

Riverton Heights\ Tukwila

Area: 024

Residential Revalue for 2015 Assessment Roll



Area 24-Riverton Heights/Tukwila is located directly south of the city of Seattle and is divided into 5 sub areas. The majority of the area is located within the Seatac or Tukwila city limits. Area 24 includes the neighborhoods of Riverton Heights, Allentown, Foster and McMicken Heights. Major highways including I-5 and Hwy 518 run through the area, as well as Hwy 99, Military Road South, and Interurban Avenue. Since it is bounded by these highway arterials it has easy access to major roadways as well as to a variety of goods and services including the city of Seattle and Southcenter shopping district, while in turn, portions of the area are impacted by traffic noise and various commercial/industrial influences along the major highway corridors.



King County **Department of Assessments**

Setting values, serving the community, and pursuing excellence

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Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 2015 assessment year are being completed by my staff throughout the year and change of value notices are being mailed as neighborhoods are completed. We value property at fee simple, reflecting property at its highest and best use and following the requirement of RCW 84.40.030 to appraise property at true and fair value.

We have worked hard to implement your suggestions to place more information in an e-Environment to meet your needs for timely and accurate information. The following report summarizes the results of the 2015 assessment for this area. (See map within report). It is meant to provide you with helpful background information about the process used and basis for property assessments in your area.

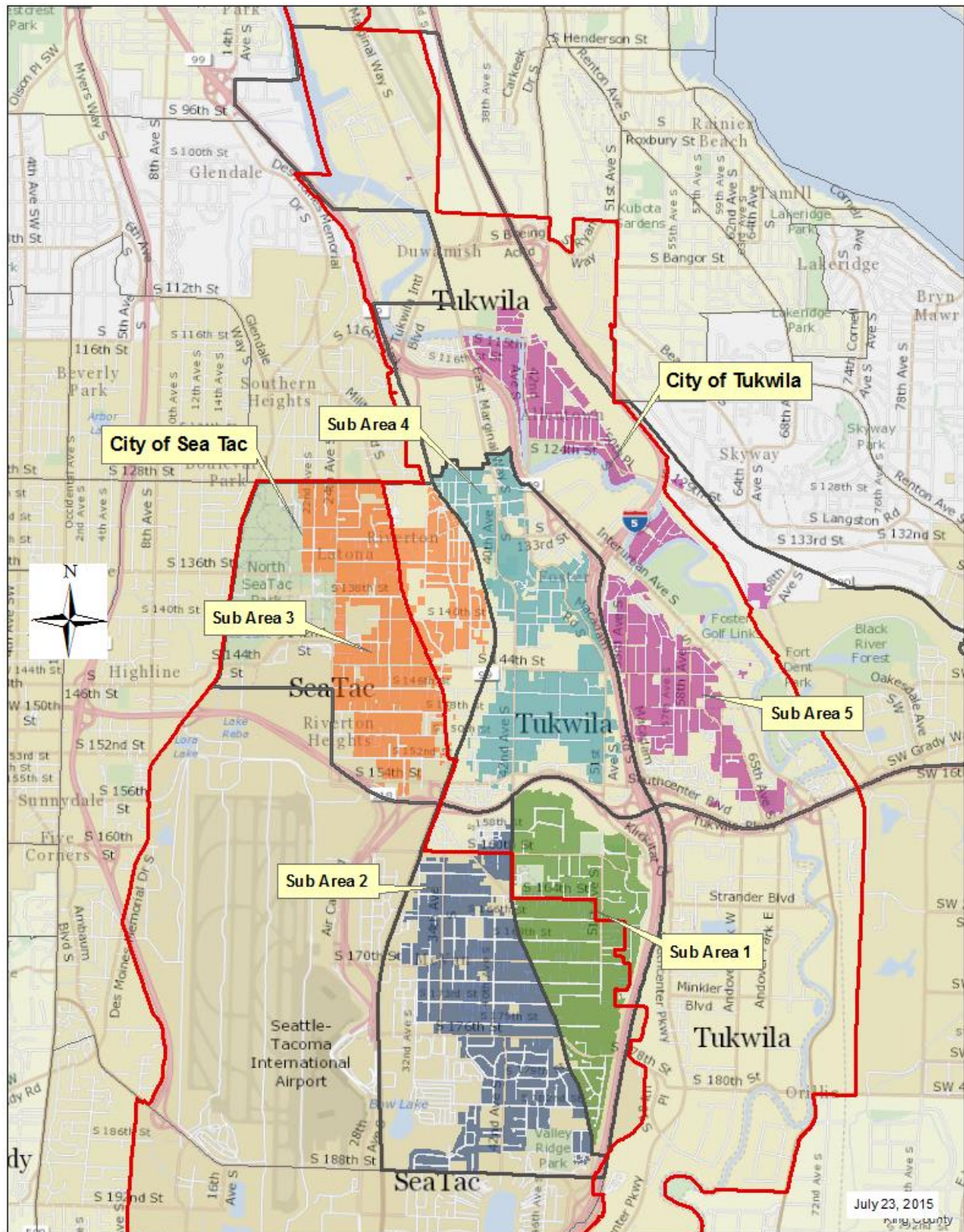
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

Please feel welcome to call my staff if you have questions about the property assessment process and how it relates to your property.

Sincerely,

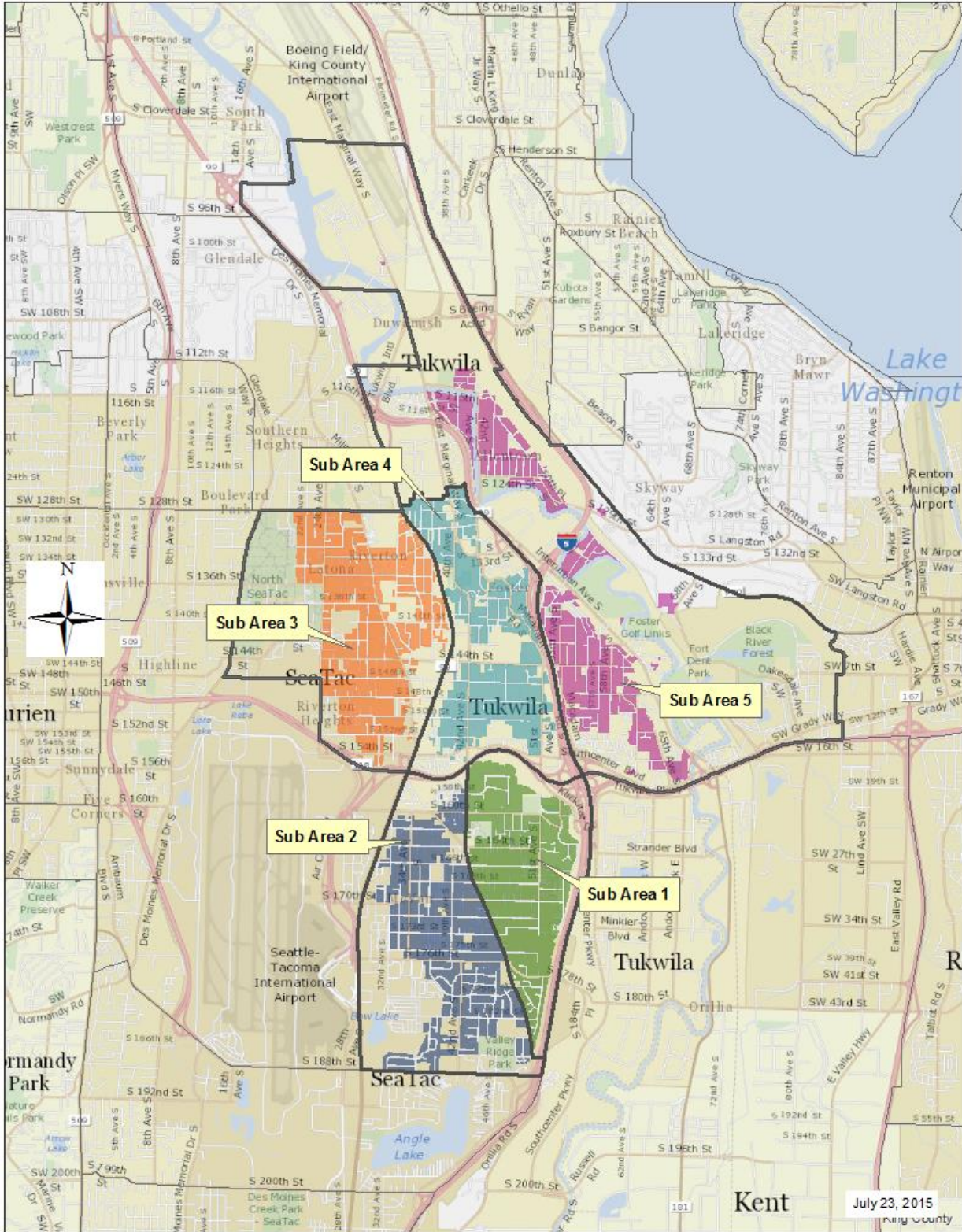
Lloyd Hara
Assessor

Area 024 Map



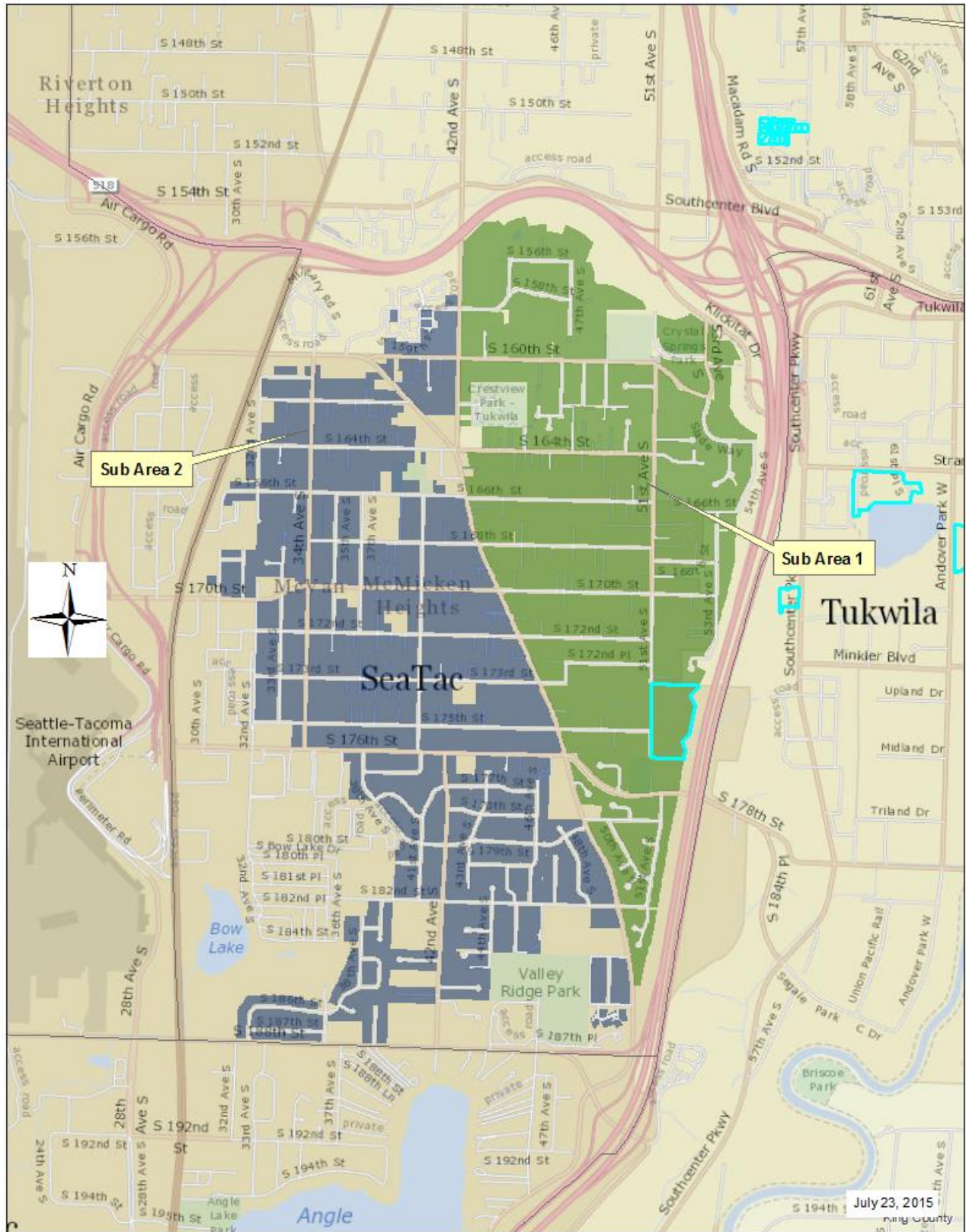
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Area 024 Sub Area024 Map



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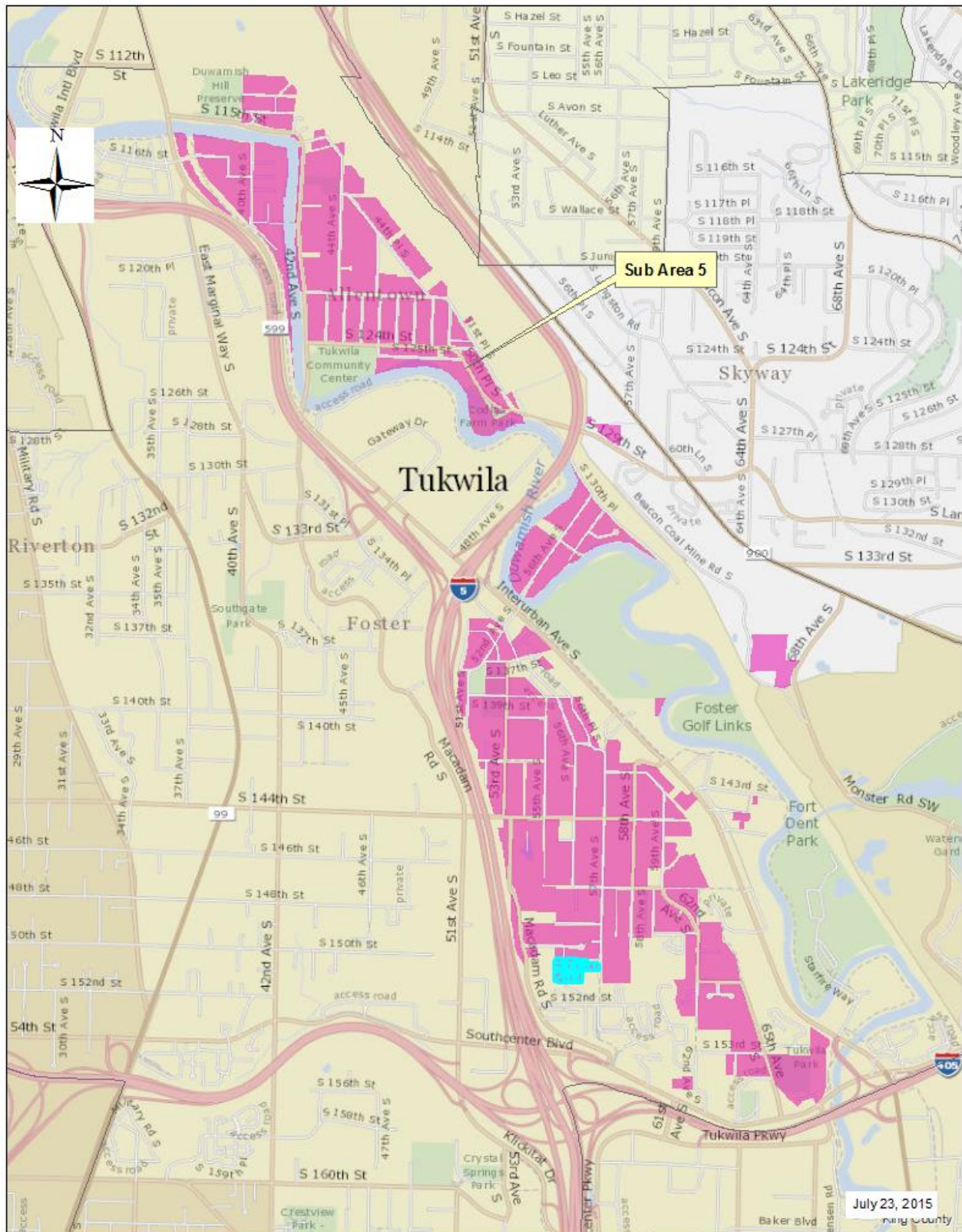
Area 024 Sub Areas 1 and 2 Map



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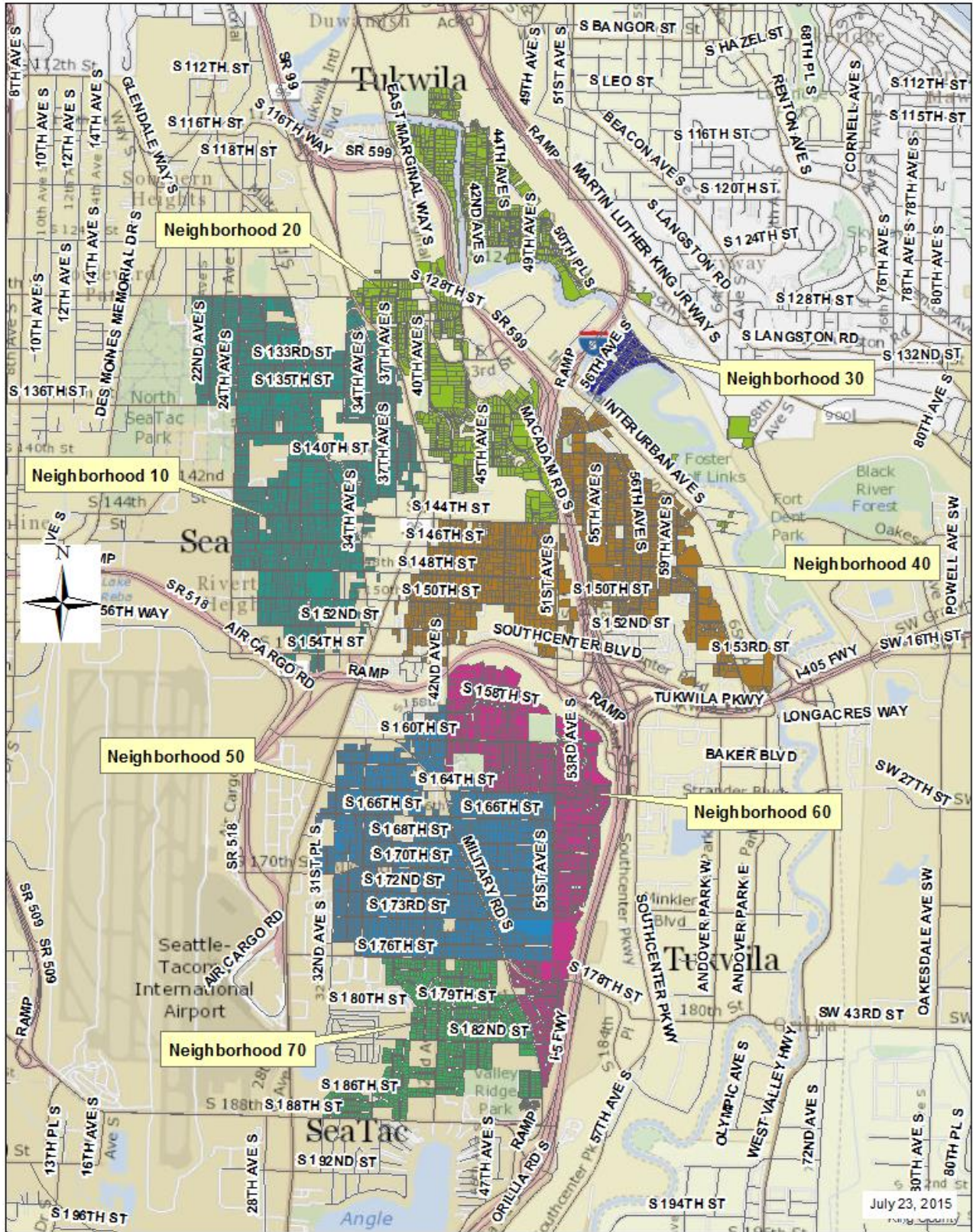
Area 024
2015 Annual Update

Area 024 Sub Area 5 Map



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Area 024Neighborhood Map



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Area 024 Housing Profile



Grade 5/Year Built 1913/Total Living Area 380
Account Number 734560-0917



Grade 6/Year Built 1950/Total Living Area 700
Account Number 443600-0071



Grade 7/Year Built 1947/Total Living Area 1800
Account Number 004000-1072



Grade 8/Year Built 2009/Total Living Area 2520
Account Number 017900-1755



Grade 9/Year Built 1988/Total Living Area 2230 Account
Number 512210-0080



Grade 10/Year Built 2008/ Total Living Area 3720
Account Number 004200-0135

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration.
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain.
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Executive Summary

Riverton Heights/ Tukwila - Area 024

Annual Update

Characteristics Based Market Adjustment for 2015 Assessment Roll

Previous Physical Inspection: 2013
Number of Improved Sales: 681
Range of Sale Dates: 1/1/2012 – 12/31/2014 Sales were time adjusted to 1/1/2015

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
2014 Value	\$89,200	\$141,800	\$231,000			9.98%
2015 Value	\$98,900	\$161,000	\$259,900	\$275,400	94.4%	9.74%
\$ Change	+\$9,700	+\$19,200	+\$28,900			
% Change	+10.9%	+13.5%	+12.5%			

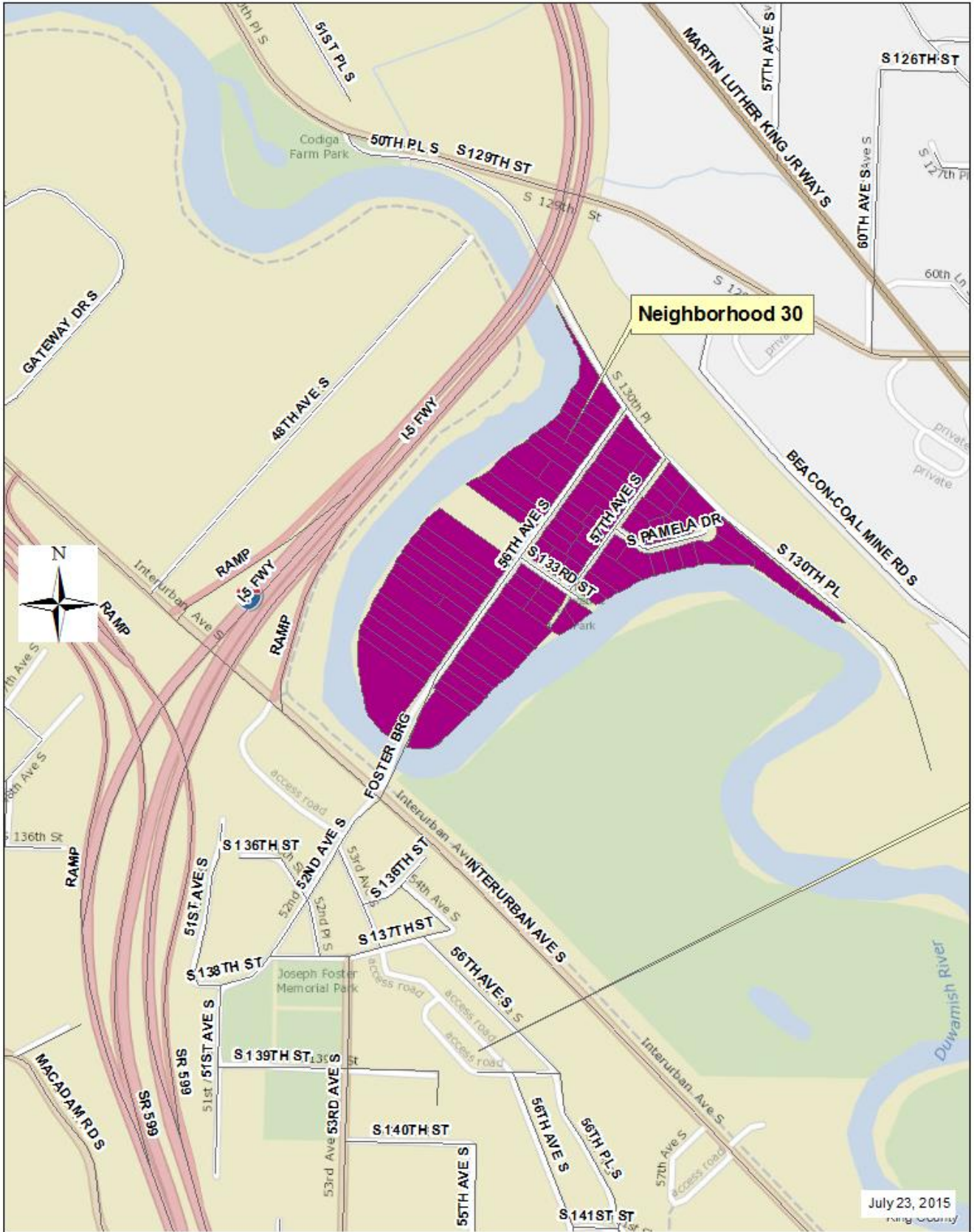
Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2015 COD of 9.74% is an improvement from the previous COD of 9.98%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards 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 Valuation Change Summary:			
	Land	Improvements	Total
2014 Value	\$91,000	\$123,600	\$214,600
2015 Value	\$101,000	\$141,100	\$242,100
\$ Change	+\$10,000	+\$17,500	+\$27,500
% Change	+11.0%	+14.2%	+12.8%

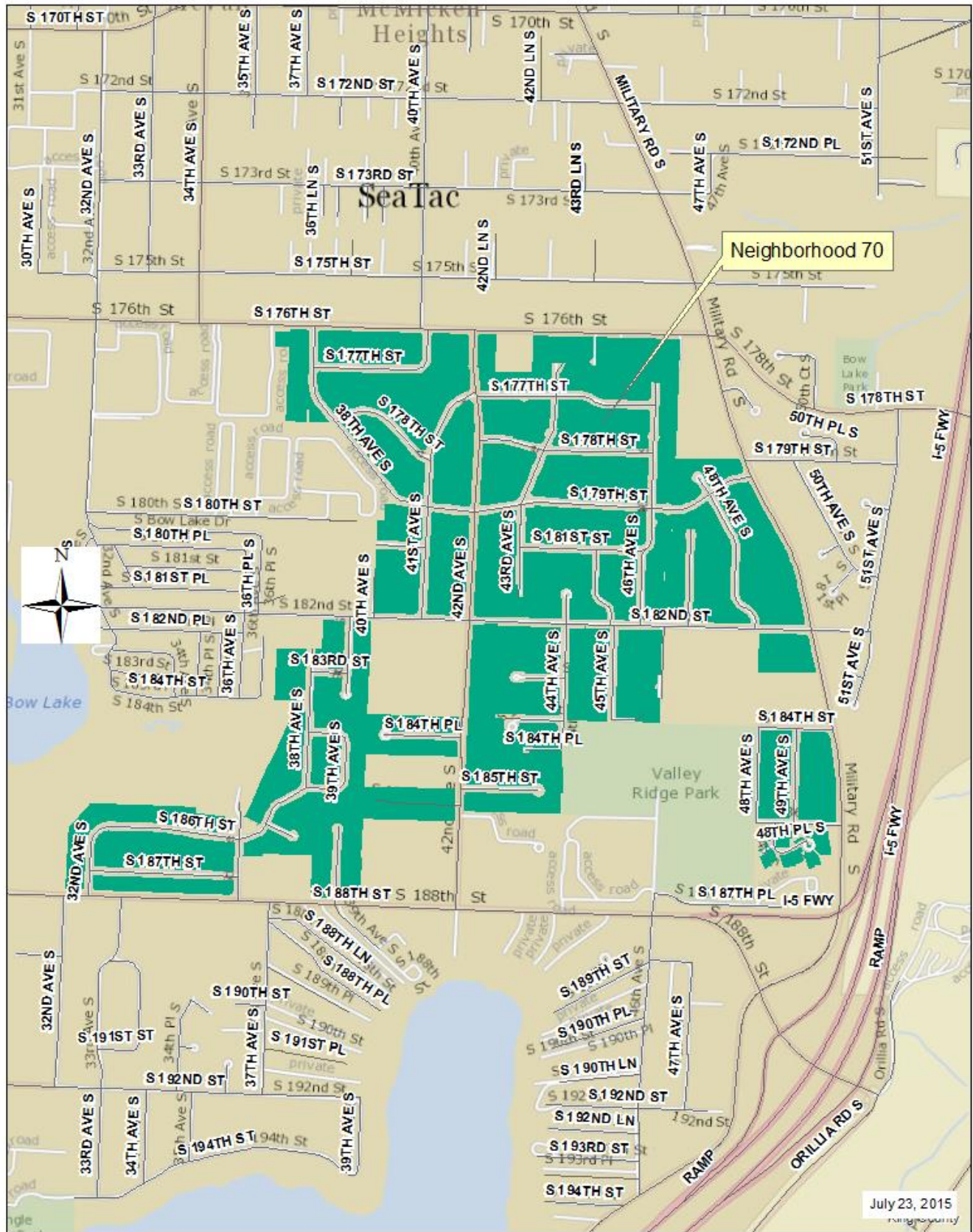
Number of one to three unit residences in the population: 6,660

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 two neighborhood variables and a waterfront variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance Neighborhood 30 was generally at a higher assessment level, and Neighborhood 70 and waterfront parcels were generally at a lower assessment level. This annual update valuation model corrects for these strata differences.

Area 24 – Neighborhood 30



Area 24 – Neighborhood 70



Area 024 - Model Adjustments

1-3 Unit Residences

2015 Total Value = 2014 Total Value + Overall (+/-) Characteristic Adjustments

Standard Area Adjustment	# Parcels Adjusted	% of Population
+11.88%	5,852	88%

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
Nghb30NoWft	-5.77%	7	26	27%
Nghb70	+22.28%	69	724	10%
WftFootC	+12.04%	6	58	10%

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

Generally, Neighborhood 30 parcels were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

Generally, Neighborhood 70 parcels were at a lower assessment level than the rest of the population. This model corrects for these strata differences.

Generally, waterfront parcels were at a lower assessment level than the rest of the population. This model corrects for these strata differences.

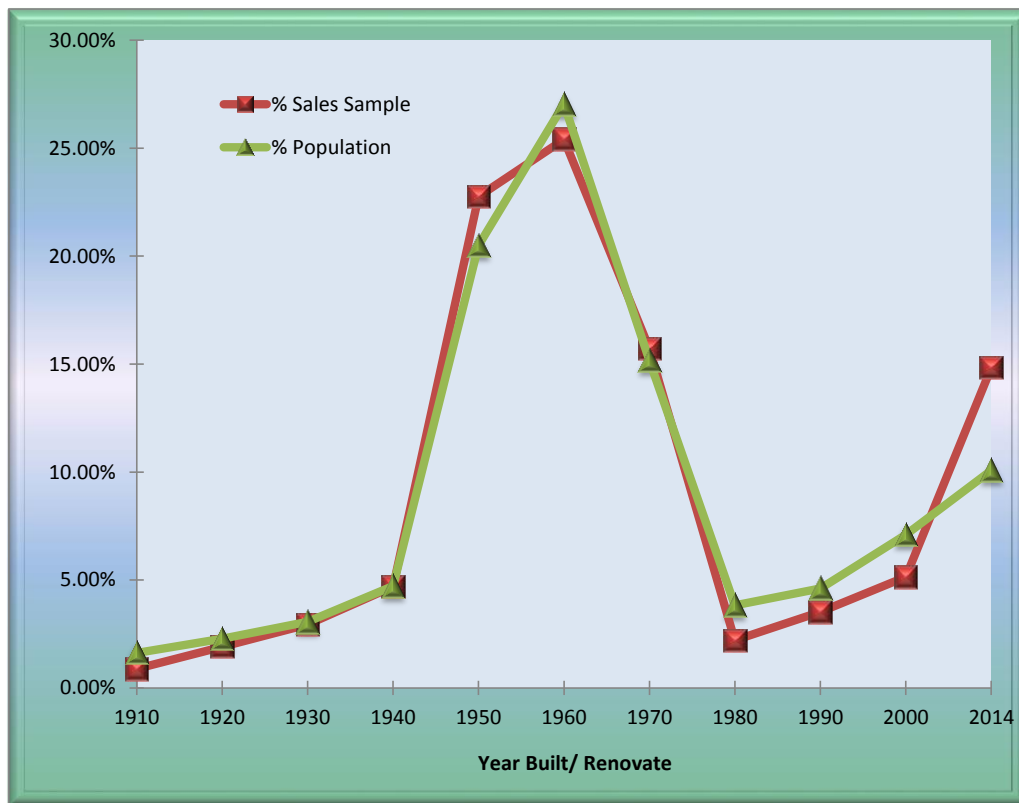
Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	6	0.88%
1920	13	1.91%
1930	20	2.94%
1940	32	4.70%
1950	155	22.76%
1960	173	25.40%
1970	107	15.71%
1980	15	2.20%
1990	24	3.52%
2000	35	5.14%
2014	101	14.83%
	681	

Population

Year Built/Ren	Frequency	% Population
1910	108	1.62%
1920	152	2.28%
1930	204	3.06%
1940	314	4.71%
1950	1,365	20.50%
1960	1,801	27.04%
1970	1,010	15.17%
1980	255	3.83%
1990	307	4.61%
2000	473	7.10%
2014	671	10.08%
	6,660	



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.

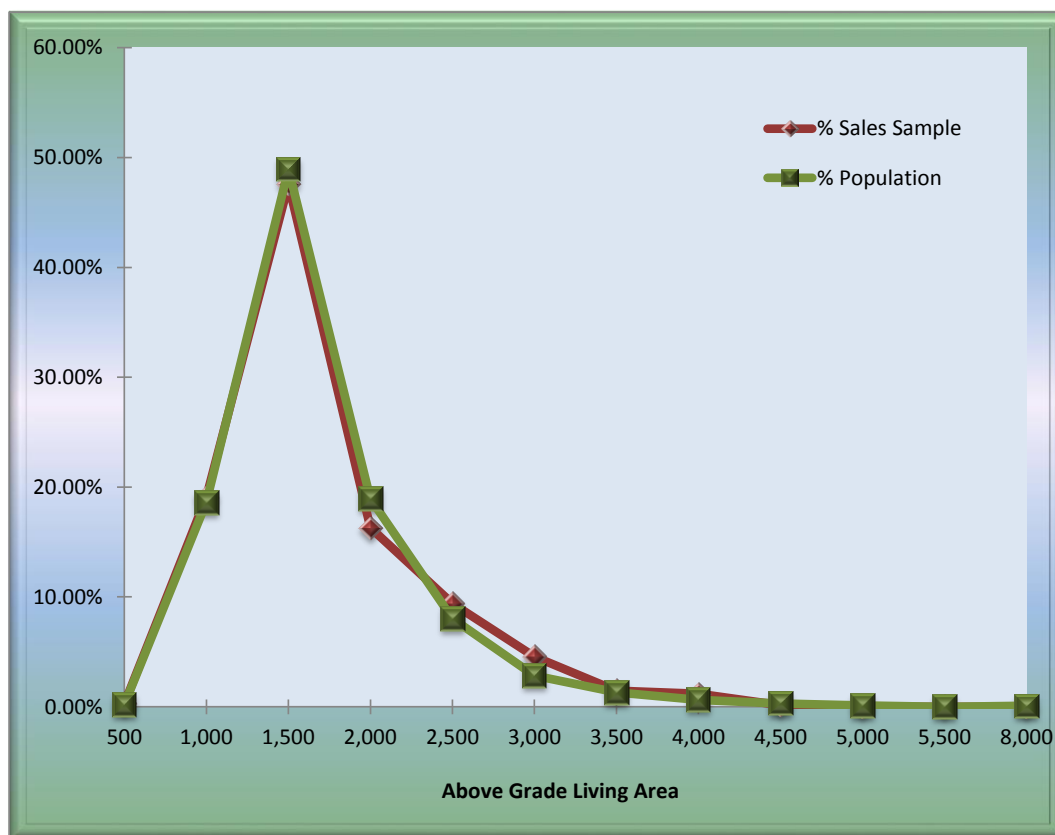
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	2	0.29%
1,000	130	19.09%
1,500	324	47.58%
2,000	111	16.30%
2,500	64	9.40%
3,000	31	4.55%
3,500	10	1.47%
4,000	8	1.17%
4,500	1	0.15%
5,000	0	0.00%
5,500	0	0.00%
8,000	0	0.00%
681		

Population

AGLA	Frequency	% Population
500	14	0.21%
1,000	1,239	18.60%
1,500	3,260	48.95%
2,000	1,262	18.95%
2,500	534	8.02%
3,000	189	2.84%
3,500	87	1.31%
4,000	42	0.63%
4,500	20	0.30%
5,000	7	0.11%
5,500	0	0.00%
8,000	6	0.09%
6,660		



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.

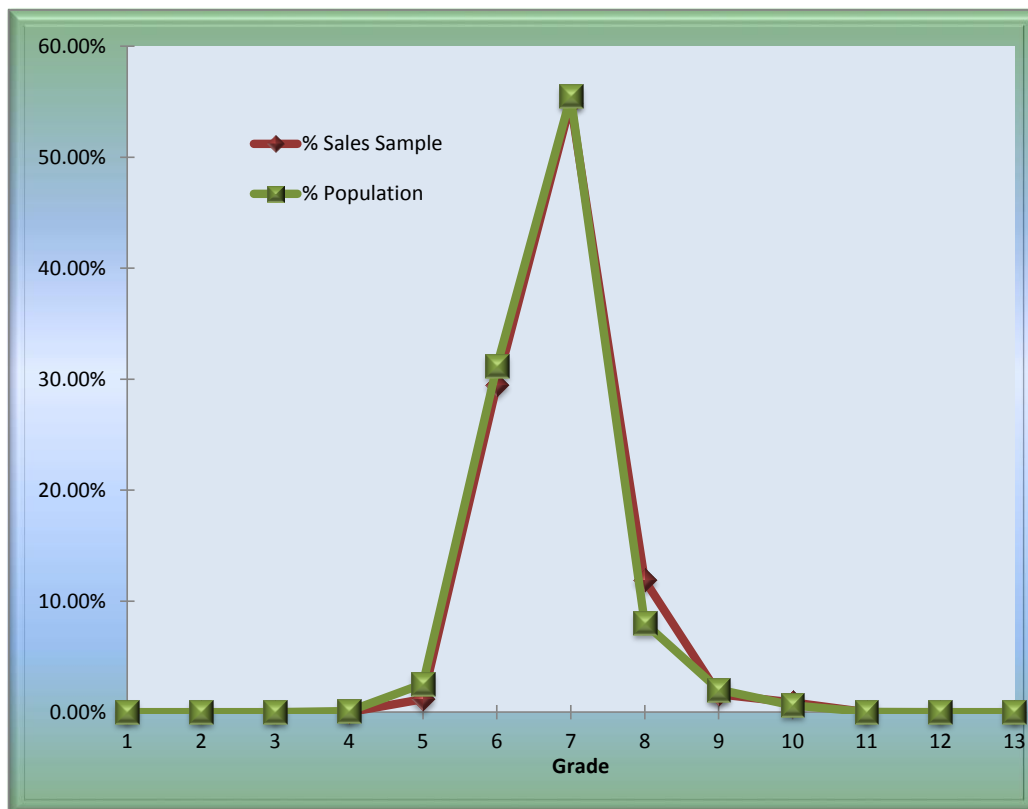
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	8	1.17%
6	201	29.52%
7	374	54.92%
8	81	11.89%
9	11	1.62%
10	6	0.88%
11	0	0.00%
12	0	0.00%
13	0	0.00%
681		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	7	0.11%
5	170	2.55%
6	2,077	31.19%
7	3,694	55.47%
8	534	8.02%
9	135	2.03%
10	41	0.62%
11	2	0.03%
12	0	0.00%
13	0	0.00%
6,660		



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 024 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, 2015**.

For example, a sale of \$475,000 which occurred on October 1, 2013 would be adjusted by the time trend factor of 1.184, resulting in an adjusted value of \$562,000 ($\$475,000 \times \text{Macro inserts Factor Here} = \$??????$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.442	44.2%
2/1/2012	1.430	43.0%
3/1/2012	1.418	41.8%
4/1/2012	1.406	40.6%
5/1/2012	1.394	39.4%
6/1/2012	1.381	38.1%
7/1/2012	1.369	36.9%
8/1/2012	1.356	35.6%
9/1/2012	1.344	34.4%
10/1/2012	1.332	33.2%
11/1/2012	1.319	31.9%
12/1/2012	1.307	30.7%
1/1/2013	1.295	29.5%
2/1/2013	1.282	28.2%
3/1/2013	1.271	27.1%
4/1/2013	1.258	25.8%
5/1/2013	1.246	24.6%
6/1/2013	1.234	23.4%
7/1/2013	1.222	22.2%
8/1/2013	1.209	20.9%
9/1/2013	1.197	19.7%
10/1/2013	1.184	18.4%
11/1/2013	1.172	17.2%
12/1/2013	1.160	16.0%
1/1/2014	1.147	14.7%
2/1/2014	1.135	13.5%
3/1/2014	1.124	12.4%
4/1/2014	1.111	11.1%
5/1/2014	1.099	9.9%
6/1/2014	1.086	8.6%
7/1/2014	1.074	7.4%
8/1/2014	1.062	6.2%
9/1/2014	1.049	4.9%
10/1/2014	1.037	3.7%
11/1/2014	1.025	2.5%
12/1/2014	1.013	1.3%
1/1/2015	1.000	0.0%

The time adjustment formula for Area 024 is: $(.849139112156671 + 0.159019048980173 * 0.010279 - 0.0722299802381688 * 0.1013216 - 0.000340108963927859 * \text{SaleDay} - 0.00124405069622876 * 0.7606461) / (.849139112156671 + 0.159019048980173 * 0.010279 - 0.0722299802381688 * 0.1013216 - 0.00124405069622876 * 0.7606461)$

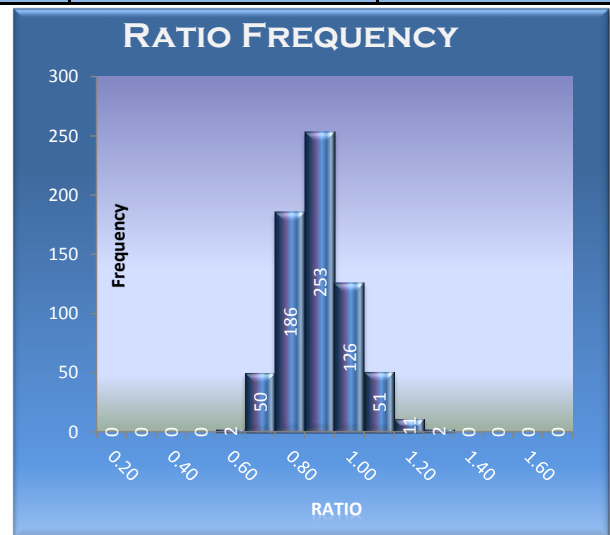
$\text{SaleDay} = \text{SaleDate} - 42005$

$\text{SaleDaySq} = (\text{SaleDate} - 42005)^2$

Annual Update Ratio Study Report (Before) – 2014 Assessments

District: WC / Team: 1	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Riverton Heights/ Tukwila	1/1/2014	7/23/2015	1/2012 - 12/2014
Area Number: 024	Appr ID:	Property Type:	Adjusted for time?
	KAND	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	681
Mean Assessed Value	\$231,000
Mean Adj. Sales Price	\$275,400
Standard Deviation AV	\$78,772
Standard Deviation SP	\$92,442
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.847
Median Ratio	0.836
Weighted Mean Ratio	0.839
UNIFORMITY	
Lowest ratio	0.596
Highest ratio:	1.246
Coefficient of Dispersion	9.98%
Standard Deviation	0.107
Coefficient of Variation	12.65%
Price Related Differential (PRD)	1.010
RELIABILITY	
95% Confidence: Median	
Lower limit	0.829
Upper limit	0.846
95% Confidence: Mean	
Lower limit	0.839
Upper limit	0.855
SAMPLE SIZE EVALUATION	
N (population size)	6,660
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.107
Recommended minimum:	18
Actual sample size:	681
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	373
# ratios above mean:	308
z:	2.491
Conclusion:	Non-normal



COMMENTS:

1 to 3 Unit Residences throughout Area 024

Sales Prices are adjusted for time to the Assessment Date of 1/1/2015

Annual Update Ratio Study Report (After) – 2015 Assessments

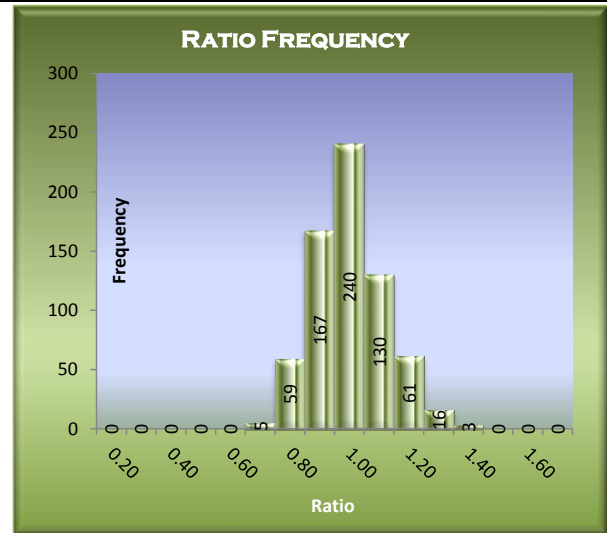
District: WC / Team: 1		Appr. Date:	Date of Report:	Sales Dates:
Area Name: Riverton Heights/ Tukwila		1/1/2015	7/23/2015	1/2012 - 12/2014
Area Number: 024		Appr. ID:	Property Type:	Adjusted for time?
		KAND	1 to 3 Unit Residences	YES
SAMPLE STATISTICS				
Sample size (n)	681			
Mean Assessed Value	\$259,900			
Mean Sales Price	\$275,400			
Standard Deviation AV	\$86,957			
Standard Deviation SP	\$92,442			
ASSESSMENT LEVEL				
Arithmetic Mean Ratio	0.954			
Median Ratio	0.944			
Weighted Mean Ratio	0.944			
UNIFORMITY				
Lowest ratio	0.668			
Highest ratio:	1.393			
Coefficient of Dispersion	9.74%			
Standard Deviation	0.118			
Coefficient of Variation	12.36%			
Price Related Differential (PRD)	1.011			
RELIABILITY				
95% Confidence: Median				
Lower limit	0.934			
Upper limit	0.951			
95% Confidence: Mean				
Lower limit	0.945			
Upper limit	0.963			
SAMPLE SIZE EVALUATION				
N (population size)	6,660			
B (acceptable error - in decimal)	0.05			
S (estimated from this sample)	0.118			
Recommended minimum:	22			
Actual sample size:	681			
Conclusion:	OK			
NORMALITY				
Binomial Test				
# ratios below mean:	368			
# ratios above mean:	313			
z:	2.108			
Conclusion:	Non-normal			

RATIO FREQUENCY

Ratio	Frequency
0.80	59
0.90	167
1.00	240
1.10	130
1.20	61
1.30	16
1.40	8
1.50	0
1.60	0

COMMENTS:

1 to 3 Unit Residences throughout Area 024 Sales Prices are adjusted for time to the Assessment Date of 1/1/2015.



COMMENTS:

1 to 3 Unit Residences throughout Area 024 Sales Prices are adjusted for time to the Assessment Date of 1/1/2015.

Annual Update Process

Effective Date of Appraisal: January 1, 2015

Date of Appraisal Report: July 23, 2015

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 2014
5. Existing residences where the data for 2014 is significantly different than the data for 2015 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 2014 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 19 usable land sales available in the area, their 2014 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 +11.0% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value * 1.115, 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 two neighborhood variables and a waterfront variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance Neighborhood 30 was generally at a higher assessment level, and Neighborhood 70 and waterfront parcels were generally at a lower assessment level. This annual update valuation model corrects for these strata differences.

With the exception of real property mobile home parcels and parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 681 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2015. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

The derived adjustment formula is:

$$\text{2015 Total Value} = \text{2014 Total Value} * (1 - 0.05) / (.849139112156671 + 0.159019048980173 * \text{Nghb30NoWft} - 0.0722299802381688 * \text{Nghb70} - 0.00124405069622876 * \text{WftFoot})$$

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

$$\text{2015 Improvements Value} = \text{2015 Total Value} \text{ minus } \text{2015 Land Value}$$

Mobile Home Update

There were 9 sales of mobile homes within Area 024. Analysis of the mobile home sales indicated a value increase in line with the Total % Change indicated by the Area’s sales sample as reflected on the Executive Summary page of +12.5%. The adjustment formula is:

$$\begin{aligned} \text{2015 Total Value} &= \text{2014 Total Value} * 1.125 \\ \text{2015 Improvements Value} &= \text{2015 Total Value} \text{ minus } \text{2015 Land Value} \end{aligned}$$

Results

The resulting assessment level is 0.944. 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 2015 assessment year (taxes payable in 2016) results in an average total change from the 2014 assessments of +12.8%. 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 (Previous Year Land Value + Previous Year Improvement Value) * 1.125.
- 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. (Previous Year Land Value + Previous Year Improvement Value) * 1.125.
- 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.
- If a parcel has > 100 water front feet and 1 improvement, then (Previous Year Land Value + Previous Year Improvement Value) * 1.31.

Any properties excluded from the annual up-date process are noted in RealProperty.

Improved Sales Used in This Annual Update Analysis

Area 024 -- 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	50	443600	0030	08/06/12	\$157,000	\$213,000	700	6	1950	5	13,974	N	N	4737 S 172ND PL
1	50	537980	5625	06/24/14	\$167,000	\$180,000	720	6	1950	3	9,245	N	N	4858 S 172ND PL
1	60	812520	0561	11/27/12	\$144,444	\$189,000	740	6	1948	3	12,031	N	N	5105 S 170TH ST
1	60	537980	0520	01/25/13	\$165,000	\$212,000	760	6	1943	5	8,400	N	N	4602 S 164TH ST
1	50	537980	4730	07/18/14	\$156,000	\$167,000	770	6	1941	3	9,750	N	N	4619 S 170TH ST
1	50	537980	3955	05/06/14	\$179,900	\$197,000	850	6	1913	3	8,150	N	N	16812 MILITARY RD S
1	60	810860	0160	10/19/12	\$162,000	\$215,000	870	6	1944	5	7,089	N	N	4369 S 158TH ST
1	50	537980	2990	10/01/13	\$210,000	\$249,000	940	6	1936	3	21,780	N	N	4426 S 166TH ST
1	60	812520	0150	10/02/12	\$180,000	\$240,000	950	6	1943	4	16,274	N	N	17035 53RD AVE S
1	60	810860	0341	11/19/13	\$157,500	\$183,000	1,010	6	1988	4	11,985	N	N	4464 S 158TH ST
1	50	537980	4495	02/01/12	\$119,400	\$171,000	1,050	6	1947	3	9,360	N	N	4474 S 172ND ST
1	50	537980	3038	06/05/12	\$135,000	\$186,000	1,060	6	1934	3	12,030	N	N	4258 S 166TH ST
1	50	538160	0021	01/21/14	\$180,000	\$205,000	1,100	6	1947	4	8,125	N	N	4744 S 175TH ST
1	60	810860	0020	08/07/13	\$172,000	\$208,000	1,150	6	1930	3	17,968	N	N	4454 S 156TH ST
1	50	537980	4080	07/29/13	\$140,100	\$170,000	1,290	6	1939	3	15,000	N	N	4612 S 170TH ST
1	50	537980	5475	06/09/14	\$234,999	\$255,000	1,330	6	1948	3	8,912	N	N	4711 S 172ND ST
1	50	538160	0110	06/18/14	\$253,779	\$274,000	1,430	6	1947	3	9,600	N	N	4835 S 175TH ST
1	50	537980	4625	09/14/12	\$154,000	\$206,000	820	7	1954	3	8,499	N	N	17019 51ST AVE S
1	50	537980	3620	03/18/13	\$180,250	\$228,000	910	7	1942	5	8,700	N	N	4417 S 166TH ST
1	60	537980	0001	04/22/14	\$217,900	\$240,000	960	7	1957	3	10,050	N	N	16012 42ND AVE S
1	60	537980	0420	03/06/13	\$250,000	\$317,000	1,050	7	1984	4	10,890	N	N	4804 S 164TH ST
1	60	184020	0035	12/31/13	\$193,000	\$222,000	1,060	7	1959	3	8,468	Y	N	17942 MILITARY RD S
1	50	537980	2897	01/17/13	\$225,000	\$290,000	1,060	7	1962	3	8,820	N	N	4701 S 164TH ST
1	60	681840	0150	08/28/14	\$275,000	\$289,000	1,060	7	1960	3	9,350	N	N	5109 S 164TH ST
1	60	931490	0130	11/25/13	\$174,900	\$203,000	1,060	7	1962	3	10,653	N	N	16217 45TH AVE S
1	50	537980	2835	10/25/13	\$230,800	\$271,000	1,070	7	1950	3	21,780	N	N	4811 S 164TH ST
1	50	537980	4220	06/07/12	\$209,990	\$290,000	1,070	7	1955	5	22,000	N	N	4835 S 168TH ST
1	60	537980	0040	08/13/14	\$275,000	\$291,000	1,090	7	1931	5	11,317	N	N	4337 S 160TH ST
1	60	184020	0055	10/06/14	\$201,000	\$208,000	1,130	7	1963	3	9,000	Y	N	17923 50TH AVE S
1	60	238660	0040	04/18/14	\$310,000	\$342,000	1,160	7	1963	4	10,318	Y	N	15816 47TH AVE S

Improved Sales Used in This Annual Update Analysis

Area 024 -- 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	50	537980	4537	08/26/14	\$270,000	\$284,000	1,160	7	1986	3	8,287	N	N	4724 S 172ND ST
1	50	537980	4010	05/30/13	\$235,000	\$290,000	1,180	7	1943	3	12,149	N	N	16858 MILITARY RD S
1	60	184020	0080	12/03/14	\$240,000	\$243,000	1,190	7	1959	3	9,000	N	N	17914 50TH AVE S
1	60	184020	0085	04/17/14	\$235,000	\$260,000	1,190	7	1959	4	9,000	N	N	17922 50TH AVE S
1	60	681840	0110	12/03/14	\$261,000	\$264,000	1,190	7	1961	3	10,488	N	N	5143 S 164TH ST
1	60	537920	0202	08/28/12	\$161,000	\$217,000	1,200	7	1961	3	16,001	Y	N	5210 S 164TH ST
1	50	537980	3386	08/01/14	\$289,950	\$308,000	1,200	7	1956	3	8,400	N	N	4802 S 168TH ST
1	60	812520	0273	12/23/14	\$219,950	\$221,000	1,200	7	1964	3	8,404	N	N	5128 S 173RD LN
1	60	812520	0481	09/26/14	\$319,000	\$331,000	1,200	7	1963	3	9,597	Y	N	16825 53RD AVE S
1	60	812520	0483	06/09/14	\$288,350	\$312,000	1,200	7	1963	3	7,963	N	N	5162 S 170TH ST
1	60	870050	0020	11/26/14	\$324,950	\$330,000	1,210	7	1964	3	9,600	N	N	5104 S 163RD PL
1	50	537980	4320	06/12/13	\$242,000	\$297,000	1,220	7	1941	4	10,000	N	N	4605 S 168TH ST
1	50	537980	2900	04/09/14	\$236,500	\$262,000	1,240	7	1960	3	34,650	N	N	4632 S 166TH ST
1	50	537980	4570	06/17/13	\$210,000	\$258,000	1,240	7	1952	4	24,752	N	N	4816 S 172ND ST
1	60	884930	0250	07/16/12	\$285,000	\$388,000	1,240	7	1983	4	9,284	Y	N	4924 S 181ST PL
1	50	537980	2932	04/22/14	\$255,600	\$282,000	1,248	7	2007	3	6,230	N	N	4605 S 164TH ST
1	50	538160	0095	04/05/13	\$200,000	\$251,000	1,250	7	1961	4	15,719	N	N	4817 S 175TH ST
1	60	810860	0144	04/23/14	\$228,000	\$251,000	1,250	7	1957	3	7,452	N	N	4270 S 158TH ST
1	60	812520	0042	06/25/13	\$295,000	\$361,000	1,250	7	1988	4	8,296	N	N	16818 51ST AVE S
1	60	537980	0476	05/01/14	\$275,000	\$302,000	1,260	7	1960	3	11,685	N	N	4703 S 162ND ST
1	50	538160	0075	08/09/13	\$219,000	\$264,000	1,260	7	1948	5	11,610	N	N	4727 S 175TH ST
1	60	537980	0165	04/12/13	\$243,000	\$305,000	1,270	7	1959	3	8,496	N	N	16018 46TH AVE S
1	50	537980	2954	06/07/12	\$250,000	\$345,000	1,280	7	1961	3	13,080	N	N	4455 S 164TH ST
1	60	615420	0040	08/29/12	\$258,000	\$347,000	1,290	7	1963	5	8,308	N	N	15836 43RD AVE S
1	60	810860	0182	06/03/13	\$240,000	\$296,000	1,290	7	1962	4	10,985	N	N	15604 44TH AVE S
1	60	810860	0021	09/13/13	\$275,000	\$328,000	1,310	7	1952	3	43,302	N	N	4460 S 156TH ST
1	60	919860	0035	08/05/14	\$240,000	\$254,000	1,310	7	1959	3	8,594	N	N	16002 48TH AVE S
1	60	238660	0041	04/22/13	\$189,000	\$236,000	1,330	7	1957	4	8,775	N	N	15818 47TH AVE S
1	60	884970	0040	09/08/14	\$270,000	\$283,000	1,350	7	1965	3	8,400	N	N	16229 49TH AVE S
1	60	931490	0110	09/03/13	\$245,000	\$293,000	1,350	7	1962	4	8,360	N	N	16303 45TH PL S

Improved Sales Used in This Annual Update Analysis

Area 024 -- 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	50	537980	5460	04/03/13	\$212,135	\$267,000	1,360	7	1949	5	8,910	N	N	4704 S 172ND PL
1	60	885880	0045	11/19/12	\$264,810	\$347,000	1,360	7	1960	5	17,386	N	N	16612 53RD AVE S
1	60	192250	0030	09/30/13	\$254,000	\$301,000	1,370	7	1960	3	8,400	N	N	16038 46TH AVE S
1	60	537920	0198	12/10/12	\$252,000	\$329,000	1,380	7	1968	3	13,200	Y	N	5213 S 164TH ST
1	50	537980	4690	08/13/14	\$249,000	\$263,000	1,380	7	1961	3	18,335	N	N	4657 S 170TH ST
1	60	810860	0082	05/28/13	\$259,950	\$321,000	1,390	7	1952	5	8,362	N	N	4412 S 156TH ST
1	60	537980	0003	02/03/14	\$207,968	\$236,000	1,400	7	1957	3	10,050	N	N	16036 42ND AVE S
1	60	222304	9100	10/21/13	\$239,900	\$282,000	1,420	7	1994	3	7,200	Y	N	4610 S 160TH ST
1	50	537980	4400	10/28/13	\$222,950	\$262,000	1,420	7	1963	4	10,265	N	N	17008 MILITARY RD S
1	60	537920	0167	03/14/14	\$200,584	\$224,000	1,470	7	1959	3	10,000	N	N	5116 S 168TH ST
1	50	537980	4410	03/27/13	\$209,000	\$263,000	1,480	7	1941	4	17,979	N	N	17022 MILITARY RD S
1	60	810860	0064	12/07/12	\$246,500	\$322,000	1,500	7	1967	3	12,420	N	N	4416 S 156TH ST
1	60	184030	0100	09/18/14	\$309,950	\$323,000	1,510	7	1961	4	9,843	N	N	17939 51ST AVE S
1	60	184030	0270	12/26/13	\$200,000	\$230,000	1,520	7	1960	3	8,625	Y	N	17940 51ST AVE S
1	50	537980	4330	10/18/12	\$288,500	\$382,000	1,550	7	1941	3	27,500	N	N	4465 S 168TH ST
1	60	519460	0060	09/10/12	\$200,000	\$268,000	1,570	7	1965	3	9,338	N	N	4921 S 161ST ST
1	60	810860	0221	06/17/13	\$300,000	\$368,000	1,600	7	1967	4	13,425	N	N	4422 S 158TH ST
1	60	537920	0062	02/24/14	\$211,000	\$237,000	1,630	7	1962	3	17,300	N	N	16014 51ST AVE S
1	50	537980	4131	12/08/13	\$240,000	\$278,000	1,650	7	1966	3	9,000	N	N	4668 S 170TH ST
1	50	538160	0087	09/16/14	\$213,391	\$223,000	1,680	7	1961	3	8,450	N	N	4741 S 175TH ST
1	60	537980	0228	03/07/14	\$240,300	\$269,000	1,700	7	1966	4	9,939	N	N	4900 S 161ST ST
1	50	537980	3010	10/28/14	\$275,000	\$282,000	1,750	7	1949	5	23,050	N	N	4409 S 164TH ST
1	60	681830	0035	07/22/13	\$294,950	\$358,000	1,792	7	1958	4	8,416	N	N	16012 47TH AVE S
1	60	812520	0460	05/17/13	\$261,000	\$324,000	1,810	7	1946	5	11,804	N	N	5156 S 170TH ST
1	60	342304	9268	09/16/13	\$293,900	\$350,000	1,840	7	1962	4	9,884	N	N	5048 S 179TH ST
1	50	537980	3370	09/16/14	\$263,000	\$274,000	1,950	7	1946	4	11,774	N	N	4654 S 168TH ST
1	50	538160	0120	04/09/14	\$272,000	\$301,000	1,990	7	1948	4	10,500	N	N	4855 S 175TH ST
1	60	537920	0114	01/06/12	\$225,000	\$324,000	2,050	7	1979	3	15,024	N	N	16428 51ST AVE S
1	60	885880	0075	01/24/13	\$242,000	\$311,000	2,090	7	1963	3	12,668	N	N	16660 53RD AVE S
1	60	810860	0580	02/07/14	\$249,000	\$282,000	2,117	7	2005	3	6,722	N	N	15826 42ND AVE S

Improved Sales Used in This Annual Update Analysis

Area 024 -- 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	60	810860	0464	05/15/14	\$335,000	\$366,000	2,150	7	1991	3	30,476	Y	N	4446 S 160TH ST
1	50	537980	4071	12/31/13	\$302,000	\$347,000	2,170	7	2000	3	9,800	N	N	4604 S 170TH ST
1	50	537980	4650	04/04/13	\$197,165	\$248,000	2,200	7	1987	3	18,260	N	N	4835 S 170TH ST
1	60	184030	0190	07/16/12	\$250,000	\$341,000	2,240	7	1961	4	8,398	Y	N	17812 51ST AVE S
1	60	537980	0432	09/27/12	\$235,000	\$313,000	2,300	7	1979	3	11,280	N	N	16311 48TH PL S
1	60	537980	0432	10/24/13	\$279,900	\$329,000	2,300	7	1979	3	11,280	N	N	16311 48TH PL S
1	60	184030	0140	09/04/12	\$250,000	\$336,000	2,600	7	1960	4	9,950	N	N	5054 S 179TH ST
1	60	931490	0140	12/10/13	\$259,900	\$301,000	3,250	7	1962	3	9,010	N	N	16211 45TH AVE S
1	50	537980	5575	11/12/13	\$336,000	\$392,000	1,450	8	2012	3	13,738	N	N	4820 S 172ND PL
1	50	537980	3981	05/30/13	\$346,950	\$428,000	1,500	8	2012	3	9,657	N	N	4371 S 168TH LN
1	60	537980	0430	09/26/12	\$264,500	\$353,000	1,720	8	1962	3	8,640	N	N	4809 S 162ND ST
1	60	185350	0190	06/25/12	\$295,000	\$405,000	1,830	8	1992	4	6,565	N	N	17733 50TH CT S
1	60	185350	0290	08/11/14	\$314,000	\$332,000	1,870	8	1992	3	8,449	Y	N	4885 S 177TH CT
1	60	885805	0130	01/22/14	\$228,975	\$261,000	1,940	8	1994	3	7,653	N	N	17816 50TH CT S
1	60	537920	0134	09/06/12	\$279,900	\$376,000	1,940	8	1999	3	7,200	N	N	5135 S 166TH ST
1	60	810860	0505	09/06/13	\$306,900	\$367,000	2,148	8	2005	3	30,898	N	N	4272 S 160TH ST
1	60	185350	0060	12/12/13	\$290,000	\$335,000	2,280	8	1993	3	8,522	N	N	17744 50TH CT S
1	60	537920	0072	04/10/13	\$364,950	\$458,000	2,310	8	2013	3	10,500	N	N	16044 51ST AVE S
1	60	812520	0480	10/25/12	\$330,000	\$436,000	2,310	8	2012	3	6,650	Y	N	16833 53RD AVE S
1	60	885805	0080	09/11/12	\$270,000	\$362,000	2,480	8	1994	3	8,141	Y	N	17801 50TH CT S
1	50	537980	4530	10/11/13	\$335,000	\$395,000	2,680	8	1999	3	8,125	N	N	4718 S 172ND ST
1	60	779640	0220	03/28/12	\$360,000	\$507,000	2,180	9	1989	3	12,082	Y	N	16350 53RD PL S
1	60	537980	0175	03/20/12	\$385,000	\$543,000	2,740	9	2011	3	9,800	N	N	16005 47TH AVE S
1	60	537920	0158	05/09/14	\$529,000	\$580,000	3,100	9	2013	3	9,200	N	N	5139 S 166TH LN
1	60	812520	0238	11/19/14	\$555,000	\$565,000	3,630	9	2013	3	6,500	N	N	5148 S 172ND LN
1	60	537920	0144	10/03/13	\$492,000	\$582,000	3,980	9	2005	3	10,699	N	N	5132 S 166TH LN
1	60	812520	0243	07/11/13	\$555,000	\$676,000	3,870	10	2008	3	20,099	N	N	5154 S 172ND LN
2	50	537980	4850	03/17/14	\$130,100	\$145,000	830	5	1947	4	11,354	N	N	17117 MILITARY RD S
2	50	443500	0165	11/25/13	\$138,000	\$160,000	740	6	1943	3	8,700	N	N	16834 35TH AVE S
2	50	443500	0265	09/25/13	\$152,500	\$181,000	740	6	1942	3	8,700	N	N	17022 35TH AVE S

Improved Sales Used in This Annual Update Analysis

Area 024 -- 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	50	537980	5080	08/29/13	\$132,000	\$158,000	750	6	1950	3	12,707	N	N	17239 MILITARY RD S
2	50	443500	0135	11/27/13	\$134,900	\$157,000	770	6	1947	3	8,700	N	N	16839 37TH AVE S
2	50	443560	0375	01/18/13	\$128,800	\$166,000	770	6	1943	3	8,700	N	N	17240 34TH AVE S
2	50	537980	1360	09/07/12	\$115,000	\$154,000	770	6	1953	3	6,400	N	N	3203 S 161ST ST
2	50	538100	0049	06/10/12	\$137,500	\$189,000	770	6	1947	3	8,250	N	N	16824 37TH AVE S
2	50	443560	0150	06/04/13	\$125,000	\$154,000	780	6	1943	3	8,700	N	N	17339 33RD AVE S
2	50	537980	2680	12/17/12	\$160,000	\$208,000	820	6	1954	3	20,625	N	N	3432 S 166TH ST
2	50	537980	3890	06/05/13	\$229,000	\$282,000	820	6	1943	4	13,750	Y	N	4206 S 170TH ST
2	50	538100	0155	11/07/13	\$132,000	\$154,000	840	6	1944	3	8,750	N	N	3763 S 170TH ST
2	50	443560	0380	06/18/12	\$120,000	\$165,000	860	6	1943	3	8,700	N	N	17246 34TH AVE S
2	50	537980	1120	07/15/14	\$124,080	\$133,000	880	6	1953	3	7,440	N	N	16105 37TH LN S
2	50	537980	0840	03/07/14	\$158,000	\$177,000	900	6	1950	3	8,412	N	N	16014 MILITARY RD S
2	50	443560	0330	07/26/14	\$165,000	\$176,000	910	6	1943	4	8,700	N	N	17216 33RD AVE S
2	50	537980	4970	04/11/14	\$160,000	\$177,000	910	6	1942	3	11,777	N	N	4023 S 170TH ST
2	50	537980	0860	03/25/14	\$246,420	\$274,000	920	6	1941	4	15,588	N	N	16046 MILITARY RD S
2	50	537980	5206	04/18/14	\$175,000	\$193,000	970	6	1957	3	7,875	N	N	4026 S 173RD ST
2	70	731800	0080	11/07/13	\$180,000	\$211,000	980	6	1955	3	8,400	N	N	4815 S 184TH ST
2	70	731800	0085	04/06/13	\$134,500	\$169,000	1,000	6	1955	3	8,122	Y	N	18404 49TH AVE S
2	50	537980	6155	09/10/14	\$216,500	\$226,000	1,020	6	1971	4	11,652	N	N	4425 S 175TH ST
2	50	443500	0035	11/27/12	\$123,000	\$161,000	1,160	6	1947	3	8,410	N	N	16637 37TH AVE S
2	50	537980	1575	09/19/14	\$200,000	\$208,000	1,170	6	1954	3	18,720	N	N	16230 32ND AVE S
2	50	537980	1650	09/05/13	\$189,000	\$226,000	1,170	6	1941	3	22,000	N	N	3443 S 162ND ST
2	50	443560	0250	07/23/12	\$165,000	\$224,000	1,180	6	1943	4	9,425	N	N	17302 33RD AVE S
2	50	537980	5090	04/10/14	\$198,000	\$219,000	1,180	6	1953	3	11,333	Y	N	17257 MILITARY RD S
2	50	443500	0595	01/03/12	\$179,660	\$259,000	1,230	6	1942	4	8,410	N	N	16633 34TH AVE S
2	50	537980	1970	05/22/12	\$135,000	\$187,000	1,230	6	1967	3	9,724	N	N	3207 S 164TH ST
2	70	342304	9311	10/17/14	\$216,000	\$223,000	1,260	6	1998	3	4,125	N	N	18133 44TH AVE S
2	50	537980	6265	02/13/12	\$122,500	\$175,000	1,310	6	1944	4	11,689	N	N	4202 S 176TH ST
2	50	443500	0455	10/02/12	\$121,000	\$161,000	1,340	6	1942	4	8,700	N	N	16816 34TH AVE S
2	50	443500	0705	07/08/14	\$160,000	\$171,000	1,350	6	1942	3	8,700	N	N	17053 34TH AVE S

Improved Sales Used in This Annual Update Analysis

Area 024 -- 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	50	443500	0550	04/05/13	\$185,000	\$232,000	1,390	6	1942	3	8,410	N	N	16620 34TH AVE S
2	50	443500	0360	01/09/14	\$160,000	\$183,000	1,420	6	1942	3	8,700	N	N	17016 34TH AVE S
2	50	443500	0485	02/28/13	\$165,000	\$210,000	1,440	6	1943	4	8,410	N	N	16621 35TH AVE S
2	50	443560	0200	02/14/13	\$144,999	\$185,000	1,540	6	1943	3	8,700	N	N	17345 34TH AVE S
2	50	537980	1670	02/06/14	\$219,918	\$249,000	1,540	6	1950	4	10,800	N	N	3459 S 162ND ST
2	50	537980	2600	12/19/13	\$103,500	\$119,000	1,580	6	1961	2	8,520	N	N	3712 S 166TH ST
2	50	537980	5945	05/30/13	\$190,000	\$235,000	1,830	6	1957	3	10,800	N	N	4011 S 173RD ST
2	70	342304	9269	05/13/14	\$225,000	\$246,000	1,950	6	1939	3	12,559	N	N	18507 42ND AVE S
2	50	537980	4995	01/09/14	\$320,000	\$366,000	3,370	6	1940	5	13,750	N	N	4045 S 170TH ST
2	50	537980	0810	08/07/14	\$198,000	\$210,000	790	7	1951	3	14,200	N	N	16026 MILITARY RD S
2	50	537980	5253	10/20/14	\$240,000	\$247,000	870	7	1960	3	8,400	N	N	4029 S 172ND ST
2	50	537980	5253	03/27/14	\$225,000	\$250,000	870	7	1960	3	8,400	N	N	4029 S 172ND ST
2	50	856740	0010	07/06/12	\$219,000	\$299,000	880	7	1950	5	8,100	N	N	3720 S 162ND ST
2	50	537980	1972	08/18/14	\$265,000	\$280,000	900	7	1954	5	8,580	N	N	3203 S 164TH ST
2	70	100340	0025	08/13/13	\$156,000	\$188,000	950	7	1955	3	7,440	N	N	3226 S 186TH ST
2	50	282304	9176	04/24/13	\$135,100	\$169,000	970	7	1965	3	8,400	N	N	16415 32ND AVE S
2	70	100300	0175	12/22/14	\$221,000	\$222,000	980	7	1954	3	7,606	N	N	3403 S 186TH ST
2	50	537980	1555	05/01/13	\$210,000	\$262,000	980	7	1979	3	19,004	N	N	3232 S 164TH ST
2	70	714830	0190	07/15/13	\$170,988	\$208,000	980	7	1960	3	10,197	N	N	4016 S 181ST ST
2	70	100340	0100	03/06/12	\$160,000	\$227,000	1,010	7	1955	3	12,809	N	N	18509 38TH AVE S
2	70	100340	0125	01/23/14	\$226,500	\$258,000	1,010	7	1955	3	15,036	N	N	18407 38TH AVE S
2	70	100340	0270	08/02/12	\$185,000	\$251,000	1,010	7	1955	3	14,581	N	N	18438 39TH AVE S
2	70	100340	0275	12/09/13	\$214,990	\$249,000	1,010	7	1955	3	9,914	N	N	18432 39TH AVE S
2	50	433600	0050	12/12/13	\$200,000	\$231,000	1,010	7	1949	4	15,701	N	N	3209 S 169TH ST
2	70	184000	0045	04/09/14	\$238,000	\$264,000	1,030	7	1957	3	15,590	N	N	17806 48TH AVE S
2	50	443500	0520	09/26/14	\$245,990	\$256,000	1,040	7	2014	3	8,410	N	N	16654 34TH AVE S
2	50	537980	2700	07/25/13	\$235,000	\$285,000	1,040	7	1952	3	16,500	N	N	3416 S 166TH ST
2	70	714760	0290	12/23/13	\$229,000	\$264,000	1,040	7	1957	3	9,996	N	N	17812 42ND AVE S
2	70	714740	0005	10/22/12	\$146,500	\$194,000	1,050	7	1955	3	10,854	N	N	17603 38TH AVE S
2	70	432710	0020	01/22/13	\$212,000	\$273,000	1,060	7	1957	5	8,978	N	N	18017 47TH AVE S

Improved Sales Used in This Annual Update Analysis

Area 024 -- 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	50	433600	0110	05/07/13	\$259,500	\$323,000	1,060	7	1962	4	16,572	N	N	16619 33RD AVE S
2	70	714760	0220	06/26/14	\$230,000	\$248,000	1,060	7	1956	4	9,946	N	N	17723 42ND AVE S
2	70	714740	0035	05/10/12	\$142,950	\$199,000	1,070	7	1955	3	8,714	N	N	17602 38TH AVE S
2	70	714740	0180	05/15/13	\$235,000	\$292,000	1,080	7	1957	4	9,000	N	N	3819 S 177TH ST
2	70	184000	0030	05/29/14	\$267,500	\$291,000	1,090	7	1957	3	11,914	Y	N	4820 S 179TH ST
2	70	100340	0155	08/11/14	\$233,000	\$246,000	1,100	7	1955	3	7,657	N	N	3815 S 184TH ST
2	70	432640	0035	01/09/12	\$157,200	\$226,000	1,100	7	1957	4	15,961	N	N	18041 MILITARY RD S
2	70	432500	0050	02/27/14	\$200,000	\$225,000	1,120	7	1959	3	8,800	N	N	18104 45TH AVE S
2	70	100340	0245	12/01/14	\$179,950	\$182,000	1,130	7	1954	3	9,907	N	N	18512 38TH AVE S
2	70	100340	0250	06/05/14	\$237,000	\$257,000	1,130	7	1954	3	10,650	N	N	18504 38TH AVE S
2	50	537980	0925	04/10/14	\$210,000	\$233,000	1,130	7	1954	3	18,037	N	N	16214 MILITARY RD S
2	50	537980	1711	07/17/12	\$245,000	\$334,000	1,130	7	1966	5	13,932	N	N	3727 S 162ND ST
2	50	537980	4870	12/24/12	\$214,000	\$278,000	1,130	7	1947	5	8,936	N	N	4248 S 172ND ST
2	50	538100	0037	07/02/13	\$220,000	\$269,000	1,130	7	1994	3	7,215	N	N	3746 S 168TH ST
2	50	538100	0070	08/26/14	\$204,950	\$216,000	1,130	7	1956	3	11,429	N	N	3745 S 168TH ST
2	70	714760	0015	06/12/14	\$178,501	\$193,000	1,130	7	1956	3	9,212	N	N	17622 42ND AVE S
2	70	156560	0130	08/21/14	\$275,000	\$290,000	1,140	7	1963	3	9,178	N	N	4233 S 185TH ST
2	70	339250	0025	06/13/12	\$215,000	\$296,000	1,150	7	1962	3	8,717	N	N	17626 43RD AVE S
2	50	538100	0118	01/06/14	\$190,000	\$218,000	1,150	7	1961	4	8,400	N	N	3718 S 170TH ST
2	50	538100	0245	11/20/13	\$220,000	\$256,000	1,150	7	1963	3	9,025	N	N	3529 S 172ND ST
2	70	184000	0170	07/30/13	\$267,000	\$323,000	1,160	7	1958	4	8,800	Y	N	17912 48TH AVE S
2	50	443560	0025	08/07/12	\$180,000	\$244,000	1,160	7	1943	4	8,410	N	N	17014 33RD AVE S
2	70	714850	0075	06/14/13	\$175,000	\$215,000	1,160	7	1958	3	9,045	N	N	18225 45TH AVE S
2	50	537980	5160	10/02/14	\$242,000	\$251,000	1,170	7	1951	3	7,494	N	N	4224 S 173RD ST
2	70	714780	0035	02/25/13	\$215,000	\$274,000	1,170	7	1955	5	9,700	N	N	18053 42ND AVE S
2	50	537980	4990	11/25/13	\$280,000	\$325,000	1,180	7	1992	3	13,750	N	N	4041 S 170TH ST
2	70	714800	0110	03/25/14	\$210,000	\$234,000	1,190	7	1956	3	9,226	N	N	4334 S 178TH ST
2	70	714860	0020	08/26/14	\$219,000	\$230,000	1,200	7	1961	3	8,470	N	N	4044 S 184TH PL
2	70	714860	0060	05/25/13	\$229,000	\$283,000	1,200	7	1961	4	8,719	N	N	4012 S 184TH PL
2	50	807680	0110	08/23/12	\$142,750	\$192,000	1,200	7	1959	3	8,938	N	N	16861 31ST PL S

Improved Sales Used in This Annual Update Analysis

Area 024 -- 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	50	856740	0005	09/06/12	\$178,500	\$240,000	1,200	7	1950	3	8,100	N	N	3712 S 162ND ST
2	70	873280	0060	07/25/13	\$230,743	\$280,000	1,200	7	1966	3	8,928	N	N	4235 S 184TH ST
2	70	714740	0135	11/21/13	\$207,000	\$241,000	1,220	7	1955	3	12,296	N	N	17618 41ST AVE S
2	70	714740	0135	01/04/12	\$162,500	\$234,000	1,220	7	1955	3	12,296	N	N	17618 41ST AVE S
2	70	873275	0010	04/09/14	\$235,000	\$260,000	1,220	7	1984	3	2,296	Y	N	18617 48TH PL S
2	70	873275	0050	12/17/12	\$196,253	\$255,000	1,220	7	1984	3	2,452	Y	N	18621 48TH PL S
2	50	537980	3900	07/15/13	\$239,000	\$291,000	1,230	7	1951	4	14,000	N	N	4044 S 170TH ST
2	70	714800	0190	09/07/12	\$224,950	\$302,000	1,230	7	1956	5	8,567	N	N	4368 S 179TH ST
2	50	433600	0100	06/15/12	\$290,000	\$399,000	1,240	7	1978	4	12,632	N	N	16802 33RD AVE S
2	50	537980	2090	07/14/14	\$170,000	\$182,000	1,250	7	1958	3	7,015	N	N	3252 S 166TH ST
2	50	537980	0718	03/26/12	\$168,000	\$237,000	1,260	7	1954	4	7,783	N	N	16043 42ND AVE S
2	50	537980	0718	08/07/13	\$215,000	\$259,000	1,260	7	1954	4	7,783	N	N	16043 42ND AVE S
2	50	537980	6145	10/09/12	\$200,000	\$266,000	1,290	7	1950	3	11,610	N	N	4433 S 175TH ST
2	50	538100	0080	09/09/14	\$160,000	\$167,000	1,290	7	1950	3	20,625	N	N	3765 S 168TH ST
2	70	714800	0025	05/29/13	\$129,299	\$160,000	1,300	7	1956	2	9,600	N	N	4221 S 177TH ST
2	70	714760	0225	11/13/14	\$320,000	\$326,000	1,310	7	1957	5	10,763	N	N	17805 42ND AVE S
2	50	443560	0165	08/10/12	\$140,000	\$189,000	1,320	7	1943	3	9,425	N	N	17303 34TH AVE S
2	70	100300	0050	06/12/12	\$180,000	\$248,000	1,330	7	1954	3	6,500	N	N	3415 S 187TH ST
2	50	537980	1700	07/10/14	\$224,900	\$241,000	1,330	7	1960	3	10,400	N	N	3705 S 162ND ST
2	50	537980	5885	05/21/14	\$240,000	\$262,000	1,330	7	1993	3	7,200	N	N	17412 42ND LN S
2	50	537980	1998	05/15/13	\$173,358	\$215,000	1,340	7	1966	3	8,744	N	N	3221 S 164TH ST
2	50	537980	6390	07/22/13	\$250,000	\$303,000	1,340	7	1940	4	11,541	N	N	3450 S 176TH ST
2	70	714850	0035	06/05/13	\$218,500	\$269,000	1,340	7	1958	3	9,045	N	N	18244 45TH AVE S
2	50	810860	0684	05/23/13	\$170,000	\$210,000	1,340	7	1950	2	8,400	N	N	4035 S 158TH ST
2	50	537980	1840	10/17/13	\$160,000	\$188,000	1,360	7	1951	3	22,000	N	N	3724 S 164TH ST
2	50	339538	0070	03/06/12	\$160,000	\$227,000	1,370	7	1987	3	2,436	N	N	4028 S 159TH LN
2	50	339538	0100	11/12/12	\$164,950	\$217,000	1,370	7	1987	3	2,093	N	N	4040 S 159TH LN
2	50	339538	0200	10/17/14	\$190,000	\$196,000	1,370	7	1987	3	3,438	N	N	4051 S 159TH LN
2	70	342304	9307	07/25/14	\$325,000	\$346,000	1,380	7	1967	5	8,406	N	N	18219 46TH PL S
2	70	100340	0260	04/02/14	\$270,000	\$300,000	1,410	7	1954	5	7,714	N	N	3811 S 185TH ST

Improved Sales Used in This Annual Update Analysis

Area 024 -- 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	70	432500	0045	08/29/12	\$205,000	\$276,000	1,410	7	1958	4	8,771	N	N	4506 S 181ST ST
2	50	537980	4811	09/19/13	\$179,900	\$214,000	1,410	7	1990	3	11,411	N	N	4324 S 171ST ST
2	50	537980	6180	08/13/14	\$376,000	\$397,000	1,420	7	1965	4	11,662	Y	N	4401 S 175TH ST
2	50	807680	0060	03/21/13	\$165,000	\$208,000	1,430	7	1958	4	8,700	N	N	16868 31ST AVE S
2	70	339250	0015	06/20/13	\$260,000	\$319,000	1,440	7	1962	5	9,356	N	N	17631 43RD AVE S
2	50	537980	1330	12/17/13	\$213,000	\$246,000	1,460	7	1935	4	12,180	N	N	3230 S 161ST ST
2	50	537980	5910	11/13/14	\$314,000	\$320,000	1,460	7	1963	5	13,500	N	N	4028 S 175TH ST
2	70	714760	0010	09/28/12	\$212,950	\$284,000	1,460	7	1959	5	8,842	N	N	17612 42ND AVE S
2	50	538100	0060	10/16/12	\$155,000	\$205,000	1,480	7	1947	3	10,700	N	N	3725 S 168TH ST
2	50	538100	0471	11/18/14	\$198,000	\$202,000	1,490	7	1952	3	9,600	N	N	3456 S 175TH ST
2	70	714800	0195	03/30/12	\$160,000	\$225,000	1,520	7	1956	3	11,548	N	N	4362 S 179TH ST
2	70	714760	0295	03/20/14	\$185,000	\$206,000	1,540	7	1957	3	11,487	N	N	17820 42ND AVE S
2	50	537980	3773	02/27/13	\$212,000	\$270,000	1,550	7	1965	4	8,400	N	N	4024 S 168TH ST
2	50	537980	6270	04/10/12	\$138,699	\$194,000	1,560	7	1955	3	11,678	N	N	4035 S 175TH ST
2	70	342304	9153	06/07/12	\$292,500	\$403,000	1,580	7	1936	4	18,581	N	N	18260 42ND AVE S
2	50	537980	6312	12/05/14	\$176,000	\$178,000	1,620	7	1954	3	11,312	N	N	4002 S 176TH ST
2	50	537980	6463	04/30/14	\$219,990	\$242,000	1,620	7	1965	3	9,260	N	N	3741 S 175TH ST
2	70	342304	9087	08/14/12	\$211,000	\$285,000	1,630	7	1941	4	17,446	N	N	18646 39TH AVE S
2	50	443500	0490	10/15/14	\$249,000	\$257,000	1,630	7	1943	5	8,410	N	N	16627 35TH AVE S
2	70	714850	0095	06/01/12	\$199,500	\$276,000	1,630	7	1958	4	9,045	N	N	18220 44TH AVE S
2	70	873275	0100	05/25/14	\$325,000	\$354,000	1,640	7	1984	3	3,435	Y	N	18631 48TH PL S
2	70	873275	0210	04/05/12	\$185,000	\$260,000	1,640	7	1984	3	3,203	N	N	18608 48TH PL S
2	70	714760	0245	06/27/14	\$259,500	\$279,000	1,650	7	1957	3	12,349	N	N	17835 42ND AVE S
2	70	432500	0135	02/16/12	\$194,900	\$278,000	1,670	7	1958	3	10,932	N	N	18129 44TH AVE S
2	50	537980	4882	11/07/13	\$265,900	\$311,000	1,670	7	1948	5	9,553	N	N	4236 S 172ND ST
2	50	538100	0402	04/25/14	\$161,000	\$177,000	1,680	7	1963	3	9,167	N	N	17316 37TH PL S
2	70	100340	0290	09/25/12	\$190,000	\$254,000	1,690	7	1955	4	7,150	N	N	18414 39TH AVE S
2	70	156560	0105	03/04/14	\$325,000	\$365,000	1,730	7	1995	3	7,230	N	N	4253 S 185TH ST
2	50	349720	0005	02/12/13	\$235,000	\$300,000	1,750	7	1954	5	8,911	N	N	16953 MILITARY RD S
2	70	873280	0040	04/10/12	\$167,500	\$235,000	1,750	7	1966	3	8,605	N	N	4221 S 184TH ST

Improved Sales Used in This Annual Update Analysis

Area 024 -- 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	70	714850	0040	09/05/13	\$219,900	\$263,000	1,840	7	1958	3	9,045	N	N	18250 45TH AVE S
2	50	537980	5891	11/26/13	\$285,000	\$331,000	1,850	7	1998	3	7,225	N	N	17407 42ND LN S
2	50	807680	0105	11/07/13	\$175,400	\$205,000	1,850	7	1958	3	8,700	N	N	16869 31ST PL S
2	50	538100	0312	09/17/13	\$225,000	\$268,000	1,860	7	1954	3	10,300	N	N	3736 S 173RD ST
2	70	873280	0100	09/16/14	\$312,000	\$325,000	1,890	7	1966	3	8,362	N	N	4261 S 184TH ST
2	70	432710	0045	07/21/14	\$300,000	\$320,000	1,940	7	1957	3	8,875	N	N	18032 47TH AVE S
2	50	537980	6480	04/29/12	\$195,000	\$272,000	1,950	7	1957	4	11,644	N	N	3840 S 176TH ST
2	50	537980	1890	06/28/12	\$183,031	\$251,000	1,990	7	1978	3	22,000	N	N	3462 S 164TH ST
2	70	342304	9289	10/04/13	\$311,000	\$368,000	2,050	7	1990	4	10,938	N	N	4407 S 176TH ST
2	70	714800	0210	10/07/13	\$301,000	\$356,000	2,120	7	1956	5	11,306	N	N	4338 S 179TH ST
2	70	714850	0045	03/21/14	\$300,000	\$335,000	2,370	7	1958	5	10,125	N	N	18256 45TH AVE S
2	50	538100	0352	06/22/14	\$330,000	\$356,000	2,380	7	1999	3	13,550	N	N	3430 S 173RD ST
2	50	537980	0715	12/16/13	\$372,000	\$429,000	2,560	7	1982	4	22,500	N	N	16035 42ND AVE S
2	50	537980	3665	11/14/13	\$225,000	\$263,000	2,720	7	1955	4	10,500	N	N	4011 S 166TH ST
2	50	885810	0040	08/08/13	\$245,000	\$296,000	1,080	8	1967	3	8,512	N	N	16042 40TH PL S
2	50	537980	2095	05/29/12	\$246,000	\$340,000	1,170	8	1959	5	7,245	N	N	3240 S 166TH ST
2	50	538100	0410	10/16/13	\$274,500	\$323,000	1,240	8	1955	4	12,300	N	N	3815 S 173RD ST
2	50	538100	0072	05/14/14	\$349,950	\$383,000	1,363	8	2005	3	10,117	N	N	16816 37TH LN S
2	50	537980	6101	09/12/12	\$349,950	\$469,000	1,490	8	2012	3	7,202	N	N	17515 MILITARY RD S
2	50	537980	0719	04/02/13	\$324,950	\$409,000	2,190	8	2011	3	7,317	N	N	4068 S 160TH ST
2	50	537980	0723	01/23/13	\$300,000	\$386,000	2,190	8	2011	3	7,400	N	N	4052 S 160TH ST
2	70	342304	9345	03/13/13	\$342,500	\$434,000	2,310	8	2012	3	8,097	N	N	4050 S 186TH ST
2	70	342304	9346	04/01/13	\$335,000	\$422,000	2,310	8	2012	3	8,000	N	N	4042 S 186TH ST
2	50	537980	1177	12/10/12	\$342,000	\$446,000	2,400	8	2003	3	7,248	N	N	16106 34TH AVE S
2	50	537980	6090	06/12/12	\$340,000	\$468,000	2,410	8	2006	3	7,202	N	N	4467 S 175TH ST
2	50	538100	0332	04/22/13	\$274,990	\$344,000	2,410	8	2012	3	9,167	N	N	3564 S 173RD ST
2	50	538100	0476	10/22/14	\$383,000	\$394,000	2,560	8	2014	3	7,496	N	N	17411 34TH PL S
2	50	443560	0260	03/13/13	\$360,000	\$456,000	2,600	8	2012	3	8,700	N	N	17211 34TH AVE S
2	50	537980	5121	12/29/14	\$377,500	\$378,000	2,640	8	1999	3	10,720	N	N	17234 43RD LN S
2	70	342304	9317	09/26/12	\$271,100	\$362,000	2,900	8	1984	3	8,417	N	N	4233 S 184TH PL

Improved Sales Used in This Annual Update Analysis

Area 024 -- 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	50	537980	3860	12/16/13	\$370,750	\$428,000	3,180	8	2007	3	7,217	N	N	16826 40TH LN S
2	50	538100	0475	09/29/14	\$489,500	\$508,000	3,230	8	2014	3	12,488	N	N	3454 S 175TH ST
2	50	443500	0295	09/13/13	\$337,500	\$402,000	3,520	8	1942	5	8,700	N	N	17017 35TH AVE S
2	50	538100	0451	08/06/14	\$425,000	\$450,000	3,830	9	2007	3	7,987	N	N	17406 37TH LN S
2	50	537980	0722	08/14/13	\$550,000	\$662,000	3,600	10	2007	3	8,750	N	N	16018 40TH PL S
3	10	609940	0171	04/30/14	\$115,000	\$126,000	500	5	1954	3	7,200	N	N	14039 31ST AVE S
3	10	004100	0454	10/16/12	\$89,000	\$118,000	880	5	1928	3	9,000	N	N	3220 S 152ND ST
3	10	004100	0454	08/15/14	\$130,000	\$137,000	880	5	1928	3	9,000	N	N	3220 S 152ND ST
3	10	212304	9114	05/19/14	\$110,700	\$121,000	680	6	1941	3	8,064	N	N	2650 S 150TH ST
3	10	640460	0125	05/01/14	\$155,000	\$170,000	690	6	1951	3	7,700	N	N	13422 22ND AVE S
3	10	152304	9118	04/09/14	\$190,000	\$210,000	710	6	2013	3	7,725	N	N	14015 35TH AVE S
3	10	735860	0285	08/18/13	\$125,000	\$150,000	710	6	1943	3	6,000	N	N	13333 37TH AVE S
3	10	365120	0005	07/03/12	\$135,000	\$185,000	720	6	1949	4	7,280	N	N	13034 22ND AVE S
3	10	640460	0175	09/18/12	\$145,000	\$194,000	720	6	1939	3	16,800	N	N	2034 S 134TH ST
3	10	553160	0040	02/06/13	\$120,000	\$154,000	770	6	1943	3	6,649	N	N	12859 23RD AVE S
3	10	886400	0150	01/29/13	\$145,500	\$187,000	790	6	1945	3	6,900	N	N	13616 34TH AVE S
3	10	886400	0155	03/18/14	\$134,043	\$150,000	790	6	1944	3	6,807	N	N	13549 35TH AVE S
3	10	886400	0385	04/14/14	\$204,250	\$226,000	790	6	1944	3	6,217	N	N	3202 S 137TH ST
3	10	886400	0440	09/25/14	\$225,000	\$234,000	790	6	1944	3	6,099	N	N	3263 S 137TH ST
3	10	886400	0490	03/13/13	\$95,900	\$121,000	790	6	1944	3	9,333	N	N	13759 34TH AVE S
3	10	886400	0680	07/24/13	\$152,000	\$184,000	790	6	1944	3	8,049	N	N	13825 37TH AVE S
3	10	886400	0770	07/02/13	\$157,000	\$192,000	790	6	1944	3	6,000	N	N	13838 37TH AVE S
3	10	886400	0800	08/20/13	\$142,050	\$171,000	790	6	1944	4	6,000	N	N	13874 37TH AVE S
3	10	886400	0950	04/22/14	\$202,000	\$223,000	790	6	1944	4	6,000	N	N	13850 38TH AVE S
3	10	640460	0042	01/24/14	\$160,000	\$182,000	800	6	1947	3	10,495	N	N	2217 S 132ND ST
3	10	734060	1021	04/25/13	\$90,000	\$112,000	800	6	1947	2	6,716	N	N	13325 TUKWILA INTERNATIONAL BLVD
3	10	886400	0255	12/05/12	\$106,000	\$138,000	800	6	1945	3	6,500	N	N	13523 34TH AVE S
3	10	553160	0025	11/21/13	\$184,500	\$215,000	810	6	1943	5	6,634	N	N	12841 23RD AVE S
3	10	886400	0380	08/08/13	\$224,000	\$270,000	810	6	1944	5	6,067	N	N	3208 S 137TH ST
3	10	162304	9230	03/31/14	\$144,000	\$160,000	830	6	1950	3	10,650	N	N	12842 24TH AVE S

Improved Sales Used in This Annual Update Analysis

Area 024 -- 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	10	359860	0008	12/30/13	\$190,000	\$218,000	840	6	1939	3	9,300	N	N	2656 S 142ND ST
3	10	359860	0049	10/03/14	\$124,000	\$129,000	840	6	1949	3	7,203	N	N	2421 S 142ND ST
3	10	162304	9116	06/10/13	\$167,125	\$206,000	850	6	1963	4	7,066	N	N	12802 24TH AVE S
3	10	162304	9116	01/24/12	\$140,000	\$201,000	850	6	1963	4	7,066	N	N	12802 24TH AVE S
3	10	162304	9145	09/25/14	\$210,000	\$218,000	880	6	1938	5	9,750	N	N	2631 S 128TH ST
3	10	359860	0069	07/23/13	\$142,000	\$172,000	880	6	1946	3	8,495	N	N	2441 S 142ND ST
3	10	886400	0615	02/02/12	\$163,000	\$233,000	900	6	1944	4	7,500	N	N	13790 34TH AVE S
3	10	608300	0037	06/13/14	\$230,000	\$249,000	930	6	1986	3	7,550	N	N	13008 23RD AVE S
3	10	609940	0262	05/20/14	\$164,900	\$180,000	930	6	1946	3	7,200	N	N	14208 29TH AVE S
3	10	608300	0050	06/13/14	\$235,000	\$254,000	950	6	1980	3	8,540	N	N	13002 23RD AVE S
3	10	608300	0046	11/25/13	\$130,500	\$152,000	960	6	1918	3	15,078	N	N	13027 24TH AVE S
3	10	609940	0121	06/18/12	\$121,500	\$167,000	960	6	1954	3	8,744	N	N	14245 31ST AVE S
3	10	734660	0022	08/01/14	\$189,170	\$201,000	970	6	1920	3	18,246	N	N	13522 MILITARY RD S
3	10	886400	0050	12/16/13	\$152,600	\$176,000	990	6	1944	3	6,357	N	N	3506 S 137TH ST
3	10	886400	0050	01/31/12	\$122,000	\$175,000	990	6	1944	3	6,357	N	N	3506 S 137TH ST
3	10	735860	0185	01/11/12	\$109,000	\$157,000	1,000	6	1958	3	6,000	N	N	13313 35TH AVE S
3	10	608300	0106	07/17/13	\$218,100	\$265,000	1,010	6	1930	4	7,232	N	N	13023 22ND AVE S
3	10	609940	0053	05/29/14	\$145,000	\$158,000	1,010	6	1954	3	5,490	N	N	14063 MILITARY RD S
3	10	161000	0035	11/06/13	\$181,500	\$212,000	1,020	6	1941	3	12,060	N	N	3736 S 141ST ST
3	10	886400	0970	12/04/14	\$273,500	\$277,000	1,020	6	1944	4	6,000	N	N	13874 38TH AVE S
3	10	608300	0038	08/07/12	\$188,000	\$255,000	1,040	6	1953	3	10,176	N	N	13020 23RD AVE S
3	10	608300	0104	07/06/12	\$113,200	\$155,000	1,040	6	1915	3	11,929	N	N	13013 22ND AVE S
3	10	162304	9283	01/10/12	\$152,000	\$219,000	1,050	6	1955	4	9,364	N	N	12850 24TH AVE S
3	10	212304	9467	09/11/13	\$193,900	\$231,000	1,050	6	1954	4	10,240	N	N	2659 S 148TH ST
3	10	553160	0050	05/17/12	\$160,000	\$222,000	1,060	6	1943	3	11,491	N	N	12826 23RD AVE S
3	10	734660	0295	03/08/12	\$135,000	\$191,000	1,060	6	1924	3	10,440	N	N	3018 S 133RD ST
3	10	886400	0745	05/31/13	\$137,000	\$169,000	1,070	6	1944	3	6,005	N	N	3501 S 137TH ST
3	10	212304	9227	03/25/13	\$175,000	\$221,000	1,080	6	1962	4	7,500	N	N	3103 S 144TH ST
3	10	162304	9133	07/29/14	\$205,000	\$218,000	1,100	6	1944	3	13,320	N	N	13623 32ND AVE S
3	10	886400	0160	11/12/12	\$185,000	\$243,000	1,100	6	1944	5	6,400	N	N	13543 35TH AVE S

Improved Sales Used in This Annual Update Analysis

Area 024 -- 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	10	004000	1065	05/29/14	\$250,000	\$272,000	1,110	6	1951	3	26,051	N	N	3218 S 148TH ST
3	10	152304	9126	01/09/13	\$176,500	\$228,000	1,160	6	1940	3	24,600	N	N	3421 S 140TH ST
3	10	608240	0210	02/07/12	\$123,000	\$176,000	1,170	6	1948	3	10,991	N	N	13424 24TH AVE S
3	10	152304	9189	06/06/13	\$116,299	\$143,000	1,180	6	1942	2	10,500	N	N	3224 S 135TH ST
3	10	004000	0042	12/06/13	\$179,000	\$207,000	1,190	6	1946	3	7,800	N	N	14429 MILITARY RD S
3	10	608300	0071	11/10/14	\$195,000	\$199,000	1,230	6	1959	3	8,235	N	N	2218 S 132ND ST
3	10	640460	0170	10/25/13	\$199,990	\$235,000	1,260	6	1945	4	18,097	N	N	2041 S 132ND ST
3	10	212304	9158	04/02/13	\$149,000	\$187,000	1,270	6	1943	4	16,246	N	N	3123 S 144TH ST
3	10	886400	0465	09/23/13	\$182,750	\$217,000	1,280	6	1944	4	6,895	N	N	13729 34TH AVE S
3	10	161000	0016	09/11/14	\$175,000	\$183,000	1,300	6	1947	3	6,030	N	N	3719 S 140TH ST
3	10	886400	0910	04/10/14	\$174,000	\$193,000	1,320	6	1944	3	7,300	N	N	13802 38TH AVE S
3	10	212304	9502	06/23/14	\$215,000	\$232,000	1,340	6	1931	3	8,505	N	N	2730 S 146TH ST
3	10	212304	9502	12/31/12	\$148,000	\$192,000	1,340	6	1931	3	8,505	N	N	2730 S 146TH ST
3	10	212304	9194	06/28/12	\$115,000	\$158,000	1,370	6	1958	3	10,317	N	N	14519 27TH PL S
3	10	735960	0375	07/26/13	\$191,000	\$231,000	1,380	6	1942	3	12,500	N	N	12933 TUKWILA INTERNATIONAL BLVD
3	10	392340	0017	07/17/12	\$180,000	\$245,000	1,430	6	1941	4	6,105	N	N	3055 S 148TH ST
3	10	359860	0015	09/10/13	\$174,000	\$208,000	1,450	6	1942	3	32,950	N	N	2622 S 142ND ST
3	10	886400	0765	10/30/12	\$125,000	\$165,000	1,460	6	1944	3	6,000	N	N	13832 37TH AVE S
3	10	162304	9214	09/26/14	\$283,000	\$294,000	1,480	6	1942	5	47,045	N	N	2456 S 138TH ST
3	10	640460	0073	08/28/12	\$140,199	\$189,000	1,580	6	1943	3	6,300	N	N	13415 24TH AVE S
3	10	162304	9394	10/04/13	\$279,000	\$330,000	1,610	6	2013	3	10,279	N	N	2655 S 138TH ST
3	10	886400	0550	05/29/13	\$220,000	\$272,000	1,640	6	1944	4	6,150	N	N	13718 34TH AVE S
3	10	886400	0635	08/15/12	\$215,000	\$290,000	1,650	6	1944	5	6,600	N	N	3418 S 140TH ST
3	10	392340	0123	10/17/14	\$294,950	\$304,000	1,690	6	1940	4	14,321	N	N	2820 S 152ND ST
3	10	212304	9283	05/31/12	\$224,000	\$309,000	1,950	6	1950	5	12,750	N	N	2653 S 150TH ST
3	10	609940	0271	03/26/14	\$238,000	\$265,000	750	7	1925	5	8,400	N	N	14218 29TH AVE S
3	10	886400	0425	08/05/14	\$242,000	\$257,000	790	7	1944	5	6,099	N	N	3245 S 137TH ST
3	10	161000	0215	12/04/13	\$189,000	\$219,000	800	7	1954	4	7,682	N	N	14126 37TH AVE S
3	10	152304	9207	08/05/14	\$161,000	\$171,000	850	7	1954	3	8,043	N	N	3504 S 142ND ST
3	10	152304	9138	04/22/14	\$159,701	\$176,000	880	7	1959	3	13,000	N	N	3250 S 135TH ST

Improved Sales Used in This Annual Update Analysis

Area 024 -- 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	10	936130	0030	12/24/13	\$180,000	\$207,000	900	7	1974	3	10,408	N	N	2512 S 135TH ST
3	10	609940	0293	12/08/14	\$208,000	\$210,000	960	7	1951	3	13,438	N	N	2918 S 144TH ST
3	10	734660	0306	11/18/13	\$102,000	\$119,000	970	7	1963	2	9,680	N	N	13206 31ST AVE S
3	10	162304	9128	09/23/13	\$221,950	\$264,000	1,010	7	1941	4	22,570	N	N	13629 MILITARY RD S
3	10	155150	0130	05/22/14	\$180,000	\$196,000	1,020	7	1962	3	7,292	N	N	13904 24TH AVE S
3	10	212304	9319	07/26/13	\$212,000	\$257,000	1,020	7	1956	3	10,838	N	N	2417 S 146TH ST
3	10	640460	0052	11/08/13	\$165,000	\$193,000	1,040	7	1953	3	7,980	N	N	13212 22ND AVE S
3	10	734660	0016	08/12/13	\$249,950	\$301,000	1,040	7	1962	3	7,215	N	N	2827 S 135TH ST
3	10	553720	0043	05/08/14	\$211,000	\$231,000	1,050	7	1959	3	9,200	N	N	14070 MILITARY RD S
3	10	162304	9346	08/28/12	\$231,700	\$312,000	1,060	7	1964	4	8,408	N	N	2635 S 128TH ST
3	10	024150	0025	08/06/13	\$265,000	\$320,000	1,070	7	1958	3	9,846	N	N	14426 24TH AVE S
3	10	152304	9083	11/12/14	\$196,700	\$201,000	1,090	7	1954	3	9,994	N	N	14143 37TH AVE S
3	10	162304	9137	07/10/13	\$244,000	\$297,000	1,090	7	1926	3	18,909	N	N	13023 MILITARY RD S
3	10	162304	9308	04/30/14	\$154,000	\$169,000	1,090	7	1960	3	13,500	N	N	13812 29TH AVE S
3	10	392340	0054	05/20/13	\$170,000	\$211,000	1,100	7	1962	4	12,286	N	N	14931 28TH LN S
3	10	392340	0131	05/06/13	\$193,050	\$240,000	1,100	7	1994	3	10,077	N	N	15026 28TH LN S
3	10	638590	0090	11/03/14	\$277,500	\$284,000	1,110	7	1963	3	7,184	N	N	3005 S 151ST ST
3	10	098360	0030	06/13/13	\$225,000	\$277,000	1,120	7	1957	3	15,787	N	N	13608 28TH PL S
3	10	638590	0060	11/12/12	\$224,000	\$295,000	1,120	7	1963	3	8,885	N	N	3021 S 151ST PL
3	10	004000	0006	08/09/12	\$179,999	\$244,000	1,130	7	1955	4	8,631	N	N	3209 S 144TH ST
3	10	212304	9189	02/14/14	\$305,000	\$345,000	1,130	7	1962	5	18,200	N	N	2828 S 148TH ST
3	10	212304	9189	01/09/12	\$250,000	\$360,000	1,130	7	1962	5	18,200	N	N	2828 S 148TH ST
3	10	212304	9327	10/21/13	\$200,000	\$235,000	1,130	7	1962	3	11,473	N	N	2637 S 150TH ST
3	10	152304	9115	10/21/14	\$234,550	\$241,000	1,140	7	1946	3	15,375	N	N	3435 S 140TH ST
3	10	152304	9230	08/23/12	\$161,750	\$218,000	1,140	7	1959	3	8,880	N	N	3337 S 140TH ST
3	10	392340	0051	02/10/14	\$207,000	\$234,000	1,140	7	1958	3	26,389	N	N	14926 28TH LN S
3	10	608240	0300	03/18/14	\$229,900	\$257,000	1,150	7	2001	3	15,952	N	N	2652 S 135TH ST
3	10	608240	0300	05/16/14	\$229,900	\$251,000	1,150	7	2001	3	15,952	N	N	2652 S 135TH ST
3	10	609940	0140	09/04/14	\$230,000	\$241,000	1,160	7	1961	3	19,040	N	N	14219 31ST AVE S
3	10	811290	0070	06/26/13	\$225,000	\$275,000	1,190	7	1994	3	4,981	N	N	2409 S 131ST PL

Improved Sales Used in This Annual Update Analysis

Area 024 -- 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	10	178700	0025	01/17/14	\$271,500	\$310,000	1,200	7	1955	5	10,901	N	N	13008 26TH AVE S
3	10	392340	0078	02/27/12	\$220,000	\$312,000	1,200	7	1955	3	24,376	N	N	3035 S 150TH ST
3	10	608240	0260	11/12/14	\$231,500	\$236,000	1,200	7	1941	5	9,488	N	N	13412 26TH AVE S
3	10	640460	0006	08/20/14	\$173,250	\$183,000	1,210	7	1954	4	9,097	N	N	2249 S 132ND ST
3	10	152304	9201	07/09/13	\$285,000	\$347,000	1,220	7	1952	4	20,500	N	N	14045 35TH AVE S
3	10	212304	9110	07/03/12	\$215,000	\$294,000	1,220	7	1964	5	10,145	N	N	14421 28TH LN S
3	10	609940	0310	03/20/13	\$189,500	\$239,000	1,220	7	1947	3	9,500	N	N	14255 29TH AVE S
3	10	936130	0040	05/17/12	\$145,000	\$201,000	1,220	7	1975	3	7,878	N	N	2506 S 135TH ST
3	10	523280	0021	03/28/13	\$165,000	\$208,000	1,220	7	1997	4	7,280	N	N	14048 24TH AVE S
3	10	212304	9089	08/05/13	\$225,000	\$272,000	1,230	7	1935	3	12,462	N	N	2601 S 146TH ST
3	10	024150	0020	02/12/14	\$250,000	\$283,000	1,270	7	1959	4	9,842	N	N	14418 24TH AVE S
3	10	162304	9166	08/12/13	\$220,000	\$265,000	1,290	7	1968	4	7,974	N	N	13608 26TH PL S
3	10	392340	0121	11/15/12	\$195,000	\$256,000	1,290	7	1998	3	9,243	N	N	15030 28TH LN S
3	10	608240	0191	06/19/14	\$287,000	\$310,000	1,300	7	1933	5	11,374	N	N	13304 24TH AVE S
3	10	886400	0345	01/09/13	\$195,000	\$252,000	1,330	7	1945	5	6,022	N	N	3250 S 137TH ST
3	10	392340	0091	01/27/14	\$189,900	\$216,000	1,340	7	1950	3	13,604	N	N	2932 S 152ND ST
3	10	212304	9488	03/24/12	\$207,600	\$292,000	1,360	7	1963	3	7,872	N	N	14417 29TH AVE S
3	10	024150	0095	04/22/14	\$251,000	\$277,000	1,370	7	1958	3	11,172	N	N	14436 25TH AVE S
3	10	640460	0101	04/28/14	\$200,000	\$220,000	1,370	7	1951	3	7,200	N	N	2231 S 134TH ST
3	10	384260	0046	12/19/12	\$234,000	\$304,000	1,390	7	1942	4	13,260	N	N	2832 S 154TH ST
3	10	004100	0422	04/30/13	\$186,000	\$232,000	1,420	7	1933	4	15,000	N	N	15059 32ND PL S
3	10	278100	0050	08/08/12	\$196,000	\$265,000	1,440	7	1962	3	8,553	N	N	14220 26TH PL S
3	10	021650	0020	08/24/13	\$235,750	\$283,000	1,470	7	1966	4	7,220	N	N	2516 S 146TH ST
3	10	886400	0250	08/27/14	\$150,550	\$158,000	1,470	7	1945	3	6,061	N	N	13517 34TH AVE S
3	10	212304	9282	03/11/13	\$196,000	\$248,000	1,480	7	1950	4	9,000	N	N	2808 S 146TH ST
3	10	138680	0054	12/01/14	\$283,450	\$287,000	1,490	7	1979	3	6,116	N	N	13216 32ND AVE S
3	10	212304	9239	12/10/12	\$222,000	\$289,000	1,490	7	1950	5	10,754	N	N	2909 S 144TH ST
3	10	162304	9329	02/21/13	\$185,000	\$236,000	1,500	7	1930	3	7,200	N	N	2609 S 138TH ST
3	10	384260	0049	01/10/13	\$199,900	\$258,000	1,500	7	1962	3	8,100	N	N	2849 S 152ND ST
3	10	608300	0083	06/11/14	\$248,000	\$268,000	1,510	7	1959	4	9,078	N	N	2048 S 132ND ST

Improved Sales Used in This Annual Update Analysis

Area 024 -- 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	10	608300	0084	03/12/13	\$239,950	\$304,000	1,520	7	1959	5	8,244	N	N	2052 S 132ND ST
3	10	162304	9241	11/07/14	\$335,000	\$342,000	1,560	7	1953	3	30,409	N	N	13829 29TH AVE S
3	10	162304	9293	01/28/14	\$208,000	\$236,000	1,580	7	1962	4	8,505	N	N	12844 24TH AVE S
3	10	162304	9371	07/06/12	\$170,000	\$232,000	1,590	7	1968	4	9,896	N	N	13609 26TH PL S
3	10	212304	9484	09/26/13	\$204,000	\$242,000	1,650	7	1963	3	10,510	N	N	2631 S 150TH ST
3	10	608240	0352	12/27/13	\$210,000	\$241,000	1,660	7	1960	3	7,500	N	N	2459 S 135TH ST
3	10	212304	9555	11/14/13	\$239,000	\$279,000	1,680	7	1963	4	7,490	N	N	2910 S 148TH ST
3	10	609940	0343	09/20/13	\$292,000	\$347,000	1,680	7	2007	3	9,000	N	N	2801 S 142ND ST
3	10	640460	0063	07/17/14	\$260,000	\$278,000	1,690	7	1959	3	10,800	N	N	13236 22ND AVE S
3	10	735960	0475	03/26/13	\$225,000	\$284,000	1,710	7	1998	3	5,886	Y	N	13029 33RD AVE S
3	10	152304	9156	03/27/14	\$227,000	\$253,000	1,760	7	2006	3	6,572	N	N	14005 33RD PL S
3	10	212304	9490	08/29/12	\$151,000	\$203,000	1,770	7	1964	3	11,623	N	N	14420 28TH LN S
3	10	734660	0040	05/15/12	\$180,000	\$250,000	1,770	7	1952	3	18,000	N	N	2929 S 135TH ST
3	10	608300	0021	03/27/12	\$214,950	\$303,000	1,800	7	1937	4	9,950	N	N	12847 24TH AVE S
3	10	004100	0470	05/08/13	\$228,950	\$285,000	1,810	7	1954	4	8,600	N	N	15110 32ND LN S
3	10	162304	9337	12/04/12	\$175,000	\$229,000	1,830	7	1968	3	10,764	N	N	13804 29TH AVE S
3	10	734660	0145	04/25/14	\$296,000	\$326,000	1,870	7	1932	4	22,311	N	N	13310 MILITARY RD S
3	10	204880	0025	12/27/13	\$286,369	\$329,000	1,880	7	1965	4	9,450	N	N	12830 26TH PL S
3	10	392340	0126	06/12/13	\$212,450	\$261,000	1,910	7	1993	4	7,940	N	N	15015 28TH LN S
3	10	212304	9175	12/10/14	\$235,000	\$237,000	1,980	7	1959	3	11,214	N	N	14909 27TH PL S
3	10	152304	9101	07/11/12	\$200,000	\$273,000	2,030	7	1940	4	6,970	N	N	13330 32ND AVE S
3	10	886400	0735	07/09/14	\$275,000	\$295,000	2,030	7	1944	3	8,426	N	N	3509 S 137TH ST
3	10	212304	9142	08/14/14	\$294,000	\$311,000	2,040	7	2003	3	7,800	N	N	3028 S 146TH ST
3	10	004000	0015	07/18/12	\$171,000	\$233,000	2,080	7	1954	3	7,276	N	N	14404 MILITARY RD S
3	10	609940	0276	09/25/13	\$349,000	\$414,000	2,150	7	2013	3	9,883	N	N	14222 29TH AVE S
3	10	735860	0140	05/21/12	\$314,950	\$436,000	2,240	7	2012	3	6,000	N	N	13357 35TH AVE S
3	10	212304	9547	06/26/13	\$350,000	\$428,000	2,350	7	2013	3	7,252	N	N	14726 25TH CT S
3	10	212304	9544	10/30/13	\$340,000	\$399,000	2,430	7	2013	3	8,686	N	N	14723 25TH CT S
3	10	359860	0059	01/10/14	\$385,000	\$440,000	2,530	7	2013	3	8,603	N	N	2420 S 144TH ST
3	10	359860	0104	04/21/14	\$434,500	\$479,000	2,530	7	2013	3	10,462	N	N	2424 S 144TH ST

Improved Sales Used in This Annual Update Analysis

Area 024 -- 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	10	162304	9127	06/13/13	\$244,000	\$300,000	2,600	7	1949	4	10,570	N	N	2815 S 138TH ST
3	10	735860	0310	06/25/13	\$325,000	\$398,000	2,780	7	2013	3	9,000	N	N	13311 37TH AVE S
3	10	212304	9536	12/24/13	\$260,000	\$299,000	1,340	8	1965	3	10,447	N	N	2657 S 150TH ST
3	10	608240	0151	04/05/13	\$320,000	\$402,000	1,380	8	1966	5	9,646	N	N	2611 S 133RD ST
3	10	204880	0015	08/28/12	\$270,145	\$363,000	1,540	8	1960	5	9,600	N	N	12825 26TH PL S
3	10	608240	0347	03/28/13	\$335,000	\$422,000	2,270	8	2004	3	7,590	N	N	13520 26TH LN S
3	10	212304	9462	12/03/13	\$369,000	\$428,000	2,350	8	2013	3	7,410	N	N	2625 S 150TH ST
3	10	212304	9463	11/26/13	\$374,000	\$435,000	2,350	8	2013	3	8,450	N	N	2627 S 150TH ST
3	10	212304	9497	05/17/13	\$196,000	\$243,000	2,500	8	1964	3	8,320	N	N	3142 S 148TH ST
3	10	609940	0400	12/12/13	\$310,000	\$358,000	2,610	8	1994	3	23,129	N	N	14005 29TH AVE S
4	40	004000	0383	01/16/14	\$145,000	\$165,000	870	5	1950	4	9,763	N	N	4433 S 144TH ST
4	40	004000	0961	09/07/12	\$110,000	\$148,000	700	6	1943	4	8,140	N	N	4042 S 148TH ST
4	20	734060	0826	12/19/13	\$160,000	\$184,000	770	6	1941	3	4,640	N	N	13018 41ST AVE S
4	40	004100	0630	03/05/14	\$140,000	\$157,000	780	6	1935	3	13,128	N	N	4004 S 152ND ST
4	20	734060	0621	01/06/14	\$217,000	\$249,000	780	6	1942	5	8,730	N	N	12624 34TH AVE S
4	20	736060	0240	03/26/13	\$141,000	\$178,000	780	6	1923	3	7,200	N	N	13717 41ST AVE S
4	20	567300	0115	01/29/13	\$104,000	\$133,000	790	6	1950	3	5,900	N	N	13416 48TH AVE S
4	20	734060	0921	10/10/13	\$189,000	\$223,000	800	6	1944	4	9,600	N	N	13040 38TH AVE S
4	20	734760	0490	08/14/14	\$245,000	\$259,000	810	6	1910	3	13,125	N	N	4414 S 140TH ST
4	20	734760	0125	08/27/12	\$185,000	\$249,000	820	6	1912	4	7,200	N	N	4504 S 137TH ST
4	40	004200	0370	06/30/14	\$168,000	\$181,000	850	6	1927	4	8,927	N	N	4621 S 150TH ST
4	20	734760	0090	12/19/12	\$140,000	\$182,000	880	6	1921	3	13,200	N	N	4416 S 137TH ST
4	20	734820	0005	12/26/14	\$185,000	\$185,000	980	6	1952	3	7,740	N	N	14002 42ND AVE S
4	20	736060	0425	11/15/13	\$150,000	\$175,000	980	6	1942	3	8,400	N	N	4105 S 139TH ST
4	20	735960	0095	05/10/13	\$211,800	\$263,000	990	6	1963	3	6,900	N	N	3516 S 130TH ST
4	40	004000	0790	03/31/14	\$175,000	\$194,000	1,010	6	1958	3	18,067	N	N	4252 S 148TH ST
4	40	004200	0245	06/13/14	\$171,000	\$185,000	1,020	6	1920	3	19,672	N	N	15014 42ND AVE S
4	20	734060	0840	07/03/13	\$180,000	\$220,000	1,070	6	1940	3	7,200	N	N	4111 S 130TH ST
4	40	004100	0236	12/18/13	\$193,000	\$223,000	1,080	6	1980	3	7,200	N	N	14928 41ST PL S
4	20	735960	0830	06/19/13	\$215,000	\$264,000	1,090	6	1945	4	9,600	N	N	13020 35TH AVE S

Improved Sales Used in This Annual Update Analysis

Area 024 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	40	004100	0163	12/20/13	\$137,000	\$158,000	1,180	6	1938	3	9,131	N	N	4003 S 148TH ST
4	20	261320	0026	08/14/12	\$195,000	\$263,000	1,190	6	1942	5	7,687	N	N	13423 48TH AVE S
4	20	734060	1063	09/03/14	\$295,500	\$310,000	1,290	6	1989	3	41,550	N	N	13531 43RD AVE S
4	40	004300	0152	10/15/14	\$180,000	\$186,000	1,340	6	1951	3	11,662	N	N	4003 S 152ND ST
4	40	004000	0729	01/24/13	\$145,000	\$186,000	1,410	6	1942	3	7,470	N	N	4405 S 146TH ST
4	20	261320	0171	02/18/14	\$140,000	\$158,000	1,430	6	1938	3	21,632	N	N	13445 MACADAM RD S
4	20	734060	0827	05/16/14	\$239,950	\$262,000	1,460	6	1941	4	6,032	N	N	13012 41ST AVE S
4	40	004200	0006	09/10/14	\$235,000	\$246,000	1,500	6	1966	5	9,282	N	N	14812 42ND AVE S
4	20	736060	0330	12/17/13	\$173,825	\$200,000	1,620	6	1949	3	10,800	N	N	13742 41ST AVE S
4	40	004000	0338	12/17/13	\$202,550	\$234,000	1,700	6	2000	3	9,355	N	N	14422 42ND AVE S
4	40	004000	0340	01/28/13	\$152,500	\$196,000	1,700	6	2001	3	8,344	N	N	14418 42ND AVE S
4	40	004000	0341	07/26/12	\$168,000	\$228,000	1,700	6	2001	3	9,341	N	N	14414 42ND AVE S
4	20	000300	0104	04/08/13	\$152,500	\$191,000	1,870	6	1920	3	13,750	N	N	4823 S 138TH ST
4	20	734820	0055	07/30/12	\$169,900	\$231,000	2,130	6	1974	4	8,340	N	N	4218 S 142ND ST
4	40	799960	0185	04/23/14	\$150,000	\$165,000	840	7	1917	3	21,886	N	N	14454 51ST AVE S
4	40	984440	0045	08/19/13	\$236,100	\$284,000	870	7	1943	4	11,978	Y	N	15102 51ST AVE S
4	20	322920	0040	07/23/14	\$215,000	\$229,000	900	7	1946	4	13,399	N	N	13765 MACADAM RD S
4	40	004000	0339	05/20/13	\$244,500	\$303,000	920	7	2012	3	6,768	N	N	14426 42ND AVE S
4	20	735960	0175	03/28/12	\$170,000	\$239,000	930	7	1935	5	11,340	N	N	12816 34TH AVE S
4	20	734820	0195	12/09/14	\$173,250	\$175,000	990	7	1936	3	12,696	N	N	4321 S 140TH ST
4	40	004000	0231	04/30/13	\$163,000	\$203,000	1,000	7	1954	3	8,925	N	N	14435 42ND AVE S
4	40	004200	0062	11/13/13	\$210,000	\$245,000	1,010	7	1961	3	10,350	N	N	4452 S 150TH ST
4	40	142270	0080	06/10/14	\$253,000	\$274,000	1,020	7	1962	3	7,281	N	N	4062 S 151ST ST
4	40	142270	0110	07/03/14	\$267,000	\$287,000	1,020	7	1962	4	10,875	N	N	4042 S 151ST ST
4	20	152304	9255	11/25/13	\$241,000	\$280,000	1,070	7	1963	3	9,946	N	N	4218 S 139TH ST
4	20	152304	9209	11/13/14	\$205,000	\$209,000	1,130	7	1954	3	7,014	Y	N	4704 S 144TH ST
4	20	734820	0115	06/19/14	\$200,000	\$216,000	1,140	7	1960	3	8,340	N	N	14014 43RD AVE S
4	40	004100	0164	01/24/13	\$167,600	\$215,000	1,180	7	1948	4	8,935	N	N	4009 S 148TH ST
4	40	004100	0590	07/23/13	\$256,000	\$310,000	1,180	7	1928	5	6,720	N	N	4066 S 152ND ST
4	20	734760	0507	06/23/14	\$235,000	\$253,000	1,180	7	1962	3	8,891	N	N	4424 S 140TH ST

Improved Sales Used in This Annual Update Analysis

Area 024 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	20	734060	0845	08/06/14	\$185,000	\$196,000	1,190	7	1928	3	6,700	N	N	13017 MACADAM RD S
4	40	004100	0650	01/04/13	\$201,000	\$260,000	1,240	7	1950	3	12,404	N	N	3730 S 152ND ST
4	40	004100	0621	11/02/12	\$175,000	\$231,000	1,340	7	1953	3	10,650	N	N	4026 S 152ND ST
4	40	004000	0699	04/12/12	\$190,000	\$266,000	1,360	7	1958	3	10,458	N	N	14658 46TH AVE S
4	40	004100	0635	04/30/14	\$287,000	\$316,000	1,370	7	1954	3	13,006	N	N	4014 S 152ND ST
4	40	004300	0168	07/16/12	\$167,500	\$228,000	1,390	7	1964	3	7,781	N	N	15225 40TH AVE S
4	40	984440	0035	08/26/13	\$272,000	\$326,000	1,420	7	1964	4	9,828	N	N	5119 S 151ST ST
4	40	004200	0068	07/17/13	\$185,000	\$225,000	1,440	7	1966	3	12,800	N	N	14911 46TH AVE S
4	40	004200	0145	08/09/13	\$311,500	\$376,000	1,540	7	1956	4	15,413	N	N	4661 S 148TH ST
4	40	004000	0781	06/19/13	\$275,000	\$337,000	1,680	7	1994	4	10,017	N	N	4420 S 148TH ST
4	40	004300	0182	11/04/14	\$252,000	\$258,000	1,680	7	1942	3	19,434	N	N	15230 37TH PL S
4	20	734060	0842	08/28/14	\$290,000	\$305,000	1,780	7	2010	3	10,600	N	N	4127 S 130TH ST
4	20	734060	0945	11/12/13	\$293,000	\$342,000	1,830	7	1908	5	8,489	N	N	13243 40TH AVE S
4	40	004200	0127	04/23/14	\$200,000	\$220,000	1,970	7	1966	3	10,080	N	N	14800 46TH AVE S
4	20	000300	0082	02/04/12	\$218,500	\$312,000	2,060	7	1949	4	32,589	N	N	13718 MACADAM RD S
4	40	004000	0235	03/20/14	\$357,500	\$399,000	2,130	7	2013	3	8,428	N	N	4056 S 146TH ST
4	40	004000	0236	12/11/13	\$335,000	\$387,000	2,130	7	2013	3	7,663	N	N	4054 S 146TH ST
4	40	261000	0140	02/24/13	\$265,000	\$337,000	1,330	8	2002	3	6,500	Y	N	4812 S 145TH ST
4	40	004000	0630	03/25/13	\$285,000	\$359,000	1,440	8	1963	3	59,267	Y	N	4823 S 146TH ST
4	40	004000	0604	07/29/14	\$365,000	\$388,000	1,460	8	1996	3	16,455	Y	N	14624 46TH AVE S
4	20	734060	0735	06/03/14	\$285,000	\$309,000	1,580	8	1958	3	18,296	Y	N	4071 S 128TH ST
4	20	322920	0092	11/14/14	\$340,000	\$347,000	1,680	8	2012	3	5,849	N	N	4601 S 139TH ST
4	20	322920	0092	11/06/12	\$271,500	\$358,000	1,680	8	2012	3	5,849	N	N	4601 S 139TH ST
4	20	261200	0390	06/15/14	\$269,950	\$292,000	1,730	8	2002	3	4,838	N	N	4291 S 137TH ST
4	40	261000	0090	07/09/13	\$320,000	\$390,000	1,750	8	2002	3	6,533	Y	N	4835 S 145TH ST
4	20	734560	0755	07/07/14	\$360,000	\$386,000	1,800	8	1931	3	22,000	N	N	3726 S 128TH ST
4	20	261200	0220	08/21/13	\$292,000	\$351,000	2,050	8	2001	3	5,073	N	N	13710 43RD PL S
4	20	261200	0030	04/04/12	\$219,900	\$309,000	2,090	8	2001	3	6,362	N	N	4202 S 137TH ST
4	40	004200	0217	02/26/13	\$305,000	\$388,000	2,110	8	1999	4	9,493	N	N	4646 S 150TH ST
4	20	322920	0095	10/02/12	\$278,839	\$371,000	2,110	8	2009	3	6,163	N	N	4618 S 140TH ST

Improved Sales Used in This Annual Update Analysis

Area 024 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	20	261200	0160	10/18/12	\$230,625	\$306,000	2,160	8	2001	3	4,254	N	N	4254 S 137TH PL
4	20	322920	0094	09/25/12	\$270,272	\$361,000	2,220	8	2009	3	5,543	N	N	4612 S 140TH ST
4	40	004000	0695	02/29/12	\$317,000	\$450,000	2,400	8	2006	3	8,990	N	N	4614 S 148TH ST
4	40	004200	0234	01/15/13	\$279,000	\$360,000	2,450	8	1994	3	13,278	N	N	4626 S 150TH ST
4	40	004000	0512	08/18/14	\$400,000	\$422,000	2,500	8	2014	3	6,902	Y	N	14419 48TH PL S
4	40	261000	0100	09/27/12	\$270,000	\$360,000	2,510	8	2002	3	6,508	Y	N	4915 S 145TH ST
4	20	734060	0930	02/06/13	\$314,900	\$403,000	2,670	8	2007	3	7,506	Y	N	13225 38TH AVE S
4	40	004200	0420	08/02/13	\$360,000	\$435,000	2,970	8	2011	3	26,850	N	N	4870 S 152ND ST
4	20	142260	0060	11/22/13	\$356,500	\$415,000	2,590	9	2003	3	7,157	N	N	13223 38TH PL S
4	40	004200	0071	02/19/13	\$460,500	\$587,000	3,070	9	2012	3	10,635	N	N	4432 S 150TH ST
4	40	004000	0803	02/01/12	\$485,000	\$694,000	3,483	10	2005	3	11,351	N	N	4224 S 148TH ST
4	40	004100	0181	10/26/12	\$480,000	\$634,000	3,890	10	2007	3	10,410	N	N	4055 S 148TH ST
4	40	004000	0679	02/07/12	\$535,000	\$764,000	3,982	10	2010	3	9,046	N	N	4644 S 148TH ST
4	40	004200	0130	09/24/14	\$600,000	\$624,000	4,440	10	2012	3	9,784	N	N	4615 S 148TH ST
5	20	334740	1440	11/22/13	\$110,000	\$128,000	400	5	1940	3	9,840	N	N	4708 S 122ND ST
5	20	017900	0030	02/28/14	\$134,500	\$151,000	550	5	1943	5	6,880	N	N	12218 42ND AVE S
5	20	017900	1425	10/24/14	\$230,000	\$236,000	710	5	2014	3	3,000	N	N	12250 48TH AVE S
5	20	017900	0100	08/26/14	\$174,000	\$183,000	600	6	1922	5	4,854	N	N	12258 42ND AVE S
5	20	335140	0720	04/08/14	\$205,000	\$227,000	610	6	1930	5	9,400	N	N	4115 S 114TH ST
5	40	336590	0905	09/16/13	\$176,000	\$210,000	700	6	1953	4	21,175	N	N	5722 S 142ND ST
5	40	000300	0086	08/15/13	\$217,450	\$262,000	750	6	1948	4	9,200	N	N	5319 S 136TH ST
5	20	734060	0023	12/05/13	\$145,000	\$168,000	790	6	1928	5	7,095	N	N	11914 INTERURBAN PL S
5	20	017900	1465	04/09/14	\$120,000	\$133,000	800	6	1952	3	5,000	N	N	4816 S 124TH ST
5	40	336590	0550	10/18/12	\$218,950	\$290,000	830	6	1953	5	12,672	N	N	14438 57TH AVE S
5	40	799960	0065	10/27/14	\$144,000	\$148,000	830	6	1920	2	9,400	N	N	5303 S 144TH ST
5	40	336590	0206	09/27/12	\$185,000	\$247,000	840	6	1936	3	9,409	N	N	5534 S 144TH ST
5	40	000300	0029	04/16/13	\$200,000	\$250,000	850	6	1900	5	13,343	Y	N	5110 S 136TH ST
5	30	217200	0265	09/20/13	\$195,000	\$232,000	890	6	1918	5	5,625	N	N	13039 57TH AVE S
5	20	017900	2560	07/22/13	\$75,100	\$91,000	910	6	1949	2	4,350	N	N	12556 50TH PL S
5	30	217200	0035	08/21/14	\$190,000	\$200,000	930	6	1946	3	11,450	Y	Y	13021 56TH AVE S

Improved Sales Used in This Annual Update Analysis

Area 024 -- 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	20	017900	2335	12/06/12	\$125,000	\$163,000	980	6	1965	4	5,000	N	N	12527 51ST PL S
5	20	017900	0350	11/05/14	\$194,000	\$198,000	1,010	6	1943	3	5,000	N	N	4318 S 124TH ST
5	40	167040	0167	03/20/13	\$189,900	\$240,000	1,020	6	1954	4	7,245	N	N	14038 53RD AVE S
5	20	073300	0170	03/25/13	\$170,000	\$214,000	1,050	6	1921	3	11,012	N	N	11609 39TH AVE S
5	40	808860	0080	06/02/14	\$274,950	\$299,000	1,050	6	1958	3	8,820	N	N	5625 S 149TH ST
5	40	336590	0520	06/18/14	\$192,500	\$208,000	1,080	6	1900	3	8,580	N	N	14490 57TH AVE S
5	40	000300	0062	05/13/14	\$185,000	\$202,000	1,100	6	1941	3	13,300	N	N	13829 51ST AVE S
5	40	000280	0015	04/17/13	\$216,900	\$272,000	1,130	6	1992	3	10,320	N	N	13941 56TH PL S
5	40	167040	0015	10/09/12	\$175,000	\$233,000	1,160	6	1963	4	8,890	N	N	13920 51ST AVE S
5	20	017900	3055	11/13/14	\$210,000	\$214,000	1,200	6	1989	3	7,500	N	N	4705 S 124TH ST
5	40	336590	1435	06/23/14	\$165,000	\$178,000	1,200	6	1943	3	13,100	N	N	14301 INTERURBAN AVE S
5	40	167040	0148	05/14/13	\$250,000	\$310,000	1,280	6	1943	5	12,485	N	N	5315 S 140TH ST
5	40	211130	0035	12/23/14	\$186,000	\$187,000	1,370	6	1959	3	10,898	N	N	14462 56TH AVE S
5	40	167040	0065	01/27/12	\$145,000	\$208,000	1,470	6	1962	3	6,656	N	N	5202 S 142ND ST
5	30	217200	0215	07/26/12	\$262,500	\$357,000	1,470	6	1925	4	26,450	Y	Y	13312 56TH AVE S
5	30	217200	0075	06/23/14	\$290,900	\$313,000	1,610	6	1983	3	17,600	Y	Y	13057 56TH AVE S
5	40	336590	0462	09/03/14	\$265,000	\$278,000	1,730	6	1920	3	7,264	N	N	14402 56TH AVE S
5	40	211130	0005	09/27/12	\$225,000	\$300,000	2,060	6	1958	4	9,600	N	N	5618 S 147TH ST
5	20	377920	0237	09/27/13	\$250,000	\$297,000	2,260	6	1949	4	51,836	N	N	13802 BEACON-COAL MINE RD S
5	40	167040	0155	07/01/13	\$239,500	\$293,000	2,480	6	1913	4	18,598	N	N	14030 53RD AVE S
5	40	336590	1165	12/05/13	\$268,000	\$310,000	920	7	1990	3	8,052	N	N	14488 58TH AVE S
5	40	336590	1191	04/19/13	\$193,000	\$241,000	1,020	7	1957	3	10,989	N	N	14450 58TH AVE S
5	40	000320	0018	12/03/12	\$237,000	\$310,000	1,090	7	1957	4	14,874	N	N	6542 S 154TH ST
5	40	076100	0190	10/29/13	\$330,000	\$387,000	1,090	7	1986	4	9,237	Y	N	14253 55TH AVE S
5	40	868780	0010	06/17/14	\$260,000	\$281,000	1,090	7	1958	3	12,888	Y	N	14710 57TH AVE S
5	40	868780	0025	02/27/13	\$258,200	\$328,000	1,110	7	1955	4	12,888	Y	N	14722 57TH AVE S
5	20	334740	0770	05/30/13	\$215,000	\$265,000	1,140	7	1999	3	10,338	N	N	11850 44TH PL S
5	40	868780	0050	02/28/13	\$250,000	\$318,000	1,150	7	1960	4	12,300	N	N	14915 58TH AVE S
5	20	017900	1046	05/08/14	\$229,000	\$251,000	1,190	7	2002	3	3,000	N	N	12227 47TH AVE S
5	20	017900	0505	10/24/14	\$257,000	\$264,000	1,200	7	1961	3	9,000	N	N	12236 44TH AVE S

Improved Sales Used in This Annual Update Analysis

Area 024 -- 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	40	167040	0156	07/08/13	\$240,000	\$293,000	1,200	7	1966	3	19,346	N	N	14028 53RD AVE S
5	40	336590	1355	09/05/12	\$237,000	\$318,000	1,200	7	1960	3	11,285	N	N	14252 59TH AVE S
5	20	734060	0068	05/14/14	\$215,000	\$235,000	1,240	7	1967	3	7,200	N	N	4026 S 119TH ST
5	40	868780	0150	11/20/14	\$294,000	\$299,000	1,250	7	1957	4	11,256	N	N	14719 59TH AVE S
5	30	217200	0175	10/28/13	\$275,000	\$323,000	1,260	7	1930	4	9,800	Y	Y	13354 56TH AVE S
5	40	336590	0345	05/09/13	\$325,000	\$404,000	1,260	7	1949	5	15,387	N	N	14117 57TH AVE S
5	40	336590	0652	02/28/14	\$225,000	\$253,000	1,260	7	1954	3	9,504	N	N	14489 58TH AVE S
5	20	734060	0165	08/24/12	\$224,500	\$302,000	1,290	7	1941	3	21,340	Y	Y	11540 40TH AVE S
5	40	115720	0183	03/27/13	\$174,000	\$219,000	1,300	7	1956	4	11,025	N	N	14713 57TH AVE S
5	40	076100	0090	09/22/13	\$290,000	\$345,000	1,360	7	1920	4	19,510	Y	N	5316 S 144TH ST
5	40	868780	0065	07/02/14	\$305,000	\$328,000	1,360	7	1968	3	12,960	N	N	14717 58TH AVE S
5	40	336590	0720	02/25/13	\$103,000	\$131,000	1,380	7	1910	2	12,975	N	N	14209 58TH AVE S
5	20	334740	1315	06/16/14	\$220,000	\$238,000	1,410	7	1940	4	7,998	N	N	11851 44TH PL S
5	20	017900	1855	05/14/13	\$249,900	\$310,000	1,490	7	2013	3	4,087	N	N	5026 S 122ND ST
5	20	017900	1435	09/04/12	\$325,000	\$436,000	1,510	7	2010	3	7,000	N	N	12254 48TH AVE S
5	40	109990	0020	12/11/14	\$368,500	\$372,000	1,520	7	1992	3	7,601	N	N	5671 S 150TH PL
5	30	734400	0110	07/09/12	\$286,200	\$391,000	1,550	7	1963	5	14,397	Y	Y	5703 PAMELA DR
5	20	017900	0070	03/29/13	\$179,950	\$227,000	1,570	7	1905	4	8,304	N	N	12238 42ND AVE S
5	40	000280	0024	03/29/13	\$240,000	\$302,000	1,720	7	1948	5	8,620	N	N	5610 S 141ST ST
5	40	868780	0100	07/13/14	\$285,000	\$305,000	1,720	7	1962	4	13,104	N	N	14706 58TH AVE S
5	20	017900	0710	04/24/14	\$289,950	\$319,000	1,780	7	2005	3	3,000	N	N	12218 45TH AVE S
5	40	336590	1180	07/13/12	\$193,000	\$263,000	1,810	7	1965	3	12,012	N	N	14470 58TH AVE S
5	40	167040	0068	06/18/14	\$206,000	\$222,000	1,820	7	1921	3	8,867	N	N	5206 S 142ND ST
5	20	017900	0966	06/20/13	\$271,500	\$333,000	2,090	7	2006	3	3,000	N	N	12242 46TH AVE S
5	20	334740	0385	04/05/12	\$239,000	\$336,000	2,190	7	1999	3	4,336	N	N	4240 S 122ND ST
5	20	017900	1391	07/24/13	\$314,950	\$382,000	2,330	7	2006	3	3,000	N	N	12230 48TH AVE S
5	40	377930	0030	04/25/12	\$255,000	\$356,000	2,400	7	2001	3	6,762	N	N	5631 S 150TH ST
5	40	873300	0045	10/07/14	\$375,000	\$388,000	2,420	7	2003	3	9,566	N	N	5422 S 150TH ST
5	40	336590	0360	03/25/13	\$270,000	\$341,000	1,680	8	1979	3	13,056	Y	N	14141 57TH AVE S
5	40	766160	0210	09/17/12	\$353,000	\$472,000	2,170	8	2005	3	16,880	N	N	5412 S 149TH LN

Improved Sales Used in This Annual Update Analysis

Area 024 -- 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	40	359700	0062	10/04/12	\$375,000	\$499,000	2,330	8	1991	4	11,432	N	N	14710 59TH AVE S
5	30	217200	0227	09/24/13	\$340,000	\$404,000	2,470	8	2013	3	6,500	N	N	13304 56TH AVE S
5	20	017900	1755	06/10/13	\$337,000	\$415,000	2,520	8	2009	3	4,500	N	N	12209 50TH AVE S
5	30	217200	0228	12/10/13	\$383,000	\$443,000	2,560	8	2013	3	6,500	N	N	13302 56TH AVE S
5	30	217200	0229	10/28/13	\$364,950	\$428,000	2,560	8	2013	3	6,500	N	N	13301 57TH AVE S
5	30	217200	0231	10/23/13	\$369,864	\$435,000	2,560	8	2013	3	6,500	Y	N	13305 57TH AVE S
5	40	359700	0092	12/20/13	\$465,000	\$536,000	2,560	8	2013	3	14,339	N	N	14751 62ND AVE S
5	40	359700	0090	05/28/14	\$479,000	\$521,000	2,610	8	2014	3	7,830	N	N	14755 62ND AVE S
5	20	334740	1120	03/21/14	\$405,000	\$452,000	2,700	8	2013	3	6,512	N	N	12042 44TH AVE S
5	40	377930	0210	06/30/14	\$383,962	\$413,000	2,700	8	2001	3	6,998	N	N	14913 57TH AVE S
5	20	334740	1123	01/06/14	\$400,000	\$458,000	2,700	8	2013	3	6,512	N	N	12048 44TH AVE S
5	20	334740	1121	09/23/13	\$407,000	\$483,000	2,730	8	2013	3	6,540	N	N	12044 44TH AVE S
5	20	334740	1122	08/30/13	\$399,950	\$479,000	2,730	8	2013	3	6,540	N	N	12046 44TH AVE S
5	40	359700	0076	05/08/14	\$345,000	\$378,000	2,790	8	2007	3	8,500	N	N	14746 59TH AVE S
5	40	359700	0091	01/21/14	\$465,000	\$530,000	2,850	8	2013	3	6,533	N	N	14753 62ND AVE S
5	30	217200	0230	10/22/13	\$378,000	\$445,000	3,190	8	2013	3	6,500	N	N	13303 57TH AVE S
5	30	217200	0226	10/02/13	\$369,950	\$438,000	3,280	8	2013	3	6,500	N	N	13306 56TH AVE S
5	20	017900	1455	11/07/14	\$445,000	\$455,000	3,450	8	2008	3	5,000	N	N	4814 S 124TH ST
5	20	334740	1029	02/14/12	\$312,000	\$444,000	1,540	9	2009	3	7,068	N	N	11856 44TH AVE S
5	40	115720	0189	05/14/14	\$356,000	\$389,000	2,100	9	1980	3	12,384	N	N	14937 57TH AVE S
5	20	073300	0030	04/03/13	\$320,000	\$402,000	2,430	9	2007	3	4,766	N	N	11629 35TH LN S

Improved Sales Removed in This Annual Update Analysis

Area 024 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	60	115720	0070	07/10/13	\$545,000	IMP. COUNT > 1; CORPORATE AFFILIATES
1	60	184020	0055	04/03/14	\$214,605	BANKRUPTCY, RECEIVER OR TRUSTEE, FORCED SALE
1	60	184030	0220	07/11/13	\$239,393	NO MARKET EXPOSURE
1	60	184030	0270	02/06/13	\$364,895	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	60	184030	0270	02/08/13	\$299,291	NO MARKET EXPOSURE
1	60	184030	0270	02/04/12	\$200,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
1	60	222304	9044	07/02/13	\$99,500	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	60	222304	9100	08/08/12	\$315,556	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	50	443600	0030	04/02/12	\$72,780	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	50	443600	0055	04/09/13	\$127,100	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	60	537920	0062	04/11/13	\$293,003	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	60	537920	0152	03/15/12	\$109,900	NO MARKET EXPOSURE
1	60	537920	0197	11/25/13	\$333,250	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	60	537920	0232	07/22/13	\$255,924	PREVIOUS IMP. VALUE <= 25K; BANKRUPTCY - RECEIVER OR TRUSTEE
1	60	537920	0232	08/08/13	\$255,924	PREVIOUS IMP. VALUE <= 25K; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
1	60	537920	0232	07/25/14	\$165,100	PREVIOUS IMP. VALUE <= 25K; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
1	60	537980	0040	07/30/12	\$180,000	NO MARKET EXPOSURE
1	60	537980	0040	01/16/14	\$360,000	SEGREGATION AND/OR MERGER; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	60	537980	0480	04/01/13	\$130,596	PREVIOUS IMP. VALUE <= 25K; EXEMPT FROM EXCISE TAX
1	60	537980	0480	10/17/13	\$80,000	PREVIOUS IMP. VALUE <= 25K; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
1	60	537980	0480	04/09/13	\$114,238	PREVIOUS IMP. VALUE <= 25K; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
1	60	537980	0500	09/30/14	\$255,000	PREVIOUS IMP. VALUE <= 25K
1	50	537980	0603	04/15/14	\$320,000	DIAGNOSTIC OUTLIER
1	50	537980	0603	09/17/13	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	50	537980	2900	03/20/13	\$371,477	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	50	537980	2958	09/09/13	\$346,165	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	50	537980	3010	02/19/13	\$500,105	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	50	537980	3372	11/12/14	\$495,000	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
1	50	537980	3475	02/24/12	\$363,401	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX



Improved Sales Removed in This Annual Update Analysis

Area 024 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	50	537980	3475	04/02/12	\$444,045	NO MARKET EXPOSURE
1	50	537980	3620	10/09/12	\$104,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
1	50	537980	4027	08/09/12	\$184,140	RELATED PARTY, FRIEND, OR NEIGHBOR
1	50	537980	4100	02/29/12	\$115,000	DOR RATIO
1	50	537980	4193	04/22/14	\$80,000	DOR RATIO
1	50	537980	4215	12/10/14	\$195,000	NO MARKET EXPOSURE
1	50	537980	4220	01/20/12	\$98,500	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	50	537980	4240	01/09/14	\$205,000	NO MARKET EXPOSURE
1	50	537980	4393	01/22/14	\$205,533	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	50	537980	4393	04/18/14	\$117,075	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	50	537980	4470	06/17/14	\$170,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
1	50	537980	4635	03/22/12	\$94,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	50	537980	4650	05/29/12	\$180,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	50	537980	4730	02/18/14	\$112,000	BANKRUPTCY-RECEIVER OR TRUSTEE
1	50	537980	5460	11/28/12	\$125,615	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	50	537980	5470	09/03/14	\$192,163	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	50	537980	5490	09/18/14	\$163,040	AUCTION SALE; EXEMPT FROM EXCISE TAX
1	50	537980	5575	03/26/12	\$176,400	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	50	537980	5605	04/05/13	\$155,000	NO MARKET EXPOSURE
1	50	538160	0021	09/10/13	\$131,000	BANKRUPTCY - RECEIVER OR TRUSTEE
1	50	538160	0087	04/23/14	\$285,279	BANKRUPTCY - RECEIVER OR TRUSTEE
1	60	615420	0040	04/23/12	\$145,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
1	60	779640	0200	08/17/12	\$174,912	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	60	810860	0221	08/21/12	\$162,211	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	60	810860	0505	02/26/13	\$388,251	BANKRUPTCY - RECEIVER OR TRUSTEE
1	60	810860	0580	08/15/12	\$247,611	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	60	810860	0761	11/25/13	\$180,500	NON-REPRESENTATIVE SALE; SHORT SALE
1	60	810860	0819	02/26/14	\$216,000	PREVIOUS IMP. VALUE <= 25K
1	60	810860	0819	05/02/13	\$102,500	PREVIOUS IMP. VALUE <= 25K; IMP. CHARACTERISTICS CHANGED SINCE SALE



Improved Sales Removed in This Annual Update Analysis

Area 024 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	60	812520	0310	05/10/12	\$128,000	DIAGNOSTIC OUTLIER
1	60	812520	0460	08/22/12	\$105,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	60	884930	0330	10/19/12	\$126,342	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
1	60	885805	0030	06/04/14	\$305,000	SHORT SALE; SALE DATA DOES NOT MATCH ASSESSED VALUE
1	60	885880	0045	05/16/12	\$152,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	60	919860	0035	02/19/14	\$316,971	BANKRUPTCY - RECEIVER OR TRUSTEE
1	60	919860	0035	06/27/14	\$224,000	NO MARKET EXPOSURE
1	60	931490	0130	04/29/13	\$330,100	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	70	100300	0070	12/04/12	\$280,899	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	70	100300	0070	03/18/13	\$16,500	DOR RATIO
2	70	100340	0120	04/17/12	\$133,750	DIAGNOSTIC OUTLIER
2	70	100340	0260	08/01/13	\$163,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	70	100340	0290	06/27/12	\$165,655	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	70	100360	0056	02/29/12	\$239,000	UNFINISHED AREA
2	70	100360	0080	11/07/14	\$245,000	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
2	70	100360	0080	02/22/14	\$117,000	PERCENT COMPLETE
2	70	184000	0035	03/07/12	\$164,500	DIAGNOSTIC OUTLIER
2	70	184040	0110	02/02/12	\$202,000	IMP. COUNT > 1
2	50	282304	9120	11/10/12	\$80,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	50	282304	9120	06/27/13	\$186,050	NO MARKET EXPOSURE
2	50	282304	9176	12/05/12	\$264,640	BANKRUPTCY - RECEIVER OR TRUSTEE
2	70	339250	0015	04/03/13	\$130,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	70	339250	0060	09/04/14	\$368,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	70	342304	9153	02/15/12	\$165,001	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	70	342304	9189	11/05/14	\$149,000	BANKRUPTCY - RECEIVER OR TRUSTEE; STATEMENT TO DOR
2	70	342304	9189	04/14/14	\$179,841	BANKRUPTCY-RECEIVER OR TRUSTEE
2	70	342304	9210	02/01/13	\$100,000	DIAGNOSTIC OUTLIER
2	70	342304	9307	10/12/12	\$186,053	BANKRUPTCY - RECEIVER OR TRUSTEE
2	70	342304	9307	04/08/14	\$221,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE



Improved Sales Removed in This Annual Update Analysis

Area 024 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	50	349720	0005	11/26/12	\$118,300	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
2	70	432500	0140	04/11/12	\$125,000	NON-REPRESENTATIVE SALE
2	70	432640	0010	07/29/14	\$278,522	BANKRUPTCY - RECEIVER OR TRUSTEE
2	70	432640	0025	05/06/13	\$95,000	DOR RATIO; NO MARKET EXPOSURE
2	70	432640	0060	08/06/12	\$130,000	NO MARKET EXPOSURE
2	70	432710	0020	09/12/12	\$112,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
2	50	433600	0040	06/01/12	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
2	50	443500	0010	02/21/12	\$100,000	NO MARKET EXPOSURE
2	50	443500	0065	02/04/13	\$55,000	PREVIOUS IMP. VALUE <= 25K; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	50	443500	0135	04/09/13	\$119,942	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	50	443500	0295	05/14/12	\$160,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	50	443500	0425	04/12/12	\$185,000	NO MARKET EXPOSURE
2	50	443500	0475	05/16/12	\$104,900	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	50	443500	0485	06/21/12	\$128,810	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	50	443500	0490	08/05/13	\$147,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	50	443500	0520	04/05/13	\$90,000	DOR RATIO
2	50	443500	0675	06/26/14	\$123,000	NO MARKET EXPOSURE
2	50	443500	0675	07/30/14	\$156,000	NO MARKET EXPOSURE
2	50	443560	0080	08/08/13	\$127,500	BANKRUPTCY - RECEIVER OR TRUSTEE
2	50	537980	1120	09/30/13	\$144,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	50	537980	1469	10/11/13	\$195,000	IMP. COUNT > 1
2	50	537980	1520	01/16/13	\$261,278	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	50	537980	1520	04/05/13	\$145,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	50	537980	1525	12/19/13	\$130,000	NO MARKET EXPOSURE
2	50	537980	1670	05/24/13	\$248,830	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	50	537980	1711	02/22/12	\$95,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	50	537980	1810	07/26/12	\$110,000	PREVIOUS IMP. VALUE <= 25K; SHORT SALE
2	50	537980	1972	02/13/13	\$170,550	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	50	537980	1972	03/19/13	\$155,000	IMP. CHARACTERISTICS CHANGED SINCE SALE



Improved Sales Removed in This Annual Update Analysis

Area 024 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	50	537980	2070	01/24/12	\$90,000	DOR RATIO
2	50	537980	2181	11/19/14	\$193,000	DIAGNOSTIC OUTLIER
2	50	537980	3730	04/16/14	\$175,999	PREVIOUS IMP. VALUE <= 25K; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
2	50	537980	3730	06/02/14	\$117,000	PREVIOUS IMP. VALUE <= 25K; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
2	50	537980	3790	05/29/13	\$160,001	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	50	537980	4811	12/26/12	\$281,273	BANKRUPTCY - RECEIVER OR TRUSTEE
2	50	537980	4813	04/16/12	\$110,000	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	50	537980	4851	07/24/12	\$157,500	NO MARKET EXPOSURE
2	50	537980	4870	06/28/12	\$125,000	DOR RATIO
2	50	537980	4895	04/19/12	\$101,000	NO MARKET EXPOSURE
2	50	537980	4995	12/19/12	\$324,638	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	50	537980	4995	05/23/13	\$189,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	50	537980	5062	05/31/12	\$25,000	DOR RATIO; NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	50	537980	5062	01/30/13	\$166,950	NO MARKET EXPOSURE
2	50	537980	5910	02/03/14	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	50	537980	5930	02/13/13	\$330,176	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	50	537980	5945	05/13/13	\$125,000	NO MARKET EXPOSURE
2	50	537980	6145	02/27/12	\$174,250	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	50	537980	6155	07/29/14	\$140,000	SHORT SALE; SALE DATA DOES NOT MATCH ASSESSED VALUE
2	50	537980	6245	11/24/14	\$133,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
2	50	537980	6270	02/16/12	\$205,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	50	537980	6312	08/25/14	\$195,000	BANKRUPTCY- RECEIVER OR TRUSTEE
2	50	538100	0035	11/07/14	\$327,265	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	50	538100	0049	03/01/12	\$88,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	50	538100	0332	08/30/12	\$120,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	50	538100	0402	09/30/13	\$216,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	50	538100	0428	01/24/13	\$201,500	UNFINISHED AREA
2	50	538100	0458	05/16/14	\$165,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
2	50	538100	0470	11/18/14	\$144,000	PREVIOUS IMP. VALUE <= 25K; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR



Improved Sales Removed in This Annual Update Analysis

Area 024 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	70	714740	0010	07/29/13	\$124,000	DIAGNOSTIC OUTLIER
2	70	714740	0010	05/23/13	\$65,000	NO MARKET EXPOSURE; DOR RATIO
2	70	714740	0045	03/25/13	\$148,938	SIGNIFICANT DATA CHANGE FROM PREV
2	70	714760	0010	06/22/12	\$135,300	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	70	714760	0045	12/07/12	\$145,000	DIAGNOSTIC OUTLIER
2	70	714760	0060	03/20/13	\$137,000	NO MARKET EXPOSURE
2	70	714760	0220	08/05/13	\$146,250	NO MARKET EXPOSURE
2	70	714760	0225	04/22/14	\$191,351	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	70	714760	0225	07/17/12	\$205,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	70	714760	0295	06/27/13	\$245,241	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	70	714800	0025	11/02/12	\$175,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	70	714800	0025	02/07/12	\$267,000	SIGNIFICANT DATA CHANGE FROM PREV
2	70	714800	0140	10/15/14	\$235,000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
2	70	714800	0240	04/10/12	\$141,500	DIAGNOSTIC OUTLIER
2	70	714820	0040	11/13/14	\$201,103	DIAGNOSTIC OUTLIER
2	70	714850	0045	07/19/13	\$193,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	70	731800	0080	04/11/13	\$277,992	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	50	807680	0105	07/29/13	\$200,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	50	807680	0130	05/18/12	\$135,500	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	50	810860	0684	02/19/13	\$220,542	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	50	810860	0700	12/18/13	\$187,998	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	50	810860	0700	04/22/14	\$302,500	NO MARKET EXPOSURE
2	50	856740	0005	02/07/12	\$187,188	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	70	873275	0050	08/07/12	\$265,564	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	10	004000	0006	05/10/12	\$118,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	004000	0015	05/30/12	\$166,356	FORCED SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
3	10	004000	1033	11/10/14	\$279,456	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	10	004100	0406	12/08/12	\$82,500	PARTIAL INTEREST (1/3, 1/2, ETC.); RELATED PARTY, FRIEND, OR NEIGHBOR
3	10	138680	0055	04/12/12	\$168,000	UNFINISHED AREA



Improved Sales Removed in This Annual Update Analysis

Area 024 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	10	152304	9071	08/26/13	\$360,000	NO MARKET EXPOSURE; SEGREGATION AND/OR MERGER; CORPORATE AFFILIATES
3	10	152304	9071	05/01/12	\$120,000	PREVIOUS IMP. VALUE <= 25K
3	10	152304	9089	09/04/12	\$140,000	DIAGNOSTIC OUTLIER
3	10	152304	9089	05/18/12	\$186,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	10	152304	9118	03/19/13	\$72,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
3	10	152304	9138	01/16/14	\$217,297	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	10	152304	9189	03/01/13	\$182,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	10	152304	9308	04/25/12	\$265,000	NO MARKET EXPOSURE
3	10	155150	0130	01/16/14	\$153,912	BANKRUPTCY - RECEIVER OR TRUSTEE
3	10	161000	0215	05/30/12	\$52,250	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	161000	0215	01/09/12	\$55,117	DOR RATIO; NO MARKET EXPOSURE
3	10	162304	9041	05/08/14	\$82,500	PREVIOUS IMP. VALUE <= 25K; FINANCIAL INSTITUTION RESALE
3	10	162304	9041	07/05/13	\$200,497	PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
3	10	162304	9127	03/08/13	\$168,500	FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	162304	9145	06/25/13	\$80,000	NON REPRESENTATIVE
3	10	162304	9154	01/15/13	\$183,214	PREVIOUS IMP. VALUE <= 25K; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
3	10	162304	9154	01/13/14	\$181,000	PREVIOUS IMP. VALUE <= 25K; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
3	10	162304	9255	09/24/14	\$165,200	SHORT SALE; SELLING OR BUYING COSTS AFFECTING SALE PRICE
3	10	162304	9394	01/15/13	\$129,150	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	162304	9415	06/13/14	\$275,132	AUCTION SALE; NON-REPRESENTATIVE SALE
3	10	178700	0025	08/26/13	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	204880	0015	01/17/12	\$135,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	204880	0025	10/23/14	\$179,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	10	212304	9086	08/07/14	\$210,000	PREVIOUS IMP. VALUE <= 25K
3	10	212304	9105	06/13/13	\$150,000	PREVIOUS IMP. VALUE <= 25K
3	10	212304	9106	01/11/13	\$110,299	DIAGNOSTIC OUTLIER
3	10	212304	9106	07/30/12	\$164,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	10	212304	9110	02/24/12	\$115,500	DOR RATIO
3	10	212304	9126	07/10/12	\$220,000	PREVIOUS IMP. VALUE <= 25K



Improved Sales Removed in This Annual Update Analysis

Area 024 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	10	212304	9145	07/30/13	\$160,300	AUCTION SALE; NON-REPRESENTATIVE SALE
3	10	212304	9158	11/20/12	\$340,390	FORCED SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
3	10	212304	9166	02/06/14	\$212,861	PREVIOUS IMP. VALUE <= 25K; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
3	10	212304	9227	07/06/12	\$93,500	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	212304	9282	06/19/12	\$100,000	DOR RATIO; AUCTION SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	212304	9283	02/12/12	\$115,000	DOR RATIO
3	10	212304	9327	05/31/13	\$243,900	BANKRUPTCY - RECEIVER OR TRUSTEE
3	10	212304	9345	05/13/14	\$180,000	QUIT CLAIM DEED
3	10	212304	9371	10/16/14	\$155,000	DIAGNOSTIC OUTLIER
3	10	212304	9420	07/17/14	\$150,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	10	212304	9497	01/05/12	\$325,847	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	10	212304	9497	01/17/12	\$325,846	FORCED SALE; GOV'T TO GOV'T; NO MARKET EXPOSURE; AND OTHER WARNINGS
3	10	212304	9498	11/06/13	\$177,877	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	10	359860	0008	07/01/13	\$71,230	DOR RATIO; SHORT SALE
3	10	359860	0056	10/21/13	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	359860	0088	03/20/14	\$176,001	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	10	365120	0005	02/15/12	\$78,700	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	392340	0066	01/02/13	\$153,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	10	392340	0091	10/14/13	\$275,802	FORCED SALE; GOV'T TO GOV'T
3	10	425580	0020	11/14/13	\$180,224	GOV'T TO GOV'T; SHERIFF / TAX SALE; EXEMPT FROM EXCISE TAX
3	10	443920	0020	12/05/14	\$70,000	DOR RATIO; CORPORATE AFFILIATES
3	10	443920	0020	06/20/12	\$64,199	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	10	553160	0025	02/21/13	\$96,500	DOR RATIO
3	10	553160	0080	06/19/13	\$220,000	UNFINISHED AREA
3	10	608240	0070	12/20/14	\$96,333	DOR RATIO; QUIT CLAIM DEED; DIVORCE; STATEMENT TO DOR
3	10	608240	0081	12/07/12	\$95,484	AUCTION SALE; FINANCIAL INSTITUTION RESALE
3	10	608240	0081	10/11/12	\$111,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	10	608240	0191	10/01/13	\$133,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	608240	0260	08/14/14	\$162,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE



Improved Sales Removed in This Annual Update Analysis

Area 024 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	10	608240	0260	06/11/13	\$163,000	NO MARKET EXPOSURE
3	10	608240	0273	07/29/13	\$199,800	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	10	608240	0300	10/10/13	\$308,530	BANKRUPTCY - RECEIVER OR TRUSTEE
3	10	608300	0072	01/03/14	\$160,200	BANKRUPTCY - RECEIVER OR TRUSTEE
3	10	608300	0072	02/03/14	\$161,660	NO MARKET EXPOSURE
3	10	608300	0082	12/05/12	\$110,000	DIAGNOSTIC OUTLIER
3	10	608300	0083	05/17/12	\$135,000	FORCED SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
3	10	608300	0083	07/26/12	\$127,600	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	608300	0084	06/19/12	\$113,000	DOR RATIO
3	10	608300	0104	04/23/12	\$189,610	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	10	608300	0143	04/18/14	\$260,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	10	609940	0155	08/09/13	\$320,234	FORCED SALE; EXEMPT FROM EXCISE TAX
3	10	609940	0262	08/26/13	\$177,811	FORCED SALE; EXEMPT FROM EXCISE TAX
3	10	609940	0271	12/11/13	\$140,500	BANKRUPTCY - RECEIVER OR TRUSTEE
3	10	609940	0380	04/20/12	\$30,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.)
3	10	640460	0063	04/30/13	\$260,000	RELOCATION - SALE TO SERVICE
3	10	640460	0080	12/24/12	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
3	10	640460	0101	05/16/12	\$115,000	NO MARKET EXPOSURE
3	10	640460	0166	06/10/14	\$185,000	NO MARKET EXPOSURE
3	10	640460	0166	08/08/13	\$110,000	NO MARKET EXPOSURE
3	10	734060	1021	05/20/13	\$170,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	10	734660	0022	10/16/13	\$170,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	10	734660	0084	02/24/14	\$200,000	MULTI-PARCEL SALE
3	10	734660	0092	07/30/14	\$327,200	IMP. COUNT > 1
3	10	735960	0375	04/18/12	\$127,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	10	735960	0375	02/25/13	\$64,800	DOR RATIO; QUIT CLAIM DEED; STATEMENT TO DOR
3	10	735960	0385	02/08/13	\$186,299	IMP. COUNT > 1
3	10	735960	0385	08/29/12	\$186,316	IMP. COUNT > 1; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	10	735960	0495	02/23/12	\$65,000	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE



Improved Sales Removed in This Annual Update Analysis

Area 024 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	10	735960	0595	01/09/14	\$262,400	NO MARKET EXPOSURE
3	10	886400	0150	07/11/12	\$275,002	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	10	886400	0150	08/02/12	\$259,036	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
3	10	886400	0155	07/10/13	\$262,749	FORCED SALE; EXEMPT FROM EXCISE TAX
3	10	886400	0160	02/09/12	\$90,000	DOR RATIO
3	10	886400	0205	07/11/13	\$88,000	PREVIOUS IMP. VALUE <= 25K; SHORT SALE
3	10	886400	0255	07/10/12	\$209,975	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	10	886400	0345	07/30/12	\$110,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	886400	0380	04/15/13	\$125,600	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
3	10	886400	0425	06/17/14	\$185,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	10	886400	0490	09/10/12	\$79,189	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	10	886400	0520	05/15/13	\$140,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
3	10	886400	0910	12/30/13	\$182,016	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	10	886400	0950	01/08/14	\$149,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	40	004000	0228	10/15/14	\$221,900	SALE DATA DOES NOT MATCH ASSESSED VALUE
4	40	004000	0237	10/04/13	\$345,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
4	40	004000	0238	09/27/13	\$349,950	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
4	40	004000	0338	02/03/12	\$163,672	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	40	004000	0339	09/18/12	\$108,000	DOR RATIO
4	40	004000	0339	05/14/12	\$158,561	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	40	004000	0340	08/17/12	\$190,886	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	40	004000	0362	05/06/14	\$78,000	PREVIOUS IMP. VALUE <= 25K
4	40	004000	0405	03/29/13	\$178,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; RELATED PARTY, FRIEND, OR NEIGHBOR
4	40	004000	0407	01/23/13	\$128,690	NO MARKET EXPOSURE
4	40	004000	0425	09/24/14	\$243,750	SALE DATA DOES NOT MATCH ASSESSED VALUE
4	40	004000	0471	06/04/14	\$170,000	NO MARKET EXPOSURE
4	40	004000	0741	01/29/13	\$142,000	NO MARKET EXPOSURE
4	40	004000	0790	04/09/13	\$272,951	FORCED SALE; EXEMPT FROM EXCISE TAX
4	40	004000	0961	05/09/12	\$310,647	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX



Improved Sales Removed in This Annual Update Analysis

Area 024 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	40	004100	0544	01/22/13	\$127,089	FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
4	40	004100	0544	04/26/13	\$172,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	40	004100	0590	07/10/12	\$145,163	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	40	004100	0590	04/05/13	\$134,900	IMP. CHARACTERISTICS CHANGED SINCE SALE; DOR RATIO
4	40	004100	0600	09/03/13	\$225,000	OBSOLESCENCE
4	40	004100	0600	03/27/13	\$202,857	OBSOLESCENCE; FORCED SALE; EXEMPT FROM EXCISE TAX
4	40	004200	0006	04/05/13	\$131,683	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	40	004200	0006	08/02/13	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
4	40	004200	0061	08/16/12	\$308,170	PREVIOUS IMP. VALUE <= 25K; BANKRUPTCY - RECEIVER OR TRUSTEE
4	40	004200	0061	01/09/13	\$85,000	PREVIOUS IMP. VALUE <= 25K; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
4	40	004200	0155	02/16/12	\$189,000	NO MARKET EXPOSURE
4	40	004200	0170	02/15/13	\$200,000	IMP. COUNT > 1; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	40	004200	0245	05/20/14	\$70,000	NO MARKET EXPOSURE; DOR RATIO
4	40	004200	0370	10/25/13	\$188,953	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
4	40	004200	0400	04/03/12	\$176,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
4	40	004300	0135	02/06/13	\$121,000	NON REPRESENTATIVE
4	40	004300	0184	03/25/14	\$203,300	OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
4	20	152304	9014	07/31/13	\$180,000	OBSOLESCENCE
4	20	152304	9171	10/01/13	\$243,461	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	20	152304	9171	10/22/14	\$118,600	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	20	152304	9180	12/03/14	\$248,429	OBSOLESCENCE; EXEMPT FROM EXCISE TAX
4	20	152304	9205	01/13/14	\$155,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	20	152304	9255	02/19/13	\$328,697	FORCED SALE; EXEMPT FROM EXCISE TAX
4	40	222304	9089	10/14/13	\$142,144	NO MARKET EXPOSURE
4	40	261000	0150	06/03/13	\$73,333	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	20	261200	0060	03/26/13	\$250,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
4	20	261200	0160	04/20/12	\$327,561	BANKRUPTCY - RECEIVER OR TRUSTEE
4	20	261320	0026	01/05/12	\$84,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	20	261320	0171	08/05/13	\$309,402	FORCED SALE; EXEMPT FROM EXCISE TAX



Improved Sales Removed in This Annual Update Analysis

Area 024 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	20	261320	0177	09/25/12	\$150,000	NON-REPRESENTATIVE SALE; SHORT SALE
4	20	261320	0179	12/03/12	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	20	734060	0620	09/29/14	\$74,850	NO MARKET EXPOSURE
4	20	734060	0621	06/25/13	\$74,808	DOR RATIO; AUCTION SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	20	734060	0661	11/03/14	\$402,950	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
4	20	734060	0685	10/16/14	\$105,000	DIAGNOSTIC OUTLIER
4	20	734060	0685	07/21/14	\$158,216	BANKRUPTCY - RECEIVER OR TRUSTEE
4	20	734060	0743	07/18/12	\$98,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	20	734060	0744	09/25/13	\$340,000	DIAGNOSTIC OUTLIER
4	20	734060	0930	07/13/12	\$401,225	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	20	734160	0215	03/12/12	\$225,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	20	734160	0215	05/06/14	\$149,899	NO MARKET EXPOSURE
4	20	734560	0566	07/23/12	\$487,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; MULTI-PARCEL SALE
4	20	734560	0690	06/12/14	\$208,000	IMP. COUNT > 1; QUIT CLAIM DEED
4	20	734560	0850	07/22/13	\$267,500	NO MARKET EXPOSURE
4	20	734560	0871	02/23/12	\$182,000	IMP. COUNT > 1
4	20	734760	0040	01/05/12	\$242,744	BANKRUPTCY - RECEIVER OR TRUSTEE
4	20	734760	0040	05/29/12	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
4	20	734760	0175	08/08/14	\$185,000	DIAGNOSTIC OUTLIER
4	20	734760	0220	02/07/13	\$106,790	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
4	20	734820	0005	04/08/14	\$229,550	BANKRUPTCY - RECEIVER OR TRUSTEE
4	20	734820	0025	12/22/14	\$110,000	DIAGNOSTIC OUTLIER
4	20	734820	0100	07/27/12	\$210,000	NO MARKET EXPOSURE
4	20	734820	0170	06/11/12	\$170,000	NO MARKET EXPOSURE
4	20	734820	0195	06/10/14	\$329,271	BANKRUPTCY - RECEIVER OR TRUSTEE
4	20	735960	0095	11/21/12	\$275,755	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	20	735960	0195	06/03/14	\$122,500	PREVIOUS IMP. VALUE <= 25K; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	20	735960	0830	03/06/13	\$100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
4	20	735960	0875	12/04/13	\$72,000	DOR RATIO



Improved Sales Removed in This Annual Update Analysis

Area 024 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	20	736060	0440	12/02/14	\$177,500	AUCTION SALE; EXEMPT FROM EXCISE TAX
4	40	799960	0180	05/29/14	\$83,000	DIAGNOSTIC OUTLIER
4	40	799960	0185	10/10/12	\$139,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	40	984440	0035	09/11/12	\$250,000	NO MARKET EXPOSURE
5	40	000280	0020	02/26/13	\$142,300	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
5	40	000280	0024	10/12/12	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	40	000300	0029	11/16/12	\$314,911	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	40	000300	0062	09/10/13	\$257,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	40	000300	0085	09/13/12	\$264,560	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	40	000320	0015	03/26/12	\$98,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
5	40	000320	0018	07/18/12	\$120,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	20	017900	0030	07/29/13	\$64,081	DOR RATIO; FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	20	017900	0100	03/07/14	\$83,300	IMP. CHARACTERISTICS CHANGED SINCE SALE; DOR RATIO
5	20	017900	0290	07/09/13	\$207,280	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	20	017900	1065	05/17/12	\$90,000	OBSOLESCENCE; GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	20	017900	1425	01/10/14	\$60,000	DOR RATIO; NO MARKET EXPOSURE
5	20	017900	1436	02/01/12	\$330,000	DIAGNOSTIC OUTLIER
5	20	017900	1595	10/05/12	\$96,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
5	20	017900	1595	06/06/13	\$65,299	NON REPRESENTATIVE
5	20	017900	1755	10/31/14	\$99,054	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
5	20	017900	1859	12/01/14	\$332,850	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
5	20	017900	2265	12/06/13	\$99,000	RELATED PARTY, FRIEND, OR NEIGHBOR; SELLING OR BUYING COSTS AFFECTING SALE PRICE
5	20	017900	2560	10/23/12	\$190,218	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	20	017900	2575	10/29/14	\$116,211	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	20	017900	3005	07/16/13	\$101,000	PREVIOUS IMP. VALUE <= 25K
5	20	073300	0125	02/24/12	\$265,000	NO MARKET EXPOSURE
5	20	073300	0180	06/12/12	\$177,000	NO MARKET EXPOSURE
5	40	167040	0090	11/24/14	\$182,000	DIAGNOSTIC OUTLIER
5	40	167040	0148	10/15/12	\$112,000	DOR RATIO

Improved Sales Removed in This Annual Update Analysis

Area 024 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	40	167040	0167	08/09/12	\$110,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	40	211130	0035	03/26/14	\$169,100	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	30	217200	0045	08/23/12	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
5	30	217200	0120	08/24/13	\$107,000	DIAGNOSTIC OUTLIER
5	30	217200	0215	05/22/12	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	30	217200	0265	04/10/13	\$91,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	30	217200	0265	04/08/13	\$195,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	20	334740	0168	01/29/14	\$128,900	DIAGNOSTIC OUTLIER
5	20	334740	0168	09/05/13	\$165,189	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
5	20	334740	0410	01/29/14	\$85,000	ACTIVE PERMIT BEFORE SALE >25K; DOR RATIO
5	20	334740	0525	12/16/14	\$147,000	DIAGNOSTIC OUTLIER
5	20	334740	0525	09/26/14	\$170,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	20	334740	0590	07/22/13	\$127,270	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	20	334740	0590	03/28/14	\$115,100	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
5	20	334740	0735	04/30/13	\$124,956	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
5	20	334740	0735	07/09/13	\$120,000	NON-REPRESENTATIVE SALE
5	20	334740	0870	11/19/14	\$222,141	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	20	334740	1080	09/03/13	\$110,000	NO MARKET EXPOSURE
5	20	334740	1315	03/02/12	\$121,000	DOR RATIO
5	20	335140	0720	07/12/13	\$77,500	DOR RATIO
5	40	336590	0041	09/04/12	\$135,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
5	40	336590	0345	09/13/12	\$142,300	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	40	336590	0465	08/05/14	\$248,396	BANKRUPTCY - RECEIVER OR TRUSTEE
5	40	336590	0505	08/06/12	\$182,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	40	336590	0520	12/26/12	\$140,000	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
5	40	336590	0520	08/15/13	\$192,500	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
5	40	336590	0550	01/03/12	\$89,998	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	40	336590	0651	02/27/12	\$114,950	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	40	336590	0745	04/29/13	\$175,000	OBSOLESCENCE



Improved Sales Removed in This Annual Update Analysis

Area 024 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	40	336590	1090	07/20/12	\$111,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	40	359700	0405	05/22/12	\$77,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K; GOV'T TO GOV'T; NON-REPRESENTATIVE SALE
5	40	377930	0180	03/15/12	\$194,500	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESAL
5	20	734060	0044	09/27/12	\$295,000	NO MARKET EXPOSURE
5	20	734060	0165	05/16/12	\$127,881	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	40	766160	0240	08/23/12	\$460,000	DIAGNOSTIC OUTLIER
5	40	799960	0065	07/30/14	\$159,245	BANKRUPTCY - RECEIVER OR TRUSTEE
5	40	808860	0065	05/21/13	\$140,000	DOR RATIO; NON-REPRESENTATIVE SALE; SHORT SALE
5	40	868780	0097	01/31/12	\$175,000	NO MARKET EXPOSURE
5	40	868780	0150	12/02/13	\$208,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
5	40	868780	0150	06/05/14	\$199,500	NO MARKET EXPOSURE
5	40	873300	0075	07/24/12	\$170,000	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
5	40	873300	0080	01/09/14	\$60,299	PERCENT NET CONDITION; PREVIOUS IMP. VALUE <= 25K
5	40	873300	0080	05/14/13	\$83,600	PERCENT NET CONDITION; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE

Vacant Sales Used in this Annual Update Analysis

Area 024

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
1	50	537980	4050	02/29/12	\$115,000	15,500	N	N
1	60	812520	0482	09/17/12	\$114,101	7,319	Y	N
2	70	342304	9264	06/16/14	\$120,000	9,239	N	N
2	50	538100	0074	03/06/14	\$100,000	10,062	N	N
3	10	162304	9416	05/12/14	\$75,000	7,203	Y	N
3	10	212304	9451	05/28/14	\$95,000	17,726	N	N
3	10	609940	0390	03/13/14	\$115,000	12,675	N	N
3	10	609940	0390	02/26/13	\$115,000	12,675	N	N
4	40	004100	0652	03/11/13	\$120,000	27,852	N	N
4	20	152304	9072	03/05/13	\$119,000	75,138	N	N
4	20	734060	0667	10/27/14	\$80,000	8,149	N	N
4	20	734060	0943	05/28/14	\$61,500	7,659	N	N
5	40	000300	0005	08/19/14	\$160,000	13,494	N	N
5	40	167040	0027	09/08/14	\$67,000	7,323	N	N
5	30	217200	0252	09/09/14	\$85,000	6,544	N	N
5	30	217200	0254	08/07/14	\$85,000	6,544	N	N
5	30	217200	0256	07/11/14	\$85,000	6,544	N	N
5	20	334740	1130	08/21/13	\$110,000	20,000	N	N
5	20	734060	0144	06/12/13	\$65,000	9,430	N	N

Vacant Sales Removed in this Annual Update Analysis

Area 024

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	60	115720	0090	06/02/14	\$10,000	PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED; CORPORATE AFFILIATES
1	60	537920	0230	01/21/14	\$95,000	NON-REPRESENTATIVE
1	60	537920	0072	10/03/12	\$100,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
1	60	537920	0072	01/04/12	\$90,000	NO MARKET EXPOSURE
1	60	537980	0041	08/07/14	\$100,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
1	50	537980	3372	11/19/12	\$80,000	NO MARKET EXPOSURE
1	50	537980	3372	04/23/12	\$101,000	QUIT CLAIM DEED
1	60	812520	0045	07/26/13	\$130,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
1	60	812520	0480	03/07/12	\$77,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	50	443560	0260	04/17/12	\$75,000	TEAR DOWN; SHORT SALE
2	50	538100	0475	06/28/12	\$160,000	NO MARKET EXPOSURE
2	50	870960	0055	08/22/12	\$79,500	NO MARKET EXPOSURE
3	10	212304	9544	06/26/13	\$82,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	10	212304	9547	01/29/13	\$82,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	10	359860	0059	01/13/12	\$100,000	SEGREGATION AND/OR MERGER
3	10	392340	0015	08/27/13	\$540,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
3	10	609940	0276	10/09/12	\$86,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	10	609940	0276	04/27/12	\$30,000	PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
3	10	735860	0310	03/12/12	\$70,000	TEAR DOWN
4	20	000300	0018	01/24/14	\$10,500	NO MARKET EXPOSURE
4	40	004000	0512	05/09/13	\$92,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
4	40	004200	0071	05/30/12	\$75,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
4	20	322920	0090	11/14/14	\$25,000	NON-REPRESENTATIVE SALE
4	20	734060	0661	04/07/14	\$78,240	NO MARKET EXPOSURE
4	20	736060	0532	04/08/13	\$24,000	NON-REPRESENTATIVE SALE
5	20	017900	2305	03/17/14	\$50,000	NO MARKET EXPOSURE
5	20	017900	2330	08/20/12	\$11,000	NO MARKET EXPOSURE
5	20	334740	0795	05/09/13	\$30,626	PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
5	20	334740	0275	10/15/12	\$49,900	NO MARKET EXPOSURE

Vacant Sales Removed in this Annual Update Analysis Area 024

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	40	336590	1195	06/06/14	\$60,000	NO MARKET EXPOSURE
5	40	336590	1330	05/10/12	\$65,000	NO MARKET EXPOSURE
5	40	359700	0090	09/04/13	\$112,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	40	868780	0055	03/01/13	\$100,000	SALE DATA DOES NOT MATCH ASSESSED VALUE

Mobile Home Sales Used in this Annual Update Analysis

Area 024

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
1	50	537980	3037	12/09/13	\$150,000	1,568	3	1989	4	12,030	N	4252 S 166TH ST
2	50	538100	0095	04/24/12	\$175,000	1,680	3	1985	3	16,700	N	3750 S 170TH ST
2	50	537980	5111	11/11/13	\$150,050	1,780	4	1990	4	9,962	N	17233 MILITARY RD S
3	10	608240	0362	08/27/14	\$105,000	960	3	1977	2	12,126	N	2451 S 135TH ST
3	10	609940	0014	03/08/13	\$95,000	1,020	3	1978	1	18,047	N	14017 33RD AVE S
3	10	212304	9143	12/03/13	\$102,000	1,056	3	1968	3	16,500	N	14425 31ST AVE S
3	10	212304	9476	07/14/14	\$130,000	1,792	3	1976	2	11,475	N	14605 26TH LN S
5	20	734060	0100	08/01/14	\$106,000	1,152	3	1975	3	12,000	N	4017 S 117TH PL
5	20	734060	0182	04/23/14	\$84,000	1,152	3	1974	3	8,250	N	11545 40TH AVE S

Mobile Home Sales Removed in this Annual Update Analysis

Area 024

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	50	537980	4556	04/23/12	\$61,000	NO MARKET EXPOSURE
1	50	538160	0114	03/15/12	\$59,000	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
2	50	099600	0025	02/17/12	\$99,500	MULTI-PARCEL SALE; RELATED PARTY, FRIEND, OR NEIGHBOR
2	50	537980	5111	05/07/13	\$154,228	FORCED SALE; NO MARKET EXPOSURE
2	50	537980	5111	03/11/13	\$154,228	FORCED SALE; NO MARKET EXPOSURE
2	50	538100	0017	05/08/12	\$78,000	NO MARKET EXPOSURE
3	10	559900	0015	12/13/12	\$32,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	10	735860	0290	05/08/12	\$221,360	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
4	40	957250	0030	06/24/14	\$75,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	20	734060	0182	12/27/13	\$60,750	BANKRUPTCY - RECEIVER OR TRUSTEE
5	20	734060	0100	12/11/12	\$61,000	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. (Samish 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. (Samish 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

Hasan Anderson

Appraiser II

7/23/2015

Date



King County

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Lloyd Hara
Assessor

As we start preparations for the 2015 property assessments, it is helpful to remember that the mission and work of the Assessor's Office sets the foundation for efficient and effective government and is vital to ensure adequate funding for services in our communities. Maintaining the public's confidence in our property tax system requires that we build on a track record of fairness, equity, and uniformity in property assessments. Though we face ongoing economic challenges, I challenge each of us to seek out strategies for continuous improvement in our business processes.

Please follow these standards as you perform your tasks.

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Where applicable, validate correctness of physical characteristics and sales of all vacant and improved properties.
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop and validate valuation models as delineated by IAAO standards: Standard on Mass Appraisal of Real Property and Standard on Ratio Studies. Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population.
- Time adjust sales to January 1, 2015 in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, Assessor, the Boards of Equalization and Tax Appeals, and potentially other governmental jurisdictions. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Lloyd Hara
King County Assessor