

Rainier Beach

Area: 022

Residential Revalue for 2015 Assessment Roll



Area 22 – Rainier Beach Area is located in SE Seattle and includes the Rainier Beach and Rainier View neighborhoods with the southwest portion located in the Tukwila city limits. Its location near I-5 gives good access to nearby downtown Seattle to the north or the Southcenter shopping area to the south. Other major attributes include the Rainier Beach Light Rail Station, parks such as Beer Sheva Park along Lake Washington, Atlantic City Boat Ramp, Kubota Gardens, and Lakeridge Park and playground.



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.

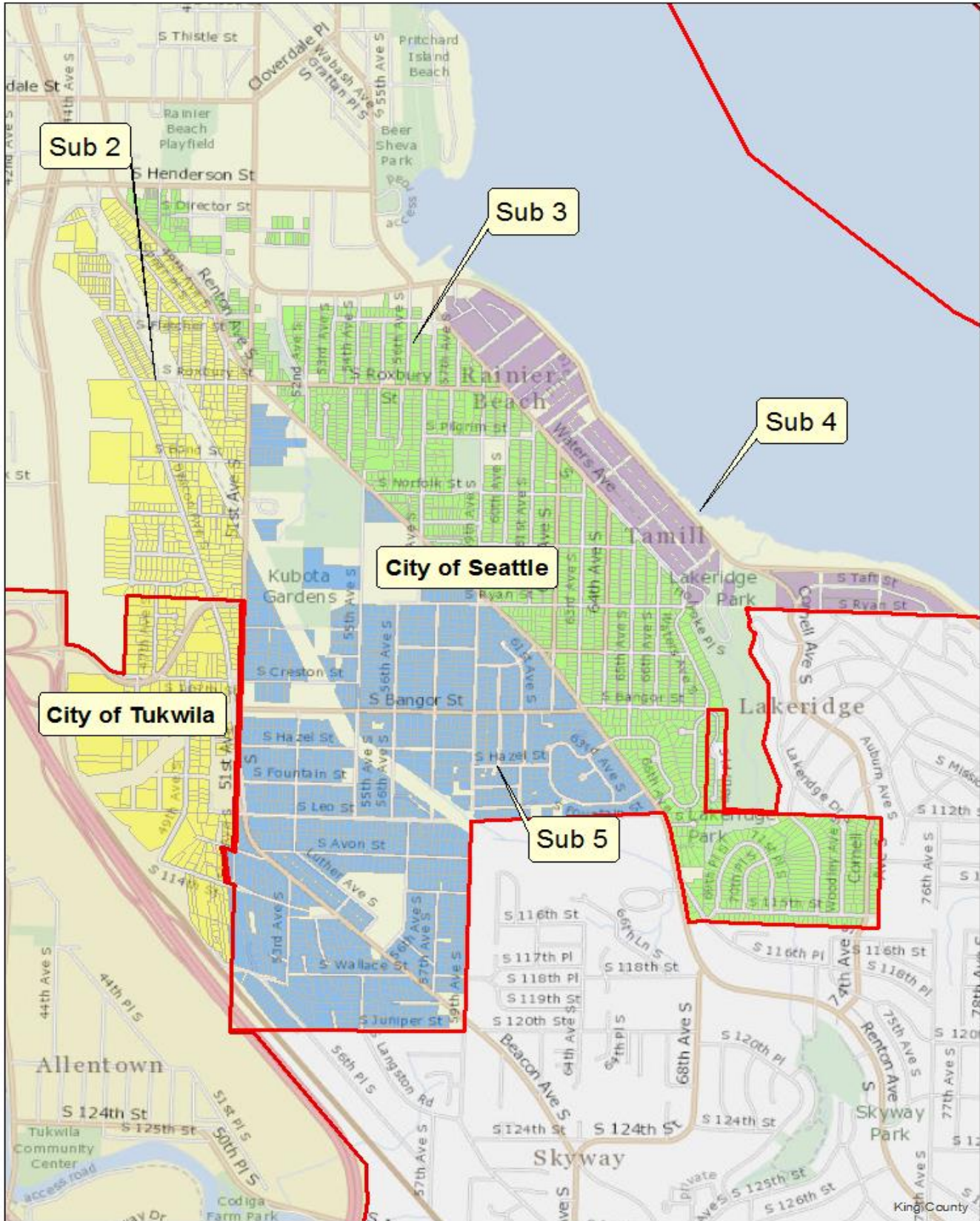
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

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

Sincerely,

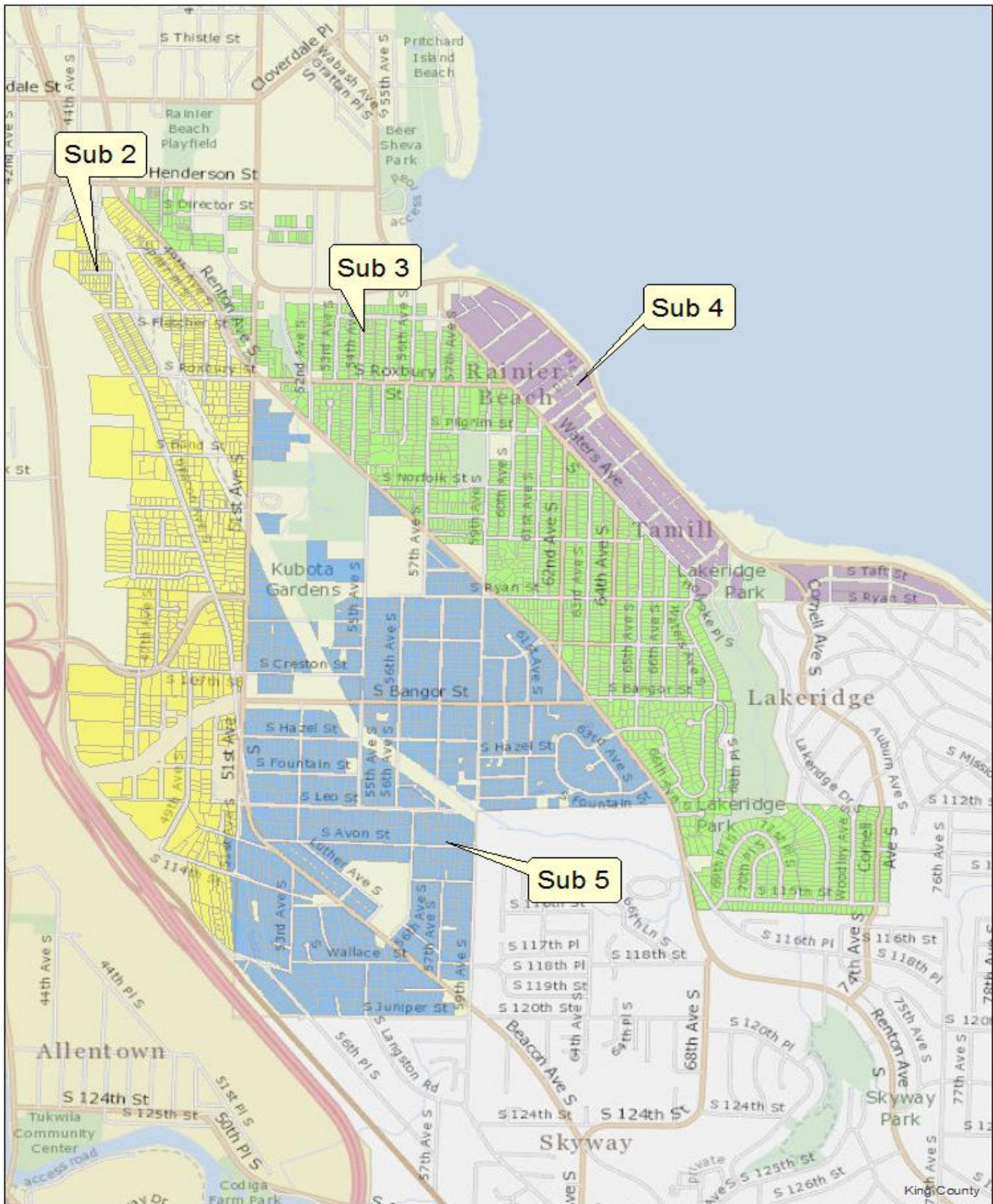
Lloyd Hara
Assessor

Area 022022 Map



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Sub Area Map



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Neighborhood Map



Area 022 Housing Profile



Grade 5/ Year Built 1937/ Total Living Area 570
Account Number 712930-2540



Grade 6/ Year Built 1916/ Total Living Area 1150
Account Number 806900-0250



Grade 7/ Year Built 1943/ Total Living Area 940
Account Number 712930-0865



Grade 8/ Year Built 1911/ Total Living Area 2040
Account Number 712930-0140



Grade 9/ Year Built 2006/ Total Living Area 2760
Account Number 918820-0961

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

Rainier Beach - Area 022

Annual Update

Characteristics Based Market Adjustment for 2015 Assessment Roll

Previous Physical Inspection: 2013
Number of Improved Sales: 373
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	\$84,200	\$168,100	\$252,300			11.28%
2015 Value	\$97,100	\$197,000	\$294,100	\$315,400	93.7%	11.28%
\$ Change	+\$12,900	+\$28,900	+\$41,800			
% Change	+15.3%	+17.2%	+16.6%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. No characteristic based variables were warranted, therefore there is no change to the COD. 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	\$83,800	\$150,500	\$234,300
2015 Value	\$96,700	\$176,500	\$273,200
\$ Change	+\$12,900	+\$26,000	+\$38,900
% Change	+15.4%	+17.3%	+16.6%

Number of one to three unit residences in the population: 3,781

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 area required a single standard area adjustment.

Area 022 - Model Adjustments 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+16.76%	3,781	100%

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.

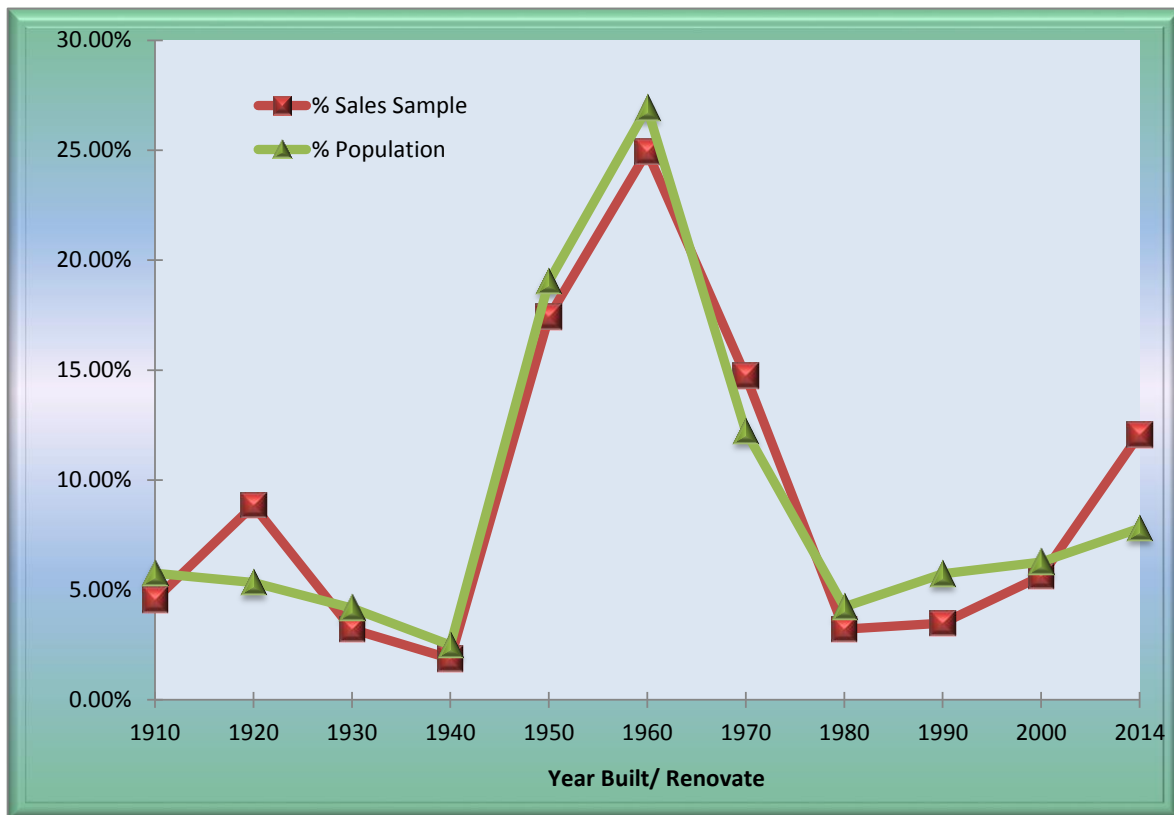
Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	17	4.56%
1920	33	8.85%
1930	12	3.22%
1940	7	1.88%
1950	65	17.43%
1960	93	24.93%
1970	55	14.75%
1980	12	3.22%
1990	13	3.49%
2000	21	5.63%
2014	45	12.06%
373		

Population

Year Built/Ren	Frequency	% Population
1910	218	5.77%
1920	202	5.34%
1930	158	4.18%
1940	94	2.49%
1950	720	19.04%
1960	1,018	26.92%
1970	462	12.22%
1980	160	4.23%
1990	217	5.74%
2000	237	6.27%
2014	295	7.80%
3,781		



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.

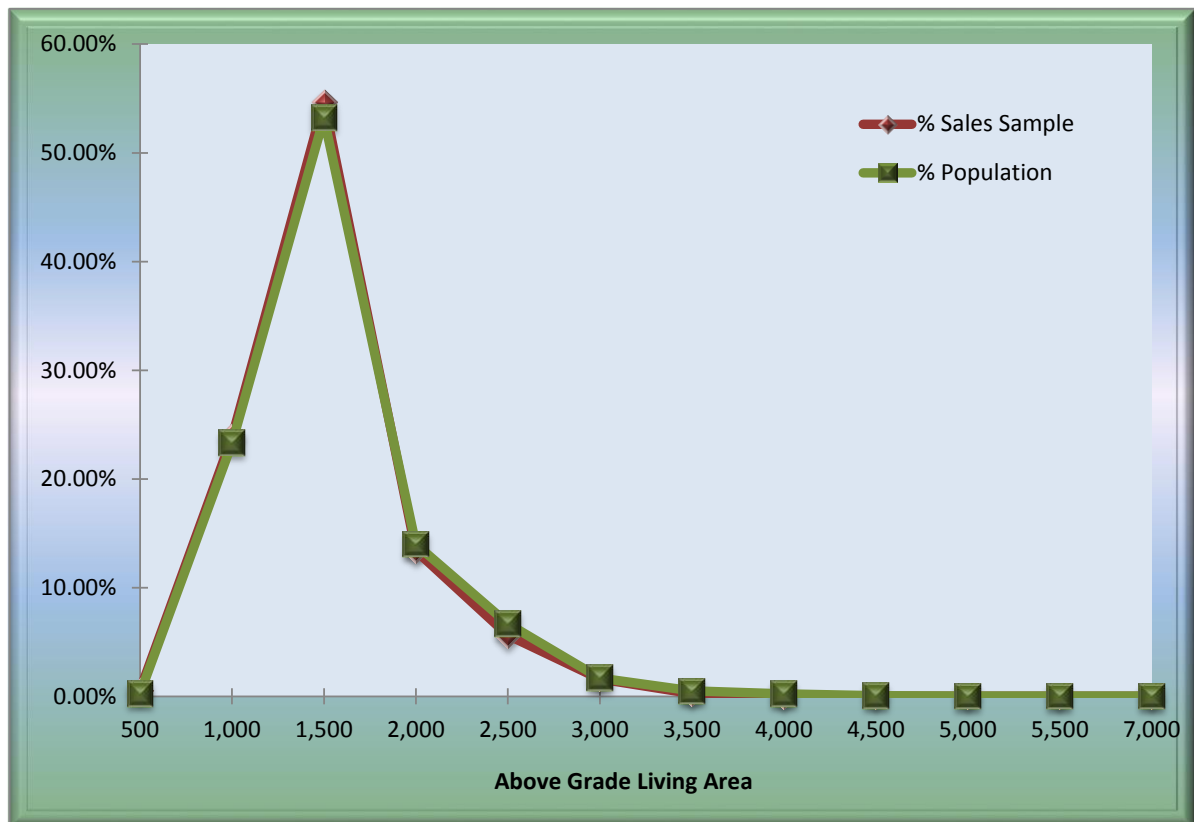
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	2	0.54%
1,000	89	23.86%
1,500	204	54.69%
2,000	50	13.40%
2,500	21	5.63%
3,000	6	1.61%
3,500	1	0.27%
4,000	0	0.00%
4,500	0	0.00%
5,000	0	0.00%
5,500	0	0.00%
7,000	0	0.00%
373		

Population

AGLA	Frequency	% Population
500	9	0.24%
1,000	881	23.30%
1,500	2,012	53.21%
2,000	529	13.99%
2,500	253	6.69%
3,000	64	1.69%
3,500	19	0.50%
4,000	9	0.24%
4,500	2	0.05%
5,000	1	0.03%
5,500	1	0.03%
7,000	1	0.03%
3,781		



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.

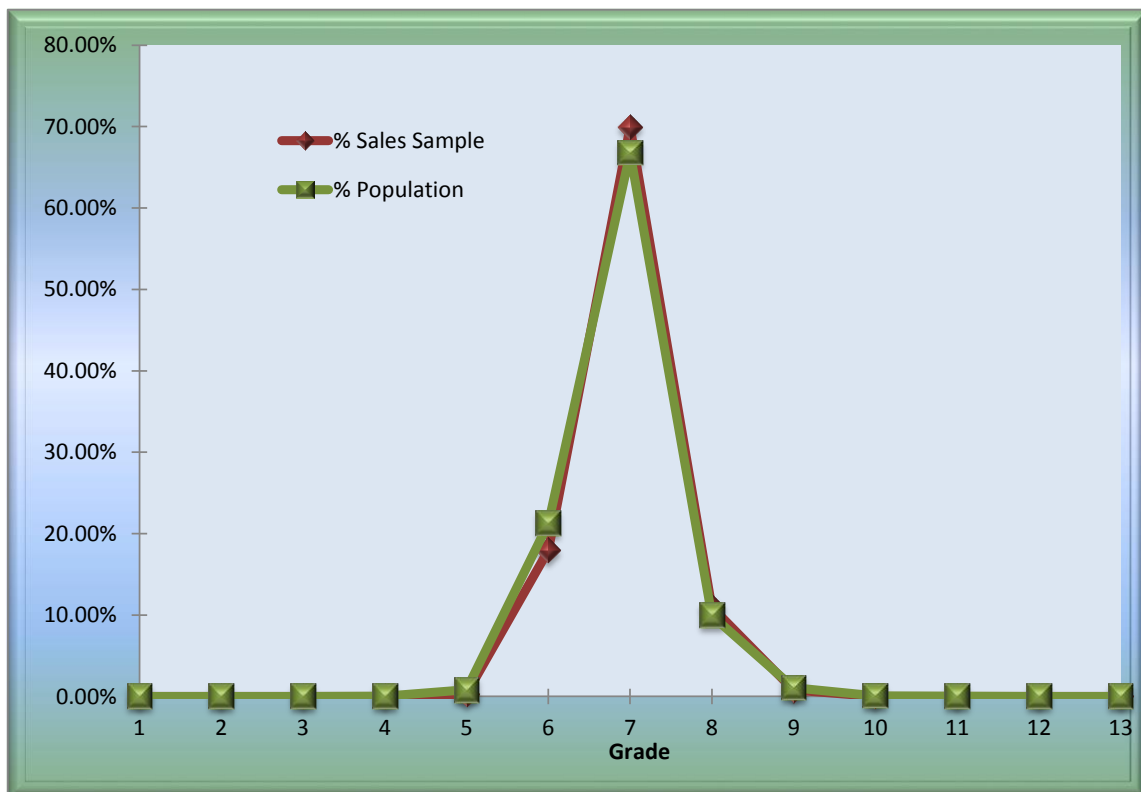
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.27%
6	67	17.96%
7	261	69.97%
8	41	10.99%
9	3	0.80%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
373		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.03%
5	31	0.82%
6	804	21.26%
7	2,525	66.78%
8	376	9.94%
9	40	1.06%
10	3	0.08%
11	1	0.03%
12	0	0.00%
13	0	0.00%
3,781		



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 022 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 1.182, resulting in an adjusted value of \$561,000 ($\$475,000 \times 1.182 = \$561,450$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.437	43.7%
2/1/2012	1.425	42.5%
3/1/2012	1.413	41.3%
4/1/2012	1.401	40.1%
5/1/2012	1.389	38.9%
6/1/2012	1.377	37.7%
7/1/2012	1.365	36.5%
8/1/2012	1.352	35.2%
9/1/2012	1.340	34.0%
10/1/2012	1.328	32.8%
11/1/2012	1.316	31.6%
12/1/2012	1.304	30.4%
1/1/2013	1.291	29.1%
2/1/2013	1.279	27.9%
3/1/2013	1.268	26.8%
4/1/2013	1.255	25.5%
5/1/2013	1.243	24.3%
6/1/2013	1.231	23.1%
7/1/2013	1.219	21.9%
8/1/2013	1.207	20.7%
9/1/2013	1.194	19.4%
10/1/2013	1.182	18.2%
11/1/2013	1.170	17.0%
12/1/2013	1.158	15.8%
1/1/2014	1.146	14.6%
2/1/2014	1.133	13.3%
3/1/2014	1.122	12.2%
4/1/2014	1.110	11.0%
5/1/2014	1.098	9.8%
6/1/2014	1.085	8.5%
7/1/2014	1.073	7.3%
8/1/2014	1.061	6.1%
9/1/2014	1.049	4.9%
10/1/2014	1.037	3.7%
11/1/2014	1.024	2.4%
12/1/2014	1.012	1.2%
1/1/2015	1.000	0.0%

The time adjustment formula for Area 022 is: $(.813606511973493 - 0.000324538730229238 * \text{SaleDay}) / (0.8136065120)$

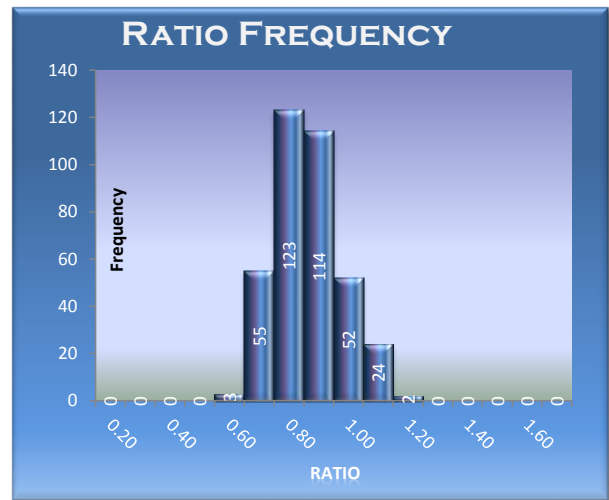
$\text{SaleDay} = \text{SaleDate} - 42005$

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

Annual Update Ratio Study Report (Before) – 2014 Assessments

District: WC / Team: 2	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Rainier Beach	1/1/2014	7/22/2015	1/2012 - 12/2014
Area Number: 022	Appr ID:	Property Type:	Adjusted for time?
	MDEL	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	373
Mean Assessed Value	\$252,300
Mean Adj. Sales Price	\$315,400
Standard Deviation AV	\$80,726
Standard Deviation SP	\$107,446
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.814
Median Ratio	0.805
Weighted Mean Ratio	0.800
UNIFORMITY	
Lowest ratio	0.525
Highest ratio:	1.178
Coefficient of Dispersion	11.28%
Standard Deviation	0.114
Coefficient of Variation	13.96%
Price Related Differential (PRD)	1.017
RELIABILITY	
95% Confidence: Median	
Lower limit	0.788
Upper limit	0.818
95% Confidence: Mean	
Lower limit	0.802
Upper limit	0.825
SAMPLE SIZE EVALUATION	
N (population size)	3,781
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.114
Recommended minimum:	21
Actual sample size:	373
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	200
# ratios above mean:	173
z:	1.398
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

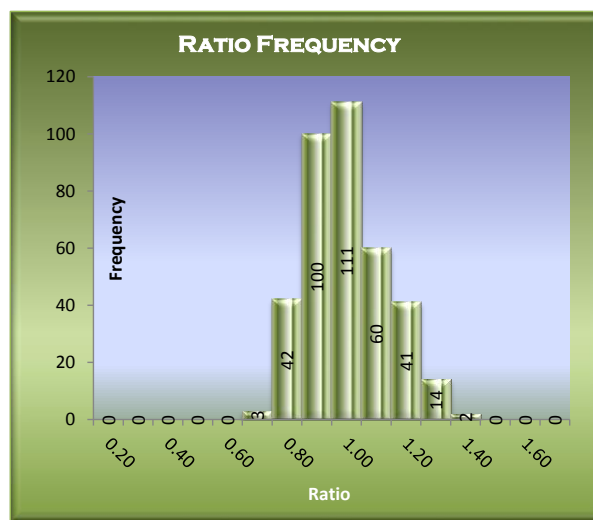
1 to 3 Unit Residences throughout Area 022

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: 2	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Rainier Beach	1/1/2015	7/22/2015	1/2012 - 12/2014
	Appr. ID:	Property Type:	Adjusted for time?
Area Number: 022	MDEL	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	373
Mean Assessed Value	\$294,100
Mean Sales Price	\$315,400
Standard Deviation AV	\$94,252
Standard Deviation SP	\$107,446
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.948
Median Ratio	0.937
Weighted Mean Ratio	0.932
UNIFORMITY	
Lowest ratio	0.610
Highest ratio:	1.375
Coefficient of Dispersion	11.28%
Standard Deviation	0.132
Coefficient of Variation	13.96%
Price Related Differential (PRD)	1.017
RELIABILITY	
95% Confidence: Median	
Lower limit	0.918
Upper limit	0.953
95% Confidence: Mean	
Lower limit	0.935
Upper limit	0.962
SAMPLE SIZE EVALUATION	
N (population size)	3,781
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.132
Recommended minimum:	28
Actual sample size:	373
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	201
# ratios above mean:	172
z:	1.502
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 022 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 22, 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 5 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 +15.4% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value * 1.160, 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 area required a single standard area adjustment.

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 373 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:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * (1 - 0.05) / (0.813606512)$$

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

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

Mobile Home Update

There were no recent fair market sales of mobile homes within the area; therefore, mobile homes received the Total % Change indicated by the sales sample as reflected on the Executive Summary page of 1.16%.

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * 1.16$$

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

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

Results

The resulting assessment level is 0.937. 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 +16.6%. 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) * 1.166.
- 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) * 1.166.
- 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 \leq \$10,000 no further adjustment applied.
- If vacant parcel (no improvement value), the land adjustment applies.
- If a parcel is coded “non-perc” (sewer system=3 or 4), there is no change from previous land value.
- If a parcel is coded “unbuildable” = 1, there is no change from previous land value.
- If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
- If an improvement is coded “% net condition” or is in “poor” condition, then there is no change from previous improvement value, only the land adjustment applies.

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

Improved Sales Used in This Annual Update Analysis

Area 022 -- 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	20	712930	5140	06/03/13	\$152,000	\$187,000	680	6	1950	3	6,350	N	N	9321 RENTON AVE S
2	20	032304	9031	05/22/14	\$190,000	\$207,000	900	6	1912	3	9,400	N	N	10224 BEACON AVE S
2	20	547680	0171	04/17/13	\$140,000	\$175,000	1,020	6	1933	3	7,785	N	N	10405 51ST AVE S
2	20	681060	0015	08/19/13	\$160,000	\$192,000	900	7	1950	3	7,670	N	N	10205 51ST AVE S
2	20	414430	0008	06/25/12	\$195,000	\$267,000	1,040	7	1962	3	14,514	N	N	9927 51ST AVE S
2	20	414430	0061	01/09/12	\$240,000	\$344,000	1,090	7	1959	5	12,800	Y	N	9734 49TH AVE S
2	20	547680	0201	10/20/14	\$295,000	\$304,000	1,100	7	1948	4	17,321	N	N	4920 S 107TH ST
2	20	322620	0105	05/23/14	\$325,000	\$354,000	1,120	7	1952	3	6,862	Y	N	4602 S FLETCHER ST
2	20	785900	0010	08/18/14	\$270,000	\$285,000	1,150	7	1962	3	12,500	N	N	9923 BEACON AVE S
2	20	212270	0106	05/23/14	\$255,000	\$278,000	1,200	7	1965	3	5,400	N	N	9130 SPEAR PL S
2	20	103700	0060	12/19/12	\$240,000	\$311,000	1,220	7	1960	4	7,980	N	N	4620 S VICTOR ST
2	20	918820	0570	09/02/14	\$333,800	\$350,000	1,220	7	1990	3	3,868	N	N	9368 BEACON AVE S
2	20	103500	0007	12/18/14	\$210,000	\$211,000	1,230	7	1953	3	4,992	N	N	9685 51ST AVE S
2	20	212270	0120	08/20/14	\$235,000	\$248,000	1,230	7	1966	3	8,163	N	N	9077 RENTON AVE S
2	20	212270	0110	01/27/14	\$217,500	\$247,000	1,250	7	1967	3	6,874	N	N	9065 RENTON AVE S
2	20	103700	0100	03/07/12	\$268,000	\$378,000	1,260	7	1968	5	17,303	N	N	10017 46TH AVE S
2	20	547680	0192	01/08/14	\$238,500	\$273,000	1,260	7	1963	3	7,925	N	N	10357 BEACON AVE S
2	20	032304	9082	05/14/13	\$210,000	\$260,000	1,280	7	1978	4	7,200	N	N	4644 S GAZELLE ST
2	20	414430	0020	11/20/12	\$140,000	\$183,000	1,280	7	1979	2	7,360	N	N	9908 BEACON AVE S
2	20	322620	0205	06/03/13	\$189,400	\$233,000	1,320	7	1956	3	7,620	N	N	9227 RENTON AVE S
2	20	322620	0185	04/03/12	\$230,250	\$322,000	1,340	7	1968	5	6,468	N	N	9205 RENTON AVE S
2	20	918820	1215	01/24/14	\$265,000	\$301,000	1,370	7	1996	4	4,100	Y	N	9444 49TH AVE S
2	20	322620	0200	07/14/14	\$318,000	\$340,000	1,400	7	1957	3	7,320	N	N	9221 RENTON AVE S
2	20	032304	9135	02/27/14	\$285,000	\$320,000	1,450	7	1983	3	10,049	N	N	9642 A BEACON AVE S
2	20	681060	0030	05/02/13	\$254,500	\$316,000	1,500	7	2012	3	7,257	N	N	10216 BEACON AVE S
2	20	785860	0015	08/23/13	\$350,000	\$419,000	1,510	7	2013	3	7,920	N	N	4652 S COOPER ST
2	20	103700	0010	02/28/13	\$239,000	\$303,000	1,530	7	1961	3	10,918	N	N	4726 S VICTOR ST
2	20	785860	0080	01/22/14	\$235,000	\$267,000	1,530	7	1959	3	9,780	N	N	4647 S COOPER ST
2	20	918820	0130	03/26/14	\$392,500	\$436,000	1,560	7	2013	3	4,055	N	N	4431 S SHELL ST
2	20	547680	0069	05/27/14	\$292,050	\$318,000	1,710	7	2003	3	7,199	N	N	10719 47TH AVE S

Improved Sales Used in This Annual Update Analysis

Area 022 -- 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	20	918820	0505	07/10/14	\$275,000	\$294,000	1,830	7	2007	3	3,868	N	N	9318 BEACON AVE S
2	20	103500	0014	01/17/13	\$227,000	\$292,000	1,860	7	1967	3	7,800	N	N	9675 51ST AVE S
2	20	032304	9260	01/28/13	\$280,000	\$359,000	1,979	7	1995	3	7,419	N	N	9626 49TH AVE S
2	20	032304	9184	01/28/13	\$237,000	\$303,000	1,400	8	1957	3	7,200	N	N	9633 51ST AVE S
2	20	032304	9243	08/26/13	\$352,000	\$421,000	2,120	8	1982	3	14,858	Y	N	4601 S ROXBURY ST
2	20	918820	1130	11/20/13	\$320,168	\$372,000	2,358	8	2005	3	4,155	Y	N	4815 A S FLETCHER ST
2	20	918820	1155	09/05/13	\$385,000	\$459,000	2,358	8	2004	3	4,155	Y	N	4819 S FLETCHER ST
3	20	189250	0125	04/09/14	\$116,500	\$129,000	470	5	1925	3	5,400	N	N	5733 S GAZELLE ST
3	20	387890	1020	02/26/14	\$200,000	\$225,000	720	6	1942	5	5,500	N	N	10451 64TH AVE S
3	20	077000	0075	01/30/14	\$165,000	\$187,000	740	6	1909	3	4,000	N	N	9823 57TH AVE S
3	20	387890	1025	11/28/12	\$197,500	\$258,000	770	6	1942	5	5,500	N	N	6314 S BANGOR ST
3	20	435620	0060	07/31/12	\$116,000	\$157,000	780	6	1953	3	6,000	N	N	9632 54TH AVE S
3	20	406000	0010	03/10/14	\$225,000	\$252,000	790	6	1945	3	6,420	N	N	7110 S 115TH ST
3	20	406000	0475	03/10/14	\$200,000	\$224,000	790	6	1945	3	6,050	N	N	7013 S 115TH ST
3	20	406000	0020	09/18/14	\$299,980	\$313,000	790	6	2008	3	10,230	N	N	11458 71ST PL S
3	20	406000	0410	01/30/14	\$216,500	\$246,000	790	6	1945	4	6,600	N	N	11447 71ST PL S
3	20	406000	0490	08/30/13	\$199,950	\$239,000	790	6	1945	4	6,050	N	N	7101 S 115TH ST
3	20	435620	0120	10/23/14	\$248,000	\$255,000	790	6	1918	3	12,000	N	N	9678 54TH AVE S
3	20	189500	0070	10/12/12	\$200,000	\$265,000	850	6	1992	4	5,100	N	N	9630 56TH AVE S
3	20	405940	0585	05/10/12	\$127,000	\$176,000	880	6	1945	3	18,205	N	N	11257 CRESTWOOD DR S
3	20	405940	0175	07/12/13	\$135,500	\$165,000	880	6	1944	3	6,050	N	N	11416 WOODLEY AVE S
3	20	405940	0690	03/27/12	\$134,900	\$189,000	880	6	1944	3	6,050	N	N	7217 S 115TH ST
3	20	406000	0240	06/23/14	\$205,425	\$221,000	880	6	1945	4	6,780	N	N	11440 69TH PL S
3	20	189500	0260	07/21/14	\$207,950	\$222,000	890	6	1917	3	5,000	N	N	9633 55TH AVE S
3	20	405940	0455	05/30/12	\$235,000	\$324,000	890	6	1944	5	6,050	N	N	11403 WOODLEY AVE S
3	20	712930	0195	07/08/13	\$266,500	\$324,000	890	6	1941	4	5,650	Y	N	10057 64TH AVE S
3	20	712930	4265	12/05/13	\$189,000	\$219,000	890	6	1919	3	5,040	N	N	9313 53RD AVE S
3	10	712930	5090	03/26/14	\$256,000	\$285,000	910	6	1914	4	4,500	N	N	5007 S FLETCHER ST
3	20	405940	0515	09/09/14	\$229,950	\$240,000	920	6	1944	3	7,716	N	N	11205 LAKERIDGE DR S
3	20	712930	4200	12/22/14	\$200,000	\$201,000	920	6	1906	4	5,250	N	N	9344 53RD AVE S

Improved Sales Used in This Annual Update Analysis

Area 022 -- 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	20	712930	0430	04/19/12	\$214,950	\$300,000	960	6	1942	4	5,650	N	N	10027 62ND AVE S
3	20	022304	9029	09/09/13	\$195,000	\$232,000	980	6	1911	4	7,564	N	N	9648 57TH AVE S
3	20	712930	4370	09/20/13	\$175,000	\$208,000	980	6	1954	3	5,650	N	N	9334 52ND AVE S
3	20	712930	4115	03/24/14	\$243,680	\$271,000	990	6	1903	3	5,500	Y	N	9323 54TH AVE S
3	20	712930	0685	01/11/13	\$190,000	\$245,000	1,010	6	1918	5	5,650	N	N	9837 61ST AVE S
3	20	712930	0790	06/11/13	\$248,000	\$304,000	1,010	6	1911	4	5,650	Y	N	9833 62ND AVE S
3	20	189500	0040	06/14/12	\$195,000	\$267,000	1,040	6	1918	4	5,100	N	N	9633 57TH AVE S
3	20	712930	0420	12/02/14	\$258,000	\$261,000	1,040	6	1951	3	5,650	N	N	10017 62ND AVE S
3	20	712930	3910	11/04/13	\$220,000	\$257,000	1,080	6	1909	4	5,500	N	N	9320 55TH AVE S
3	20	405940	0620	06/03/13	\$162,950	\$200,000	1,120	6	1945	3	15,235	N	N	11423 CRESTWOOD DR S
3	20	435620	0185	02/06/14	\$134,000	\$152,000	1,130	6	1907	3	5,070	N	N	9667 54TH AVE S
3	10	212370	0402	08/19/14	\$208,500	\$220,000	1,130	6	1945	3	5,670	N	N	9102 50TH AVE S
3	20	405940	0670	03/26/13	\$230,400	\$290,000	1,130	6	1944	3	6,050	N	N	7201 S 115TH ST
3	20	405940	0485	08/19/13	\$230,000	\$276,000	1,150	6	1944	4	6,765	N	N	11229 WOODLEY AVE S
3	20	806700	0005	08/20/13	\$218,300	\$262,000	1,190	6	1911	3	5,460	N	N	10037 61ST AVE S
3	20	406000	0280	10/15/13	\$185,000	\$218,000	1,210	6	1945	3	6,050	N	N	6916 S 115TH ST
3	10	713130	0025	05/21/14	\$210,000	\$229,000	1,240	6	1916	4	4,842	N	N	5115 S ROXBURY ST
3	20	406000	0170	08/20/14	\$255,000	\$269,000	1,260	6	1945	3	7,810	N	N	11461 69TH PL S
3	20	712980	0005	01/29/13	\$145,000	\$186,000	1,370	6	1962	3	6,511	N	N	9651 56TH AVE S
3	20	712930	0735	09/26/13	\$200,000	\$237,000	1,390	6	1952	4	5,650	N	N	9822 60TH AVE S
3	20	712930	2555	10/03/14	\$260,000	\$269,000	1,410	6	1918	3	5,650	N	N	9616 60TH AVE S
3	10	713130	0034	07/09/12	\$110,000	\$150,000	720	7	2004	3	631	N	N	5117 B S ROXBURY ST
3	10	713130	0035	05/12/14	\$210,000	\$230,000	720	7	2004	3	2,643	N	N	5117 A S ROXBURY ST
3	20	387890	0305	04/02/13	\$276,000	\$346,000	760	7	1947	5	6,150	Y	N	10241 WATERS AVE S
3	20	387890	1010	05/16/13	\$278,000	\$344,000	760	7	1942	4	5,450	N	N	10439 64TH AVE S
3	20	297680	0450	05/09/12	\$139,900	\$194,000	770	7	1954	3	8,113	N	N	10630 RENTON AVE S
3	20	712930	4105	07/29/14	\$285,000	\$303,000	780	7	2004	3	5,500	Y	N	9319 54TH AVE S
3	20	405940	0385	11/18/13	\$206,000	\$240,000	790	7	2013	3	6,050	N	N	11410 CRESTWOOD DR S
3	20	405940	0600	03/19/13	\$241,000	\$304,000	790	7	1945	4	16,500	N	N	11407 CRESTWOOD DR S
3	20	405940	0600	05/15/12	\$200,000	\$277,000	790	7	1945	4	16,500	N	N	11407 CRESTWOOD DR S

Improved Sales Used in This Annual Update Analysis

Area 022 -- 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	20	405940	0435	01/23/13	\$250,000	\$321,000	810	7	1944	5	6,050	N	N	11419 WOODLEY AVE S
3	20	406000	0420	01/28/13	\$169,950	\$218,000	840	7	1945	4	6,840	N	N	11439 71ST PL S
3	20	297680	0050	07/10/12	\$228,000	\$310,000	860	7	1955	3	7,200	N	N	10740 68TH AVE S
3	20	712930	0835	04/19/12	\$190,000	\$265,000	880	7	1949	3	5,650	N	N	9832 61ST AVE S
3	10	212270	0004	09/21/12	\$134,000	\$178,000	900	7	2006	3	947	N	N	9007 A 46TH AVE S
3	20	252090	0058	11/20/12	\$130,000	\$170,000	920	7	1949	3	3,850	N	N	10256 RENTON AVE S
3	20	387890	0910	11/13/13	\$255,000	\$297,000	920	7	1942	4	5,650	N	N	10454 64TH AVE S
3	20	712930	2470	03/17/14	\$260,000	\$290,000	920	7	1963	4	5,250	N	N	9632 59TH AVE S
3	20	712930	0540	09/27/13	\$298,900	\$354,000	930	7	1951	4	5,650	Y	N	9809 60TH AVE S
3	20	806700	0095	08/24/12	\$250,000	\$336,000	930	7	1952	4	5,041	Y	N	10028 59TH AVE S
3	20	712930	0865	11/18/13	\$229,500	\$267,000	940	7	1943	3	6,554	Y	N	6103 S NORFOLK ST
3	20	387890	0800	04/22/13	\$287,900	\$359,000	950	7	1942	3	5,650	Y	N	10446 65TH AVE S
3	20	712930	2180	01/17/14	\$170,000	\$194,000	950	7	1943	3	6,554	N	N	9703 61ST AVE S
3	20	712930	0200	01/11/13	\$280,000	\$360,000	960	7	1908	4	5,198	Y	N	10061 64TH AVE S
3	20	712930	3685	05/25/12	\$176,000	\$243,000	960	7	1959	3	5,250	N	N	9365 57TH AVE S
3	20	022304	9109	07/22/13	\$273,689	\$331,000	990	7	1955	5	5,494	N	N	5704 S NORFOLK ST
3	20	022304	9079	10/11/13	\$200,900	\$237,000	990	7	2013	3	6,800	N	N	10614 RENTON AVE S
3	20	712930	2210	04/20/12	\$232,500	\$324,000	1,000	7	1951	4	5,650	N	N	9733 61ST AVE S
3	20	712930	4065	06/19/12	\$175,000	\$240,000	1,000	7	1953	4	5,500	Y	N	9314 54TH AVE S
3	20	712930	2465	10/26/12	\$205,000	\$270,000	1,010	7	1926	4	5,250	Y	N	9634 59TH AVE S
3	20	712930	4005	12/04/12	\$249,950	\$326,000	1,010	7	1953	5	5,500	N	N	5418 S ROXBURY ST
3	20	713030	0035	04/17/13	\$275,000	\$343,000	1,010	7	1950	3	5,250	Y	N	10123 WATERS AVE S
3	20	712930	4035	05/07/13	\$278,000	\$345,000	1,030	7	1949	4	5,500	N	N	9344 54TH AVE S
3	20	392000	0010	06/01/12	\$185,199	\$255,000	1,040	7	1965	3	5,546	N	N	9622 53RD AVE S
3	20	392000	0060	12/18/12	\$250,000	\$324,000	1,040	7	1965	4	5,438	N	N	9617 53RD AVE S
3	20	392000	0020	12/11/12	\$195,000	\$253,000	1,040	7	1966	3	5,492	N	N	9618 53RD AVE S
3	20	528520	0005	10/16/14	\$296,000	\$305,000	1,040	7	1948	3	4,176	N	N	9603 59TH AVE S
3	20	297680	1025	04/04/12	\$192,000	\$269,000	1,040	7	1955	3	7,911	Y	N	6601 S BANGOR ST
3	20	712930	2535	09/19/12	\$297,000	\$396,000	1,040	7	2012	3	6,554	N	N	9636 60TH AVE S
3	20	712930	2020	06/21/13	\$434,000	\$531,000	1,060	7	1951	4	6,000	Y	N	9750 62ND AVE S

Improved Sales Used in This Annual Update Analysis

Area 022 -- 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	20	252090	0301	10/22/14	\$239,300	\$246,000	1,070	7	1952	3	5,750	N	N	10439 63RD AVE S
3	20	387290	0060	05/22/13	\$295,000	\$364,000	1,070	7	1968	4	5,650	N	N	9306 52ND AVE S
3	20	297680	0115	11/05/14	\$349,170	\$357,000	1,070	7	1955	3	8,856	Y	N	6520 S HAZEL ST
3	10	212370	0440	02/17/12	\$197,950	\$281,000	1,090	7	1998	3	16,200	N	N	9129 48TH AVE S
3	20	712930	0155	02/22/12	\$270,000	\$382,000	1,090	7	1951	4	5,650	Y	N	10023 64TH AVE S
3	20	022304	9087	06/16/14	\$277,000	\$299,000	1,100	7	1957	4	8,536	N	N	9621 58TH AVE S
3	20	712930	0680	05/06/13	\$261,000	\$324,000	1,100	7	1943	4	5,650	N	N	9833 61ST AVE S
3	20	189500	0165	05/21/14	\$266,000	\$290,000	1,110	7	1965	3	5,202	N	N	9654 55TH AVE S
3	20	392000	0040	10/10/14	\$280,000	\$289,000	1,110	7	1966	3	7,919	N	N	9610 53RD AVE S
3	20	719220	0040	10/01/14	\$280,000	\$290,000	1,120	7	1974	3	6,288	N	N	10108 RENTON AVE S
3	20	022304	9141	01/16/12	\$225,000	\$322,000	1,120	7	2000	3	5,551	N	N	9744 57TH AVE S
3	10	212370	0385	12/23/13	\$269,000	\$309,000	1,130	7	1945	5	5,670	N	N	9101 RAINIER AVE S
3	20	387890	0070	06/27/13	\$315,000	\$384,000	1,130	7	1956	3	5,650	Y	N	10219 65TH AVE S
3	20	713030	0650	03/07/14	\$425,000	\$476,000	1,130	7	1951	3	5,650	Y	N	10012 64TH AVE S
3	20	387890	0720	11/26/13	\$345,000	\$400,000	1,160	7	1968	3	5,650	N	N	10411 66TH AVE S
3	20	712930	0915	11/26/13	\$356,000	\$413,000	1,176	7	1912	5	9,040	Y	N	9833 63RD AVE S
3	20	712930	0520	10/13/14	\$221,900	\$229,000	1,180	7	1955	3	5,650	N	N	10012 61ST AVE S
3	20	387890	0165	08/06/13	\$360,000	\$434,000	1,200	7	1951	4	4,620	Y	N	10201 66TH AVE S
3	20	387890	0525	05/21/13	\$295,750	\$365,000	1,200	7	1928	3	5,650	N	N	10461 WATERS AVE S
3	20	387890	0395	07/28/14	\$323,000	\$343,000	1,200	7	1947	3	12,500	Y	N	10240 WATERS AVE S
3	20	387890	0395	08/27/13	\$308,000	\$368,000	1,200	7	1947	3	12,500	Y	N	10240 WATERS AVE S
3	20	712980	0042	04/26/13	\$220,000	\$274,000	1,200	7	1951	3	6,300	N	N	5516 S NORFOLK ST
3	10	212270	0070	11/07/13	\$290,000	\$339,000	1,210	7	2000	3	6,600	Y	N	9037 46TH AVE S
3	10	212370	0401	08/16/12	\$189,900	\$256,000	1,220	7	1945	4	5,670	N	N	9115 RAINIER AVE S
3	20	387890	0230	05/25/12	\$352,000	\$486,000	1,220	7	1946	5	5,650	Y	N	10232 65TH AVE S
3	20	406000	0504	10/19/12	\$290,000	\$383,000	1,220	7	1986	4	32,504	N	N	6734 S 112TH PL
3	20	712930	0780	04/23/12	\$225,000	\$313,000	1,220	7	1904	4	5,650	Y	N	9821 62ND AVE S
3	20	713030	0620	05/01/13	\$242,000	\$301,000	1,220	7	1920	3	8,475	Y	N	10026 64TH AVE S
3	20	435620	0040	12/06/12	\$245,000	\$319,000	1,230	7	2012	3	7,500	N	N	9626 54TH AVE S
3	20	712930	0845	11/21/12	\$255,500	\$334,000	1,250	7	1955	4	5,650	N	N	9822 61ST AVE S

Improved Sales Used in This Annual Update Analysis

Area 022 -- 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	20	022304	9110	08/21/12	\$230,000	\$309,000	1,260	7	1924	4	10,614	N	N	5728 S NORFOLK ST
3	10	713130	0047	08/26/14	\$235,000	\$247,000	1,260	7	1917	3	4,500	N	N	9640 52ND AVE S
3	20	406000	0155	06/17/13	\$310,000	\$380,000	1,270	7	1945	5	9,300	N	N	11449 69TH PL S
3	20	712930	0830	07/10/12	\$262,500	\$357,000	1,270	7	1915	4	5,650	N	N	9836 61ST AVE S
3	20	712930	4150	05/30/13	\$175,000	\$216,000	1,290	7	1914	3	5,500	N	N	9361 54TH AVE S
3	20	387890	0615	12/19/12	\$220,000	\$285,000	1,310	7	1912	4	5,650	Y	N	10427 67TH AVE S
3	20	712930	4145	07/11/12	\$315,000	\$429,000	1,310	7	1911	4	5,500	N	N	9355 54TH AVE S
3	20	387890	0225	06/02/14	\$345,000	\$374,000	1,320	7	1963	3	5,650	Y	N	10238 65TH AVE S
3	20	712930	4085	07/08/14	\$330,000	\$353,000	1,330	7	1993	3	4,060	Y	N	5409 S FLETCHER ST
3	20	712930	2225	09/20/12	\$246,800	\$329,000	1,340	7	1968	3	5,650	N	N	9747 61ST AVE S
3	20	712930	2365	10/04/13	\$219,950	\$260,000	1,380	7	1913	4	5,250	N	N	9736 59TH AVE S
3	20	713130	0258	04/16/13	\$321,200	\$401,000	1,390	7	1965	4	5,456	N	N	5715 S COOPER ST
3	20	297680	0350	10/08/13	\$239,500	\$282,000	1,400	7	1955	4	13,570	N	N	10721 66TH AVE S
3	20	712980	0024	03/19/13	\$330,000	\$416,000	1,400	7	2003	3	5,956	N	N	9727 57TH AVE S
3	20	806700	0010	09/24/12	\$258,000	\$343,000	1,410	7	1960	5	6,600	N	N	5915 S COOPER ST
3	20	806700	0020	06/11/14	\$295,000	\$319,000	1,410	7	1999	3	5,107	N	N	10031 61ST AVE S
3	20	387890	0215	12/24/13	\$325,000	\$373,000	1,430	7	1963	3	5,424	Y	N	10248 65TH AVE S
3	10	712930	5098	08/26/13	\$185,000	\$221,000	1,430	7	1914	3	5,830	Y	N	9311 51ST AVE S
3	20	297680	0360	04/02/13	\$227,000	\$285,000	1,440	7	1955	3	7,260	N	N	10729 66TH AVE S
3	10	426570	0040	03/06/13	\$169,900	\$215,000	1,460	7	1909	3	8,400	N	N	5120 S DIRECTOR ST
3	20	414168	0190	08/07/14	\$375,000	\$397,000	1,480	7	1987	3	5,760	N	N	10730 68TH PL S
3	20	252090	0070	06/19/13	\$310,000	\$379,000	1,490	7	1970	5	4,520	N	N	10200 62ND AVE S
3	20	712930	0625	09/17/13	\$236,000	\$280,000	1,490	7	1907	3	5,503	N	N	9820 59TH AVE S
3	20	712930	3820	04/16/14	\$335,000	\$370,000	1,500	7	1961	3	5,500	Y	N	9351 56TH AVE S
3	20	712930	1165	05/15/12	\$340,000	\$470,000	1,510	7	1971	3	6,000	Y	N	9924 64TH AVE S
3	20	712930	1040	06/25/12	\$270,000	\$369,000	1,530	7	1922	3	5,650	Y	N	9917 64TH AVE S
3	20	712930	0490	04/11/13	\$300,300	\$376,000	1,540	7	1944	4	5,650	N	N	10042 61ST AVE S
3	20	712930	3950	09/12/13	\$235,000	\$280,000	1,550	7	1948	3	6,270	N	N	9315 55TH AVE S
3	20	022304	9147	02/29/12	\$299,000	\$423,000	1,550	7	2006	3	5,877	N	N	9738 B 57TH AVE S
3	20	297680	0266	05/08/14	\$345,000	\$378,000	1,560	7	1968	3	8,330	N	N	6702 S BANGOR CT

Improved Sales Used in This Annual Update Analysis

Area 022 -- 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	20	712930	0900	02/12/13	\$420,000	\$535,000	1,570	7	1912	5	10,170	Y	N	9823 63RD AVE S
3	20	712930	0175	07/01/14	\$406,000	\$436,000	1,580	7	1928	4	8,475	Y	N	10041 64TH AVE S
3	20	713030	0220	11/08/12	\$380,500	\$499,000	1,580	7	1961	4	8,475	Y	N	10135 66TH AVE S
3	20	414168	0180	05/03/13	\$308,000	\$383,000	1,610	7	1987	4	5,760	N	N	10738 68TH PL S
3	20	713030	0210	04/11/14	\$273,500	\$302,000	1,620	7	1907	3	6,780	Y	N	10129 66TH AVE S
3	20	414168	0090	07/22/13	\$249,950	\$303,000	1,660	7	1987	3	5,760	N	N	10723 68TH PL S
3	20	712930	0500	06/06/13	\$281,252	\$346,000	1,680	7	1950	3	5,650	N	N	10032 61ST AVE S
3	20	712930	0500	08/12/14	\$315,000	\$333,000	1,680	7	1950	3	5,650	N	N	10032 61ST AVE S
3	20	405940	0265	11/14/14	\$339,950	\$346,000	1,890	7	1944	4	6,050	N	N	11231 CORNELL AVE S
3	20	022304	9018	02/19/13	\$340,000	\$432,000	2,040	7	1900	4	9,478	N	N	9742 57TH AVE S
3	20	405940	0400	05/02/12	\$218,000	\$303,000	2,040	7	1992	4	6,050	N	N	11422 CRESTWOOD DR S
3	20	022304	9137	08/07/13	\$340,000	\$409,000	2,170	7	2013	3	6,177	N	N	10234 RENTON AVE S
3	10	806600	0046	03/06/12	\$288,100	\$407,000	2,310	7	1963	3	7,500	N	N	9312 51ST AVE S
3	20	713030	0440	08/15/13	\$350,000	\$420,000	1,010	8	1915	5	5,650	Y	N	10009 65TH AVE S
3	20	712930	0935	11/05/14	\$415,000	\$424,000	1,190	8	1956	4	5,650	Y	N	9847 63RD AVE S
3	20	712930	0880	08/07/12	\$488,900	\$660,000	1,220	8	1991	4	5,311	Y	N	9801 63RD AVE S
3	20	022304	9129	11/25/13	\$369,000	\$428,000	1,230	8	1966	5	6,490	N	N	9631 58TH AVE S
3	20	387890	0545	04/24/13	\$365,000	\$455,000	1,400	8	1999	3	5,650	N	N	10440 67TH AVE S
3	20	712930	0145	05/28/13	\$412,000	\$508,000	1,560	8	1964	4	5,650	Y	N	10013 64TH AVE S
3	20	712930	1001	12/09/14	\$675,000	\$681,000	1,630	8	1908	5	6,780	Y	N	9804 62ND AVE S
3	20	387890	0185	10/22/14	\$303,100	\$312,000	1,640	8	1952	3	5,650	Y	N	10223 66TH AVE S
3	20	712930	3660	09/17/12	\$368,000	\$491,000	1,640	8	1994	4	5,250	Y	N	9345 57TH AVE S
3	20	712930	0400	08/14/14	\$400,000	\$422,000	2,000	8	1905	3	6,554	Y	N	10000 62ND AVE S
3	20	713030	0670	02/28/12	\$510,000	\$721,000	2,280	8	1928	3	6,554	Y	N	10002 64TH AVE S
3	20	077000	0045	10/24/14	\$405,600	\$417,000	2,830	8	1918	4	4,000	N	N	9803 57TH AVE S
3	10	712930	5080	12/23/14	\$362,500	\$364,000	1,300	9	2014	3	1,607	N	N	5003 S FLETCHER ST
4	20	712930	1851	09/23/14	\$245,000	\$255,000	720	6	1904	3	5,650	Y	N	9722 ARROWSMITH AVE S
4	20	807000	0260	10/06/14	\$190,000	\$197,000	760	6	1942	3	5,000	N	N	9520 WATERS AVE S
4	20	712930	3140	04/23/12	\$129,950	\$181,000	770	6	1949	3	6,150	N	N	6011 S REDWING ST
4	20	807100	0050	11/13/14	\$270,000	\$275,000	1,040	6	1922	3	5,700	N	N	9317 LIMA TER S

Improved Sales Used in This Annual Update Analysis

Area 022 -- 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	713030	1025	03/19/13	\$312,500	\$394,000	910	7	1953	3	5,198	Y	N	10057 ARROWSMITH AVE S
4	40	806900	0216	07/22/14	\$356,200	\$379,000	940	7	1928	5	10,062	Y	N	7503 S TAFT ST
4	40	806900	0216	03/19/12	\$274,800	\$386,000	940	7	1928	5	10,062	Y	N	7503 S TAFT ST
4	20	524180	0035	07/05/12	\$270,000	\$368,000	950	7	1939	4	4,750	Y	N	9330 LIMA TER S
4	20	524180	0025	09/27/13	\$387,000	\$458,000	990	7	2013	3	4,500	Y	N	9320 LIMA TER S
4	20	712930	2695	01/10/13	\$322,000	\$415,000	1,020	7	1942	3	5,000	Y	N	9714 WATERS AVE S
4	20	807300	0050	07/06/12	\$235,000	\$320,000	1,030	7	1956	3	5,000	Y	N	6705 S THAYER ST
4	20	713030	0690	10/28/14	\$308,000	\$316,000	1,080	7	1968	4	6,250	Y	N	9909 RAINIER AVE S
4	20	712930	1530	09/27/13	\$429,900	\$509,000	1,130	7	1959	4	5,250	Y	N	9808 WATERS AVE S
4	20	713030	1180	07/26/12	\$319,500	\$433,000	1,140	7	1951	3	8,715	Y	N	10004 WATERS AVE S
4	20	807300	0205	07/24/13	\$280,000	\$339,000	1,150	7	1946	4	8,040	N	N	10034 68TH AVE S
4	20	807000	0195	03/25/14	\$280,500	\$312,000	1,160	7	1918	5	5,700	N	N	9284 ITHACA PL S
4	20	807100	0095	01/10/12	\$230,000	\$330,000	1,250	7	1927	3	3,666	N	N	5908 S CARVER ST
4	20	712930	3135	05/08/12	\$155,000	\$215,000	1,280	7	1969	3	2,380	N	N	9550 WATERS AVE S
4	20	807100	0030	07/26/12	\$297,000	\$402,000	1,340	7	2012	3	5,992	N	N	5815 S FLETCHER ST
4	20	713030	0725	05/25/12	\$344,900	\$476,000	1,430	7	2011	3	6,875	Y	N	9917 RAINIER AVE S
4	20	807100	0080	08/01/13	\$304,300	\$367,000	1,440	7	1927	3	4,324	N	N	9336 WATERS AVE S
4	20	713030	0785	06/16/14	\$418,000	\$451,000	1,460	7	1960	3	6,250	Y	N	9949 RAINIER AVE S
4	20	712930	2690	05/15/12	\$474,000	\$656,000	2,130	7	1994	3	5,800	Y	N	9718 WATERS AVE S
4	40	807300	0315	02/07/12	\$229,000	\$326,000	2,320	7	1997	3	5,700	N	N	10120 CORNELL AVE S
4	40	806900	0230	06/04/12	\$406,000	\$558,000	1,120	8	1911	5	7,679	Y	N	7519 S TAFT ST
4	20	713030	1085	08/06/13	\$405,500	\$488,000	1,250	8	1959	3	5,250	Y	N	10054 WATERS AVE S
4	20	712930	2775	12/09/13	\$450,000	\$520,000	1,300	8	1964	5	7,500	Y	N	6125 S KEPLER ST
4	20	712930	1445	01/10/13	\$400,000	\$515,000	1,330	8	2012	3	5,650	Y	N	9849 ARROWSMITH AVE S
4	20	712930	1445	06/25/14	\$450,000	\$484,000	1,330	8	2012	3	5,650	Y	N	9849 ARROWSMITH AVE S
4	20	712930	1578	05/21/14	\$495,000	\$539,000	1,670	8	1997	3	6,250	Y	N	9837 RAINIER AVE S
4	20	524180	0060	03/21/13	\$425,000	\$535,000	1,730	8	1959	3	6,549	Y	N	9306 MAYES CT S
4	20	712930	1900	09/04/13	\$350,000	\$418,000	1,890	8	1919	4	5,650	Y	N	9767 ARROWSMITH AVE S
4	20	712930	1415	01/05/12	\$440,000	\$632,000	2,090	8	1907	3	7,006	Y	N	9833 ARROWSMITH AVE S
4	20	712930	3355	05/11/12	\$380,000	\$526,000	2,130	8	1911	4	9,396	Y	N	9605 RAINIER AVE S

Improved Sales Used in This Annual Update Analysis

Area 022 -- 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	712930	1490	08/27/12	\$490,000	\$658,000	2,700	8	1931	4	11,340	Y	N	9908 WATERS AVE S
4	40	806900	0229	07/05/12	\$576,000	\$785,000	3,300	8	2005	3	6,910	Y	N	7514 S RYAN ST
4	20	737760	0023	02/13/13	\$341,500	\$435,000	1,800	9	2003	3	6,800	Y	N	9276 LIMA TER S
4	40	807300	0400	04/05/13	\$765,000	\$959,000	2,960	9	2005	3	6,478	Y	N	7100 S RYAN ST
5	20	335240	2250	10/21/14	\$119,900	\$123,000	480	6	1951	3	3,180	N	N	11734 BEACON AVE S
5	20	335240	1005	01/10/12	\$150,000	\$215,000	750	6	1914	4	4,630	N	N	5623 S AVON ST
5	20	335240	0661	11/10/14	\$135,900	\$139,000	760	6	1950	3	3,800	N	N	11024 BEACON AVE S
5	20	936870	0294	06/20/13	\$148,000	\$181,000	800	6	1946	3	9,200	N	N	5604 S FOUNTAIN ST
5	20	335240	2121	06/12/13	\$175,000	\$215,000	880	6	1942	5	9,600	N	N	11270 57TH AVE S
5	20	335240	2195	07/16/14	\$169,000	\$180,000	890	6	1957	3	7,110	N	N	11812 57TH AVE S
5	20	334840	1056	12/06/13	\$155,000	\$179,000	1,000	6	1909	3	21,056	N	N	11211 53RD AVE S
5	20	806800	0305	11/04/14	\$241,000	\$247,000	1,000	6	1951	3	10,000	N	N	10425 57TH AVE S
5	20	547620	0165	06/23/13	\$257,500	\$315,000	1,010	6	1919	4	8,162	N	N	5349 S CRESTON ST
5	20	806800	0075	11/13/12	\$265,000	\$347,000	1,040	6	1936	4	6,950	Y	N	5703 S RYAN ST
5	20	547620	0085	08/08/12	\$126,008	\$170,000	1,070	6	1954	3	6,450	N	N	10306 51ST AVE S
5	20	806800	0532	07/23/12	\$160,000	\$217,000	1,140	6	1950	4	4,592	N	N	5516 S BANGOR ST
5	20	936870	0160	02/06/12	\$243,950	\$347,000	1,210	6	1939	3	14,257	N	N	10733 56TH AVE S
5	20	335240	1034	03/16/12	\$215,000	\$303,000	1,290	6	1943	4	7,865	N	N	11127 59TH AVE S
5	20	334840	1584	08/21/14	\$210,000	\$221,000	1,400	6	1948	3	7,300	N	N	5160 S AUGUSTA ST
5	20	297680	0749	10/31/14	\$150,000	\$154,000	1,460	6	1959	3	7,254	N	N	10623 RENTON AVE S
5	20	936870	0181	06/26/13	\$270,000	\$330,000	1,680	6	1940	4	10,175	N	N	5520 S LEO ST
5	20	297680	0840	06/04/13	\$270,000	\$332,000	750	7	1954	4	7,020	N	N	6112 S HAZEL ST
5	20	297680	0620	08/23/12	\$234,000	\$314,000	820	7	1954	4	12,950	N	N	6206 S HAZEL CT
5	20	297680	0590	02/07/12	\$110,800	\$158,000	840	7	1954	3	7,461	N	N	10665 63RD AVE S
5	20	335240	1476	11/24/14	\$199,988	\$203,000	860	7	1949	3	5,000	N	N	11152 BEACON AVE S
5	20	335240	1675	11/13/13	\$170,000	\$198,000	890	7	1954	4	6,000	N	N	11117 LUTHER AVE S
5	20	022304	9103	02/11/14	\$215,000	\$243,000	900	7	1954	5	5,250	N	N	10464 62ND AVE S
5	20	297680	0660	02/25/14	\$206,250	\$232,000	910	7	1954	3	7,560	N	N	10741 63RD AVE S
5	20	335240	0850	01/03/14	\$146,000	\$167,000	910	7	1980	3	11,400	N	N	5713 S LEO ST
5	20	335240	0855	11/05/12	\$166,000	\$218,000	910	7	1980	3	11,400	N	N	5717 S LEO ST

Improved Sales Used in This Annual Update Analysis

Area 022 -- 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	335240	2006	03/28/13	\$151,000	\$190,000	920	7	1951	3	9,440	N	N	11255 57TH AVE S
5	20	806800	0670	06/24/13	\$225,000	\$275,000	920	7	1951	3	10,672	N	N	10243 56TH AVE S
5	20	039300	0015	11/16/12	\$189,950	\$249,000	940	7	1952	3	5,200	N	N	10259 RENTON AVE S
5	20	297680	0491	01/07/13	\$195,000	\$251,000	960	7	1954	3	7,440	N	N	10735 RENTON AVE S
5	20	335240	0287	09/19/13	\$120,000	\$142,000	960	7	1955	3	7,350	N	N	10711 55TH AVE S
5	20	335240	0287	12/30/13	\$145,000	\$166,000	960	7	1955	3	7,350	N	N	10711 55TH AVE S
5	20	335240	2233	10/12/12	\$199,950	\$265,000	990	7	1962	3	6,720	N	N	11711 LUTHER AVE S
5	20	806800	0385	02/28/14	\$240,000	\$269,000	1,000	7	1912	4	10,000	N	N	10440 56TH AVE S
5	20	297680	0965	06/28/13	\$224,000	\$273,000	1,010	7	1954	3	7,560	N	N	6231 S FOUNTAIN ST
5	20	335240	2090	08/09/12	\$145,000	\$196,000	1,010	7	1963	3	8,000	N	N	11244 57TH AVE S
5	20	547620	0075	08/14/13	\$163,000	\$196,000	1,010	7	1963	3	7,700	N	N	5125 S RUGGLES ST
5	20	334840	1372	01/16/14	\$212,500	\$242,000	1,020	7	1963	3	9,900	N	N	5534 S 119TH ST
5	20	335240	2081	01/13/12	\$160,000	\$229,000	1,020	7	1956	3	7,520	N	N	11226 57TH AVE S
5	20	056100	0486	10/01/13	\$214,900	\$254,000	1,040	7	1961	4	7,027	N	N	10616 61ST AVE S
5	20	297680	0665	06/01/12	\$263,950	\$363,000	1,040	7	1954	4	7,200	N	N	6240 S FOUNTAIN ST
5	20	335240	1077	06/24/14	\$200,000	\$215,000	1,040	7	1959	3	6,168	N	N	5331 S AVON ST
5	20	936870	0121	08/05/13	\$210,000	\$253,000	1,040	7	1963	4	7,830	N	N	5530 S HAZEL ST
5	20	936870	0047	08/10/12	\$214,000	\$289,000	1,040	7	1955	4	7,440	N	N	10631 59TH AVE S
5	20	297680	0510	09/30/13	\$135,000	\$160,000	1,050	7	1954	3	7,200	N	N	10751 RENTON AVE S
5	20	297680	0705	07/19/13	\$271,000	\$328,000	1,060	7	1954	4	7,560	N	N	10736 62ND AVE S
5	20	335240	0683	02/05/13	\$135,000	\$172,000	1,060	7	1965	3	7,200	N	N	5319 S LEO ST
5	20	334840	1593	12/23/13	\$265,000	\$305,000	1,070	7	1947	4	12,395	Y	N	11103 BEACON AVE S
5	20	547620	0123	07/10/14	\$200,000	\$214,000	1,070	7	1974	3	6,630	N	N	5148 A S CRESTON ST
5	20	335240	1910	10/28/13	\$201,000	\$235,000	1,080	7	1964	3	6,000	N	N	11203 LUTHER AVE S
5	20	547620	0006	07/09/12	\$152,500	\$208,000	1,080	7	1961	3	7,740	N	N	10202 51ST AVE S
5	20	126270	0040	10/16/14	\$363,500	\$375,000	1,090	7	1962	5	9,702	Y	N	5162 S WALLACE ST
5	20	444040	0125	05/08/14	\$228,000	\$250,000	1,100	7	1965	3	6,120	N	N	5945 S EASTWOOD DR
5	20	806800	0415	07/16/13	\$300,000	\$364,000	1,100	7	1954	5	5,000	N	N	10245 57TH AVE S
5	20	335240	0717	01/13/14	\$256,000	\$292,000	1,120	7	1997	3	7,200	N	N	5503 S LEO ST
5	20	335240	1655	04/03/13	\$158,000	\$198,000	1,130	7	1954	3	6,000	N	N	11129 LUTHER AVE S

Improved Sales Used in This Annual Update Analysis

Area 022 -- 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	547620	0146	11/26/13	\$184,500	\$214,000	1,130	7	1954	3	9,393	N	N	10425 55TH AVE S
5	20	936870	0405	08/16/13	\$209,000	\$251,000	1,140	7	1981	4	9,880	N	N	10714 57TH AVE S
5	20	022304	9130	11/26/12	\$238,000	\$311,000	1,160	7	1972	3	6,660	N	N	10601 RENTON AVE S
5	20	335240	1052	03/29/12	\$160,000	\$224,000	1,170	7	1962	5	7,272	N	N	5702 S AUGUSTA ST
5	20	547620	0136	11/06/12	\$198,000	\$260,000	1,180	7	1961	3	8,280	N	N	5333 S PRENTICE ST
5	20	334840	1377	12/02/14	\$223,125	\$226,000	1,190	7	1988	3	14,154	N	N	5515 S WALLACE ST
5	20	335240	0710	11/11/13	\$235,000	\$274,000	1,190	7	1977	3	17,100	N	N	5355 S LEO ST
5	20	335240	1090	11/13/14	\$238,950	\$244,000	1,190	7	1951	3	11,400	N	N	5357 S AVON ST
5	20	432760	0010	03/12/14	\$210,000	\$235,000	1,190	7	1988	3	13,350	N	N	5546 S JUNIPER ST
5	20	232880	0080	06/17/13	\$290,000	\$355,000	1,200	7	1958	4	6,837	N	N	5339 S RUGGLES ST
5	20	335240	0325	07/24/14	\$225,000	\$239,000	1,220	7	1931	3	8,345	N	N	5332 S FOUNTAIN ST
5	20	335240	0090	12/18/13	\$234,000	\$269,000	1,240	7	1962	3	7,200	Y	N	5124 S HAZEL ST
5	20	806800	0636	05/02/12	\$179,000	\$249,000	1,240	7	1994	3	7,619	N	N	10322 55TH AVE S
5	20	126270	0010	07/03/12	\$209,000	\$285,000	1,250	7	1962	4	10,260	N	N	5161 S 117TH ST
5	20	232880	0121	10/15/12	\$170,000	\$225,000	1,250	7	1958	3	7,740	N	N	5416 S PRENTICE ST
5	20	547620	0160	07/25/14	\$164,808	\$175,000	1,250	7	1980	3	5,411	N	N	5352 S BANGOR ST
5	20	334840	1048	03/02/12	\$240,400	\$340,000	1,250	7	2005	3	9,600	N	N	5141 S AUGUSTA ST
5	20	232880	0130	12/17/14	\$220,000	\$221,000	1,260	7	1959	3	7,680	N	N	5404 S PRENTICE ST
5	20	313860	0068	09/03/14	\$318,950	\$334,000	1,260	7	1968	3	4,800	Y	N	5700 S VICTOR ST
5	20	335240	2265	05/23/13	\$187,500	\$231,000	1,260	7	1964	3	6,360	N	N	11740 BEACON AVE S
5	20	936870	0107	06/27/13	\$188,000	\$229,000	1,270	7	1953	3	4,816	N	N	10603 56TH AVE S
5	20	297680	0880	02/18/14	\$160,000	\$180,000	1,280	7	1954	2	8,513	N	N	10733 62ND AVE S
5	20	056100	0235	03/27/13	\$170,299	\$214,000	1,300	7	1973	3	6,555	N	N	6003 S BANGOR ST
5	20	297680	0796	09/25/14	\$236,000	\$245,000	1,300	7	1961	3	5,898	N	N	10652 63RD AVE S
5	20	334840	1319	05/12/14	\$372,500	\$407,000	1,300	7	2004	3	10,090	N	N	11834 55TH AVE S
5	20	921840	0005	05/01/13	\$358,000	\$445,000	1,310	7	1967	5	4,002	Y	N	10109 RENTON AVE S
5	20	039300	0385	12/15/14	\$255,000	\$257,000	1,320	7	1956	3	7,980	N	N	10426 59TH AVE S
5	20	936870	0245	10/01/12	\$190,000	\$252,000	1,320	7	1908	3	17,400	N	N	10719 57TH AVE S
5	20	056100	0285	09/18/13	\$299,990	\$356,000	1,340	7	1965	3	6,670	N	N	10628 60TH AVE S
5	20	806800	0116	08/07/13	\$255,000	\$307,000	1,340	7	1955	3	6,570	N	N	5730 S BANGOR ST

Improved Sales Used in This Annual Update Analysis

Area 022 -- 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	039300	0370	06/05/13	\$233,000	\$286,000	1,350	7	1960	4	7,980	N	N	10412 59TH AVE S
5	20	232880	0085	10/24/12	\$220,000	\$290,000	1,350	7	1957	3	6,837	N	N	5345 S RUGGLES ST
5	20	432760	0021	06/20/12	\$254,900	\$349,000	1,380	7	2012	3	8,983	N	N	5570 S JUNIPER ST
5	20	335240	0774	06/19/13	\$305,000	\$373,000	1,390	7	2013	3	9,350	N	N	5538 S AVON ST
5	20	335240	0905	05/16/14	\$245,000	\$267,000	1,400	7	1948	3	7,200	N	N	5616 S AVON ST
5	20	022304	9105	04/23/13	\$236,000	\$294,000	1,420	7	1955	5	5,000	N	N	6201 S BANGOR ST
5	20	713130	0480	06/07/12	\$200,000	\$275,000	1,480	7	1955	3	8,700	N	N	10018 51ST AVE S
5	20	252090	0340	12/30/13	\$250,000	\$287,000	1,500	7	1912	4	6,450	Y	N	10415 RENTON AVE S
5	20	444040	0250	10/29/14	\$257,000	\$264,000	1,520	7	1960	3	6,500	N	N	10760 61ST AVE S
5	20	335240	1007	05/07/13	\$250,000	\$310,000	1,540	7	1959	5	11,400	N	N	5619 S AVON ST
5	20	335240	1067	01/15/13	\$219,000	\$282,000	1,550	7	1982	3	7,200	N	N	5606 S AUGUSTA ST
5	20	334840	1059	02/13/13	\$280,000	\$357,000	1,550	7	2008	3	10,825	N	N	5145 C S AUGUSTA ST
5	20	334840	1379	05/15/12	\$175,000	\$242,000	1,580	7	1988	3	11,842	N	N	5530 S 119TH ST
5	20	334840	1380	09/07/12	\$220,000	\$294,000	1,590	7	1983	3	12,662	N	N	5505 S WALLACE ST
5	20	334840	1394	05/30/13	\$273,000	\$336,000	1,620	7	1994	3	9,633	N	N	5318 S WALLACE ST
5	20	334840	1322	03/08/12	\$282,000	\$398,000	1,650	7	1968	3	6,780	N	N	5510 S JUNIPER ST
5	20	313860	0020	10/10/14	\$275,400	\$285,000	1,700	7	1912	3	4,000	N	N	10017 RENTON AVE S
5	20	335240	0339	02/11/14	\$327,500	\$370,000	1,730	7	1966	3	11,100	N	N	5312 S FOUNTAIN ST
5	20	806800	0270	03/08/13	\$329,000	\$416,000	1,790	7	2012	3	7,200	N	N	10461 57TH AVE S
5	20	806800	0425	03/24/14	\$264,000	\$294,000	1,830	7	1958	3	17,000	N	N	10237 57TH AVE S
5	20	713130	0485	04/04/12	\$181,714	\$254,000	1,970	7	1992	3	9,559	N	N	10030 51ST AVE S
5	20	936870	0220	06/14/12	\$239,000	\$328,000	2,020	7	2007	3	6,095	N	N	10712 55TH AVE S
5	20	335240	1981	05/21/14	\$199,000	\$217,000	2,030	7	1950	3	8,120	N	N	11225 57TH AVE S
5	20	334840	1511	02/01/13	\$280,000	\$358,000	2,060	7	1954	5	8,720	N	N	11624 54TH AVE S
5	20	806800	0400	08/20/12	\$227,050	\$305,000	2,080	7	1950	4	10,000	N	N	10452 56TH AVE S
5	20	252090	0361	10/03/12	\$315,000	\$418,000	2,460	7	2012	3	5,596	N	N	10437 62ND AVE S
5	20	334840	1057	08/09/12	\$269,950	\$364,000	2,470	7	2008	3	10,243	N	N	5145 B S AUGUSTA ST
5	20	334840	1058	01/29/13	\$284,900	\$365,000	2,470	7	2008	3	9,600	N	N	5145 A S AUGUSTA ST
5	20	334840	1278	09/30/13	\$278,000	\$329,000	2,540	7	2001	3	8,740	N	N	11821 55TH AVE S
5	20	806800	0552	03/01/12	\$264,900	\$374,000	2,580	7	2007	3	8,104	N	N	5520 S BANGOR ST

Improved Sales Used in This Annual Update Analysis

Area 022 -- 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	039300	0285	09/03/13	\$261,500	\$312,000	1,170	8	1959	3	6,510	N	N	10424 60TH AVE S
5	20	806800	0501	04/10/14	\$415,000	\$459,000	1,220	8	2010	3	7,204	Y	N	10228 56TH AVE S
5	20	334840	1490	06/30/14	\$265,000	\$285,000	1,260	8	1952	3	10,856	N	N	11205 BEACON AVE S
5	20	056100	0043	08/21/12	\$280,000	\$376,000	1,330	8	1997	3	5,375	N	N	10624 59TH AVE S
5	20	056100	0300	06/23/14	\$345,100	\$372,000	1,360	8	1959	3	8,625	N	N	10636 60TH AVE S
5	20	334840	1086	08/21/13	\$335,000	\$402,000	1,480	8	2013	3	23,300	Y	N	11836 54TH AVE S
5	20	806800	0470	02/25/13	\$465,000	\$590,000	1,530	8	1959	3	13,800	Y	N	5611 S RYAN ST
5	20	039300	0143	06/24/13	\$315,000	\$385,000	1,660	8	2013	3	7,215	N	N	10438 61ST AVE S
5	20	921840	0075	05/08/12	\$396,000	\$549,000	1,720	8	1979	3	5,400	Y	N	5722 S RYAN ST
5	20	039300	0045	12/26/14	\$415,000	\$416,000	1,850	8	1957	3	9,140	Y	N	10304 61ST AVE S
5	20	039300	0142	12/11/14	\$372,000	\$375,000	2,070	8	1999	3	8,658	N	N	10430 61ST AVE S
5	20	936870	0055	11/14/12	\$315,000	\$413,000	2,080	8	2005	3	7,600	N	N	5635 S BANGOR ST
5	20	806800	0118	07/28/13	\$320,000	\$387,000	2,600	8	2007	3	6,875	N	N	5724 S BANGOR ST

Improved Sales Removed in This Annual Update Analysis

Area 022 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	20	032304	9031	06/26/13	\$249,620	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	20	032304	9047	11/14/14	\$167,500	AUCTION SALE; EXEMPT FROM EXCISE TAX
2	20	032304	9068	11/06/14	\$247,808	IMP. COUNT > 1; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	20	032304	9130	10/08/14	\$455,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
2	20	032304	9148	03/26/14	\$179,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	20	032304	9148	12/19/14	\$319,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
2	20	032304	9253	06/11/12	\$228,107	GOV'T TO GOV'T; BANKRUPTCY -RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	20	032304	9264	06/13/13	\$96,253	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	20	103500	0007	11/13/14	\$218,034	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; XEMPT FROM EXCISE TAX
2	20	103500	0010	04/26/12	\$135,000	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE
2	20	103700	0020	05/19/14	\$195,500	SALES DATA DOES NOT MATCH ASSESSED VALUE
2	20	103700	0060	07/16/12	\$120,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	20	103700	0110	01/21/14	\$216,122	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; GOV'T TO GOV'T
2	20	103700	0110	03/17/14	\$169,900	SALES DATA DOES NOT MATCH ASSESSED VALUE; GOV'T TO GOV'T
2	20	334840	0810	10/29/12	\$39,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K; NON-REPRESENTATIVE SALE
2	20	334840	0810	10/07/13	\$128,000	PREVIOUS IMP. VALUE <= 25K
2	20	334840	0810	07/23/12	\$96,000	PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
2	20	334840	1710	07/21/14	\$123,181	PREVIOUS IMP. VALUE <= 25K; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
2	20	414430	0020	06/15/12	\$104,000	BANKRUPTCY - RECIVER OR TRUSTEE; AUCTION SALE; EXEMPT FROM EXCISE TAX
2	20	414430	0024	12/30/14	\$150,000	NO MARKET EXPOSURE
2	20	547680	0171	03/14/14	\$270,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
2	20	547680	0192	06/07/13	\$235,000	FORCED SALE; GOV'T TO GOV'T; NO MARKET EXPOSURE; AND OTHER WARNINGS
2	20	547680	0241	03/22/13	\$79,626	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	20	687420	0265	03/13/14	\$260,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
2	20	785860	0110	09/24/12	\$148,290	NON-REPRESENTATIVE SALE
2	20	918820	0125	12/17/14	\$335,180	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	20	918820	0150	01/17/13	\$48,968	DOR RATIO; UNFINISHED AREA; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	20	918820	0535	03/18/13	\$245,300	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE
2	20	918820	0640	11/07/12	\$83,688	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	20	918820	0650	09/16/13	\$11,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in This Annual Update Analysis

Area 022 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	20	918820	0801	10/04/12	\$310,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	20	918820	0880	01/04/12	\$108,253	DOR RATIO; QUIT CLAIM DEED
2	20	918820	1130	07/08/13	\$299,200	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
2	20	918820	1173	05/07/14	\$175,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	20	022304	9056	03/21/14	\$406,612	BAKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	20	022304	9074	09/11/13	\$44,510	DOR RATIO; QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
3	20	022304	9079	07/18/13	\$110,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
3	20	022304	9129	04/19/13	\$210,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	20	022304	9137	03/15/13	\$190,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
3	20	022304	9141	12/20/13	\$160,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	20	039300	0410	03/01/12	\$149,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	20	039300	0410	08/21/12	\$120,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR
3	20	077000	0075	05/29/13	\$220,330	FORCED SALE; GOV'T TO GOV'T; NO MARKET EXPOSURE; AND OTHER WARNINGS
3	20	112304	9092	05/23/13	\$177,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE
3	20	189500	0040	01/25/12	\$96,000	DOR RATIO; NON-REPRESENTATIVE SALE; SHORT SALE
3	20	189500	0050	07/19/12	\$142,450	NON-REPRESENTATIVE SALE; SHORT SALE
3	10	212270	0009	01/03/12	\$171,848	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; NO MARKET EXPOSURE
3	10	212270	0045	11/19/14	\$75,674	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	10	212270	0045	09/06/13	\$350,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	10	212270	0045	02/10/12	\$265,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	10	212370	0385	12/04/12	\$140,500	IMP CHARACTERISTICS CHANGED SINCE SALE
3	10	212370	0401	02/22/12	\$298,725	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	20	252090	0080	08/27/12	\$120,084	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	20	252090	0225	08/16/12	\$220,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	20	252090	0265	03/19/14	\$270,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
3	20	297680	0170	03/27/13	\$206,000	AUCTION SALE; NO MARKET EXPOSURE
3	20	297680	0285	09/24/13	\$239,000	NO MARKET EXPOSURE
3	20	297680	0320	01/25/12	\$42,124	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	20	387290	0060	08/27/12	\$209,622	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	20	387290	0060	12/28/12	\$199,900	IMP CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in This Annual Update Analysis

Area 022 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	20	387890	0015	11/14/14	\$357,494	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	20	387890	0620	07/24/12	\$218,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	20	387890	0890	04/13/12	\$128,250	NON-REPRESENTATIVE SALE; SHORT SALE
3	20	387890	1005	03/04/14	\$352,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	20	387890	1020	10/21/13	\$118,800	AUCTION SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
3	20	392000	0060	08/20/12	\$141,465	DOR RATIO
3	20	405940	0095	10/23/12	\$170,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	20	405940	0190	10/17/14	\$225,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	20	405940	0200	07/03/12	\$189,950	NON-REPRESENTATIVE SALE
3	20	405940	0385	06/03/13	\$90,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
3	20	405940	0435	08/13/12	\$115,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	20	405940	0485	02/04/13	\$123,200	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	20	405940	0485	12/06/12	\$229,327	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
3	20	405940	0585	02/29/12	\$276,757	BANKRUPTCY -RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
3	20	405940	0585	06/24/14	\$218,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	20	405940	0715	05/19/14	\$138,000	NO MARKET EXPOSURE; BAKRUPTCY - RECEIVER OR TRUSTEE
3	20	406000	0115	01/12/12	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	20	406000	0290	01/07/14	\$121,400	IMP CHARACTERISTICS CHANGED SINCE SALE
3	20	406000	0290	06/17/14	\$253,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	20	406000	0320	07/13/12	\$109,500	SHERIFF / TAX SALE; NO MARKET EXPOSURE
3	20	406000	0410	12/09/13	\$268,796	FORCED SALE; GOV'T TO GOV'T; NO MARKET EXPOSURE; AND OTHER WARNINGS
3	20	406000	0410	11/27/13	\$202,500	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	20	406000	0420	12/12/12	\$92,000	DOR RATIO; NO MARKET EXPOSURE
3	20	406000	0455	11/05/12	\$162,770	OBSOLESCENCE
3	20	406000	0504	01/26/12	\$165,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	10	426570	0040	12/07/12	\$317,265	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	20	435620	0040	06/12/12	\$140,000	DOR RATIO
3	20	435620	0060	02/10/12	\$116,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	20	435620	0210	10/07/14	\$160,755	NO MARKET EXPOSURE;BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE;
3	20	528520	0020	07/18/14	\$349,950	SALES DATA DOES NOT MATCH ASSESSED VALUE

Improved Sales Removed in This Annual Update Analysis

Area 022 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	20	528520	0040	06/09/14	\$226,891	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	20	712930	0170	11/20/14	\$335,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	20	712930	0420	07/23/14	\$165,000	FORCED SALE; NO MARKET EXPOSURE
3	20	712930	0465	03/25/13	\$42,985	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
3	20	712930	0540	03/05/13	\$312,356	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	20	712930	0625	05/08/13	\$250,000	SEGREGATION AND/OR MERGER
3	20	712930	0685	05/22/12	\$139,500	GOV'T TO GOV'T; NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE
3	20	712930	2185	12/15/14	\$290,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	20	712930	2436	01/31/13	\$148,100	AUCTION SALE; NO MARKET EXPOSURE
3	20	712930	2436	01/30/13	\$148,100	CORRECTION DEED; EXEMPT FROM EXCISE TAX
3	20	712930	2535	03/21/12	\$106,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	20	712930	3460	05/18/12	\$123,250	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	20	712930	3755	10/28/12	\$290,743	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
3	20	712930	3755	10/24/12	\$329,317	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE
3	20	712930	3755	01/14/14	\$215,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	20	712930	3890	03/30/12	\$116,199	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
3	20	712930	3890	02/10/12	\$239,000	UNFINISHED AREA; NO MARKET EXPOSURE
3	20	712930	3960	11/02/12	\$85,000	DOR RATIO; IMP. COUNT > 1; NON-REPRESENTATIVE SALE; SHORT SALE
3	20	712930	4000	06/25/13	\$185,000	GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	20	712930	4035	11/15/12	\$130,000	DOR RATIO; NON-REPRESENTATIVE SALE; SHORT SALE
3	20	712930	4115	10/02/12	\$144,500	IMP CHARACTERISTICS CHANGED SINCE SALE
3	20	712930	4135	12/28/12	\$149,950	NON-REPRESENTATIVE SALE; SHORT SALE
3	20	712930	4375	02/28/14	\$120,000	IMP CHARACTERISTICS CHANGED SINCE SALE; GOV'T TO GOV'T
3	20	712930	4375	07/14/14	\$202,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	20	712930	4375	03/08/13	\$263,099	SHERIFF / TAX SALE; FORCED SALE
3	20	712930	4540	12/20/14	\$133,000	STATISTICAL OUTLIER; MODEL DEVELOPMENT EXCLUSION
3	10	712930	5090	06/12/12	\$110,000	DOR RATIO
3	10	712930	5090	03/14/12	\$435,855	FORCED SALE; GOV'T TO GOV'T; NO MARKET EXPOSURE
3	20	712980	0005	10/22/12	\$144,617	AUCTION SALE; NO MARKET EXPOSURE
3	20	712980	0025	11/23/13	\$330,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in This Annual Update Analysis

Area 022 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	20	712980	0036	07/15/14	\$127,746	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; NO MARKET EXPOSURE
3	20	713030	0170	07/14/14	\$377,000	NO MARKET EXPOSURE; BAKRUPTCY - RECEIVER OR TRUSTEE
3	20	713030	0510	12/26/14	\$650,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	20	713030	0525	03/22/13	\$143,000	NO MARKET EXPOSURE
3	10	713130	0025	05/24/12	\$115,000	NON-REPRESENTATIVE SALE
3	10	713130	0035	01/30/14	\$147,000	BANKRUPTCY - RECIVER OR TRUSTEE; NO MARKET EXPOSURE
3	10	713130	0063	08/21/14	\$325,585	BANKRUPTCY -RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
3	20	713130	0258	10/23/12	\$180,500	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	10	806600	0030	09/24/13	\$302,601	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
3	10	806600	0070	12/26/12	\$175,000	NON-REPRESENTATIVE SALE; SHORT SALE
3	20	806700	0005	11/08/12	\$258,918	FORCED SALE; GOV'T TO GOV'T; NO MARKET EXPOSURE; AND OTHER WARNINGS
3	20	806700	0110	01/05/12	\$239,900	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE
4	20	524180	0025	04/25/13	\$256,711	BANKRUPTCY - RECEIVER OR TRUSTEE; AUCTION SALE; EXEMPT FROM EXCISE TAX
4	40	712930	0042	08/11/12	\$508,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	40	712930	1190	10/16/13	\$173,000	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	20	712930	1445	08/30/12	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	20	712930	1750	09/17/14	\$75,000	DOR RATIO; QUIT CLAIM DEED
4	20	712930	2685	09/11/14	\$699,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
4	20	712930	2800	08/19/13	\$220,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
4	20	712930	2800	12/12/14	\$420,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
4	20	712930	3180	02/04/13	\$264,485	FORCED SALE; NO MARKET EXPOSURE; SHERIFF / TAX SALE; AND OTHER WARNINGS
4	20	712930	3180	05/15/14	\$185,000	IMP CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
4	20	712930	3180	10/02/14	\$310,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
4	20	712930	3355	02/24/12	\$280,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	20	712930	3410	07/25/13	\$217,700	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	20	713030	1265	07/20/12	\$250,000	NO MARKET EXPOSURE
4	40	806900	0130	02/02/12	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR
4	40	806900	0165	08/25/14	\$440,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	20	807000	0135	11/24/14	\$199,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
4	20	807300	0095	09/04/14	\$194,000	IMP. COUNT > 1; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in This Annual Update Analysis

Area 022 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	40	807300	0265	09/18/14	\$360,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
5	20	022304	9085	05/03/13	\$75,187	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
5	20	022304	9103	08/05/13	\$100,000	DOR RATIO; SHORT SALE
5	20	039300	0040	10/08/13	\$162,712	PARTIAL INTEREST (1/3, 1/2, ETC.); RELATED PARTY, FRIEND, OR NEIGHBOR
5	20	039300	0040	02/28/14	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	20	039300	0050	04/21/14	\$449,000	MODEL DEVELOPMENT EXCLUSION; STATISTICAL OUTLIER
5	20	039300	0106	04/02/14	\$115,778	QUIT CLAIM DEED
5	20	039300	0143	02/26/13	\$162,500	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	20	039300	0309	02/14/13	\$305,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
5	20	056100	0075	12/31/14	\$260,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
5	20	056100	0190	01/21/14	\$208,600	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; EXEMPT FROM EXCISE TAX
5	20	056100	0190	04/28/14	\$380,500	SALES DATA DOES NOT MATCH ASSESSED VALUE
5	20	056100	0235	01/16/13	\$162,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
5	20	232880	0075	02/10/12	\$88,486	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	20	297680	0510	04/14/14	\$240,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
5	20	297680	0700	11/12/13	\$225,750	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	20	297680	0700	01/08/14	\$172,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	20	297680	0700	05/22/14	\$301,350	SALES DATA DOES NOT MATCH ASSESSED VALUE
5	20	297680	0710	07/10/14	\$200,500	BAKRUPCTY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
5	20	297680	0751	02/07/12	\$101,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
5	20	297680	0880	07/10/12	\$273,099	FORCED SALE; NO MARKET EXPOSURE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
5	20	297680	0880	06/12/12	\$294,619	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	20	297680	0945	05/01/13	\$270,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
5	20	297680	0970	06/08/12	\$147,000	GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	20	334840	1086	12/11/12	\$170,000	DOR RATIO; NON-REPRESENTATIVE SALE; SHORT SALE
5	20	334840	1099	02/07/14	\$287,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	20	334840	1287	05/17/12	\$140,000	NON-REPRESENTATIVE SALE; SHORT SALE
5	20	334840	1372	10/10/13	\$281,716	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	20	334840	1377	10/03/14	\$316,224	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
5	20	334840	1382	01/21/14	\$172,419	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis

Area 022 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	20	334840	1382	03/31/14	\$218,400	SALES DATA DOES NOT MATCH ASSESSED VALUE
5	20	334840	1394	04/03/13	\$384,452	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	20	334840	1409	12/18/14	\$276,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
5	20	334840	1480	01/27/12	\$110,000	DOR RATIO; GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	20	334840	1511	07/31/12	\$159,700	DOR RATIO; AUCTION SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	20	334840	1622	04/09/14	\$134,100	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
5	20	334840	1622	07/31/14	\$223,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
5	20	335240	0175	06/16/12	\$100,199	DOR RATIO; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
5	20	335240	0245	08/07/14	\$93,598	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.)
5	20	335240	0286	07/15/14	\$231,602	BAKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
5	20	335240	0351	01/02/13	\$177,026	FORCED SALE; GOV'T TO GOV'T; NO MARKET EXPOSURE; AND OTHER WARNINGS
5	20	335240	0351	06/06/13	\$131,888	IMP CHARACTERISTICS CHANGED SINCE SALE
5	20	335240	0351	12/21/12	\$177,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
5	20	335240	0351	11/21/14	\$200,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
5	20	335240	0505	01/24/13	\$190,800	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
5	20	335240	0505	07/03/13	\$217,875	IMP CHARACTERISTICS CHANGED SINCE SALE
5	20	335240	0505	12/02/13	\$310,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
5	20	335240	0634	07/19/12	\$76,699	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
5	20	335240	0717	04/02/13	\$284,932	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	20	335240	0850	07/16/13	\$190,366	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE
5	20	335240	1037	09/18/14	\$188,550	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE
5	20	335240	1077	12/09/13	\$191,711	FORCED SALE; GOV'T TO GOV'T; NO MARKET EXPOSURE
5	20	335240	1586	06/24/14	\$150,000	IMP CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
5	20	335240	1586	10/29/14	\$340,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
5	20	335240	1735	10/21/14	\$151,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
5	20	335240	2045	10/11/12	\$150,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
5	20	335240	2121	12/04/12	\$40,000	DOR RATIO; FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
5	20	335240	2201	09/20/13	\$216,864	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	20	335240	2236	06/27/14	\$125,000	NO MARKET EXPOSURE
5	20	335240	2236	12/15/14	\$252,500	SALES DATA DOES NOT MATCH ASSESSED VALUE

Improved Sales Removed in This Annual Update Analysis

Area 022 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	20	335240	2272	02/05/14	\$85,000	DOR RATIO
5	20	335240	2272	06/11/14	\$230,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
5	20	444040	0085	10/06/14	\$210,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
5	20	547620	0002	05/05/12	\$105,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	20	806800	0385	10/21/13	\$308,419	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	20	806800	0415	12/19/12	\$146,300	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	20	806800	0440	10/10/13	\$205,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	20	806800	0440	12/26/14	\$399,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
5	20	806800	0533	05/24/12	\$155,889	NO MARKET EXPOSURE
5	20	806800	0575	10/23/13	\$207,000	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	20	806800	0575	01/15/14	\$145,799	IMP CHARACTERISTICS CHANGED SINCE SALE
5	20	806800	0575	04/07/14	\$278,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
5	20	806800	0585	08/26/14	\$160,554	BANKRUPTCY - RECEIVER OR TRUSTEE; SHERIFF / TAX SALE
5	20	806800	0585	08/27/14	\$235,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
5	20	806800	0730	12/26/13	\$160,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	20	806800	0730	06/25/14	\$315,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
5	20	921840	0005	06/07/12	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	20	921840	0024	07/10/14	\$273,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
5	20	921840	0050	12/27/14	\$475,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
5	20	921840	0088	11/19/14	\$495,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
5	20	936870	0015	11/27/12	\$80,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	20	936870	0031	05/09/14	\$195,000	PREVIOUS IMP. VALUE <= 25K
5	20	936870	0055	08/02/12	\$243,013	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
5	20	936870	0095	12/05/14	\$145,000	BAKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
5	20	936870	0180	10/10/13	\$271,700	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	20	936870	0180	05/13/14	\$245,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
5	20	936870	0223	05/09/14	\$130,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	20	936870	0223	07/02/14	\$182,500	IMP CHARACTERISTICS CHANGED SINCE SALE
5	20	936870	0267	02/17/12	\$74,000	DOR RATIO; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
5	20	936870	0270	11/10/14	\$186,376	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE

Improved Sales Removed in This Annual Update Analysis

Area 022 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	20	936870	0315	04/09/13	\$121,900	NON-REPRESENTATIVE SALE; SHORT SALE
5	20	936870	0341	04/29/14	\$160,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	20	936870	0341	08/22/14	\$285,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
5	20	936870	0357	08/07/14	\$141,750	IMP CHARACTERISTICS CHANGED SINCE ALE
5	20	936870	0370	04/30/13	\$218,907	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	20	936870	0370	09/09/13	\$141,000	NO MARKET EXPOSURE
5	20	936870	0370	11/12/14	\$150,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
5	20	936870	0405	04/03/12	\$118,620	DOR RATIO; GOV'T TO GOV'T; NON-REPRESENTATIVE SALE

Vacant Sales Used in this Annual Update Analysis
Area 022

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
2	20	032304	9218	10/31/2014	\$85,000	7267	N	N
2	20	918820	0785	3/11/2014	\$105,000	4826	Y	N
3	10	212370	0330	4/30/2014	\$665,000	16392	N	N
3	20	712930	0620	5/22/2014	\$97,000	5007	N	N
3	20	712930	4625	4/16/2014	\$115,000	5344	N	N

Vacant Sales Removed in this Annual Update Analysis

Area 022

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	20	687420	0720	12/17/13	\$15,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
2	20	687420	0625	08/05/14	\$24,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
5	20	297680	0915	03/28/14	\$18,000	NON-REPRESENTATIVE SALE
5	20	547620	0133	09/03/13	\$90,000	PREVIOUS IMP. VALUE <= 25K; EXEMPT FROM EXCISE TAX
5	20	713130	0345	04/30/14	\$1,250,000	PREVIOUS IMP. VALUE <= 25K; GOV'T TO GOV'T
5	20	713130	0345	05/01/14	\$6,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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

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

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

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (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
- Physical Inspection Model Development and Report Preparation
- Land and total Valuation
- New Construction Evaluation



Appraiser II

07/22/2015

Date