,000	OPEN SPACE/EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis

Area 100 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	072203	9026	11/17/11	\$400,000	OPEN SPACE/FINANCIAL INSTITUTION RESALE
3	0	072203	9056	01/26/13	\$327,782	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
3	0	072203	9091	07/12/12	\$401,000	OPEN SPACE/OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
3	0	082203	9017	12/01/11	\$290,000	STATISTICAL OUTLIER
3	0	082203	9020	07/11/13	\$1,375,000	ASSESSOR'S DATA DOESN'T MATCH SALE DATA
3	0	082203	9039	12/16/11	\$167,500	REAL MH;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
3	0	082203	9082	12/05/12	\$485,000	OPEN SPACE/OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
3	0	082203	9108	01/26/12	\$222,000	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	112202	9025	08/24/11	\$245,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	0	112202	9067	10/11/11	\$415,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	0	112202	9091	05/25/11	\$710,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	0	112202	9126	10/25/12	\$403,297	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
3	0	112202	9142	05/17/13	\$400,000	OPEN SPACE/OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
3	0	122202	9049	08/27/12	\$507,260	OPEN SPACE/OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
3	0	122202	9096	09/13/13	\$350,000	OBSOL
3	0	153520	0345	05/25/12	\$224,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
3	0	153520	0473	02/07/12	\$400,000	MODEL DEVELOPMENT EXCLUSION
3	0	153520	1290	08/24/11	\$310,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	0	249560	0007	09/18/13	\$415,000	IMP COUNT
3	0	249560	0015	03/28/12	\$175,000	STATISTICAL OUTLIER
3	0	312303	9125	08/01/12	\$2,313	DOR RATIO
3	0	312303	9136	08/20/12	\$1,107	DOR RATIO
3	0	888600	0121	07/19/11	\$310,000	IMP COUNT;NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	0	888760	0110	07/11/11	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	0	059400	0045	11/26/13	\$583,600	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
5	0	126920	0177	09/10/12	\$319,000	NO MARKET EXPOSURE
5	0	127220	0125	06/17/11	\$253,000	PREVIMP<=25K
5	0	132202	9023	10/23/13	\$261,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
5	0	132202	9023	02/28/13	\$226,960	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
5	0	132202	9039	07/06/11	\$584,000	OPEN SPACE/TIMBER AND FOREST LAND
5	0	132202	9042	12/10/13	\$370,000	%NETCOND
5	0	132202	9067	08/10/12	\$350,000	NON-REPRESENTATIVE SALE

Improved Sales Removed in This Annual Update Analysis

Area 100 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	142202	9049	04/23/13	\$560,000	OPEN SPACE/
5	0	142202	9091	10/17/11	\$515,000	OPEN SPACE/OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
5	0	152202	9010	07/26/11	\$449,000	%COMPL;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	0	152202	9013	07/01/13	\$633,000	PREVIMP<=25K
5	0	172203	9039	12/18/13	\$1,250,000	IMP COUNT
5	0	182203	9047	01/28/13	\$505,000	IMP COUNT;PREVIMP<=25K;NO MARKET EXPOSURE
5	0	182203	9070	07/09/12	\$337,500	NO MARKET EXPOSURE
5	0	182203	9166	08/08/12	\$135,000	PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	0	182203	9224	02/18/11	\$446,000	UNFIN AREA;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	0	192203	9011	09/18/12	\$1,400,000	NO MARKET EXPOSURE
5	0	192203	9054	03/11/13	\$280,000	ANOMALY DETECTION
5	0	202203	9118	05/28/13	\$393,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	0	232202	9082	09/02/11	\$819,000	PREVIMP<=25K
5	0	242202	9094	04/22/13	\$419,000	IMP COUNT;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	0	242202	9107	01/10/13	\$431,700	IMP COUNT;OPEN SPACE/OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
5	0	606760	0005	01/23/12	\$330,000	ASSESSOR'S DATA DOESN'T MATCH SALE DATA
5	0	639800	0012	08/21/13	\$435,000	ASSESSOR'S DATA DOESN'T MATCH SALE DATA
5	0	772860	0040	05/27/11	\$338,000	IMP COUNT
6	0	012102	9034	06/11/13	\$330,000	EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
6	0	012102	9092	05/31/13	\$251,961	REAL MH;%NETCOND;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE;
6	0	012102	9119	03/19/12	\$185,000	PREVIMP<=25K;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
6	0	232202	9044	04/03/12	\$455,000	PREVIMP<=25K
6	0	232202	9045	08/06/13	\$624,170	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6	0	252202	9001	12/03/12	\$485,000	IMP COUNT
6	0	252202	9060	04/01/13	\$397,500	PREVIMP<=25K
6	0	262202	9029	07/01/13	\$425,000	PREVIMP<=25K
6	0	262202	9040	02/25/13	\$308,500	PREVIMP<=25K
6	0	262202	9056	01/22/13	\$550,000	ASSESSOR'S DATA DOESN'T MATCH SALE DATA
6	0	352202	9012	10/01/13	\$120,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
6	0	352202	9105	06/05/13	\$464,016	EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
6	0	534160	0160	12/27/13	\$287,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
6	0	534160	0160	01/29/13	\$188,130	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group

Improved Sales Removed in This Annual Update Analysis

Area 100 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	0	700420	0040	02/24/12	\$172,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
6	0	700420	0040	01/11/11	\$314,822	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
6	0	700420	0140	04/17/12	\$180,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
6	0	700420	0140	11/29/11	\$199,327	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
6	0	700420	0150	03/13/13	\$339,196	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
6	0	700420	0150	11/13/13	\$317,656	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
7	0	033600	0085	10/03/13	\$378,000	PREVIMP<=25K
7	0	033600	0109	08/30/13	\$90,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	142203	9080	09/19/11	\$280,000	NO MARKET EXPOSURE
7	0	162203	9021	01/19/12	\$925,000	LACK OF REPRESENTATION-GRADE 11
7	0	162203	9032	05/29/13	\$365,000	OPEN SPACE/OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
7	0	162203	9090	04/04/13	\$445,000	NO MARKET EXPOSURE
7	0	162203	9100	10/26/12	\$208,438	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.); STATEMENT TO DOR
7	0	162203	9157	06/05/12	\$550,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
7	0	162203	9157	12/13/11	\$440,785	GOVERNMENT AGENCY; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
7	0	205120	0405	10/09/12	\$393,442	IMP COUNT
7	0	205120	0434	12/09/11	\$220,000	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group
7	0	212203	9024	01/17/13	\$650,000	UNFIN AREA
7	0	222203	9010	10/26/12	\$269,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	0	222203	9021	12/31/13	\$69,930	DOR RATIO
7	0	222203	9066	09/20/11	\$400,000	OPEN SPACE/
7	0	232203	9043	04/03/13	\$63,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
7	0	281700	0010	09/12/12	\$270,200	EXEMPT FROM EXCISE TAX; AUCTION SALE
7	0	281700	0330	02/08/12	\$285,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
7	0	281710	0130	10/25/12	\$109,900	GOVERNMENT AGENCY; NON-PROFIT ORGANIZATION; EXEMPT FROM EXCISE TAX
7	0	281710	0130	05/31/12	\$187,326	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
7	0	281721	0220	04/08/13	\$315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
7	0	302203	9016	10/08/13	\$327,300	PREVIMP<=25K
7	0	302203	9044	01/25/11	\$180,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
7	0	302203	9080	02/07/13	\$197,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	0	302203	9084	04/13/12	\$310,000	DOR RATIO;IMP COUNT;IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
7	0	302203	9104	11/29/11	\$318,000	STATISTICAL OUTLIER

Improved Sales Removed in This Annual Update Analysis

Area 100 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0	302203	9111	12/06/12	\$390,000	STATISTICAL OUTLIER
7	0	312203	9018	06/03/13	\$354,000	OBSOL;UNFIN AREA
7	0	312203	9018	08/27/12	\$314,500	OBSOL;UNFIN AREA
7	0	387440	0320	07/24/12	\$299,000	NO MARKET EXPOSURE
7	0	445100	0070	05/29/12	\$50,000	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
7	0	517920	0020	06/17/11	\$255,000	NO MARKET EXPOSURE
7	0	521520	0090	09/12/12	\$384,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
7	0	521520	0120	04/23/13	\$645,000	IMP COUNT
7	0	755880	0530	04/12/13	\$116,666	DOR RATIO
7	0	755880	0530	03/26/12	\$207,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
7	0	755880	0560	12/26/12	\$560,472	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
7	0	855000	0075	06/28/13	\$126,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	855000	0100	03/28/13	\$390,000	PREVIMP<=25K
7	0	855000	1505	08/04/11	\$640,510	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
7	0	855000	1505	06/15/12	\$355,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
7	0	855000	1645	04/25/12	\$323,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; QUIT CLAIM DEED

Vacant Sales Used in this Annual Update Analysis
Area 100

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
1	0	668300	0180	07/11/13	\$78,000	13,951	N	N
2	0	192303	9020	04/11/12	\$190,000	420,354	N	N
2	0	192303	9071	10/18/11	\$139,000	284,011	N	N
2	0	252302	9076	03/19/13	\$150,000	108,188	Y	N
3	0	122202	9081	07/31/13	\$145,000	213,444	N	N
3	0	122202	9042	07/15/13	\$350,000	653,400	N	N
5	0	142202	9147	06/04/12	\$190,000	261,360	N	N
7	0	281700	0270	05/25/12	\$96,000	10,883	Y	N
7	0	312203	9001	02/05/13	\$155,000	431,244	N	N
7	0	322203	9094	04/19/13	\$140,000	219,542	N	N
7	0	755880	0400	02/23/11	\$120,000	61,070	Y	N

Vacant Sales Removed in this Annual Update Analysis

Area 100

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	072303	9178	12/17/13	\$5,000	QUIT CLAIM DEED;
1	0	072303	9094	02/14/13	\$5,800	EASEMENT OR RIGHT-OF-WAY;
1	0	072303	9177	11/24/12	\$160,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
1	0	072303	9073	07/28/11	\$8,000	QUIT CLAIM DEED;
1	0	278160	0060	07/17/12	\$30,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE;
1	0	888700	2004	07/14/11	\$17,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
2	0	212303	9028	05/15/13	\$6,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
2	0	212303	9041	03/02/11	\$17,000	QUIT CLAIM DEED;
2	0	252302	9065	03/19/13	\$85,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
2	0	252302	9076	02/12/13	\$72,001	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group;
2	0	292303	9030	08/23/13	\$75,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
2	0	302303	9158	05/29/12	\$5,000	QUIT CLAIM DEED;
2	0	302303	9034	07/28/11	\$40,000	OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE; RELATED PARTY, FRIEND, OR NEIGHBOR;
3	0	012202	9003	11/12/13	\$208,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY;
3	0	012202	9050	07/16/12	\$60,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR;
3	0	022202	9016	04/23/13	\$150,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
3	0	052203	9139	09/05/13	\$35,000	NO MARKET EXPOSURE;
3	0	072203	9004	09/20/13	\$32,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR;
3	0	072203	9040	05/29/13	\$20,000	NO MARKET EXPOSURE;
3	0	072203	9137	12/11/11	\$22,500	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	0	072203	9129	11/23/11	\$15,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	0	072203	9107	02/11/11	\$12,500	NO MARKET EXPOSURE; EASEMENT OR RIGHT-OF-WAY; STATEMENT TO DOR;
3	0	072203	9107	02/14/11	\$292,500	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EASEMENT OR RIGHT-OF-WAY;
3	0	112202	9006	12/04/13	\$99,472	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group;
3	0	112202	9090	09/10/13	\$12,000	NO MARKET EXPOSURE;
3	0	231640	0320	11/18/13	\$15,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
3	0	231640	0950	12/30/12	\$5,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY;
3	0	231640	1625	05/12/12	\$15,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY;
3	0	322303	9055	04/03/13	\$59,500	NO MARKET EXPOSURE; GOVERNMENT AGENCY;

Vacant Sales Removed in this Annual Update Analysis

Area 100

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	142202	9113	12/09/11	\$100,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR;
5	0	172203	9023	03/01/13	\$30,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE;
5	0	192203	9072	08/22/13	\$30,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); EXEMPT FROM EXCISE TAX;
6	0	252202	9165	01/03/11	\$25,000	NO MARKET EXPOSURE;
6	0	311040	0280	04/28/11	\$14,000	NO MARKET EXPOSURE;
7	0	142203	9098	06/08/12	\$1,000	QUIT CLAIM DEED; \$1,000 SALE OR LESS;
7	0	142203	9019	06/21/11	\$130,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE;
7	0	152203	9103	10/18/13	\$30,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR;
7	0	205120	0057	07/07/11	\$4,140	NO MARKET EXPOSURE;
7	0	232203	9068	09/13/13	\$10,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE;
7	0	281700	0130	03/20/13	\$102,500	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
7	0	302203	9038	06/13/13	\$23,238	NO MARKET EXPOSURE;
7	0	302203	9100	04/16/12	\$50,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	0	387440	0340	01/28/13	\$30,000	NO MARKET EXPOSURE;
7	0	387440	0110	10/31/12	\$45,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	0	387440	0330	10/24/12	\$20,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	0	742760	0345	12/07/12	\$16,150	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group;
7	0	755880	0110	10/23/13	\$39,000	NON-REPRESENTATIVE SALE;

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.

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

Janelle Weihl

8/4/2014

Appraiser II

Date