

# Burien\ White Center

Area: 023

## *Residential Revalue for 2015 Assessment Roll*



Obtained from abkj.com

Area 23 is located in southwest King County. Most of the parcels in area 23 are located in unincorporated King County with a small portion located within city of Burien. This area is also bounded by major arterials and highways which include State Route 509 and highway 99. These roads provide good access to major employment, shopping centers and services. There are numerous small businesses located along the major arterials of 1st Ave SW, SW 128<sup>th</sup> St., Ambaum Blvd SW; and SW Roxbury St. The majority of improvements are single family residences of grade 6 to 7 quality in average condition. The Greenbridge low income housing development is located in the north end of this area. This will be a mixed income community which will include a new community center and an elementary school. Seola Gardens ( a mixed income level) housing project is under construction in subarea 4 and will be complete in 2018. Some properties in this area are impacted by the airplane noise from Sea Tac Airport.



**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.

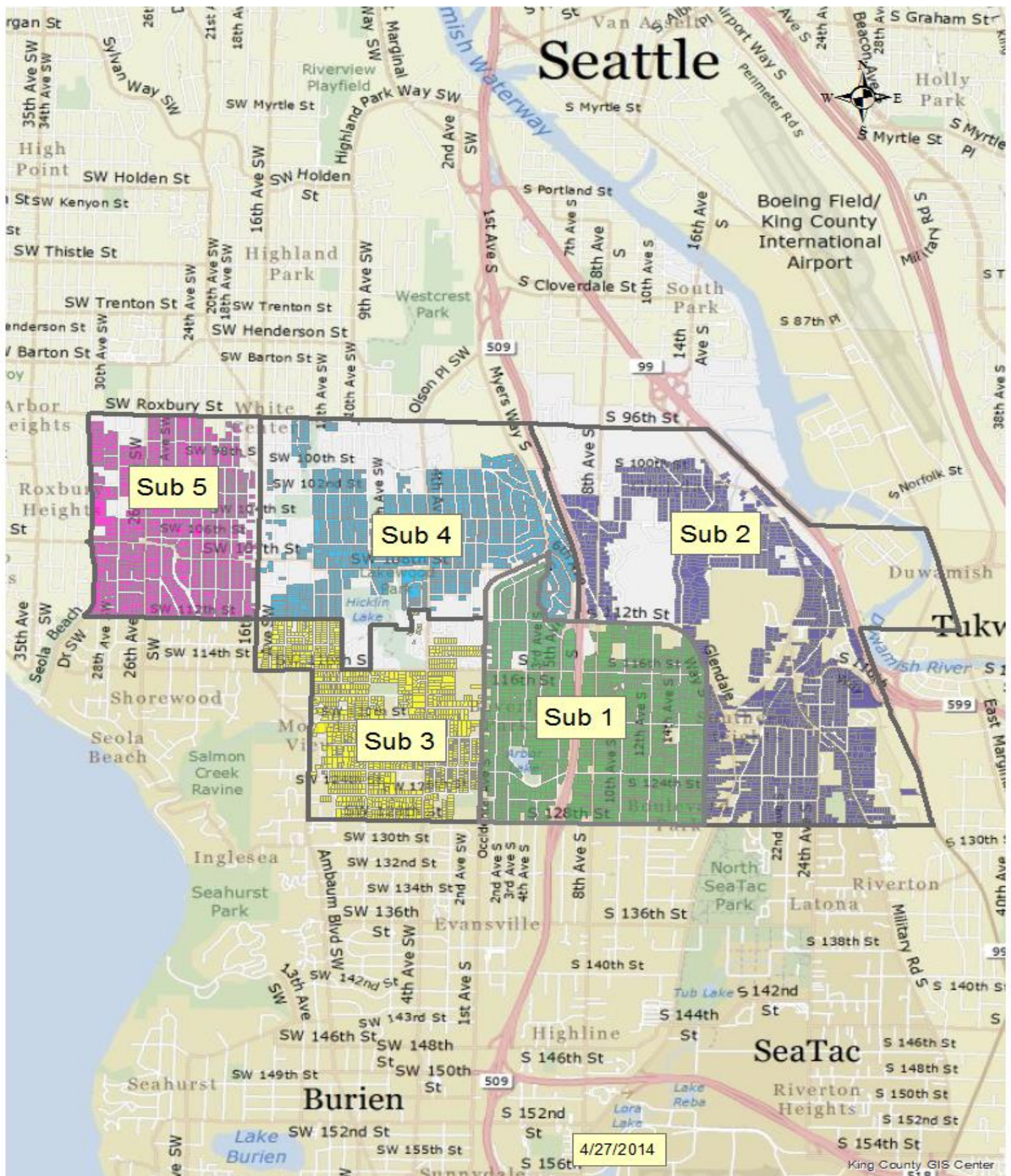
Please feel welcome to call my staff if you have questions about the property assessment process and how it relates to your property.

Sincerely,

Lloyd Hara  
Assessor



## Area 023- Sub Area Map



All maps in this document are subject to the following disclaimer: The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County. Scale unknown.



## Area 023 Housing Profile



Grade 5/ Year Built 1934/ Total Living Area 830  
Account Number 012303-9237



Grade 6/ Year Built 1945/ Total Living Area 1160  
Account Number 031600-0185



Grade 7/ Year Built 1977/ Total Living Area 1680  
Account Number 388380-0046



Grade 8/ Year Built 2008/ Total Living Area 2700  
Account Number 289860-0165



Grade 9/ Year Built 2012/ Total Living Area 2460  
Account Number 374460-0116



Grade 10/ Year Built 1994/ Total Living Area 3340  
Account Number 374460-0090

# 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

## Burien\ White Center - Area 023

### Annual Update

#### Characteristics Based Market Adjustment for 2015 Assessment Roll

**Previous Physical Inspection:** 2012  
**Number of Improved Sales:** 680  
**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
<b>2014 Value</b>	\$78,500	\$149,000	\$227,500			10.41%
<b>2015 Value</b>	\$82,000	\$158,300	\$240,300	\$256,700	94.1%	10.21%
<b>\$ Change</b>	+\$3,500	+\$9,300	+\$12,800			
<b>% Change</b>	+4.5%	+6.2%	+5.6%			

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 10.21% is an improvement from the previous COD of 10.41%. 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
<b>2014 Value</b>	\$79,900	\$121,400	\$201,300
<b>2015 Value</b>	\$83,500	\$127,800	\$211,300
<b>\$ Change</b>	+\$3,600	+\$6,400	+\$10,000
<b>% Change</b>	+4.5%	+5.3%	+5.0%

**Number of one to three unit residences in the population:** 7,022

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a characteristic-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, properties in good or very good condition not located in sub area 2, were generally at lower assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.

## Area 023 - Model Adjustments

### 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+4.46%	6,214	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
Good & Very Good condition Not Sub area 2	+10.48%	151	808	19%

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

Generally, parcels in good or very good condition not located in sub area 2 were at a lower assessment level than the rest of the population. This model corrects for these strata differences.

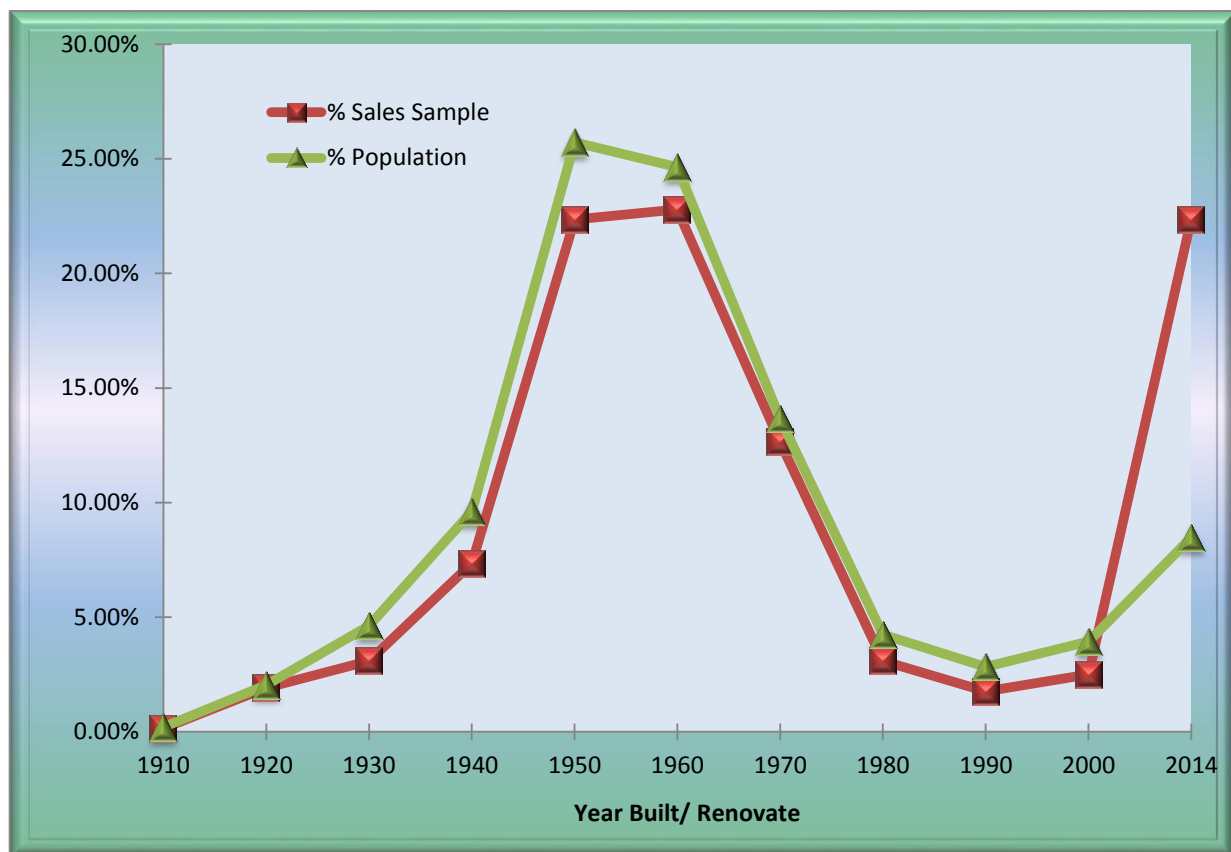
## Sample Representation of Population Year Built or Renovated

**Sales Sample**

Year Built/Ren	Frequency	% Sales Sample
1910	1	0.15%
1920	13	1.91%
1930	21	3.09%
1940	50	7.35%
1950	152	22.35%
1960	155	22.79%
1970	86	12.65%
1980	21	3.09%
1990	12	1.76%
2000	17	2.50%
2014	152	22.35%
	680	

**Population**

Year Built/Ren	Frequency	% Population
1910	14	0.20%
1920	143	2.04%
1930	325	4.63%
1940	675	9.61%
1950	1,806	25.72%
1960	1,730	24.64%
1970	960	13.67%
1980	298	4.24%
1990	199	2.83%
2000	277	3.94%
2014	595	8.47%
	7,022	



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.



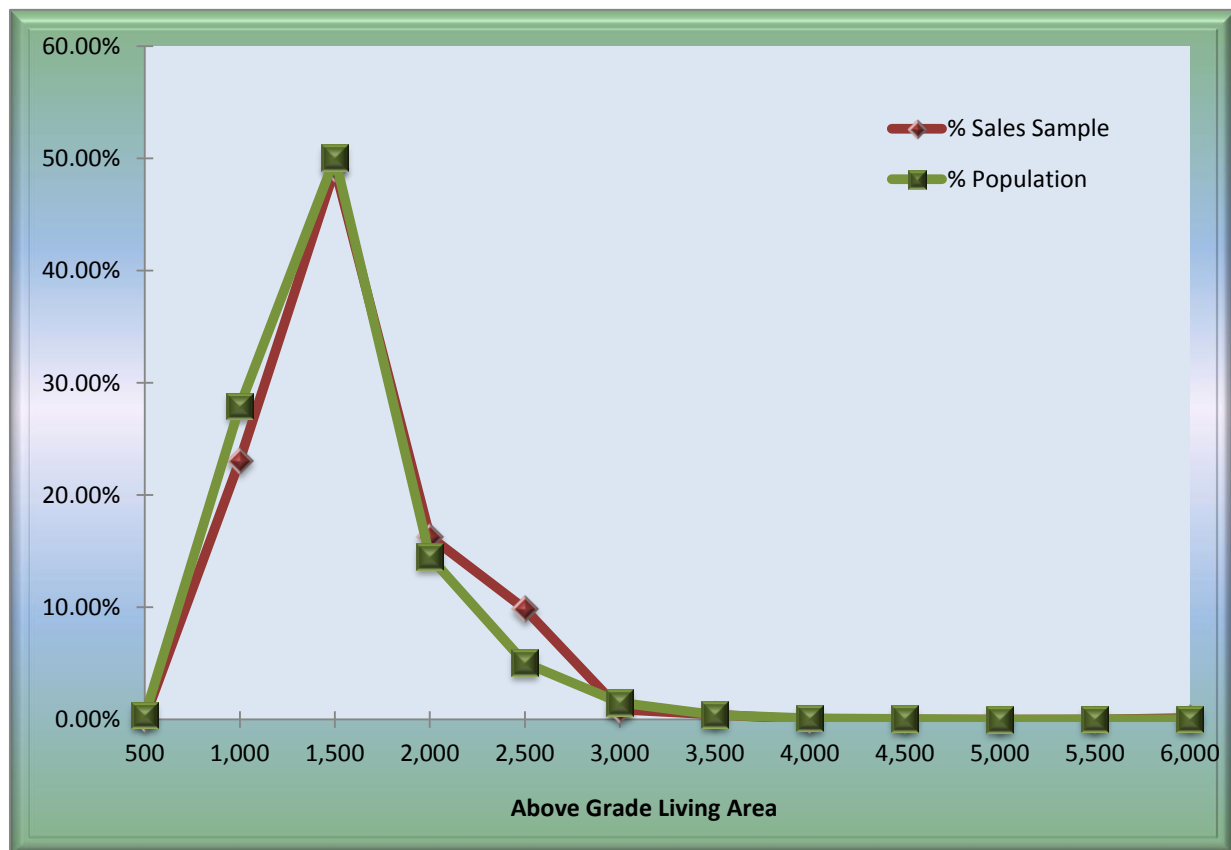
## Sales Sample Representation of Population Above Grade Living Area

**Sales Sample**

AGLA	Frequency	% Sales Sample
500	1	0.15%
1,000	157	23.09%
1,500	334	49.12%
2,000	111	16.32%
2,500	67	9.85%
3,000	6	0.88%
3,500	3	0.44%
4,000	0	0.00%
4,500	0	0.00%
5,000	0	0.00%
5,500	0	0.00%
6,000	1	0.15%
680		

**Population**

AGLA	Frequency	% Population
500	27	0.38%
1,000	1,961	27.93%
1,500	3,515	50.06%
2,000	1,017	14.48%
2,500	355	5.06%
3,000	105	1.50%
3,500	30	0.43%
4,000	7	0.10%
4,500	3	0.04%
5,000	0	0.00%
5,500	1	0.01%
6,000	1	0.01%
7,022		



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.

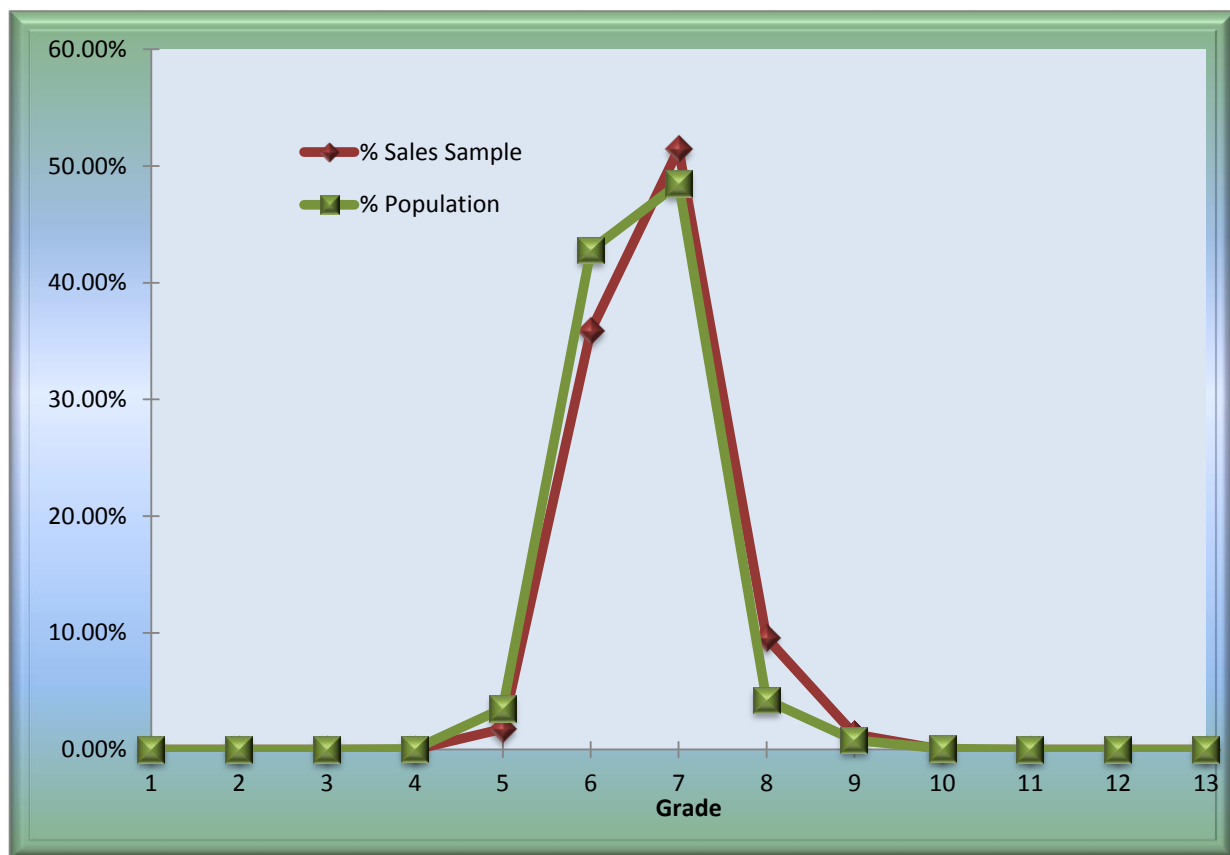
## Sales Sample Representation of Population Building Grade

**Sales Sample**

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	12	1.76%
6	244	35.88%
7	350	51.47%
8	65	9.56%
9	9	1.32%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
680		

**Population**

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	3	0.04%
5	247	3.52%
6	3,005	42.79%
7	3,406	48.50%
8	298	4.24%
9	57	0.81%
10	6	0.09%
11	0	0.00%
12	0	0.00%
13	0	0.00%
7,022		



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 023 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 1.118, resulting in an adjusted value of \$531,000 ( $\$475,000 \times 1.118 = \$531,050$ ) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.283	28.3%
2/1/2012	1.275	27.5%
3/1/2012	1.267	26.7%
4/1/2012	1.259	25.9%
5/1/2012	1.251	25.1%
6/1/2012	1.243	24.3%
7/1/2012	1.236	23.6%
8/1/2012	1.228	22.8%
9/1/2012	1.220	22.0%
10/1/2012	1.212	21.2%
11/1/2012	1.204	20.4%
12/1/2012	1.196	19.6%
1/1/2013	1.188	18.8%
2/1/2013	1.180	18.0%
3/1/2013	1.173	17.3%
4/1/2013	1.165	16.5%
5/1/2013	1.157	15.7%
6/1/2013	1.149	14.9%
7/1/2013	1.142	14.2%
8/1/2013	1.134	13.4%
9/1/2013	1.126	12.6%
10/1/2013	1.118	11.8%
11/1/2013	1.110	11.0%
12/1/2013	1.102	10.2%
1/1/2014	1.094	9.4%
2/1/2014	1.086	8.6%
3/1/2014	1.079	7.9%
4/1/2014	1.071	7.1%
5/1/2014	1.063	6.3%
6/1/2014	1.055	5.5%
7/1/2014	1.047	4.7%
8/1/2014	1.039	3.9%
9/1/2014	1.031	3.1%
10/1/2014	1.024	2.4%
11/1/2014	1.016	1.6%
12/1/2014	1.008	0.8%
1/1/2015	1.000	0.0%

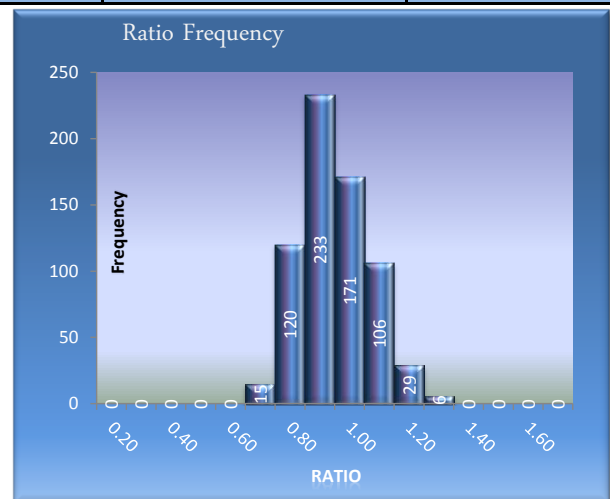
The time adjustment formula for Area 023 is:  $(.909402325090766 - 0.0495078095318606 * 0.2220588 - 0.000231640964551834 * \text{SaleDay}) / (.909402325090766 - 0.0495078095318606 * 0.2220588)$   
SaleDay = SaleDate - 42005



# Annual Update Ratio Study Report (Before) – 2014 Assessments

<b>District: WC / Team: 3</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: Burien / White Center</b>	<b>1/1/2014</b>	<b>8/14/2015</b>	<b>1/2012 - 12/2014</b>
<b>Area Number: 023</b>	<b>Appr ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
	<b>SKEN</b>	<b>1 to 3 Unit Residences</b>	<b>YES</b>

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	680
<b>Mean Assessed Value</b>	\$227,500
<b>Mean Adj. Sales Price</b>	\$256,700
<b>Standard Deviation AV</b>	\$65,105
<b>Standard Deviation SP</b>	\$77,131
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.900
<b>Median Ratio</b>	0.888
<b>Weighted Mean Ratio</b>	0.886
<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.603
<b>Highest ratio:</b>	1.227
<b>Coefficient of Dispersion</b>	10.41%
<b>Standard Deviation</b>	0.116
<b>Coefficient of Variation</b>	12.90%
<b>Price Related Differential (PRD)</b>	1.015
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.880
Upper limit	0.898
<b>95% Confidence: Mean</b>	
Lower limit	0.891
Upper limit	0.908
<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	7,022
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.116
<b>Recommended minimum:</b>	22
<b>Actual sample size:</b>	680
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	368
# ratios above mean:	312
z:	2.148
<b>Conclusion:</b>	<b>Non-normal</b>



## COMMENTS:

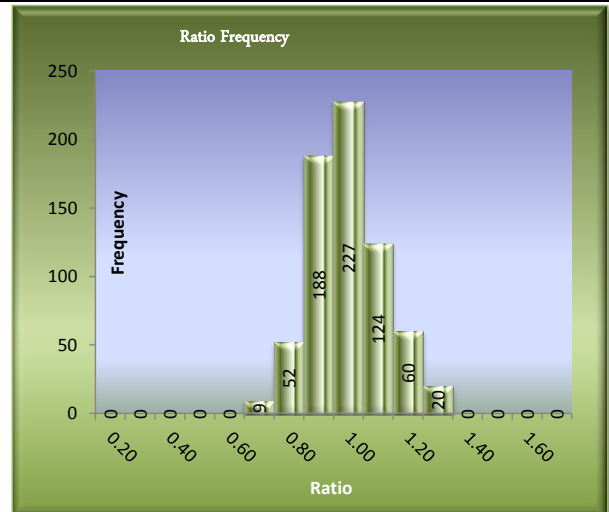
1 to 3 Unit Residences throughout Area 023

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

## Annual Update Ratio Study Report (After) – 2015 Assessments

<b>District: WC / Team: 3</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: Burien / White Center</b>	<b>1/1/2015</b>	<b>8/14/2015</b>	<b>1/2012 - 12/2014</b>
<b>Area Number: 023</b>	<b>Appr. ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
	<b>SKEN</b>	<b>1 to 3 Unit Residences</b>	<b>YES</b>

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	680
<b>Mean Assessed Value</b>	\$240,300
<b>Mean Sales Price</b>	\$256,700
<b>Standard Deviation AV</b>	\$69,061
<b>Standard Deviation SP</b>	\$77,131
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.949
<b>Median Ratio</b>	0.941
<b>Weighted Mean Ratio</b>	0.936
<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.647
<b>Highest ratio:</b>	1.280
<b>Coefficient of Dispersion</b>	10.21%
<b>Standard Deviation</b>	0.121
<b>Coefficient of Variation</b>	12.69%
<b>Price Related Differential (PRD)</b>	1.014
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.929
Upper limit	0.950
<b>95% Confidence: Mean</b>	
Lower limit	0.940
Upper limit	0.958
<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	7,022
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.121
<b>Recommended minimum:</b>	23
<b>Actual sample size:</b>	680
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	365
# ratios above mean:	315
z:	1.917
<b>Conclusion:</b>	Normal*
<b>*i.e. no evidence of non-normality</b>	



### COMMENTS:

1 to 3 Unit Residences throughout Area 023 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: August 17, 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

Vacant land in this area is in a holding pattern with a strong lack of development. This results in limited land segregation and permit activity. Based on the 33 usable land sales available in the area and supplemented by the value increase in sales of improved parcels, a +4.5% overall increase (based on truncation) was made to the land assessment for the 2015 Assessment Year.

2015 Land Value = 2014 Land Value \* 1.05, 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 a characteristic-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, properties in good or very good condition not located in sub area 2, were generally at lower assessment levels than the rest of the population. 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 680 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:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * (1 - 0.05) / (.909402325090766 - 0.0495078095318606 * 0.2220588)$$

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 11 sales of mobile homes within Area 023. 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 +5.6%. The adjustment formula is:

$$\begin{aligned} 2015 \text{ Total Value} &= 2014 \text{ Total Value} * 1.056 \\ 2015 \text{ Improvements Value} &= 2015 \text{ Total Value} \text{ minus } 2015 \text{ Land Value} \end{aligned}$$

## Results

The resulting assessment level is 0.941. 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 +5.0%. 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) \* 1.056.
- 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) \* 1.056.
- 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  $\leq$  \$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 023 -- 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	40	07950	0620	12/15/14	\$124,000	\$125,000	1,080	5	1950	Fair	6,250	N	N	11017 3RD AVE S
1	50	80192	0515	07/07/14	\$165,700	\$173,000	1,110	5	1939	Good	14,804	N	N	12602 10TH AVE S
1	40	07950	0315	01/16/12	\$174,900	\$223,000	580	6	1956	VGood	6,105	N	N	11000 OCCIDENTAL AVE S
1	50	80186	0980	12/03/14	\$187,250	\$189,000	710	6	1926	VGood	14,700	N	N	12214 12TH AVE S
1	50	80186	0980	11/28/12	\$165,000	\$197,000	710	6	1926	VGood	14,700	N	N	12214 12TH AVE S
1	50	80192	0451	12/09/14	\$155,000	\$156,000	770	6	1950	VGood	8,000	N	N	1036 S 128TH ST
1	50	80186	0275	01/29/13	\$220,000	\$259,000	780	6	2012	Avg	9,888	N	N	1447 S 124TH ST
1	50	33614	2061	09/30/14	\$125,000	\$128,000	790	6	1950	Avg	17,400	N	N	11809 10TH AVE S
1	50	67872	0030	05/15/13	\$226,000	\$260,000	800	6	2013	Avg	8,379	N	N	12463 10TH AVE S
1	50	80192	0145	01/24/13	\$134,000	\$158,000	810	6	1926	Avg	17,088	N	N	1026 S 124TH ST
1	40	07950	0745	01/06/12	\$125,000	\$160,000	820	6	1953	Avg	5,498	N	N	10836 3RD AVE S
1	40	14468	1055	04/20/13	\$140,000	\$162,000	820	6	1949	Good	9,975	N	N	12027 2ND AVE S
1	40	07950	0450	07/25/12	\$179,950	\$221,000	840	6	1948	Good	6,250	N	N	10833 2ND AVE S
1	40	07950	0820	11/08/13	\$186,000	\$206,000	840	6	1951	VGood	9,000	N	N	322 S 112TH ST
1	40	07960	0370	05/02/14	\$154,000	\$164,000	900	6	1954	Avg	6,250	N	N	11856 1ST AVE S
1	50	33614	0895	08/27/13	\$220,000	\$248,000	910	6	1942	VGood	7,140	N	N	11507 14TH AVE S
1	50	33614	2030	07/02/12	\$139,000	\$171,000	910	6	1953	Avg	12,400	N	N	11844 8TH AVE S
1	50	92000	0045	09/18/13	\$206,000	\$231,000	910	6	2013	Avg	7,397	N	N	11860 12TH AVE S
1	40	07950	0530	02/24/14	\$189,900	\$205,000	920	6	1948	Good	6,250	N	N	11020 2ND AVE S
1	50	33614	1920	04/28/14	\$155,000	\$165,000	920	6	1941	Avg	9,600	N	N	11819 11TH AVE S
1	50	80186	0700	08/30/13	\$245,500	\$276,000	950	6	1944	VGood	14,600	N	N	12612 12TH AVE S
1	50	33614	0905	05/04/12	\$183,000	\$228,000	970	6	1966	VGood	5,100	N	N	1251 S 115TH ST
1	50	80192	0475	02/22/12	\$132,000	\$167,000	980	6	1937	Avg	29,626	N	N	12644 10TH AVE S
1	50	33614	0415	10/25/13	\$170,000	\$189,000	990	6	1962	Good	10,240	N	N	11418 14TH AVE S
1	40	07980	0564	08/20/12	\$171,100	\$209,000	1,000	6	1935	VGood	11,440	N	N	11632 OCCIDENTAL AVE S
1	40	14468	1030	08/22/14	\$220,000	\$227,000	1,010	6	1952	Avg	11,664	N	N	12205 2ND AVE S
1	40	14476	0285	06/09/14	\$212,500	\$224,000	1,030	6	1938	Good	21,712	N	N	214 S 126TH ST
1	40	14476	0285	08/16/13	\$150,000	\$169,000	1,030	6	1938	Good	21,712	N	N	214 S 126TH ST
1	50	33614	0446	01/23/14	\$289,950	\$315,000	1,040	6	1943	VGood	18,291	N	N	11441 GLENDALE WAY S
1	50	80186	0555	11/07/14	\$185,000	\$188,000	1,040	6	1954	Avg	22,500	N	N	12429 14TH AVE S
1	40	07950	0640	04/28/14	\$170,000	\$181,000	1,040	6	1949	Avg	6,250	N	N	10837 3RD AVE S
1	50	80186	0870	10/06/14	\$224,000	\$229,000	1,060	6	2013	Avg	15,000	N	N	12219 14TH AVE S
1	50	33614	2050	08/15/12	\$120,000	\$147,000	1,060	6	1943	Fair	18,850	N	N	11823 10TH AVE S
1	50	80186	0870	07/23/13	\$195,000	\$221,000	1,060	6	2013	Avg	15,000	N	N	12219 14TH AVE S
1	50	80186	0311	06/25/12	\$98,000	\$121,000	1,070	6	1953	Fair	9,000	N	N	12416 14TH AVE S

## Improved Sales Used in This Annual Update Analysis

### Area 023 -- 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	80186	0585	03/26/13	\$194,900	\$227,000	1,120	6	1947	Good	30,000	N	N	12463 14TH AVE S
1	50	33614	1025	11/26/14	\$207,000	\$209,000	1,130	6	1952	Good	8,160	N	N	1216 S 116TH ST
1	50	14472	0056	11/06/12	\$220,420	\$265,000	1,160	6	1965	VGood	14,210	N	N	12613 8TH AVE S
1	50	33614	1320	06/03/13	\$221,500	\$254,000	1,200	6	2013	Avg	9,180	N	N	1045 S 116TH ST
1	50	80186	0355	02/02/12	\$187,500	\$238,000	1,220	6	1994	VGood	7,215	N	N	12461 16TH AVE S
1	40	14468	0040	03/08/13	\$145,000	\$170,000	1,240	6	1942	Avg	12,500	N	N	12038 1ST AVE S
1	40	14476	0511	08/19/13	\$310,000	\$350,000	1,290	6	1946	Good	14,500	N	N	12059 3RD AVE S
1	50	80192	0452	09/05/13	\$235,000	\$264,000	1,360	6	1953	VGood	9,000	N	N	1032 S 128TH ST
1	50	80186	0185	09/24/13	\$230,000	\$257,000	1,360	6	1947	Good	15,000	N	N	12218 14TH AVE S
1	50	80192	0365	09/20/13	\$150,000	\$168,000	1,360	6	1926	Avg	24,190	N	N	12437 12TH AVE S
1	50	33614	0665	08/13/13	\$245,000	\$277,000	1,390	6	1913	VGood	6,120	N	N	1004 S 115TH ST
1	50	33881	0230	07/29/14	\$179,000	\$186,000	1,410	6	1900	Avg	7,175	N	N	11853 12TH AVE S
1	50	80192	0385	06/25/13	\$275,000	\$314,000	1,420	6	2013	Avg	14,750	N	N	12453 12TH AVE S
1	40	07980	0610	04/24/13	\$200,000	\$231,000	1,450	6	1941	Avg	10,788	N	N	136 S 120TH ST
1	50	80186	0095	06/19/14	\$129,000	\$135,000	1,480	6	1936	Avg	14,390	N	N	12243 16TH AVE S
1	40	07960	0170	04/19/13	\$190,000	\$220,000	1,530	6	1941	Avg	12,500	N	N	11415 OCCIDENTAL AVE S
1	50	80192	0140	08/23/12	\$175,000	\$213,000	1,570	6	1938	Good	5,978	N	N	1030 S 124TH ST
1	50	33614	1395	03/03/12	\$140,000	\$177,000	1,640	6	1979	Avg	6,120	N	N	1003 S 116TH ST
1	40	14468	0530	04/10/13	\$171,000	\$199,000	1,690	6	1952	Avg	13,300	N	N	12420 OCCIDENTAL AVE S
1	50	33614	0195	07/19/13	\$252,000	\$286,000	1,720	6	1935	Avg	33,984	N	N	11240 10TH AVE S
1	50	80186	0325	10/03/12	\$188,000	\$227,000	1,890	6	1945	Avg	14,450	N	N	12419 16TH AVE S
1	40	07950	0400	03/21/14	\$252,500	\$271,000	1,910	6	1948	Good	6,000	N	N	146 S 112TH ST
1	50	80192	0500	12/09/13	\$280,000	\$308,000	2,020	6	2013	Avg	14,800	N	N	12618 10TH AVE S
1	40	07980	0286	03/30/12	\$218,000	\$274,000	2,040	6	1949	Good	9,906	N	N	11240 3RD AVE S
1	50	80192	0360	09/12/13	\$210,000	\$235,000	780	7	1958	Good	10,064	N	N	12431 12TH AVE S
1	40	14468	0925	12/12/12	\$180,000	\$214,000	840	7	1941	Avg	12,900	N	N	150 S 124TH ST
1	50	80186	0265	04/29/13	\$160,000	\$185,000	930	7	1951	Avg	10,670	N	N	12411 16TH AVE S
1	50	33614	1842	05/01/12	\$165,000	\$206,000	960	7	1955	Good	8,293	N	N	11617 16TH AVE S
1	50	33881	0020	08/12/14	\$225,000	\$233,000	980	7	1962	Avg	7,221	N	N	11854 10TH AVE S
1	50	80186	0765	06/04/14	\$240,500	\$253,000	990	7	1997	Avg	10,584	N	N	1219 S 124TH ST
1	40	07980	0331	01/08/14	\$205,000	\$224,000	1,010	7	1955	Good	7,000	N	N	410 S 116TH ST
1	50	80186	0842	09/06/12	\$225,000	\$274,000	1,010	7	1947	VGood	7,200	N	N	12057 14TH AVE S
1	40	14468	0786	04/12/12	\$264,500	\$332,000	1,020	7	1962	VGood	7,280	N	N	151 S 124TH ST
1	40	07980	0147	08/21/13	\$278,000	\$313,000	1,030	7	1967	Good	7,200	N	N	11625 4TH AVE S
1	50	33881	0060	03/21/12	\$183,000	\$230,000	1,030	7	1962	Avg	8,083	N	N	11822 10TH AVE S

## Improved Sales Used in This Annual Update Analysis

### Area 023 -- 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	40	14468	0955	11/21/12	\$183,400	\$219,000	1,050	7	1957	Good	7,450	Y	N	208 S 124TH ST
1	40	14468	0960	08/23/13	\$285,200	\$321,000	1,060	7	1957	VGood	8,600	Y	N	202 S 124TH ST
1	50	33614	2011	07/09/13	\$169,450	\$193,000	1,060	7	1957	Avg	19,200	N	N	11730 8TH AVE S
1	40	07980	0630	03/04/14	\$211,051	\$227,000	1,070	7	1941	Avg	32,710	N	N	11833 3RD AVE S
1	50	80186	0433	12/23/12	\$158,500	\$188,000	1,080	7	1961	Avg	8,100	N	N	12651 14TH PL S
1	40	35096	0040	11/12/13	\$272,000	\$301,000	1,100	7	1961	Good	8,000	N	N	11655 4TH AVE S
1	50	14472	0145	05/15/13	\$130,000	\$150,000	1,110	7	1951	Avg	10,350	N	N	704 S 124TH ST
1	40	14468	0966	05/01/13	\$256,000	\$296,000	1,130	7	1961	VGood	7,200	Y	N	160 S 124TH ST
1	40	07980	0063	05/25/12	\$142,200	\$177,000	1,140	7	1954	Avg	10,500	N	N	522 S 116TH ST
1	40	07960	0085	09/23/14	\$175,000	\$179,000	1,210	7	1962	Avg	6,250	N	N	11418 1ST AVE S
1	40	14468	0995	08/05/14	\$300,000	\$311,000	1,250	7	1963	Good	6,628	Y	N	12237 2ND AVE S
1	40	14476	0061	06/27/12	\$210,000	\$259,000	1,260	7	1948	Avg	9,265	N	N	12252 5TH AVE S
1	50	33614	1000	03/25/14	\$195,000	\$209,000	1,260	7	1955	Good	6,630	N	N	1202 S 116TH ST
1	40	07980	0272	01/22/13	\$235,000	\$277,000	1,260	7	2012	Avg	6,959	N	N	11208 3RD AVE S
1	50	33614	1738	02/07/13	\$140,000	\$165,000	1,260	7	1961	Avg	8,576	N	N	11724 14TH AVE S
1	50	33614	0376	09/19/12	\$195,000	\$236,000	1,270	7	1954	Avg	8,956	N	N	11251 GLENDALE WAY S
1	50	33614	0265	03/21/14	\$195,000	\$209,000	1,280	7	1970	Avg	19,200	N	N	11230 12TH AVE S
1	50	33614	1864	07/11/13	\$180,000	\$205,000	1,280	7	1963	Avg	8,026	N	N	11861 14TH AVE S
1	50	33614	1771	08/15/12	\$223,888	\$274,000	1,290	7	1955	Good	10,295	N	N	11853 16TH AVE S
1	50	33614	1888	11/30/12	\$179,000	\$214,000	1,300	7	1970	Avg	15,800	N	N	11803 14TH AVE S
1	50	33614	1721	02/23/12	\$132,000	\$167,000	1,300	7	1962	Avg	8,370	N	N	11616 14TH AVE S
1	50	33614	1821	01/21/14	\$160,000	\$174,000	1,320	7	1952	Avg	16,640	N	N	11647 16TH AVE S
1	50	07970	0039	10/10/12	\$150,000	\$181,000	1,330	7	1963	Avg	11,129	N	N	11603 8TH AVE S
1	50	80186	0570	03/06/12	\$192,500	\$243,000	1,350	7	2002	Avg	15,008	N	N	12441 14TH AVE S
1	40	35096	0070	07/25/14	\$225,000	\$234,000	1,370	7	1962	Avg	9,000	N	N	11814 4TH AVE S
1	50	33614	2036	10/17/14	\$240,000	\$245,000	1,380	7	1969	Good	8,505	N	N	806 S 120TH ST
1	50	80192	1059	11/27/12	\$194,900	\$233,000	1,380	7	1961	Good	20,800	N	N	12054 8TH AVE S
1	40	14468	0430	03/27/12	\$155,000	\$195,000	1,400	7	1957	Good	6,250	N	N	12619 OCCIDENTAL AVE S
1	40	14476	0316	09/25/12	\$147,000	\$178,000	1,440	7	1970	Avg	7,278	N	N	12451 5TH AVE S
1	50	33614	0176	02/25/13	\$175,000	\$205,000	1,530	7	1958	Good	7,066	N	N	11204 10TH AVE S
1	50	33614	1977	08/26/14	\$250,000	\$258,000	1,560	7	1997	Avg	15,340	N	N	821 S 116TH ST
1	40	14468	0505	02/22/13	\$191,000	\$224,000	1,580	7	1958	Avg	6,250	N	N	12415 OCCIDENTAL AVE S
1	50	33614	1812	07/30/12	\$253,000	\$310,000	1,600	7	1948	Good	12,480	N	N	11661 16TH AVE S
1	50	80192	0906	08/29/13	\$270,000	\$304,000	1,660	7	1985	VGood	8,275	N	N	12063 10TH AVE S
1	50	80186	0120	01/24/12	\$212,670	\$271,000	1,680	7	1960	VGood	9,922	N	N	1442 S 124TH ST



## Improved Sales Used in This Annual Update Analysis

### Area 023 -- 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	33614	1826	08/28/12	\$303,000	\$369,000	1,710	7	1963	VGood	10,160	N	N	11643 16TH AVE S
1	40	07980	0342	08/15/14	\$300,000	\$311,000	1,830	7	1991	Avg	12,750	N	N	11443 5TH AVE S
1	50	07970	0060	05/23/14	\$225,000	\$238,000	1,950	7	1938	Avg	27,500	N	N	11721 8TH AVE S
1	40	14476	0253	08/28/12	\$267,950	\$326,000	2,070	7	2012	Avg	4,861	N	N	233 S 126TH ST
1	40	14476	0251	08/03/12	\$269,950	\$331,000	2,070	7	2012	Avg	6,435	N	N	231 S 126TH ST
1	40	14476	0252	06/27/12	\$259,950	\$321,000	2,070	7	2012	Avg	6,435	N	N	229 S 126TH ST
1	40	07980	0470	11/30/12	\$290,000	\$346,000	2,100	7	1953	Good	31,297	N	N	11444 OCCIDENTAL AVE S
1	50	80186	0723	02/20/12	\$235,000	\$298,000	2,450	7	2003	Avg	10,500	N	N	12452 12TH AVE S
1	40	07950	0675	04/09/13	\$254,900	\$296,000	1,180	8	1953	Good	12,740	N	N	10803 4TH AVE S
1	50	95720	0080	06/16/14	\$300,000	\$315,000	1,200	8	2007	Avg	6,355	N	N	921 S 117TH CT
1	50	33614	1456	09/03/14	\$320,000	\$330,000	1,680	8	2014	Avg	3,060	N	N	1048 S 117TH ST
1	50	80186	0655	02/11/13	\$324,871	\$382,000	2,460	8	2012	Avg	9,606	N	N	1220 S 128TH ST
2	40	28432	0115	06/20/13	\$130,000	\$149,000	670	6	1954	Avg	8,820	N	N	11030 ROSEBERG AVE S
2	40	01330	0070	09/16/14	\$179,900	\$185,000	680	6	1943	Avg	6,400	N	N	1403 S 100TH ST
2	50	09850	1275	01/03/14	\$115,500	\$126,000	680	6	1931	Fair	16,306	N	N	12419 20TH AVE S
2	40	27894	0080	04/09/13	\$172,800	\$201,000	760	6	1941	Good	11,328	N	N	10544 14TH AVE S
2	50	09850	1015	06/04/14	\$135,000	\$142,000	790	6	1942	Avg	13,062	N	N	1641 S 124TH ST
2	50	09230	9209	02/11/13	\$140,000	\$165,000	790	6	1942	Avg	8,100	N	N	2416 S 118TH ST
2	40	89618	0040	12/26/12	\$162,225	\$193,000	800	6	1937	Avg	7,408	N	N	10434 18TH AVE S
2	50	38260	0380	03/28/12	\$129,000	\$162,000	810	6	1939	Avg	8,100	N	N	12241 22ND AVE S
2	50	38260	0745	03/14/13	\$152,200	\$178,000	820	6	1941	Avg	7,592	N	N	12041 24TH AVE S
2	40	01330	0116	10/02/12	\$149,900	\$181,000	820	6	1962	Avg	8,550	N	N	1430 S 101ST ST
2	50	09230	9226	06/05/12	\$109,000	\$135,000	830	6	1941	Avg	9,893	N	N	2810 S 127TH ST
2	50	07920	0006	07/09/14	\$187,000	\$195,000	840	6	1952	Avg	11,600	N	N	12405 24TH AVE S
2	50	09230	9283	04/15/13	\$172,000	\$199,000	840	6	2005	Avg	7,204	N	N	2438 S 116TH ST
2	50	02570	0204	04/11/12	\$112,000	\$140,000	850	6	1920	Avg	13,143	N	N	12460 24TH AVE S
2	50	81486	0020	09/26/14	\$170,000	\$174,000	870	6	1948	Avg	6,537	N	N	2026 S 126TH ST
2	50	38260	0255	03/06/14	\$165,000	\$178,000	890	6	1943	VGood	8,100	N	N	12208 21ST AVE S
2	50	38260	0735	06/26/14	\$202,000	\$212,000	920	6	1950	Good	7,569	N	N	12017 24TH AVE S
2	50	09850	0965	09/26/13	\$175,100	\$196,000	940	6	1939	Avg	10,875	N	N	1605 S 124TH ST
2	50	02570	0105	05/20/14	\$192,500	\$204,000	950	6	1926	Avg	7,692	N	N	12516 MILITARY RD S
2	50	09850	1305	03/27/13	\$159,900	\$186,000	960	6	1930	Avg	16,284	N	N	12441 20TH AVE S
2	40	07970	0335	11/07/14	\$214,900	\$218,000	990	6	1941	Avg	16,252	N	N	10841 8TH AVE S
2	50	81486	0050	05/23/12	\$165,000	\$205,000	1,010	6	1948	Good	8,712	N	N	12443 21ST AVE S
2	50	09230	9125	04/03/13	\$205,000	\$238,000	1,020	6	1937	Good	8,400	N	N	2241 S 116TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 023 -- 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	40	53572	0035	03/29/13	\$180,000	\$210,000	1,030	6	1950	VGood	4,711	N	N	10446 20TH AVE S
2	50	38260	0560	10/02/14	\$173,000	\$177,000	1,050	6	1947	Avg	8,100	N	N	12203 23RD AVE S
2	50	38260	0190	07/13/12	\$176,000	\$216,000	1,060	6	1951	Good	8,100	N	N	12259 21ST AVE S
2	40	07990	0005	05/22/13	\$152,500	\$175,000	1,060	6	1942	Avg	23,000	N	N	10650 8TH AVE S
2	50	50000	0040	04/02/14	\$140,000	\$150,000	1,080	6	1942	Avg	7,020	N	N	2429 S 121ST PL
2	50	16406	0025	10/30/13	\$155,000	\$172,000	1,100	6	1950	Avg	7,410	N	N	11427 MILITARY RD S
2	40	34945	0010	04/09/14	\$220,000	\$235,000	1,110	6	1942	Avg	12,070	N	N	11004 8TH AVE S
2	50	09230	9295	11/19/13	\$134,463	\$148,000	1,140	6	1948	Avg	10,269	N	N	11644 24TH AVE S
2	50	38260	0070	05/15/14	\$185,000	\$196,000	1,150	6	1932	Avg	8,100	N	N	12208 20TH AVE S
2	40	03160	0185	07/03/12	\$175,000	\$216,000	1,160	6	1945	Avg	5,485	N	N	10878 26TH AVE S
2	40	56242	0551	02/06/13	\$250,000	\$294,000	1,170	6	1946	VGood	10,800	N	N	844 S 100TH ST
2	40	03160	0100	11/14/13	\$239,000	\$264,000	1,180	6	1949	VGood	8,840	N	N	10812 ROSEBERG AVE S
2	40	89618	0130	09/26/12	\$185,000	\$224,000	1,200	6	1942	Avg	7,404	N	N	10622 18TH AVE S
2	50	09850	0702	07/03/13	\$160,000	\$182,000	1,220	6	1918	Avg	7,650	N	N	11653 GLENDALE WAY S
2	40	27894	0035	12/06/12	\$229,000	\$273,000	1,220	6	1942	VGood	18,000	N	N	10880 14TH AVE S
2	50	09850	1025	01/15/13	\$128,000	\$151,000	1,280	6	1940	Good	2,960	N	N	1655 S 124TH ST
2	50	38260	0510	07/21/14	\$170,000	\$177,000	1,300	6	1934	Avg	8,775	N	N	12252 22ND AVE S
2	50	50005	0055	05/28/14	\$215,000	\$227,000	1,320	6	1943	Good	8,865	N	N	2460 S 121ST ST
2	40	89618	0150	11/05/13	\$194,000	\$215,000	1,320	6	1946	Avg	7,403	N	N	10636 18TH AVE S
2	50	09850	0725	09/15/14	\$230,000	\$236,000	1,330	6	1947	Avg	7,700	N	N	11818 16TH AVE S
2	50	02570	0040	09/13/12	\$140,000	\$170,000	1,380	6	1942	Avg	9,815	N	N	12220 MILITARY RD S
2	40	03160	0115	03/13/13	\$189,500	\$221,000	1,390	6	1947	Avg	6,200	N	N	10803 26TH AVE S
2	50	38260	0665	05/22/14	\$305,000	\$322,000	1,400	6	1942	VGood	8,100	N	N	12036 23RD AVE S
2	40	07970	0325	06/15/12	\$170,000	\$210,000	1,460	6	1941	Good	22,003	N	N	10821 8TH AVE S
2	50	09850	0955	06/25/12	\$221,000	\$273,000	1,560	6	1967	VGood	8,800	N	N	12258 16TH AVE S
2	50	09850	0722	10/25/13	\$210,000	\$233,000	1,840	6	1947	Avg	7,700	N	N	11810 16TH AVE S
2	40	28432	0116	08/01/13	\$218,000	\$247,000	670	7	1954	VGood	8,525	N	N	11036 ROSEBERG AVE S
2	50	09230	9171	06/16/14	\$197,000	\$207,000	850	7	1956	Avg	8,580	Y	N	11631 26TH AVE S
2	40	42454	0045	09/23/14	\$234,500	\$240,000	870	7	1954	Avg	18,400	N	N	2247 S 111TH PL
2	40	28432	0075	10/02/13	\$275,000	\$307,000	960	7	1956	Good	10,205	N	N	11025 26TH AVE S
2	50	09230	9468	11/10/14	\$218,000	\$221,000	980	7	1956	Avg	12,812	N	N	12641 21ST AVE S
2	50	09850	0926	05/28/13	\$154,580	\$178,000	990	7	1960	Avg	3,212	N	N	1646 S 124TH ST
2	40	09860	0045	10/07/14	\$240,000	\$245,000	1,010	7	1954	Avg	10,332	N	N	10823 24TH AVE S
2	50	09850	0714	11/15/12	\$212,000	\$254,000	1,010	7	1947	Good	6,300	N	N	11804 16TH AVE S
2	40	27885	0090	05/21/14	\$215,000	\$227,000	1,040	7	1961	Avg	8,142	N	N	11003 14TH AVE S

## Improved Sales Used in This Annual Update Analysis

### Area 023 -- 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	40	27884	0100	09/17/13	\$305,000	\$342,000	1,060	7	1960	Avg	7,700	N	N	10210 12TH AVE S
2	50	09230	9230	05/14/12	\$165,000	\$205,000	1,100	7	1918	Good	19,447	N	N	11819 ROSEBERG AVE S
2	40	01330	0030	04/25/13	\$235,000	\$272,000	1,110	7	1937	Good	8,000	Y	N	10001 14TH AVE S
2	40	42454	0055	09/27/13	\$301,500	\$337,000	1,110	7	1954	VGood	11,550	N	N	2235 S 111TH PL
2	50	81486	0040	03/25/14	\$160,000	\$172,000	1,110	7	1948	Avg	8,709	N	N	12437 21ST AVE S
2	40	27884	0090	08/07/14	\$250,000	\$259,000	1,120	7	1960	Avg	7,700	N	N	10226 12TH AVE S
2	50	07920	0036	06/07/13	\$182,000	\$209,000	1,130	7	1953	Avg	8,126	N	N	12436 22ND AVE S
2	40	27885	0080	12/19/14	\$175,000	\$176,000	1,140	7	1961	Avg	8,142	N	N	10853 14TH AVE S
2	50	02570	0057	09/16/14	\$213,500	\$219,000	1,150	7	1961	Avg	11,571	N	N	2620 S 123RD ST
2	50	02570	0234	11/06/13	\$223,000	\$247,000	1,150	7	1964	Avg	9,046	N	N	2614 S 125TH ST
2	40	03160	0015	12/11/13	\$213,000	\$234,000	1,150	7	1984	Avg	8,791	N	N	11021 ROSEBERG AVE S
2	40	72582	0060	12/29/14	\$320,000	\$320,000	1,160	7	1960	Good	7,800	N	N	1400 S 100TH ST
2	40	27882	0125	04/16/12	\$157,000	\$197,000	1,160	7	1955	Avg	9,440	N	N	10435 14TH AVE S
2	40	07970	0281	06/22/12	\$205,500	\$254,000	1,160	7	1954	Good	15,000	N	N	10455 8TH AVE S
2	40	07970	0200	10/03/13	\$239,500	\$267,000	1,170	7	1938	Good	20,600	N	N	11035 8TH AVE S
2	50	09850	0833	09/10/14	\$209,977	\$216,000	1,170	7	1948	Good	6,134	N	N	12200 16TH AVE S
2	40	03160	0080	07/19/13	\$204,000	\$232,000	1,170	7	1948	Avg	7,102	N	N	10838 ROSEBERG AVE S
2	50	38260	0090	06/18/13	\$145,000	\$166,000	1,170	7	1952	Avg	8,100	N	N	12234 20TH AVE S
2	40	27884	0020	07/10/14	\$150,000	\$157,000	1,200	7	1959	Avg	9,527	N	N	10228 13TH AVE S
2	40	03160	0012	01/25/13	\$255,000	\$301,000	1,200	7	1959	Good	8,717	N	N	11025 ROSEBERG AVE S
2	40	78004	0015	07/24/12	\$205,000	\$252,000	1,210	7	1949	Good	9,840	N	N	10414 DES MOINES MEM. DR S
2	40	56242	0716	06/27/13	\$205,000	\$234,000	1,220	7	1953	Avg	7,042	N	N	10017 12TH AVE S
2	50	02570	0037	12/29/14	\$200,000	\$200,000	1,220	7	1942	Avg	31,564	Y	N	2625 S 122ND ST
2	50	02570	0228	04/17/14	\$178,000	\$190,000	1,220	7	1964	Avg	9,707	N	N	2607 S 125TH ST
2	50	38260	0425	06/18/12	\$205,000	\$253,000	1,230	7	1954	Good	9,463	N	N	2211 S 120TH ST
2	40	27870	0005	03/12/14	\$180,000	\$194,000	1,230	7	1952	Avg	43,560	N	N	10619 16TH AVE S
2	50	09850	1280	05/24/13	\$150,000	\$172,000	1,250	7	1950	Good	7,880	N	N	12422 ROSEBERG AVE S
2	40	07970	0276	06/25/14	\$270,000	\$283,000	1,260	7	1962	Avg	8,398	N	N	10447 8TH AVE S
2	40	01330	0530	04/25/14	\$185,000	\$197,000	1,260	7	1920	Avg	7,667	N	N	10033 DES MOINES MEM. DR S
2	40	28432	0105	03/30/12	\$213,699	\$269,000	1,270	7	2006	Avg	9,191	N	N	11018 ROSEBERG AVE S
2	50	09230	9517	02/20/12	\$249,000	\$315,000	1,290	7	2006	Avg	5,873	N	N	2001 S 124TH ST
2	50	38260	0785	05/20/13	\$142,500	\$164,000	1,290	7	1960	Avg	7,639	N	N	12203 24TH AVE S
2	40	07970	0128	08/27/13	\$148,000	\$167,000	1,300	7	1963	Avg	18,700	N	N	11128 8TH PL S
2	40	04230	9093	03/22/13	\$186,000	\$217,000	1,320	7	1940	Avg	11,200	N	N	1821 S 103RD ST
2	40	04230	9154	01/22/13	\$170,000	\$201,000	1,340	7	1960	Avg	9,360	N	N	1803 S 103RD ST

## Improved Sales Used in This Annual Update Analysis

### Area 023 -- 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	30920	0030	08/08/14	\$270,000	\$280,000	1,350	7	1959	Good	16,728	N	N	11819 24TH AVE S
2	50	09230	9058	05/17/13	\$269,900	\$311,000	1,360	7	1949	Good	7,820	N	N	2430 S 116TH WAY
2	50	38260	0385	12/17/14	\$201,000	\$202,000	1,360	7	1962	Avg	8,100	N	N	12247 22ND AVE S
2	50	33614	0355	11/13/13	\$230,000	\$254,000	1,360	7	1927	Avg	34,542	N	N	11208 14TH AVE S
2	50	02570	0038	10/06/14	\$293,550	\$300,000	1,370	7	1965	Avg	9,706	N	N	2643 S 122ND ST
2	40	07970	0275	10/15/13	\$225,000	\$250,000	1,390	7	1954	Avg	13,495	N	N	10441 8TH AVE S
2	40	53002	0050	07/29/14	\$280,000	\$291,000	1,400	7	1968	Avg	10,160	N	N	1010 S 102ND ST
2	50	0985	1352	02/20/14	\$228,000	\$246,000	1,410	7	1972	Avg	16,228	N	N	12626 ROSEBERG AVE S
2	40	07970	0286	08/14/12	\$224,000	\$274,000	1,410	7	1960	Good	10,000	N	N	10463 8TH AVE S
2	50	09230	9273	11/27/12	\$252,000	\$301,000	1,410	7	1949	VGood	10,191	N	N	11422 20TH AVE S
2	40	53572	0011	09/06/12	\$239,950	\$292,000	1,440	7	1947	Avg	19,173	N	N	10419 DES MOINES MEM. DR S
2	40	04230	9188	01/03/12	\$215,000	\$275,000	1,440	7	1985	Avg	8,295	N	N	1919 S 104TH ST
2	40	27884	0030	10/25/12	\$229,990	\$277,000	1,460	7	1956	Good	11,581	N	N	10244 13TH AVE S
2	40	27890	0090	02/26/14	\$252,000	\$272,000	1,480	7	1963	Avg	8,137	N	N	819 S 105TH ST
2	40	01330	0145	04/08/14	\$210,000	\$224,000	1,490	7	1929	Avg	11,970	N	N	10107 16TH AVE S
2	50	09230	9378	05/08/14	\$207,000	\$220,000	1,490	7	1954	Good	8,995	N	N	12612 23RD AVE S
2	50	07920	0030	04/11/12	\$137,900	\$173,000	1,510	7	1947	Avg	7,548	N	N	12432 22ND AVE S
2	50	38260	0540	08/22/13	\$224,000	\$252,000	1,570	7	1991	Avg	9,239	N	N	12027 23RD AVE S
2	40	53002	0085	07/02/14	\$262,000	\$274,000	1,580	7	1962	Avg	7,800	N	N	911 S 101ST ST
2	40	05230	9106	08/26/14	\$255,000	\$263,000	1,610	7	1952	Avg	19,965	N	N	10433 16TH AVE S
2	40	01330	0127	06/23/14	\$265,000	\$278,000	1,620	7	1928	Avg	9,450	N	N	10003 15TH AVE S
2	50	30920	0206	08/14/13	\$245,000	\$277,000	1,620	7	2013	Avg	3,971	N	N	11814 MILITARY RD S
2	50	09850	0826	04/03/13	\$250,000	\$291,000	1,670	7	1940	Good	8,757	N	N	12050 16TH AVE S
2	50	09230	9048	11/28/12	\$252,500	\$302,000	1,680	7	1938	Avg	71,874	N	N	11232 26TH AVE S
2	40	27870	0185	04/08/14	\$196,000	\$209,000	1,680	7	1951	Avg	9,600	N	N	1705 S 106TH PL
2	40	04230	9192	10/17/12	\$251,000	\$303,000	1,770	7	2000	Avg	8,723	N	N	10650 22ND PL S
2	50	09850	1082	05/21/14	\$246,000	\$260,000	1,780	7	1953	Avg	23,819	N	N	12432 16TH AVE S
2	40	27870	0040	10/03/14	\$285,000	\$292,000	1,870	7	1953	Avg	42,070	N	N	10503 16TH AVE S
2	40	01330	0135	11/20/14	\$290,000	\$293,000	1,870	7	1929	Good	18,900	N	N	10021 16TH AVE S
2	40	27870	0040	04/18/14	\$203,705	\$217,000	1,870	7	1953	Avg	42,070	N	N	10503 16TH AVE S
2	50	09230	9262	07/08/13	\$285,000	\$324,000	1,900	7	2011	Avg	18,025	N	N	11611 26TH AVE S
2	50	09230	9440	07/17/14	\$312,000	\$325,000	1,950	7	1937	Good	9,779	Y	N	11422 DES MOINES MEM. S
2	40	27884	0280	08/01/13	\$310,000	\$351,000	1,970	7	1961	Good	9,350	N	N	10255 10TH AVE S
2	50	09230	9203	05/29/14	\$350,000	\$369,000	2,040	7	2011	Avg	22,653	N	N	11606 26TH AVE S
2	50	09230	9510	03/20/14	\$305,000	\$327,000	2,040	7	2011	Avg	17,209	N	N	11608 26TH AVE S

## Improved Sales Used in This Annual Update Analysis

### Area 023 -- 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	40	01330	0020	03/18/12	\$265,000	\$334,000	2,060	7	1968	Good	14,400	Y	N	1212 S 101ST ST
2	40	04230	9019	09/26/12	\$276,500	\$335,000	2,130	7	1999	Avg	12,000	N	N	1922 S 104TH ST
2	50	92007	0070	05/10/13	\$240,000	\$277,000	2,170	7	1959	Good	9,004	N	N	12634 23RD AVE S
2	50	02570	0247	02/13/12	\$225,000	\$285,000	2,210	7	2009	Avg	10,311	N	N	2525 S 123RD ST
2	50	30920	0204	08/13/13	\$326,000	\$368,000	2,270	7	2013	Avg	5,518	N	N	11806 MILITARY RD S
2	50	50005	0110	02/04/14	\$242,000	\$262,000	2,370	7	1987	Avg	6,233	N	N	2457 S 121ST ST
2	40	01330	0271	12/01/14	\$355,000	\$358,000	2,540	7	2014	Avg	5,100	N	N	1312 S 102ND ST
2	40	89618	0315	10/31/13	\$295,000	\$327,000	1,940	8	2013	Avg	7,406	N	N	10456 19TH AVE S
2	50	38260	0666	07/31/12	\$299,950	\$368,000	2,090	8	2012	Avg	8,100	N	N	12040 23RD AVE S
2	40	89618	0081	12/27/12	\$321,500	\$382,000	2,270	8	2012	Avg	7,408	N	N	10433 19TH AVE S
2	50	02570	0219	12/02/13	\$355,000	\$391,000	3,360	8	2008	Avg	9,161	N	N	12511 MILITARY RD S
2	50	09850	1150	02/13/12	\$390,000	\$495,000	5,560	8	2007	Avg	9,225	N	N	12640 16TH AVE S
2	50	38260	0034	01/30/14	\$350,000	\$380,000	2,840	9	2007	Avg	9,000	N	N	12023 21ST AVE S
3	50	66010	0020	06/29/12	\$140,000	\$173,000	550	5	1952	VGood	8,216	N	N	250 SW 116TH ST
3	50	07230	9270	09/30/13	\$185,000	\$207,000	560	5	1984	Avg	5,527	N	N	1019 SW 114TH ST
3	30	07230	9631	07/31/13	\$100,000	\$113,000	840	5	1952	Avg	6,013	N	N	11921 1ST LN SW
3	30	07230	9411	10/31/13	\$103,000	\$114,000	720	6	1942	Avg	7,500	N	N	12023 4TH AVE SW
3	30	78896	0230	10/17/14	\$114,000	\$116,000	730	6	1928	Avg	5,200	N	N	12209 2ND AVE SW
3	30	78896	0955	04/23/13	\$105,700	\$122,000	820	6	1949	Avg	3,375	N	N	12245 1ST AVE S
3	30	75200	0695	11/04/14	\$151,100	\$153,000	840	6	1921	Avg	4,495	N	N	11920 11TH PL SW
3	30	93822	0121	07/18/14	\$187,300	\$195,000	850	6	1950	Avg	7,697	N	N	1031 SW 117TH ST
3	30	07230	9521	04/15/14	\$169,000	\$180,000	880	6	1942	Avg	9,000	N	N	12014 3RD AVE SW
3	50	07230	9238	02/28/12	\$138,000	\$175,000	880	6	1952	Avg	8,234	N	N	11214 11TH AVE SW
3	30	78896	1320	07/25/14	\$115,000	\$120,000	940	6	1943	Avg	6,000	N	N	12462 2ND PL SW
3	50	26418	0015	11/24/14	\$158,800	\$160,000	960	6	1950	Avg	8,291	N	N	102 SW 115TH ST
3	50	07230	9586	09/20/12	\$192,000	\$233,000	970	6	1970	Avg	7,200	N	N	1224 SW 116TH ST
3	30	07230	9311	01/03/13	\$192,000	\$228,000	980	6	1959	VGood	7,980	N	N	12734 2ND AVE SW
3	30	29738	0035	10/24/13	\$125,000	\$139,000	980	6	1951	Avg	9,040	N	N	12127 4TH AVE SW
3	50	62090	0195	02/07/13	\$187,000	\$220,000	990	6	1948	Good	7,753	N	N	1413 SW 114TH ST
3	30	07230	9197	06/27/14	\$195,000	\$204,000	1,020	6	1940	Avg	8,100	N	N	11819 1ST AVE S
3	50	07230	9383	08/06/12	\$208,000	\$255,000	1,030	6	1956	VGood	8,100	N	N	1303 SW 114TH ST
3	50	07230	9307	07/08/14	\$210,000	\$219,000	1,070	6	1949	Avg	8,179	N	N	11246 12TH AVE SW
3	30	07230	9474	06/06/13	\$200,000	\$229,000	1,090	6	2012	Avg	7,200	N	N	236 SW 122ND ST
3	50	07230	9091	05/28/13	\$200,000	\$230,000	1,110	6	1946	Avg	8,505	N	N	11433 12TH AVE SW
3	50	07230	9106	10/31/12	\$160,000	\$192,000	1,130	6	1948	Avg	8,240	N	N	11220 14TH AVE SW

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### Area 023 -- 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	30	63410	0035	10/14/13	\$145,000	\$161,000	1,170	6	1942	Avg	10,000	N	N	428 SW 124TH ST
3	30	07230	9326	12/08/14	\$104,950	\$106,000	1,170	6	1949	Fair	8,254	N	N	903 SW 118TH ST
3	30	07230	9296	09/30/13	\$132,000	\$147,000	1,200	6	1959	Avg	8,064	N	N	12019 3RD AVE SW
3	30	07230	9487	07/06/12	\$150,000	\$185,000	1,210	6	1942	Good	9,000	N	N	12020 3RD AVE SW
3	50	79076	0045	04/16/14	\$205,000	\$219,000	1,280	6	1952	Avg	9,064	N	N	208 SW 114TH ST
3	30	37446	0114	02/26/13	\$210,000	\$246,000	1,410	6	1915	Good	18,900	N	N	856 SW 122ND ST
3	30	78896	1300	11/20/13	\$167,000	\$184,000	1,420	6	1941	Avg	6,000	N	N	12444 2ND PL SW
3	30	75200	0020	06/14/13	\$125,000	\$143,000	1,450	6	1943	Avg	8,960	N	N	1011 SW 118TH ST
3	50	07230	9132	10/22/14	\$235,000	\$239,000	1,500	6	1947	Avg	8,015	N	N	1031 SW 112TH ST
3	30	93822	0040	07/02/14	\$180,000	\$188,000	1,690	6	1954	Avg	8,175	N	N	1038 SW 118TH ST
3	30	07230	9156	05/23/14	\$149,000	\$157,000	1,700	6	1955	Avg	8,645	N	N	12621 2ND PL SW
3	30	75200	0040	01/13/14	\$170,000	\$185,000	650	7	1941	Good	7,680	N	N	1031 SW 118TH ST
3	30	78896	1340	03/01/12	\$189,000	\$239,000	850	7	1952	Good	6,000	N	N	12457 1ST AVE SW
3	30	37446	0403	02/09/12	\$249,000	\$316,000	900	7	1956	Good	8,775	N	N	12304 9TH AVE SW
3	30	74213	0030	04/04/12	\$221,500	\$278,000	900	7	1970	VGood	8,369	N	N	416 SW 116TH PL
3	50	07230	9300	06/27/13	\$225,650	\$257,000	910	7	1948	Good	8,100	N	N	11406 12TH AVE SW
3	30	78896	2030	01/14/13	\$195,000	\$231,000	920	7	2005	Avg	3,300	N	N	12425 3RD AVE SW
3	30	78896	0667	03/22/13	\$180,850	\$211,000	940	7	1992	Avg	3,000	N	N	12235 1ST AVE SW
3	50	07230	9471	01/27/14	\$309,000	\$336,000	980	7	2013	Avg	8,196	N	N	11427 10TH AVE SW
3	30	07230	9511	10/03/13	\$190,000	\$212,000	980	7	1963	Avg	12,742	N	N	12027 5TH AVE SW
3	30	29738	0030	07/21/14	\$175,000	\$182,000	1,030	7	1954	Avg	6,600	N	N	414 SW 122ND ST
3	30	07230	9409	08/06/14	\$205,000	\$213,000	1,030	7	1956	Good	9,315	N	N	442 SW 126TH ST
3	30	63410	0142	09/27/13	\$260,000	\$291,000	1,070	7	1952	VGood	7,958	N	N	621 SW 124TH ST
3	30	41940	0010	03/19/13	\$235,000	\$274,000	1,110	7	1967	Avg	7,380	N	N	811 SW 118TH ST
3	30	41939	0010	05/06/13	\$274,500	\$317,000	1,140	7	1968	Good	6,398	N	N	719 SW 118TH ST
3	50	07230	9269	08/18/14	\$237,500	\$246,000	1,150	7	1960	Avg	8,193	N	N	11425 10TH AVE SW
3	30	77966	0070	08/25/14	\$195,000	\$201,000	1,190	7	1956	Avg	8,726	N	N	618 SW 128TH ST
3	30	07230	9398	12/04/13	\$198,000	\$218,000	1,190	7	1969	Avg	11,997	N	N	12710 2ND AVE SW
3	30	07230	9448	07/22/14	\$279,500	\$291,000	1,200	7	1959	Good	8,040	N	N	451 SW 126TH ST
3	30	38838	0035	06/05/13	\$237,000	\$272,000	1,200	7	1949	Avg	9,607	N	N	11637 4TH AVE SW
3	30	75204	0110	10/08/13	\$283,500	\$316,000	1,210	7	1996	Avg	8,038	N	N	11815 6TH PL SW
3	30	07230	9540	09/25/14	\$202,000	\$207,000	1,210	7	1957	Avg	7,066	N	N	119 SW 119TH ST
3	50	79076	0100	12/17/13	\$250,000	\$274,000	1,220	7	1953	VGood	9,147	N	N	203 SW 114TH ST
3	30	07230	9508	06/28/12	\$170,000	\$210,000	1,260	7	1962	Good	6,760	N	N	12245 3RD AVE SW
3	30	37446	0861	03/06/13	\$172,650	\$202,000	1,270	7	1958	Avg	8,505	N	N	1031 SW 126TH ST



## Improved Sales Used in This Annual Update Analysis

### Area 023 -- 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	30	24827	0070	09/25/12	\$275,000	\$333,000	1,290	7	1971	Good	7,210	N	N	12701 2ND AVE SW
3	30	50558	0045	08/24/12	\$184,950	\$226,000	1,300	7	1957	Avg	6,411	N	N	1017 SW 116TH ST
3	30	78896	1551	07/30/13	\$255,000	\$289,000	1,310	7	1964	Good	6,240	N	N	12445 2ND PL SW
3	30	63859	0260	09/10/14	\$272,750	\$281,000	1,330	7	1966	Avg	8,786	N	N	805 SW 117TH ST
3	30	07230	9454	01/11/12	\$183,500	\$234,000	1,330	7	1957	Avg	9,089	N	N	610 SW 127TH ST
3	30	17531	0020	07/18/13	\$295,000	\$335,000	1,350	7	1961	Avg	10,235	N	N	701 SW 126TH ST
3	50	07230	9489	07/25/12	\$150,200	\$184,000	1,350	7	1942	Avg	7,062	N	N	11225 14TH AVE SW
3	30	07230	9543	10/25/14	\$190,000	\$193,000	1,350	7	1963	Avg	11,281	N	N	826 SW 118TH ST
3	50	07230	9338	01/14/14	\$220,000	\$240,000	1,370	7	1947	Avg	12,622	N	N	11442 12TH AVE SW
3	50	79076	0085	05/29/13	\$224,000	\$257,000	1,380	7	1954	VGood	9,143	N	N	223 SW 114TH ST
3	30	78896	0156	01/09/12	\$200,000	\$255,000	1,410	7	2000	Avg	3,120	N	N	12253 2ND AVE SW
3	30	15646	0060	04/24/12	\$195,000	\$244,000	1,410	7	1959	Avg	8,235	N	N	836 SW 128TH ST
3	50	07230	9337	04/23/14	\$240,000	\$255,000	1,450	7	1951	Avg	9,000	N	N	11404 11TH AVE SW
3	30	07230	9205	09/10/13	\$172,001	\$193,000	1,450	7	1950	Avg	13,792	N	N	340 SW 120TH ST
3	30	28168	0035	06/12/13	\$295,000	\$338,000	1,460	7	1959	Good	8,220	N	N	12105 7TH PL SW
3	30	28168	0025	04/03/12	\$260,000	\$327,000	1,460	7	1959	VGood	9,392	N	N	12111 7TH PL SW
3	30	78896	0145	06/13/12	\$195,000	\$241,000	1,460	7	2003	Avg	3,120	N	N	12259 2ND AVE SW
3	30	78896	1940	06/20/12	\$220,000	\$272,000	1,470	7	2011	Avg	3,000	N	N	12456 4TH AVE SW
3	30	78896	1941	03/08/12	\$219,900	\$278,000	1,470	7	2011	Avg	3,000	N	N	12464 4TH AVE SW
3	30	79626	0030	12/13/13	\$272,500	\$299,000	1,510	7	2013	Avg	8,369	N	N	856 SW 126TH ST
3	30	07230	9501	05/08/14	\$225,900	\$240,000	1,520	7	1962	Good	8,918	N	N	221 SW 119TH ST
3	30	78896	1430	10/28/13	\$280,000	\$311,000	1,550	7	2013	Avg	3,000	N	N	12409 1ST AVE SW
3	30	07230	9060	11/26/12	\$215,299	\$257,000	1,590	7	1981	Avg	12,777	N	N	435 SW 126TH ST
3	30	77968	0050	11/25/13	\$230,000	\$254,000	1,620	7	1957	Avg	7,000	N	N	12724 6TH AVE SW
3	50	79076	0035	04/23/14	\$260,000	\$277,000	1,630	7	1953	Good	9,062	N	N	220 SW 114TH ST
3	50	07230	9476	07/24/14	\$203,000	\$211,000	1,630	7	1960	Avg	9,145	N	N	11433 10TH AVE SW
3	30	32758	0050	10/22/14	\$242,000	\$246,000	1,640	7	1963	Good	8,922	N	N	612 SW 121ST ST
3	30	38838	0046	11/21/12	\$230,000	\$275,000	1,680	7	1977	Avg	13,043	N	N	11605 4TH AVE SW
3	50	26418	0035	10/23/13	\$196,000	\$218,000	1,690	7	1950	Avg	8,572	N	N	120 SW 115TH ST
3	50	76942	0270	06/11/13	\$255,872	\$293,000	1,690	7	2013	Avg	3,668	N	N	447 SW 111TH PL
3	30	78896	1165	08/26/14	\$268,000	\$277,000	1,700	7	2014	Avg	2,250	N	N	12435 1ST AVE S
3	30	50275	0020	06/04/13	\$226,000	\$259,000	1,720	7	1958	Avg	8,920	N	N	11820 9TH AVE SW
3	30	37446	0878	04/25/13	\$157,000	\$182,000	1,820	7	1958	Avg	12,690	N	N	839 SW 126TH ST
3	30	78896	0285	12/18/14	\$315,000	\$316,000	1,950	7	2001	Avg	3,000	N	N	12228 2ND AVE SW
3	50	76942	0260	10/07/13	\$309,950	\$346,000	2,020	7	2013	Avg	3,668	N	N	453 SW 111TH PL

## Improved Sales Used in This Annual Update Analysis

### Area 023 -- 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	50	76942	0260	06/07/13	\$272,148	\$312,000	2,020	7	2013	Avg	3,668	N	N	453 SW 111TH PL
3	30	75204	0040	06/20/14	\$355,000	\$373,000	2,040	7	1996	Avg	8,265	N	N	11830 6TH PL SW
3	50	62090	0105	11/09/13	\$312,000	\$345,000	2,180	7	1952	Avg	15,510	N	N	11404 15TH AVE SW
3	50	76942	0280	06/19/13	\$299,449	\$342,000	2,290	7	2013	Avg	3,668	N	N	439 SW 111TH PL
3	50	76942	0290	06/27/13	\$305,975	\$349,000	2,350	7	2013	Avg	3,668	N	N	433 SW 111TH PL
3	50	76942	0120	06/07/13	\$289,889	\$332,000	2,370	7	2013	Avg	3,872	N	N	11317 5TH AVE SW
3	30	07230	9499	01/06/14	\$270,000	\$295,000	1,220	8	1962	Avg	9,135	N	N	517 SW 120TH ST
3	30	37446	0591	01/04/13	\$290,000	\$344,000	1,500	8	2012	Avg	2,501	N	N	1025 SW 124TH ST
3	50	76942	0060	07/01/14	\$299,990	\$314,000	1,540	8	2014	Avg	4,300	N	N	11407 5TH AVE SW
3	50	76942	0530	04/10/14	\$279,990	\$299,000	1,540	8	2014	Avg	3,600	N	N	11348 4TH PL SW
3	50	76942	0140	04/24/13	\$241,595	\$280,000	1,540	8	2013	Avg	3,619	N	N	11301 5TH AVE SW
3	30	37446	0589	07/25/13	\$320,000	\$363,000	1,550	8	2012	Avg	2,501	N	N	1027 SW 124TH ST
3	30	37446	0587	11/21/13	\$325,000	\$359,000	1,550	8	2013	Avg	2,501	N	N	1029 SW 124TH ST
3	50	76942	0300	06/17/14	\$343,358	\$361,000	1,730	8	2014	Avg	3,773	N	N	427 SW 111TH PL
3	50	76942	0430	06/25/14	\$328,423	\$344,000	1,730	8	2014	Avg	3,600	N	N	11303 5TH AVE SW
3	50	76942	0250	06/11/14	\$321,786	\$339,000	1,730	8	2014	Avg	3,467	N	N	459 SW 111TH PL
3	50	76942	0030	06/13/14	\$319,105	\$336,000	1,730	8	2014	Avg	4,513	N	N	11429 5TH AVE SW
3	50	76942	0610	03/03/14	\$310,219	\$334,000	1,730	8	2014	Avg	3,600	N	N	11258 4TH PL SW
3	50	76942	0550	10/24/13	\$293,642	\$326,000	1,730	8	2014	Avg	3,600	N	N	11332 4TH PL SW
3	50	76942	0130	05/01/13	\$242,261	\$280,000	1,730	8	2013	Avg	3,768	N	N	11309 5TH AVE SW
3	30	78896	1265	12/04/14	\$350,000	\$353,000	1,850	8	2014	Avg	3,000	N	N	12424 2ND PL SW
3	30	78896	1270	08/21/14	\$382,000	\$395,000	1,850	8	2014	Avg	3,000	N	N	12418 2ND PL SW
3	30	63410	0054	03/19/12	\$300,000	\$378,000	2,020	8	2011	Avg	5,180	N	N	518 SW 124TH ST
3	50	76942	0080	03/27/14	\$334,990	\$359,000	2,030	8	2014	Avg	4,157	N	N	11349 5TH AVE SW
3	50	76942	0400	04/29/14	\$329,223	\$350,000	2,030	8	2014	Avg	3,600	N	N	11327 4TH PL SW
3	50	76942	0570	01/13/14	\$319,961	\$349,000	2,030	8	2013	Avg	3,600	N	N	11316 4TH PL SW
3	50	76942	0040	03/27/14	\$325,409	\$349,000	2,030	8	2014	Avg	4,442	N	N	11421 5TH AVE SW
3	50	76942	0450	08/02/13	\$295,845	\$335,000	2,030	8	2013	Avg	3,600	N	N	11261 4TH PL SW
3	50	76942	0470	07/23/13	\$288,845	\$328,000	2,030	8	2013	Avg	3,600	N	N	11245 4TH PL SW
3	50	76942	0490	07/16/13	\$279,487	\$318,000	2,030	8	2013	Avg	3,824	N	N	11229 4TH PL SW
3	50	76942	0440	08/06/13	\$277,612	\$314,000	2,030	8	2013	Avg	3,600	N	N	11269 4TH PL SW
3	30	07230	9638	07/19/13	\$389,950	\$443,000	2,130	8	2013	Avg	8,143	N	N	238 SW 119TH ST
3	30	07230	9189	03/19/13	\$373,000	\$435,000	2,130	8	2013	Avg	8,141	N	N	232 SW 119TH ST
3	50	76942	0020	05/06/14	\$347,949	\$369,000	2,220	8	2014	Avg	4,638	N	N	11435 5TH AVE SW
3	50	76942	0070	05/21/14	\$334,990	\$354,000	2,220	8	2014	Avg	4,228	N	N	11357 5TH AVE SW

## Improved Sales Used in This Annual Update Analysis

### Area 023 -- 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	50	76942	0110	01/28/14	\$329,820	\$358,000	2,220	8	2013	Avg	3,944	N	N	11325 5TH AVE SW
3	50	76942	0480	07/22/13	\$296,018	\$336,000	2,220	8	2013	Avg	3,600	N	N	11235 4TH PL SW
3	50	76942	0050	07/02/14	\$379,078	\$397,000	2,370	8	2014	Avg	4,371	N	N	11415 5TH AVE SW
3	50	76942	0010	05/22/14	\$369,100	\$390,000	2,370	8	2014	Avg	5,014	N	N	11443 5TH AVE SW
3	50	76942	0390	05/27/14	\$362,061	\$382,000	2,370	8	2013	Avg	3,600	N	N	11335 4TH PL SW
3	50	76942	0460	10/07/13	\$334,265	\$373,000	2,370	8	2013	Avg	3,600	N	N	11253 4TH PL SW
3	50	76942	0520	10/25/13	\$327,771	\$364,000	2,370	8	2014	Avg	3,600	N	N	11412 4TH PL SW
3	50	76942	0580	11/08/13	\$319,489	\$354,000	2,370	8	2014	Avg	3,600	N	N	11308 4TH PL SW
3	50	76942	0330	06/02/14	\$383,379	\$404,000	2,620	8	2014	Avg	4,324	N	N	11302 5TH AVE SW
3	30	63410	0022	09/16/14	\$419,000	\$430,000	2,640	8	2014	Avg	7,859	N	N	424 SW 124TH ST
3	30	78896	0045	09/10/13	\$368,000	\$413,000	2,110	9	2012	Avg	6,240	N	N	12226 3RD AVE SW
3	30	37446	0121	08/01/12	\$338,000	\$414,000	2,130	9	2012	Avg	4,197	N	N	12182 9TH PL SW
3	30	37446	0119	05/07/12	\$333,000	\$415,000	2,130	9	2012	Avg	4,197	N	N	12168 9TH PL SW
3	30	78896	0046	08/21/13	\$373,000	\$420,000	2,210	9	2012	Avg	6,240	N	N	12230 3RD AVE SW
3	30	37446	0116	12/13/12	\$384,000	\$457,000	2,460	9	2012	Avg	5,433	N	N	12122 9TH PL SW
3	30	37446	0117	11/13/12	\$378,500	\$454,000	2,520	9	2012	Avg	4,916	N	N	12134 9TH PL SW
3	30	37446	0115	04/05/12	\$398,500	\$500,000	3,030	9	2012	Avg	7,554	N	N	12107 9TH PL SW
4	50	06230	9232	07/15/14	\$115,000	\$120,000	550	5	1952	Avg	7,980	N	N	10233 10TH AVE SW
4	50	07950	2320	05/17/12	\$119,900	\$149,000	640	6	1947	Avg	6,250	N	N	10442 OCCIDENTAL AVE S
4	50	06230	9162	07/29/13	\$175,000	\$198,000	670	6	1940	Avg	8,400	N	N	921 SW 102ND ST
4	50	24146	0300	07/23/13	\$142,000	\$161,000	700	6	1936	Avg	15,093	N	N	109 SW 102ND ST
4	50	24146	0366	11/14/14	\$199,900	\$202,000	720	6	1930	Avg	7,140	N	N	319 SW 102ND ST
4	50	05230	9178	12/26/13	\$182,500	\$200,000	720	6	1948	Good	7,560	N	N	142 S 100TH ST
4	50	06230	9181	08/28/12	\$149,600	\$182,000	720	6	1943	Avg	7,080	N	N	1113 SW 102ND ST
4	50	51476	0105	07/21/14	\$178,500	\$186,000	740	6	1953	Avg	6,460	N	N	10608 8TH AVE SW
4	50	07950	1450	04/24/14	\$180,000	\$192,000	740	6	1955	Avg	6,250	N	N	10816 5TH AVE S
4	50	79732	2320	03/05/14	\$122,238	\$132,000	770	6	1930	Avg	8,621	N	N	10246 5TH AVE SW
4	50	24146	0146	03/25/13	\$149,950	\$175,000	780	6	1943	Avg	8,016	N	N	10021 1ST AVE SW
4	50	79732	2725	06/11/13	\$145,000	\$166,000	780	6	1941	Avg	5,300	N	N	10009 15TH AVE SW
4	50	79732	2120	03/07/14	\$161,500	\$174,000	800	6	1955	Good	8,679	N	N	622 SW 104TH ST
4	50	51470	0155	04/18/13	\$172,000	\$199,000	840	6	1948	Good	6,200	N	N	702 SW 106TH ST
4	50	07950	2330	02/03/14	\$147,400	\$160,000	850	6	1948	Avg	6,250	N	N	10450 OCCIDENTAL AVE S
4	50	06230	9175	02/21/12	\$125,000	\$158,000	870	6	1919	Avg	12,000	N	N	10405 4TH AVE SW
4	50	79732	2730	06/11/13	\$156,000	\$179,000	880	6	1942	Avg	5,155	N	N	10003 15TH AVE SW
4	50	35508	0021	09/18/13	\$200,000	\$224,000	890	6	1950	Good	7,920	N	N	822 SW 104TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 023 -- 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	50	24146	0215	07/18/13	\$175,000	\$199,000	890	6	1941	Avg	15,083	N	N	10226 1ST AVE SW
4	50	24146	0345	08/28/13	\$182,900	\$206,000	930	6	1952	Avg	7,557	N	N	10243 2ND AVE SW
4	50	06230	9171	09/05/12	\$125,000	\$152,000	930	6	1943	Avg	15,032	N	N	832 SW 108TH ST
4	50	07950	2670	04/25/13	\$220,000	\$255,000	940	6	1941	Good	22,012	N	N	10834 6TH AVE S
4	50	51482	0100	05/08/13	\$205,000	\$237,000	950	6	1954	Good	8,690	N	N	10435 7TH AVE SW
4	50	28992	0010	05/22/12	\$250,000	\$311,000	970	6	1942	VGood	7,320	N	N	10453 8TH AVE SW
4	50	05230	9032	06/13/12	\$150,000	\$186,000	970	6	1950	Avg	17,950	N	N	9845 OCCIDENTAL AVE S
4	50	07950	1685	09/20/13	\$149,950	\$168,000	980	6	1952	Avg	9,182	N	N	157 S 107TH ST
4	50	66204	0645	07/09/12	\$152,000	\$187,000	980	6	1947	Avg	10,900	N	N	10006 2ND AVE S
4	50	66204	0205	08/06/14	\$200,000	\$208,000	1,000	6	1949	Avg	6,227	N	N	10023 OCCIDENTAL AVE S
4	50	07950	1070	05/24/13	\$179,900	\$207,000	1,000	6	1955	Avg	5,189	N	N	10839 5TH AVE S
4	50	06230	9094	05/16/14	\$180,000	\$191,000	1,000	6	1940	Avg	18,513	N	N	1011 SW 102ND ST
4	50	66204	0140	09/26/12	\$132,000	\$160,000	1,000	6	1941	Avg	6,227	N	N	10237 OCCIDENTAL AVE S
4	50	31636	0076	07/30/14	\$152,275	\$158,000	1,020	6	1946	Avg	6,871	N	N	304 SW 110TH ST
4	50	06230	9259	03/26/14	\$213,500	\$229,000	1,030	6	1954	Avg	12,390	N	N	10447 7TH AVE SW
4	50	17218	0650	05/03/13	\$138,000	\$159,000	1,030	6	1934	Avg	6,120	N	N	10435 2ND AVE SW
4	50	31636	0125	07/27/12	\$198,500	\$243,000	1,040	6	1941	Avg	8,000	N	N	10803 2ND AVE SW
4	50	24146	0195	07/21/14	\$210,000	\$219,000	1,040	6	1951	Avg	8,600	N	N	10015 1ST AVE S
4	50	07950	2190	07/15/14	\$205,000	\$214,000	1,060	6	1941	Avg	8,000	N	N	104 S 106TH ST
4	50	07950	2210	03/16/12	\$165,000	\$208,000	1,080	6	1941	Avg	9,000	N	N	10455 OCCIDENTAL AVE S
4	50	06230	9185	07/02/14	\$185,000	\$194,000	1,090	6	1942	Avg	6,700	N	N	10626 12TH AVE SW
4	50	24146	0125	08/08/12	\$160,000	\$196,000	1,100	6	1961	Avg	8,249	N	N	118 SW 102ND ST
4	50	24146	0080	05/08/14	\$286,900	\$304,000	1,130	6	1972	Avg	14,717	N	N	216 SW 102ND ST
4	50	68838	0075	06/17/14	\$199,000	\$209,000	1,140	6	1961	Avg	9,052	N	N	643 SW 107TH ST
4	50	06230	9170	03/20/12	\$190,000	\$239,000	1,160	6	1943	Avg	15,031	N	N	840 SW 108TH ST
4	50	79732	1710	07/19/12	\$158,000	\$194,000	1,160	6	1930	Avg	8,640	N	N	10044 6TH AVE SW
4	50	34510	0325	05/16/13	\$160,000	\$184,000	1,160	6	1934	Avg	20,150	N	N	10764 14TH AVE SW
4	50	07950	1085	09/10/14	\$192,500	\$198,000	1,170	6	1953	Avg	6,250	N	N	10821 5TH AVE S
4	50	24146	0400	08/05/14	\$210,000	\$218,000	1,190	6	1939	Avg	7,570	N	N	10227 3RD AVE SW
4	50	28992	0140	11/25/14	\$117,000	\$118,000	1,200	6	1941	Fair	7,620	N	N	10448 11TH AVE SW
4	50	79732	2230	12/24/12	\$199,000	\$236,000	1,250	6	1955	Good	8,640	N	N	508 SW 104TH ST
4	50	25868	0170	06/21/13	\$227,950	\$260,000	1,260	6	1961	Good	7,645	N	N	11006 11TH AVE SW
4	50	06230	9177	04/26/13	\$180,500	\$209,000	1,290	6	1943	Avg	11,250	N	N	10442 8TH AVE SW
4	50	05230	9165	07/25/12	\$178,500	\$219,000	1,370	6	1995	Avg	17,670	N	N	9855 OCCIDENTAL AVE S
4	50	68838	0070	01/16/13	\$189,900	\$225,000	1,480	6	1954	Good	8,755	N	N	649 SW 107TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 023 -- 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	50	17218	0280	01/14/14	\$210,250	\$229,000	1,520	6	1984	Avg	6,120	N	N	10621 3RD AVE SW
4	50	42706	0020	04/01/14	\$216,000	\$231,000	1,690	6	1940	Avg	8,819	N	N	10404 AQUA WAY S
4	50	17218	0470	05/21/14	\$230,000	\$243,000	1,930	6	1969	Avg	6,120	N	N	10645 2ND AVE SW
4	50	05230	9026	04/09/13	\$221,000	\$257,000	2,040	6	1961	Good	11,340	N	N	9917 2ND AVE S
4	50	07950	1900	11/12/13	\$203,000	\$224,000	800	7	1950	Good	5,180	N	N	331 S 106TH ST
4	50	05230	9195	05/22/14	\$150,000	\$159,000	820	7	1954	Avg	10,270	N	N	10210 MYERS WAY S
4	50	06230	9131	05/28/13	\$208,000	\$239,000	830	7	1949	Good	9,780	N	N	10220 9TH AVE SW
4	50	06230	9127	01/03/14	\$245,000	\$268,000	860	7	2013	Avg	7,100	N	N	1103 SW 106TH ST
4	50	25868	0080	06/26/13	\$210,000	\$240,000	880	7	2013	Avg	7,601	N	N	10820 11TH AVE SW
4	50	25868	0235	05/15/13	\$280,000	\$323,000	920	7	1950	Good	7,665	N	N	11033 10TH AVE SW
4	50	66204	0195	04/05/13	\$225,000	\$261,000	940	7	1939	Avg	6,227	N	N	10039 OCCIDENTAL AVE S
4	50	66204	0495	08/21/12	\$200,000	\$244,000	940	7	1954	Good	5,450	N	N	10309 3RD AVE S
4	50	17218	0680	12/26/12	\$193,000	\$229,000	970	7	1998	Avg	3,060	N	N	10449 2ND AVE SW
4	50	15910	0050	07/02/13	\$280,000	\$319,000	980	7	1954	Avg	6,660	N	N	9804 13TH AVE SW
4	50	06230	9122	07/10/13	\$270,000	\$307,000	980	7	1942	Avg	21,108	N	N	10631 8TH AVE SW
4	50	15910	0025	12/19/13	\$240,000	\$263,000	1,010	7	2013	Avg	6,615	N	N	9630 13TH AVE SW
4	50	06230	9313	07/18/13	\$247,800	\$281,000	1,020	7	1959	Avg	7,920	N	N	10411 10TH AVE SW
4	50	06230	9151	11/21/13	\$205,000	\$226,000	1,030	7	1938	Avg	5,500	N	N	10608 12TH AVE SW
4	50	17218	1025	07/18/14	\$210,000	\$219,000	1,040	7	1954	Avg	4,590	N	N	10626 2ND AVE SW
4	50	06230	9153	12/12/12	\$240,000	\$286,000	1,040	7	1940	Good	8,000	N	N	1109 SW 106TH ST
4	50	25868	0360	10/15/14	\$165,000	\$168,000	1,050	7	1950	Avg	7,641	N	N	1103 SW 110TH ST
4	50	06230	9193	12/14/12	\$180,000	\$214,000	1,060	7	1956	Avg	6,814	N	N	11040 1ST AVE SW
4	50	35508	0100	07/11/13	\$239,000	\$272,000	1,070	7	1976	Good	7,200	N	N	10235 9TH AVE SW
4	50	28986	0160	05/01/12	\$288,950	\$361,000	1,090	7	2011	Avg	7,747	N	N	1016 SW 102ND ST
4	50	07950	1475	09/24/12	\$197,000	\$239,000	1,090	7	1966	Avg	7,200	N	N	10804 5TH AVE S
4	50	28992	0040	07/15/14	\$242,000	\$252,000	1,120	7	1966	Avg	7,620	N	N	10448 9TH AVE SW
4	50	34510	0459	03/27/14	\$160,000	\$171,000	1,120	7	1950	Avg	8,250	N	N	1402 SW 112TH ST
4	50	25868	0315	06/06/13	\$230,000	\$264,000	1,130	7	1964	Avg	7,800	N	N	11057 11TH AVE SW
4	50	24146	0100	06/27/12	\$300,000	\$370,000	1,190	7	1961	VGood	10,824	N	N	10017 2ND AVE SW
4	50	66204	0345	03/27/13	\$245,000	\$285,000	1,200	7	1948	Avg	4,998	N	N	10233 2ND AVE S
4	50	15910	0015	10/04/12	\$189,900	\$230,000	1,200	7	1954	Good	6,615	N	N	9618 13TH AVE SW
4	50	06230	9079	07/18/14	\$175,000	\$182,000	1,210	7	1946	Avg	11,264	N	N	11052 1ST AVE SW
4	50	66204	0505	02/19/13	\$235,000	\$276,000	1,210	7	1963	Good	5,650	N	N	10229 3RD AVE S
4	50	66204	0285	03/22/12	\$250,000	\$315,000	1,210	7	2011	Avg	5,112	N	N	10228 OCCIDENTAL AVE S
4	50	42706	0025	05/13/14	\$245,000	\$260,000	1,220	7	1962	Avg	7,902	N	N	10412 AQUA WAY S

## Improved Sales Used in This Annual Update Analysis

### Area 023 -- 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	50	06230	9086	05/02/14	\$237,900	\$253,000	1,230	7	1967	Avg	14,039	N	N	855 SW 108TH ST
4	50	06230	9270	12/12/12	\$165,000	\$197,000	1,230	7	1954	Avg	12,500	N	N	10419 4TH AVE SW
4	50	28992	0155	03/20/13	\$279,950	\$327,000	1,250	7	1953	VGood	8,400	N	N	1108 SW 106TH ST
4	50	07950	1910	06/03/14	\$165,000	\$174,000	1,260	7	1960	Avg	14,614	N	N	255 S 107TH ST
4	50	24146	0075	02/21/13	\$195,000	\$229,000	1,300	7	1962	Avg	7,647	N	N	224 SW 102ND ST
4	50	06230	9142	09/11/13	\$188,475	\$211,000	1,330	7	1970	Avg	10,465	N	N	1021 SW 106TH ST
4	50	52692	0149	06/19/13	\$166,100	\$190,000	1,360	7	1975	Avg	7,620	N	N	903 SW 100TH ST
4	50	06230	9295	06/30/14	\$227,850	\$239,000	1,370	7	1978	Avg	7,440	N	N	10613 11TH AVE SW
4	50	28958	0090	09/11/12	\$250,000	\$304,000	1,400	7	2011	Avg	2,966	N	N	831 SW 100TH ST
4	50	28958	0050	05/07/12	\$249,900	\$312,000	1,400	7	2011	Avg	2,966	N	N	809 SW 100TH ST
4	50	28958	0070	01/26/12	\$245,000	\$312,000	1,400	7	2011	Avg	2,966	N	N	819 SW 100TH ST
4	50	28958	0080	01/13/12	\$242,000	\$309,000	1,400	7	2011	Avg	2,966	N	N	825 SW 100TH ST
4	50	28958	0240	07/01/14	\$265,000	\$277,000	1,400	7	2013	Avg	3,376	N	N	523 SW 100TH ST
4	50	28958	0190	07/15/14	\$265,000	\$276,000	1,400	7	2013	Avg	3,426	N	N	585 SW 100TH ST
4	50	28958	0220	12/16/14	\$265,000	\$266,000	1,400	7	2013	Avg	3,366	N	N	547 SW 100TH ST
4	50	28958	0230	10/22/14	\$265,000	\$270,000	1,400	7	2013	Avg	3,366	N	N	535 SW 100TH ST
4	50	28958	0210	10/07/14	\$265,000	\$271,000	1,400	7	2013	Avg	3,366	N	N	561 SW 100TH ST
4	50	28958	0200	10/02/14	\$265,000	\$271,000	1,400	7	2013	Avg	3,368	N	N	573 SW 100TH ST
4	50	34510	0443	10/15/12	\$139,500	\$168,000	1,420	7	1927	Avg	6,404	N	N	11053 12TH AVE SW
4	50	51476	0060	08/14/13	\$176,000	\$199,000	1,440	7	2004	Avg	6,695	N	N	10609 6TH AVE SW
4	50	68838	0045	04/07/14	\$239,000	\$255,000	1,480	7	1954	Avg	8,990	N	N	610 SW 107TH ST
4	50	17218	0155	12/17/14	\$257,500	\$258,000	1,490	7	2003	Avg	3,060	N	N	10437 3RD AVE SW
4	50	24146	0036	04/11/13	\$221,000	\$257,000	1,490	7	1962	Good	7,637	N	N	10037 3RD AVE SW
4	50	28958	0180	06/02/14	\$311,500	\$328,000	1,520	7	2013	Avg	4,316	N	N	597 SW 100TH ST
4	50	17218	1406	05/22/14	\$250,000	\$264,000	1,530	7	2004	Avg	3,060	N	N	10474 2ND PL SW
4	50	06230	9273	11/21/14	\$225,000	\$227,000	1,550	7	1979	Avg	9,060	N	N	10433 8TH AVE SW
4	50	07950	2350	10/26/12	\$165,000	\$199,000	1,560	7	1952	Avg	7,125	N	N	10445 2ND AVE S
4	50	28958	0100	07/01/13	\$272,000	\$310,000	1,580	7	2011	Avg	3,469	N	N	837 SW 100TH ST
4	50	17218	1665	04/23/12	\$249,900	\$313,000	1,610	7	2009	Avg	3,060	N	N	10436 1ST AVE SW
4	50	17218	1675	10/11/12	\$249,900	\$302,000	1,610	7	2009	Avg	3,060	N	N	10442 1ST AVE SW
4	50	17218	1674	11/14/12	\$247,000	\$296,000	1,610	7	2009	Avg	3,060	N	N	10440 1ST AVE SW
4	50	17218	1666	07/26/12	\$246,450	\$302,000	1,610	7	2009	Avg	3,060	N	N	10438 1ST AVE SW
4	50	34510	0360	04/25/13	\$280,000	\$324,000	1,630	7	1954	Good	20,150	N	N	11010 14TH AVE SW
4	50	17218	1161	10/30/14	\$236,000	\$240,000	1,630	7	2003	Avg	3,060	N	N	10667 2ND PL SW
4	50	25868	0160	11/18/13	\$215,000	\$237,000	1,650	7	1950	Good	7,587	N	N	10805 10TH AVE SW



## Improved Sales Used in This Annual Update Analysis

### Area 023 -- 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	50	28986	0180	04/26/13	\$247,500	\$286,000	1,670	7	1942	Good	11,450	N	N	10033 10TH AVE SW
4	50	05230	9171	09/09/12	\$255,000	\$310,000	1,670	7	1947	VGood	10,560	N	N	10316 3RD AVE S
4	50	06230	9047	05/30/14	\$202,000	\$213,000	1,670	7	1918	Avg	12,180	N	N	841 SW 108TH ST
4	50	25868	0205	07/25/12	\$155,000	\$190,000	1,880	7	1928	Avg	7,680	N	N	11050 11TH AVE SW
4	50	07950	2720	08/20/13	\$234,000	\$264,000	2,060	7	2002	Avg	10,498	N	N	10874 6TH AVE S
4	50	05230	9229	02/21/12	\$157,000	\$199,000	2,200	7	1967	Avg	8,740	N	N	10603 AQUA WAY S
4	50	05230	9234	01/02/14	\$155,000	\$169,000	2,240	7	1966	Avg	11,350	N	N	10421 AQUA WAY S
4	50	07950	2430	07/06/12	\$217,500	\$268,000	2,260	7	1949	Avg	10,933	N	N	10432 2ND AVE S
4	50	28986	0005	02/22/12	\$330,000	\$418,000	2,300	7	2012	Avg	7,620	N	N	10032 9TH AVE SW
4	50	24146	0255	07/24/13	\$255,000	\$289,000	1,350	8	1955	Avg	7,803	N	N	10204 2ND AVE SW
4	50	24146	0250	08/21/13	\$350,000	\$394,000	1,400	8	2013	Avg	5,185	N	N	7 SW 102ND ST
4	50	66204	0415	07/17/12	\$327,550	\$403,000	1,420	8	2012	Avg	6,490	N	N	205 S 102ND ST
4	50	28958	0400	08/13/14	\$299,800	\$311,000	1,610	8	2014	Avg	2,752	N	N	846 SW 97TH ST
4	50	24146	0257	08/25/14	\$405,000	\$418,000	2,430	8	2014	Avg	7,120	N	N	121 SW 102ND ST
4	50	66204	0416	04/24/12	\$325,000	\$406,000	2,440	8	2010	Avg	6,490	N	N	211 S 102ND ST
4	50	34510	0427	12/31/12	\$455,000	\$540,000	3,050	9	2008	Avg	6,497	N	N	1223 SW 110TH LN
5	40	01230	9236	06/19/13	\$175,000	\$200,000	500	5	1937	Good	8,160	N	N	9822 25TH AVE SW
5	40	01230	9336	06/11/14	\$148,000	\$156,000	620	5	1939	Avg	8,261	N	N	9854 25TH AVE SW
5	40	63034	0480	06/07/13	\$161,000	\$185,000	700	5	1941	Avg	5,334	N	N	10615 18TH AVE SW
5	40	01230	9604	07/01/14	\$102,500	\$107,000	820	5	1937	Avg	4,320	N	N	9852 20TH AVE SW
5	40	01230	9237	07/11/13	\$179,950	\$205,000	830	5	1934	Good	8,160	N	N	9650 25TH AVE SW
5	40	01230	9206	09/12/13	\$215,000	\$241,000	1,110	5	1939	Good	8,428	N	N	9615 24TH AVE SW
5	40	63034	0680	09/10/13	\$211,100	\$237,000	640	6	1921	Good	8,382	N	N	10714 19TH AVE SW
5	40	01230	9279	07/11/14	\$165,000	\$172,000	640	6	1942	Avg	7,768	N	N	9817 20TH AVE SW
5	40	63034	0101	02/13/14	\$113,000	\$122,000	660	6	1941	Avg	3,800	N	N	1816 SW 106TH ST
5	40	81516	0910	06/12/12	\$158,000	\$196,000	670	6	1948	Avg	17,140	N	N	2215 SW 106TH ST
5	40	02060	0030	01/27/14	\$189,900	\$206,000	720	6	1940	Good	8,276	N	N	2214 SW 104TH ST
5	40	01230	9332	12/30/14	\$133,300	\$133,000	720	6	1943	Avg	9,100	N	N	10220 24TH AVE SW
5	40	01230	9130	05/06/13	\$215,000	\$248,000	740	6	2012	Avg	8,160	N	N	9641 25TH AVE SW
5	40	72114	0375	12/27/12	\$147,950	\$176,000	770	6	1947	Avg	5,000	N	N	10049 19TH AVE SW
5	40	01230	9126	03/31/14	\$150,000	\$161,000	770	6	1944	Avg	16,706	N	N	10003 21ST AVE SW
5	40	76946	0045	05/06/14	\$175,000	\$186,000	780	6	1939	Avg	9,375	N	N	10437 26TH AVE SW
5	40	72114	0735	05/15/12	\$180,000	\$224,000	790	6	1930	Good	5,000	N	N	10008 18TH AVE SW
5	30	81516	0141	04/16/14	\$170,000	\$181,000	800	6	1952	Avg	10,360	N	N	10841 25TH AVE SW
5	40	72114	1685	05/17/13	\$157,500	\$181,000	820	6	1948	Avg	5,380	N	N	10204 19TH AVE SW

## Improved Sales Used in This Annual Update Analysis

### Area 023 -- 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	28536	0210	01/22/14	\$230,000	\$250,000	830	6	1952	Good	18,000	N	N	9817 26TH AVE SW
5	40	72114	1445	08/23/13	\$185,000	\$208,000	830	6	1947	Avg	5,367	N	N	1721 SW 102ND ST
5	30	81516	0570	01/22/14	\$185,000	\$201,000	840	6	1952	Avg	11,325	N	N	11024 24TH PL SW
5	40	30048	0285	03/14/12	\$151,500	\$191,000	840	6	1966	VGood	5,119	N	N	9806 20TH AVE SW
5	30	81516	0701	06/23/14	\$234,000	\$245,000	870	6	1940	Avg	11,100	N	N	11062 25TH AVE SW
5	40	01230	9071	04/17/13	\$131,250	\$152,000	900	6	1920	Avg	9,112	N	N	2006 SW 100TH ST
5	40	63034	0860	11/13/12	\$180,000	\$216,000	960	6	1942	Avg	8,382	N	N	10739 17TH AVE SW
5	40	63034	1175	08/14/14	\$145,000	\$150,000	960	6	1920	Avg	8,382	N	N	11055 17TH AVE SW
5	40	72114	0905	06/19/13	\$212,500	\$243,000	970	6	1954	VGood	5,000	N	N	10027 17TH AVE SW
5	40	01230	9318	10/31/13	\$222,500	\$247,000	980	6	1947	Good	7,424	N	N	9828 20TH AVE SW
5	40	72114	0685	01/16/14	\$220,000	\$240,000	990	6	1917	VGood	6,000	N	N	10011 18TH AVE SW
5	40	01230	9297	10/10/12	\$187,000	\$226,000	990	6	1960	Good	7,697	N	N	9604 26TH AVE SW
5	30	81516	0730	12/09/13	\$299,000	\$329,000	1,000	6	1955	Good	13,515	N	N	11015 24TH PL SW
5	40	01230	9181	05/17/12	\$215,000	\$268,000	1,010	6	1933	Avg	6,977	N	N	2419 SW ROXBURY ST
5	30	01230	9394	09/10/13	\$389,000	\$436,000	1,050	6	1952	VGood	15,000	N	N	10923 28TH AVE SW
5	40	01230	9351	12/10/13	\$224,000	\$246,000	1,070	6	1933	Good	8,160	N	N	9844 26TH AVE SW
5	40	72114	0795	03/28/14	\$135,000	\$145,000	1,070	6	1947	Fair	7,500	N	N	10034 18TH AVE SW
5	40	01230	9578	12/12/13	\$255,000	\$280,000	1,090	6	2011	Avg	9,066	N	N	10042 26TH AVE SW
5	40	63034	0475	09/11/14	\$227,000	\$233,000	1,120	6	1971	Avg	8,763	N	N	10617 18TH AVE SW
5	40	72114	1610	08/20/14	\$165,000	\$171,000	1,120	6	1917	Avg	5,000	N	N	10235 17TH AVE SW
5	40	76946	0090	08/22/12	\$133,000	\$162,000	1,130	6	1935	Avg	13,727	N	N	10436 28TH AVE SW
5	40	72114	1886	10/29/13	\$220,000	\$244,000	1,140	6	1978	Good	5,000	N	N	10219 18TH AVE SW
5	30	81516	0211	03/11/13	\$210,000	\$245,000	1,140	6	1942	Avg	11,470	N	N	10727 25TH AVE SW
5	40	72622	0145	07/23/13	\$210,000	\$238,000	1,150	6	1954	Avg	7,800	N	N	2843 SW 102ND ST
5	30	78328	0035	10/16/12	\$165,000	\$199,000	1,190	6	1952	Avg	6,750	N	N	2623 SW 109TH ST
5	40	72114	0850	08/11/14	\$229,000	\$237,000	1,200	6	1979	Avg	5,000	N	N	10051 17TH AVE SW
5	30	50294	0095	06/06/13	\$261,000	\$299,000	1,200	6	1950	Good	7,680	N	N	10750 27TH AVE SW
5	40	63034	0500	03/20/14	\$212,000	\$228,000	1,210	6	1947	Avg	8,888	N	N	10616 21ST AVE SW
5	40	01230	9398	10/25/12	\$248,000	\$298,000	1,220	6	1932	Good	8,432	N	N	9635 21ST AVE SW
5	30	01230	9449	01/28/13	\$300,000	\$354,000	1,220	6	2013	Avg	10,147	N	N	2818 SW 112TH ST
5	40	63034	0645	09/29/14	\$239,950	\$246,000	1,250	6	1941	Avg	8,382	N	N	10731 19TH AVE SW
5	40	63034	0605	02/25/14	\$180,000	\$194,000	1,250	6	1955	Avg	9,768	N	N	1924 SW 110TH ST
5	40	81516	1190	12/03/14	\$180,000	\$181,000	1,290	6	1936	Avg	11,726	N	N	11036 22ND AVE SW
5	40	72114	1515	11/01/12	\$175,000	\$210,000	1,450	6	1972	Good	5,000	N	N	10242 18TH AVE SW
5	40	63034	1196	07/10/12	\$190,400	\$234,000	1,510	6	1980	Good	9,144	N	N	11025 17TH AVE SW

## Improved Sales Used in This Annual Update Analysis

### Area 023 -- 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	63034	0481	05/30/12	\$213,000	\$264,000	1,550	6	2012	Avg	3,175	N	N	10613 18TH AVE SW
5	40	01230	9187	04/03/12	\$240,000	\$301,000	1,760	6	1983	Avg	8,160	N	N	9808 25TH AVE SW
5	40	01230	9333	06/09/14	\$240,000	\$253,000	1,910	6	1934	Avg	16,320	N	N	9810 26TH AVE SW
5	40	01230	9315	07/02/13	\$300,000	\$342,000	1,950	6	1948	Avg	22,598	N	N	9801 28TH AVE SW
5	40	01230	9124	04/12/13	\$224,000	\$260,000	660	7	1942	Good	4,196	N	N	10249 26TH AVE SW
5	40	72114	1048	08/15/12	\$192,000	\$235,000	890	7	2002	Avg	2,500	N	N	10048 17TH AVE SW
5	40	76946	0093	07/08/13	\$293,500	\$334,000	900	7	1973	Good	7,200	N	N	2703 SW 105TH ST
5	40	01230	9626	04/25/14	\$197,300	\$210,000	900	7	1974	Avg	7,200	N	N	2420 SW 104TH ST
5	40	72114	0645	11/20/13	\$194,000	\$214,000	1,010	7	1961	Avg	5,000	N	N	10039 18TH AVE SW
5	40	92902	0015	01/06/12	\$219,000	\$280,000	1,020	7	1956	Good	6,300	N	N	2810 SW 99TH ST
5	30	81516	0123	12/11/13	\$290,000	\$319,000	1,030	7	1962	Good	8,230	N	N	2519 SW 109TH ST
5	30	76946	0303	09/20/12	\$207,500	\$252,000	1,030	7	1958	Good	6,500	N	N	10617 28TH AVE SW
5	40	72114	0615	05/15/14	\$217,450	\$230,000	1,040	7	1959	Avg	5,000	N	N	10053 18TH AVE SW
5	40	01230	9633	03/27/14	\$217,000	\$233,000	1,040	7	1979	Avg	6,975	N	N	9920 29TH AVE SW
5	30	81516	0239	03/06/14	\$288,000	\$310,000	1,050	7	1978	Good	7,992	N	N	2511 SW 107TH WAY
5	40	72622	0052	10/11/13	\$240,000	\$267,000	1,060	7	1978	Avg	8,754	N	N	2911 SW 97TH CT
5	40	63034	1400	11/13/13	\$291,000	\$322,000	1,080	7	1961	Good	8,382	N	N	11049 19TH AVE SW
5	40	76946	0071	05/29/13	\$238,000	\$273,000	1,100	7	1944	Avg	6,814	N	N	2652 SW 106TH ST
5	30	01230	9497	06/04/12	\$335,000	\$415,000	1,110	7	1958	Good	7,660	N	N	2835 SW 111TH PL
5	40	63034	1365	06/03/14	\$210,000	\$221,000	1,110	7	1962	Avg	7,962	N	N	11048 21ST AVE SW
5	40	76946	0393	12/10/14	\$185,000	\$186,000	1,110	7	1957	Avg	7,605	N	N	2838 SW 106TH ST
5	40	72114	2115	09/02/14	\$230,000	\$237,000	1,120	7	1965	Avg	7,500	N	N	10225 19TH AVE SW
5	40	01230	9141	01/22/13	\$233,000	\$275,000	1,130	7	1930	Good	16,270	N	N	9656 26TH AVE SW
5	40	93530	0050	03/26/13	\$255,500	\$298,000	1,140	7	1985	Avg	7,817	N	N	10210 23RD CT SW
5	40	01230	9076	12/04/13	\$165,000	\$182,000	1,190	7	1940	Fair	7,679	N	N	9842 21ST AVE SW
5	40	01230	9207	12/09/14	\$283,000	\$285,000	1,200	7	1959	Avg	8,160	N	N	9834 26TH AVE SW
5	40	72114	0235	05/13/13	\$235,000	\$271,000	1,200	7	1964	Good	5,404	N	N	10003 20TH AVE SW
5	40	72114	2135	10/28/13	\$256,950	\$285,000	1,230	7	1947	Good	7,500	N	N	10213 19TH AVE SW
5	40	01230	9179	02/12/13	\$284,000	\$334,000	1,240	7	1996	Avg	10,970	N	N	10267 26TH AVE SW
5	30	87310	0090	09/21/12	\$270,000	\$327,000	1,240	7	1961	Avg	7,400	N	N	2815 SW 110TH PL
5	30	81516	0663	09/17/14	\$333,000	\$342,000	1,250	7	1954	Good	8,450	N	N	2424 SW 112TH ST
5	30	87310	0040	06/13/12	\$246,500	\$305,000	1,250	7	1961	Avg	7,500	N	N	2822 SW 110TH PL
5	30	92868	0060	08/29/12	\$196,500	\$239,000	1,250	7	1954	Avg	9,884	N	N	11018 28TH AVE SW
5	40	01230	9258	08/28/13	\$417,500	\$470,000	1,260	7	1957	Good	8,160	N	N	9632 24TH AVE SW
5	40	63034	0965	09/09/14	\$220,000	\$226,000	1,260	7	1918	Avg	8,382	N	N	10743 16TH AVE SW

## Improved Sales Used in This Annual Update Analysis

### Area 023 -- 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	72114	0525	05/30/14	\$249,950	\$264,000	1,290	7	1957	Avg	5,000	N	N	10022 19TH AVE SW
5	30	81516	0601	03/11/14	\$279,900	\$301,000	1,300	7	1961	Avg	11,250	N	N	11044 24TH PL SW
5	30	76946	0253	05/06/14	\$312,000	\$331,000	1,300	7	2013	Avg	7,054	N	N	10703 28TH AVE SW
5	30	87310	0060	12/07/12	\$319,950	\$382,000	1,320	7	1961	Good	6,700	N	N	2835 SW 110TH PL
5	30	01230	9499	04/04/12	\$363,175	\$456,000	1,320	7	1961	Good	20,882	N	N	2861 SW 111TH PL
5	30	87310	0010	05/15/14	\$343,000	\$363,000	1,340	7	1960	Avg	10,290	Y	N	11001 28TH AVE SW
5	30	81516	0051	02/01/12	\$324,000	\$412,000	1,350	7	1957	Good	11,100	N	N	11028 26TH AVE SW
5	40	93200	0030	08/02/13	\$222,000	\$251,000	1,380	7	1967	Avg	8,650	N	N	2425 SW 103RD ST
5	40	81516	0962	05/10/12	\$209,000	\$260,000	1,380	7	1937	Avg	9,180	N	N	10409 22ND AVE SW
5	40	72114	2220	01/16/14	\$316,000	\$344,000	1,400	7	1971	Avg	9,731	Y	N	10234 21ST AVE SW
5	40	72114	0506	09/08/14	\$265,000	\$273,000	1,410	7	2006	Avg	2,500	N	N	10010 19TH AVE SW
5	40	72114	0505	03/19/14	\$244,500	\$262,000	1,410	7	2006	Avg	2,500	N	N	10008 19TH AVE SW
5	40	72114	0505	12/20/13	\$220,000	\$241,000	1,410	7	2006	Avg	2,500	N	N	10008 19TH AVE SW
5	30	76940	0035	11/14/12	\$226,500	\$271,000	1,420	7	1959	Avg	7,201	N	N	10623 27TH AVE SW
5	30	92868	0075	09/11/12	\$334,950	\$407,000	1,430	7	1978	Good	9,554	N	N	11100 28TH AVE SW
5	40	72114	1975	09/05/14	\$260,000	\$268,000	1,440	7	2006	Avg	2,500	N	N	10226 20TH AVE SW
5	40	72114	0814	02/08/12	\$187,500	\$238,000	1,440	7	2008	Avg	2,500	N	N	10046 18TH AVE SW
5	40	76946	0372	03/21/13	\$382,000	\$445,000	1,470	7	1962	VGood	14,400	N	N	10435 28TH AVE SW
5	40	63034	0125	08/27/13	\$323,000	\$364,000	1,470	7	2008	Good	8,636	N	N	10419 18TH AVE SW
5	40	01230	9480	09/20/12	\$165,000	\$200,000	1,470	7	1961	Avg	13,036	N	N	9617 22ND AVE SW
5	30	76946	0143	12/18/14	\$350,000	\$351,000	1,480	7	1957	Good	9,375	N	N	10721 26TH AVE SW
5	30	92868	0045	04/18/13	\$339,950	\$394,000	1,480	7	1964	Avg	10,052	N	N	2605 SW 110TH ST
5	30	50294	0005	05/14/12	\$256,000	\$319,000	1,520	7	1950	Avg	7,691	N	N	10757 27TH AVE SW
5	40	63034	1110	12/24/13	\$250,000	\$274,000	1,550	7	1947	Good	8,382	N	N	1721 SW 110TH ST
5	40	01230	9176	12/12/14	\$399,888	\$402,000	1,570	7	1948	Good	30,200	N	N	10236 26TH AVE SW
5	40	30048	0245	06/17/13	\$299,000	\$342,000	1,580	7	1960	Avg	9,330	N	N	9802 21ST AVE SW
5	30	76946	0191	08/05/13	\$340,000	\$385,000	1,600	7	1994	Avg	7,202	N	N	10730 28TH AVE SW
5	40	63034	0090	12/16/13	\$285,000	\$313,000	1,620	7	1928	Good	8,636	N	N	10426 19TH AVE SW
5	40	01230	9269	05/13/13	\$257,000	\$296,000	1,630	7	1987	Avg	8,160	N	N	9827 25TH AVE SW
5	30	81516	0740	09/27/13	\$365,000	\$408,000	1,660	7	1958	Good	10,404	N	N	11009 24TH PL SW
5	40	72622	0085	08/02/12	\$305,000	\$374,000	1,670	7	2011	Avg	25,199	N	N	9834 30TH AVE SW
5	40	01230	9129	12/12/13	\$465,000	\$511,000	1,680	7	1995	Good	37,376	N	N	10021 26TH AVE SW
5	40	72114	1475	10/18/13	\$245,000	\$272,000	1,740	7	2006	Avg	5,000	N	N	10218 18TH AVE SW
5	40	28536	0151	03/05/14	\$296,500	\$319,000	1,820	7	1955	Good	9,000	N	N	9836 28TH AVE SW
5	40	01230	9313	08/18/14	\$245,000	\$254,000	1,920	7	1989	Fair	9,000	N	N	9811 28TH AVE SW

## Improved Sales Used in This Annual Update Analysis

### Area 023 -- 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	01230	9627	02/03/14	\$324,370	\$352,000	1,920	7	1981	Avg	20,000	N	N	10229 26TH AVE SW
5	40	28536	0170	06/11/13	\$301,000	\$345,000	1,930	7	1944	Good	19,865	N	N	9920 28TH AVE SW
5	30	68808	0050	02/22/12	\$325,000	\$412,000	2,060	7	1954	VGood	8,023	N	N	10704 29TH PL SW
5	40	63034	0055	05/16/13	\$325,000	\$374,000	2,360	7	1995	Good	8,636	N	N	10425 19TH AVE SW
5	40	01230	9484	02/28/14	\$398,500	\$430,000	1,360	8	2013	Avg	8,160	N	N	9840 26TH AVE SW
5	30	92868	0041	11/29/12	\$475,000	\$567,000	1,810	8	2012	Avg	9,137	N	N	2619 SW 110TH ST
5	40	01230	9658	05/29/13	\$408,000	\$469,000	1,860	8	2013	Avg	4,338	N	N	10247 26TH AVE SW
5	40	01230	9659	03/28/13	\$410,000	\$477,000	1,870	8	2013	Avg	5,481	N	N	10245 26TH AVE SW
5	40	02060	0021	02/27/12	\$335,000	\$424,000	2,300	8	2012	Avg	7,200	N	N	2204 SW 104TH ST
5	40	01230	9376	08/20/14	\$535,000	\$553,000	2,360	8	2014	Avg	15,100	N	N	10202 26TH AVE SW
5	40	72622	0030	06/25/12	\$264,000	\$326,000	2,370	8	2003	Avg	9,000	N	N	9632 30TH AVE SW
5	40	81516	1091	12/26/12	\$359,950	\$428,000	2,430	8	2012	Avg	4,550	N	N	10707 21ST AVE SW
5	40	81516	1092	01/24/13	\$359,950	\$425,000	2,430	8	2012	Avg	4,550	N	N	10715 21ST AVE SW
5	40	81436	0021	11/25/13	\$315,000	\$347,000	2,480	8	2004	Avg	8,160	N	N	9828 22ND AVE SW
5	40	01230	9545	10/16/13	\$393,500	\$438,000	2,620	8	2008	Avg	8,803	N	N	10044 26TH AVE SW

## Improved Sales Removed in This Annual Update Analysis

### Area 023 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	40	079500	0400	07/22/13	\$117,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	40	079500	0405	01/23/14	\$127,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	40	079500	0405	10/31/14	\$95,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
1	40	079500	0620	09/24/14	\$115,000	STATISTICAL OUTLIER
1	40	079500	0675	12/04/12	\$220,262	GOV'T TO GOV'T; NO MARKET EXPOSURE
1	40	079500	0730	04/15/14	\$193,000	IMP. COUNT > 1; STATEMENT TO DOR
1	40	079500	0765	06/16/14	\$92,000	SHORT SALE; IMP CHARS DON'T MATCH SALES CHARS
1	40	079500	0845	01/16/14	\$220,721	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	40	079500	0845	09/04/14	\$230,000	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	40	079500	0865	10/03/13	\$118,300	AUCTION SALE; FINANCIAL INSTITUTION RESALE
1	40	079500	0865	09/12/14	\$235,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
1	40	079500	0885	10/01/14	\$283,000	OBSOLESCENCE
1	40	079500	0885	01/23/13	\$158,209	OBSOLESCENCE; BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
1	40	079500	0885	02/27/14	\$190,900	OBSOLESCENCE; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
1	40	079500	1600	11/25/14	\$340,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
1	40	079600	0240	03/31/14	\$285,000	UNFINISHED AREA
1	40	079600	0370	10/03/13	\$116,326	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	50	079700	0035	01/17/12	\$56,000	DOR RATIO; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
1	40	079800	0008	07/01/14	\$348,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
1	40	079800	0030	06/28/13	\$215,000	PREVIOUS IMP. VALUE <= 25K
1	40	079800	0062	08/01/14	\$286,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
1	40	079800	0145	11/05/13	\$126,325	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	40	079800	0145	09/24/14	\$244,500	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
1	40	079800	0271	01/06/12	\$105,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR
1	40	079800	0272	09/19/12	\$112,800	DOR RATIO; NON-REPRESENTATIVE SALE
1	40	079800	0337	07/31/14	\$325,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
1	40	079800	0535	06/25/14	\$308,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
1	40	079800	0540	04/05/12	\$125,000	DOR RATIO; GOV'T TO GOV'T; NON-REPRESENTATIVE SALE
1	40	079800	0540	11/06/12	\$50,000	DOR RATIO; QUIT CLAIM DEED; STATEMENT TO DOR
1	40	079800	0585	04/10/12	\$150,000	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX



## Improved Sales Removed in This Annual Update Analysis

### Area 023 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	40	079800	0621	10/07/13	\$204,950	OBSOLESCENCE
1	40	079800	0630	10/15/13	\$212,162	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	40	079800	0630	10/31/14	\$340,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
1	40	079800	0635	02/14/14	\$186,268	AUCTION SALE; CORRECTION DEED; EXEMPT FROM EXCISE TAX
1	40	079800	0635	02/18/14	\$132,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
1	40	079800	0670	04/02/13	\$149,900	OBSOLESCENCE
1	40	144680	0136	09/26/12	\$208,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	40	144680	0181	06/20/14	\$264,950	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
1	40	144680	0285	05/01/14	\$235,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
1	40	144680	0511	10/09/14	\$249,950	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
1	40	144680	0570	12/16/14	\$305,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
1	40	144680	0655	02/23/12	\$99,500	GOV'T TO NON GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	40	144680	0710	04/03/14	\$110,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	40	144680	0935	07/30/13	\$225,000	OBSOLESCENCE
1	40	144680	0935	02/26/13	\$211,092	OBSOLESCENCE; BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
1	40	144680	0966	10/24/12	\$138,500	DOR RATIO; NON-REPRESENTATIVE SALE
1	40	144680	0975	01/13/12	\$59,500	DOR RATIO; PERCENT COMPLETE; NON-REPRESENTATIVE SALE
1	40	144680	0995	02/28/14	\$214,850	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	50	144720	0056	04/19/12	\$110,000	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	50	144720	0056	03/02/12	\$271,865	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	40	144760	0186	02/14/12	\$175,000	IMP. COUNT > 1
1	40	144760	0226	01/29/13	\$198,354	OBSOLESCENCE; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	40	144760	0226	01/17/14	\$155,000	OBSOLESCENCE; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
1	40	144760	0226	04/10/13	\$181,106	OBSOLESCENCE; GOV'T TO GOV'T; NO MARKET EXPOSURE
1	40	144760	0235	06/05/14	\$155,000	OBSOLESCENCE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	40	144760	0235	03/10/14	\$159,513	OBSOLESCENCE; EXEMPT FROM EXCISE TAX
1	40	144760	0410	10/09/14	\$290,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
1	50	336140	0015	05/20/13	\$208,700	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	50	336140	0055	10/11/12	\$171,000	OBSOLESCENCE; EXEMPT FROM EXCISE TAX
1	50	336140	0055	01/09/13	\$175,299	OBSOLESCENCE; FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR

## Improved Sales Removed in This Annual Update Analysis

### Area 023 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	50	336140	0085	07/29/13	\$215,000	OBSOLESCENCE
1	50	336140	0085	03/20/13	\$261,264	OBSOLESCENCE; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	50	336140	0176	07/11/12	\$103,616	DOR RATIO; NO MARKET EXPOSURE
1	50	336140	0176	07/09/12	\$103,616	DOR RATIO; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
1	50	336140	0210	04/19/13	\$156,000	SHORT SALE
1	50	336140	0650	04/07/14	\$151,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
1	50	336140	0665	03/26/13	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	50	336140	0795	07/15/13	\$218,488	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
1	50	336140	0797	01/10/13	\$242,500	RELATED PARTY, FRIEND, OR NEIGHBOR
1	50	336140	0865	01/24/14	\$224,441	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	50	336140	1130	08/27/12	\$67,000	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	50	336140	1130	04/10/12	\$163,113	FORCED SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	50	336140	1210	06/25/14	\$126,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	50	336140	1210	12/31/14	\$209,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
1	50	336140	1530	08/29/12	\$92,731	DOR RATIO; AUCTION SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	50	336140	1675	04/16/13	\$253,000	OBSOLESCENCE
1	50	336140	1675	10/29/12	\$153,112	OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	50	336140	1771	03/15/12	\$122,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	50	336140	1775	07/02/14	\$221,591	OBSOLESCENCE; EXEMPT FROM EXCISE TAX
1	50	336140	1775	12/10/14	\$123,375	OBSOLESCENCE; FINANCIAL INSTITUTION RESALE
1	50	336140	1821	08/06/13	\$150,873	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	50	336140	1854	09/19/12	\$120,000	DOR RATIO; NON-REPRESENTATIVE SALE; SHORT SALE
1	50	336140	2039	02/24/14	\$315,081	BANKRUPTCY; NO MARKET EXPOSURE
1	50	336140	2039	08/25/14	\$195,000	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
1	50	336140	2041	10/30/14	\$134,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
1	50	336140	2045	09/04/13	\$377,443	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	50	338811	0230	08/31/12	\$116,500	NON-REPRESENTATIVE SALE
1	50	678720	0015	11/08/12	\$145,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	50	678720	0030	05/17/12	\$80,000	DOR RATIO
1	50	801860	0265	11/20/12	\$427,171	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE

## Improved Sales Removed in This Annual Update Analysis

### Area 023 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	50	801860	0265	11/27/12	\$322,704	GOV'T TO GOV'T; NO MARKET EXPOSURE
1	50	801860	0275	09/12/12	\$95,000	DOR RATIO
1	50	801860	0275	08/02/12	\$288,281	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	50	801860	0311	01/23/12	\$216,590	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	50	801860	0345	03/13/14	\$140,000	PREVIOUS IMP. VALUE <= 25K
1	50	801860	0585	12/28/12	\$142,560	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	50	801860	0600	12/11/13	\$198,293	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
1	50	801860	0620	11/20/14	\$262,432	OBSOLESCENCE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	50	801860	0640	09/18/14	\$275,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
1	50	801860	0842	04/05/12	\$90,000	DOR RATIO; GOV'T TO GOV'T; NO MARKET EXPOSURE;
1	50	801860	0870	02/11/13	\$79,406	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	50	801860	0880	09/26/13	\$128,386	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	50	801860	0880	06/11/14	\$110,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
1	50	801860	0980	07/16/12	\$25,000	DOR RATIO; GOV'T TO GOV'T; SHERIFF / TAX SALE
1	50	801860	0980	08/01/12	\$100,000	NON-REPRESENTATIVE SALE
1	50	801920	0030	10/11/13	\$112,000	DOR RATIO
1	50	801920	0030	09/26/14	\$300,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
1	50	801920	0140	02/10/12	\$90,297	DOR RATIO; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
1	50	801920	0235	07/24/14	\$292,500	IMP. COUNT > 1
1	50	801920	0345	07/30/13	\$161,041	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	50	801920	0385	03/16/12	\$128,000	DOR RATIO
1	50	801920	0451	08/26/14	\$205,741	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
1	50	801920	0452	01/18/13	\$237,908	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	50	801920	0452	03/12/13	\$112,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	50	801920	0485	10/01/13	\$127,500	PREVIOUS IMP. VALUE <= 25K; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	50	801920	0500	05/09/13	\$135,299	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	50	801920	0500	12/20/12	\$198,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	50	801920	0925	10/08/14	\$116,000	OBSOLESCENCE; AUCTION SALE; EXEMPT FROM EXCISE TAX
1	50	801920	1030	02/29/12	\$80,000	DOR RATIO
1	50	920000	0021	04/03/14	\$254,500	NO MARKET EXPOSURE

## Improved Sales Removed in This Annual Update Analysis

### Area 023 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	50	920000	0050	09/18/14	\$109,500	NO MARKET EXPOSURE
2	40	013300	0116	01/16/12	\$137,182	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	40	013300	0145	09/03/13	\$137,950	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	40	013300	0452	04/03/13	\$190,801	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	50	025700	0099	09/14/12	\$150,869	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	50	025700	0138	09/18/13	\$111,600	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	50	025700	0193	06/13/13	\$270,000	IMP. COUNT > 1
2	50	025700	0210	10/06/14	\$210,664	QUIT CLAIM DEED; STATEMENT TO DOR
2	50	025700	0216	12/12/12	\$231,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	50	025700	0219	01/16/13	\$206,700	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	50	025700	0228	08/06/13	\$230,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
2	50	025700	0260	06/25/12	\$131,101	NON-NORMAL DISTRIBUTION
2	50	025700	0263	10/21/14	\$182,200	ACTIVE PERMIT BEFORE SALE >25K
2	50	025700	0263	01/08/14	\$131,178	ACTIVE PERMIT BEFORE SALE >25K; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
2	50	025700	0285	08/30/12	\$90,000	OBSERVATION OUTSIDE THE NORM
2	40	031600	0015	04/11/13	\$314,494	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
2	40	031600	0160	08/21/14	\$260,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
2	40	031600	0200	05/07/12	\$149,300	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	40	031600	0200	08/13/14	\$307,500	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
2	40	042304	9071	04/08/13	\$130,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
2	40	042304	9109	09/12/12	\$109,500	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	40	042304	9174	05/13/14	\$340,000	IMP. COUNT > 1; EXEMPT FROM EXCISE TAX
2	40	042304	9185	08/20/12	\$70,000	DOR RATIO
2	40	042304	9191	04/11/14	\$386,984	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
2	40	079700	0136	06/27/12	\$134,699	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	40	079700	0186	12/22/14	\$316,608	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	40	079700	0251	04/11/12	\$120,000	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	40	079700	0258	02/16/12	\$75,000	DOR RATIO; QUIT CLAIM DEED; SHORT SALE
2	40	079700	0258	02/16/12	\$75,000	DOR RATIO; SHORT SALE
2	40	079700	0330	01/17/14	\$147,100	BANKRUPTCY - RECEIVER OR TRUSTEE

## Improved Sales Removed in This Annual Update Analysis

### Area 023 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	40	079700	0330	12/15/14	\$181,125	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	40	079700	0335	02/13/14	\$168,622	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	50	092304	9058	07/09/12	\$161,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
2	50	092304	9058	11/08/12	\$161,000	CORRECTION DEED; EXEMPT FROM EXCISE TAX
2	50	092304	9058	12/03/12	\$113,299	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	50	092304	9116	11/20/14	\$60,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	50	092304	9171	07/05/12	\$254,877	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	50	092304	9210	07/03/13	\$191,101	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	50	092304	9216	07/19/13	\$131,121	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	50	092304	9233	09/19/14	\$126,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	50	092304	9253	12/05/13	\$178,385	SEGREGATION AND/OR MERGER
2	50	092304	9253	07/07/14	\$189,000	SEGREGATION AND/OR MERGER
2	50	092304	9253	09/26/14	\$279,900	SEGREGATION AND/OR MERGER
2	50	092304	9273	05/25/12	\$120,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	50	092304	9323	07/14/14	\$239,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
2	50	092304	9334	07/26/13	\$145,500	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	50	092304	9348	04/29/12	\$80,000	DOR RATIO; SHORT SALE
2	50	092304	9400	11/19/14	\$185,000	ANOMOLY DETENTION
2	50	092304	9424	02/14/13	\$177,200	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	50	092304	9487	03/22/13	\$128,834	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	50	092304	9501	12/19/12	\$183,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	50	098500	0374	04/26/13	\$241,266	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	50	098500	0444	04/30/12	\$66,500	DOR RATIO; FINANCIAL INSTITUTION RESALE
2	50	098500	0444	01/13/12	\$52,150	DOR RATIO; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	50	098500	0714	03/08/12	\$130,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	50	098500	0722	01/15/13	\$168,432	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	50	098500	0722	10/25/13	\$210,000	CORRECTION DEED; EXEMPT FROM EXCISE TAX
2	50	098500	0812	05/17/13	\$63,700	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
2	50	098500	0855	02/23/12	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	50	098500	0900	11/05/14	\$198,500	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE

## Improved Sales Removed in This Annual Update Analysis

### Area 023 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	50	098500	0955	02/09/12	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	50	098500	1005	05/10/13	\$138,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	50	098500	1140	08/23/12	\$165,000	MODEL DEVELOPMENT EXCLUSION
2	50	098500	1266	12/15/14	\$250,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
2	50	098500	1275	04/17/13	\$129,050	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	50	098500	1275	05/21/13	\$136,566	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
2	50	098500	1275	06/20/14	\$250,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
2	50	098500	1280	02/04/13	\$154,146	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
2	50	098500	1305	10/30/12	\$153,824	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
2	50	098500	1321	04/14/14	\$209,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	50	098500	1321	06/20/14	\$132,300	NO MARKET EXPOSURE
2	50	098500	1321	12/17/14	\$291,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
2	40	098600	0042	03/21/14	\$260,200	AUCTION SALE; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	40	278700	0185	09/24/13	\$189,550	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	40	278820	0090	04/08/13	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	40	278820	0125	01/13/14	\$74,500	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	40	278840	0030	05/04/12	\$96,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	40	278840	0315	09/22/14	\$265,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
2	40	278850	0080	04/07/14	\$405,594	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	40	278850	0080	04/11/14	\$303,623	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	40	278850	0090	12/19/14	\$309,000	ACTIVE PERMIT BEFORE SALE >25K
2	40	278850	0140	09/05/14	\$318,702	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
2	40	278900	0120	08/05/14	\$144,976	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	40	278900	0120	10/13/14	\$138,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	40	278940	0035	06/22/12	\$125,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	40	278940	0055	01/15/14	\$269,950	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
2	40	278940	0085	11/25/14	\$85,000	DOR RATIO
2	40	284320	0070	12/15/14	\$282,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
2	50	336140	0452	03/04/13	\$90,300	STATISTICAL OUTLIER
2	50	336140	0452	08/24/12	\$66,000	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T



## Improved Sales Removed in This Annual Update Analysis

### Area 023 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	50	345480	0040	01/14/13	\$105,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	50	345480	0060	10/25/13	\$170,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	50	382600	0105	04/02/12	\$120,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	50	382600	0425	02/20/12	\$96,100	DOR RATIO
2	50	382600	0460	04/11/14	\$95,000	DOR RATIO
2	50	382600	0470	09/29/14	\$232,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
2	50	382600	0515	03/12/13	\$160,000	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	50	382600	0525	01/03/12	\$71,728	DOR RATIO; FINANCIAL INSTITUTION RESALE
2	50	382600	0745	10/08/12	\$166,069	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
2	50	382600	0785	12/31/12	\$100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	40	424540	0055	08/13/12	\$195,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	40	424540	0055	04/12/13	\$130,799	DOR RATIO; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
2	50	500000	0040	12/17/13	\$142,400	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	50	500000	0040	01/14/14	\$300,412	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
2	50	500050	0030	12/21/12	\$81,150	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	50	500050	0095	11/01/12	\$135,000	SHORT SALE
2	40	530020	0080	08/01/13	\$185,120	IMP. COUNT > 1; EXEMPT FROM EXCISE TAX
2	40	530020	0085	02/19/14	\$80,000	DOR RATIO
2	40	562420	0480	02/13/12	\$105,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	40	562420	0533	03/21/12	\$94,000	GOV'T TO NON GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	40	725820	0005	07/14/14	\$131,750	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	40	725820	0010	03/27/13	\$190,001	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	40	725820	0015	08/13/12	\$91,011	DOR RATIO; GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	40	725820	0015	09/13/12	\$249,155	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
2	40	725820	0015	07/02/12	\$245,156	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
2	40	780040	0015	02/21/12	\$88,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	50	814860	0040	08/02/12	\$212,886	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
2	50	814860	0055	09/11/13	\$117,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	50	814860	0055	05/13/14	\$225,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
2	40	861480	0030	07/25/12	\$108,500	IMP. CHARACTERISTICS CHANGED SINCE SALE

## Improved Sales Removed in This Annual Update Analysis

### Area 023 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	40	896180	0035	06/05/14	\$229,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
2	40	896180	0145	12/27/12	\$290,559	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	40	896180	0270	04/17/13	\$234,047	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	40	896180	0315	04/08/13	\$108,000	DOR RATIO; NO MARKET EXPOSURE
3	30	072304	9156	11/12/14	\$284,700	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
3	30	072304	9203	09/04/13	\$77,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
3	30	072304	9211	04/03/14	\$244,950	IMP. COUNT > 1
3	30	072304	9221	12/31/14	\$205,000	BANKRUPTCY - RECEIVER OR TRUSTEE
3	30	072304	9253	01/11/13	\$120,000	PREVIOUS IMP. VALUE <= 25K
3	50	072304	9269	01/23/13	\$323,448	GOV'T TO GOV'T; NO MARKET EXPOSURE
3	30	072304	9301	08/13/14	\$335,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
3	30	072304	9311	06/28/12	\$89,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	072304	9313	01/22/14	\$186,185	AUCTION SALE; NO MARKET EXPOSURE
3	50	072304	9338	02/26/13	\$181,355	GOV'T TO GOV'T; NO MARKET EXPOSURE
3	30	072304	9339	05/05/14	\$100,000	PREVIOUS IMP. VALUE <= 25K; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	50	072304	9471	10/17/12	\$122,899	DOR RATIO
3	50	072304	9471	07/30/12	\$133,000	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	30	072304	9474	09/06/12	\$75,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
3	30	072304	9485	06/03/13	\$120,150	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	50	072304	9488	05/23/12	\$158,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	072304	9501	04/17/13	\$256,700	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	30	072304	9526	11/11/14	\$461,688	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	30	072304	9533	09/30/14	\$271,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
3	30	072304	9560	03/27/12	\$142,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	072304	9577	12/18/12	\$115,000	NON-REPRESENTATIVE SALE; SHORT SALE
3	30	072304	9596	05/09/14	\$255,000	PERCENT NET CONDITION; PREVIOUS IMP. VALUE <= 25K
3	30	072304	9596	01/09/14	\$120,000	PERCENT NET CONDITION; PREVIOUS IMP. VALUE <= 25K
3	30	072304	9596	02/26/13	\$75,000	PERCENT NET CONDITION; PREVIOUS IMP. VALUE <= 25K
3	50	264180	0085	07/09/13	\$276,784	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	50	264180	0095	06/11/12	\$130,000	NON-NORMAL DISTRIBUTION

## Improved Sales Removed in This Annual Update Analysis

### Area 023 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	50	281690	0030	08/27/14	\$163,000	OBSERVATION OUTSIDE THE NORM
3	50	281690	0030	12/18/14	\$338,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
3	50	281690	0090	05/27/14	\$220,000	FINANCIAL INSTITUTION RESALE; AUCTION SALE
3	50	281690	0090	05/14/13	\$312,848	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	30	374460	0089	03/17/14	\$440,000	ACTIVE PERMIT BEFORE SALE >25K
3	30	374460	0112	11/19/14	\$181,830	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	30	374460	0125	02/27/14	\$318,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
3	30	374460	0401	03/05/14	\$200,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
3	30	374460	0861	08/01/12	\$142,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	374460	0878	02/07/13	\$174,556	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
3	30	388380	0011	11/05/14	\$82,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	388380	0050	04/15/14	\$380,000	PREVIOUS IMP. VALUE <= 25K
3	50	620900	0165	01/23/14	\$144,501	AUCTION SALE; NO MARKET EXPOSURE
3	50	620900	0165	07/24/14	\$247,500	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
3	30	634100	0021	12/16/13	\$352,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	30	634100	0062	08/12/13	\$105,000	NON-REPRESENTATIVE SALE
3	30	634100	0212	12/07/12	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	660100	0065	06/04/14	\$235,972	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
3	30	660100	0095	01/31/13	\$57,952	DOR RATIO; OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	660100	0095	08/12/13	\$168,000	OBSOLESCENCE
3	30	714160	0010	02/10/14	\$299,950	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
3	30	752000	0020	05/23/14	\$244,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
3	30	752000	0040	08/22/13	\$105,021	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
3	30	752000	0595	01/24/13	\$175,000	NON-REPRESENTATIVE SALE; SHORT SALE
3	30	752040	0070	08/27/13	\$188,131	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	50	769420	0340	10/16/14	\$398,651	PERCENT NET CONDITION
3	50	769420	0350	08/20/14	\$399,963	ACTIVE PERMIT BEFORE SALE >25K
3	50	769420	0370	09/24/14	\$358,492	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
3	50	769420	0380	09/22/14	\$329,780	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
3	50	769420	0510	12/30/13	\$314,297	ACTIVE PERMIT BEFORE SALE >25K

## Improved Sales Removed in This Annual Update Analysis

### Area 023 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	50	769420	0540	10/25/13	\$305,414	ACTIVE PERMIT BEFORE SALE >25K
3	50	769420	0590	12/30/13	\$334,103	ACTIVE PERMIT BEFORE SALE >25K
3	50	769420	0600	12/12/13	\$324,236	ACTIVE PERMIT BEFORE SALE >25K
3	50	769420	0620	05/12/14	\$290,545	ACTIVE PERMIT BEFORE SALE >25K
3	50	769420	0630	12/24/13	\$334,735	ACTIVE PERMIT BEFORE SALE >25K
3	50	769420	0640	02/24/14	\$337,929	ACTIVE PERMIT BEFORE SALE >25K
3	50	769420	0660	03/31/14	\$299,990	ACTIVE PERMIT BEFORE SALE >25K
3	30	779680	0050	05/23/13	\$218,350	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	30	788960	0375	04/12/13	\$274,015	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	30	788960	0375	11/28/12	\$316,464	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
3	30	788960	0605	02/16/12	\$100,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	30	788960	0685	06/11/14	\$135,460	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
3	30	788960	0685	12/11/14	\$205,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
3	30	788960	0855	01/29/14	\$285,000	BUILDER OR DEVELOPER SALES
3	30	788960	0855	11/27/12	\$122,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
3	30	788960	1160	09/07/13	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	788960	1160	08/14/14	\$165,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	30	788960	1275	10/20/14	\$335,000	ANOMOLY DETENTION
3	30	788960	1435	08/19/13	\$250,000	NO MARKET EXPOSURE
3	30	788960	1450	02/17/12	\$169,900	GOV'T TO NON GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
3	30	788960	1705	03/21/12	\$68,200	UNFINISHED AREA
3	30	788960	1870	08/26/14	\$105,000	DOR RATIO
3	30	788960	1950	11/01/12	\$197,346	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	30	788960	2020	08/19/14	\$240,000	NO MARKET EXPOSURE
3	50	790760	0085	11/20/12	\$108,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
3	50	790760	0100	03/13/13	\$129,349	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	50	886200	0075	12/17/13	\$72,500	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	30	938220	0025	07/22/14	\$185,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	50	052304	9171	05/21/12	\$143,850	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	50	052304	9195	01/22/14	\$115,000	AFFORDABLE HOUSING SALES;

## Improved Sales Removed in This Annual Update Analysis

### Area 023 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	50	052304	9217	12/27/14	\$257,500	QUIT CLAIM DEED; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	50	052304	9230	11/27/12	\$362,404	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	50	062304	9047	10/23/14	\$310,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
4	50	062304	9093	05/22/14	\$219,900	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
4	50	062304	9103	12/13/12	\$104,820	QUESTIONABLE PER APPRAISAL
4	50	062304	9122	01/09/12	\$135,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	50	062304	9127	08/08/13	\$155,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	50	062304	9131	12/20/12	\$87,200	DOR RATIO; AUCTION SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	50	062304	9142	04/25/13	\$206,550	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	50	062304	9177	12/12/12	\$299,207	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	50	062304	9216	08/29/13	\$99,157	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
4	50	062304	9259	04/23/13	\$80,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
4	50	062304	9283	06/26/12	\$144,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	50	062304	9291	05/07/13	\$50,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
4	50	062304	9295	07/30/13	\$212,400	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	50	062304	9313	10/31/12	\$245,775	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
4	50	062304	9315	07/01/14	\$330,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
4	50	062304	9319	10/04/12	\$189,500	GOV'T TO NON GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
4	50	062304	9319	07/02/12	\$191,120	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	50	062304	9333	05/07/12	\$126,480	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	50	062304	9333	05/07/12	\$145,003	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
4	50	062304	9341	10/22/14	\$260,000	OBSOLESCENCE
4	50	062304	9341	01/21/14	\$156,500	OBSOLESCENCE; EXEMPT FROM EXCISE TAX
4	50	062304	9366	02/08/12	\$56,700	DOR RATIO; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
4	50	079500	0965	05/29/13	\$89,765	DOR RATIO; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
4	50	079500	0965	12/18/13	\$210,000	NO MARKET EXPOSURE
4	50	079500	1070	03/28/12	\$139,500	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
4	50	079500	1085	07/15/14	\$184,399	BANKRUPTCY - RECEIVER OR TRUSTEE
4	50	079500	1750	01/30/13	\$295,000	IMP. COUNT > 1
4	50	079500	1855	12/27/12	\$175,000	QUESTIONABLE PER APPRAISAL

## Improved Sales Removed in This Annual Update Analysis

### Area 023 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	50	079500	1910	01/30/13	\$121,500	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	50	079500	1930	10/07/14	\$324,950	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
4	50	079500	2330	06/17/13	\$145,600	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	50	079500	2375	05/27/14	\$280,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
4	50	079500	2420	12/11/13	\$140,000	NO MARKET EXPOSURE; STATEMENT TO DOR
4	50	079500	2515	07/11/12	\$69,871	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
4	50	079700	0375	02/27/14	\$112,500	QUIT CLAIM DEED
4	50	089200	0025	02/12/14	\$236,099	BANKRUPTCY; NO MARKET EXPOSURE
4	50	089200	0025	07/10/14	\$114,975	FULL SALES PRICE NOT REPORTED
4	50	104100	0080	01/25/12	\$106,900	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
4	50	172180	0135	11/13/14	\$56,912	NO MARKET EXPOSURE
4	50	172180	0155	05/08/14	\$338,175	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
4	50	172180	0280	05/23/13	\$181,061	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
4	50	172180	0335	06/22/12	\$128,000	QUESTIONABLE PER APPRAISAL
4	50	172180	0590	08/09/12	\$87,000	DOR RATIO; MULTI-PARCEL SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	50	172180	0652	11/24/14	\$155,000	MODEL DEVELOPMENT EXCLUSION
4	50	172180	0675	01/23/12	\$62,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
4	50	172180	0675	11/09/12	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	50	172180	0990	05/03/12	\$120,000	IMP. COUNT > 1
4	50	172180	1010	09/03/14	\$225,000	PERCENT COMPLETE
4	50	172180	1050	07/18/12	\$143,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	50	172180	1115	02/28/12	\$139,000	GOV'T TO NON GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
4	50	172180	1125	02/18/14	\$132,000	BANKRUPTCY - RECEIVER OR TRUSTEE
4	50	172180	1175	06/12/12	\$91,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
4	50	172180	1175	01/20/12	\$128,791	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
4	50	172180	1175	09/20/12	\$135,000	NON-REPRESENTATIVE SALE
4	50	172180	1210	07/21/14	\$285,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
4	50	172180	1240	02/26/14	\$111,569	SHORT SALE
4	50	172180	1280	05/09/12	\$105,000	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	50	172180	1280	04/28/14	\$205,000	SEGREGATION AND/OR MERGER



## Improved Sales Removed in This Annual Update Analysis

### Area 023 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	50	172180	1390	03/22/13	\$150,000	PERCENT COMPLETE; SHORT SALE
4	50	172180	1406	09/30/13	\$340,909	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	50	172180	1459	07/22/13	\$165,000	SELLING OR BUYING COSTS AFFECTING SALE PRICE
4	50	172180	1460	10/26/12	\$170,000	STATISTICAL OUTLIER
4	50	172180	1527	05/24/13	\$220,001	AUCTION SALE; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
4	50	172180	1545	12/10/14	\$209,255	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	50	172180	1640	09/26/12	\$105,000	NON-NORMAL DISTRIBUTION
4	50	241460	0020	03/05/14	\$186,000	GOV'T TO NON GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
4	50	241460	0020	06/12/13	\$212,621	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	50	241460	0030	04/20/13	\$50,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	50	241460	0075	09/18/12	\$174,602	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
4	50	241460	0111	05/24/12	\$114,383	DOR RATIO; IMP. COUNT > 1; FINANCIAL INSTITUTION RESALE
4	50	241460	0111	03/13/13	\$329,500	IMP. COUNT > 1; FINANCIAL INSTITUTION RESALE
4	50	241460	0125	04/05/12	\$172,500	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	50	241460	0190	04/22/14	\$80,000	PREVIOUS IMP. VALUE <= 25K
4	50	241460	0250	02/28/12	\$141,531	DOR RATIO; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
4	50	241460	0265	01/22/14	\$119,370	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	50	241460	0345	06/26/12	\$259,576	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	50	241460	0366	08/18/14	\$137,750	GOV'T TO GOV'T; SHERIFF / TAX SALE; EXEMPT FROM EXCISE TAX
4	50	241460	0395	06/25/12	\$150,000	OBSERVATION OUTSIDE THE NORM
4	50	258680	0080	06/20/12	\$123,521	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
4	50	258680	0080	11/26/12	\$91,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	50	258680	0080	11/26/12	\$91,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; QUIT CLAIM DEED
4	50	258680	0085	07/24/12	\$165,000	GOV'T TO NON GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
4	50	258680	0140	11/18/14	\$135,000	ANOMOLY DETENTION
4	50	258680	0210	10/22/14	\$77,750	DOR RATIO
4	50	258680	0360	03/13/13	\$182,677	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
4	50	289580	0380	08/21/14	\$338,800	PERCENT COMPLETE
4	50	289580	0390	08/07/14	\$359,800	PERCENT COMPLETE
4	50	289580	0410	10/28/14	\$362,800	PERCENT COMPLETE

## Improved Sales Removed in This Annual Update Analysis

### Area 023 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	50	289580	0420	11/05/14	\$359,800	PERCENT COMPLETE
4	50	289580	0580	12/08/14	\$354,800	PERCENT COMPLETE
4	50	289580	0590	10/20/14	\$359,800	PERCENT COMPLETE
4	50	289580	0600	10/06/14	\$342,800	PERCENT COMPLETE
4	50	289580	0610	09/26/14	\$352,800	PERCENT COMPLETE
4	50	289580	0630	09/26/14	\$259,800	PERCENT COMPLETE
4	50	289580	0640	09/17/14	\$239,800	PERCENT COMPLETE
4	50	289580	0650	10/07/14	\$239,800	PERCENT COMPLETE
4	50	289580	0660	09/15/14	\$269,800	PERCENT COMPLETE
4	50	289580	0670	05/16/14	\$259,800	PERCENT COMPLETE
4	50	289580	0680	07/02/14	\$250,073	PERCENT COMPLETE
4	50	289580	0700	11/14/14	\$289,800	PERCENT COMPLETE
4	50	289580	0710	12/02/14	\$267,800	PERCENT COMPLETE
4	50	289580	0720	12/08/14	\$244,800	PERCENT COMPLETE
4	50	289580	0730	11/18/14	\$248,800	PERCENT COMPLETE
4	50	289580	0740	11/17/14	\$269,800	PERCENT COMPLETE
4	50	289860	0100	04/09/14	\$286,302	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
4	50	289860	0100	09/22/14	\$225,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUEWARNINGS
4	50	289860	0180	11/13/12	\$136,100	DOR RATIO; AUCTION SALE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
4	50	289860	0205	01/13/12	\$107,835	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
4	50	289860	0235	11/05/14	\$226,576	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	50	289920	0015	11/27/13	\$104,000	NO MARKET EXPOSURE
4	50	289920	0129	09/13/12	\$110,000	MODEL DEVELOPMENT EXCLUSION
4	50	289920	0140	05/31/13	\$159,377	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	50	289920	0155	05/24/12	\$110,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	50	289920	0160	06/19/12	\$90,000	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE
4	50	316360	0015	06/07/13	\$83,600	NON-REPRESENTATIVE SALE
4	50	316360	0076	12/23/13	\$197,366	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	50	316360	0160	11/05/14	\$144,670	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	50	316360	0160	02/08/13	\$197,762	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX

## Improved Sales Removed in This Annual Update Analysis

### Area 023 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	50	316360	0355	09/24/14	\$152,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	50	316360	0355	12/30/14	\$120,762	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
4	50	345100	0165	06/28/12	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	50	345100	0172	04/12/12	\$90,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
4	50	345100	0206	10/16/14	\$340,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
4	50	345100	0230	10/02/14	\$334,000	PREVIOUS IMP. VALUE <= 25K; RELATED PARTY, FRIEND, OR NEIGHBOR
4	50	345100	0230	12/23/13	\$300,000	PREVIOUS IMP. VALUE <= 25K; RELATED PARTY, FRIEND, OR NEIGHBOR
4	50	345100	0325	05/21/12	\$105,000	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
4	50	345100	0325	03/10/14	\$280,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
4	50	345100	0422	11/14/12	\$109,950	NO MARKET EXPOSURE
4	50	345100	0442	01/16/14	\$165,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
4	50	345100	0442	07/17/14	\$257,500	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
4	50	345100	0459	06/27/13	\$247,012	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	50	355080	0040	11/14/14	\$223,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
4	50	514700	0040	07/01/13	\$155,500	AUCTION SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	50	514700	0160	03/22/12	\$100,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	50	514760	0095	08/12/14	\$180,990	bankruptcy; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
4	50	514760	0110	03/29/12	\$148,000	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
4	50	514820	0005	11/29/12	\$140,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	50	514820	0025	04/18/14	\$200,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	50	514820	0050	07/22/13	\$200,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
4	50	526920	0025	04/11/13	\$62,000	DOR RATIO; IMP CHARS DON'T MATCH SALES CHARS
4	50	526920	0055	06/14/12	\$99,000	DOR RATIO; IMP. COUNT > 1; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
4	50	526920	0055	02/07/12	\$187,713	IMP. COUNT > 1; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
4	50	526920	0065	08/05/13	\$144,811	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	50	526920	0149	02/06/13	\$176,847	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
4	50	526920	0149	02/06/13	\$156,579	GOV'T TO GOV'T; NO MARKET EXPOSURE
4	50	643300	0050	08/21/14	\$350,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
4	50	662040	0195	06/26/12	\$251,600	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	50	662040	0270	06/29/12	\$164,700	NO MARKET EXPOSURE

## Improved Sales Removed in This Annual Update Analysis

### Area 023 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	50	662040	0345	11/08/12	\$167,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER
4	50	662040	0346	11/18/14	\$365,000	NO MARKET EXPOSURE
4	50	662040	0400	08/13/14	\$309,950	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
4	50	662040	0435	10/01/14	\$186,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
4	50	662040	0595	03/16/13	\$119,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	50	662040	0595	08/27/13	\$150,000	NO MARKET EXPOSURE
4	50	662040	0631	01/03/14	\$157,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
4	50	662040	0631	07/09/14	\$284,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
4	50	688380	0025	10/15/14	\$102,500	DOR RATIO; AUCTION SALE; FORCED SALE; NON-REPRESENTATIVE SALE
4	50	688380	0070	05/15/12	\$162,000	GOV'T TO NON GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	50	688380	0095	03/19/13	\$82,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
4	50	688380	0095	10/26/13	\$82,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	50	797320	2093	09/29/14	\$338,751	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	50	797320	2120	04/26/13	\$242,121	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	50	797320	2120	06/14/13	\$242,122	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
4	50	797320	2270	08/16/13	\$137,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	50	797320	2320	10/01/13	\$252,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	50	797320	2350	04/09/14	\$300,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
5	30	012303	9084	04/01/13	\$237,057	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	40	012303	9119	10/22/12	\$160,000	GOV'T TO NON GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
5	40	012303	9128	09/04/14	\$325,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
5	40	012303	9130	12/20/12	\$62,568	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	40	012303	9130	04/19/12	\$50,000	DOR RATIO; NO MARKET EXPOSURE
5	40	012303	9130	03/28/12	\$25,000	DOR RATIO; NO MARKET EXPOSURE
5	40	012303	9161	09/26/12	\$199,000	GOV'T TO NON GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
5	40	012303	9200	12/05/13	\$850,000	DOR RATIO; MULTI-PARCEL SALE; NON-PROFIT ORGANIZATION
5	40	012303	9205	03/03/14	\$105,000	PERCENT NET CONDITION; PREVIOUS IMP. VALUE <= 25K
5	40	012303	9216	02/04/14	\$145,000	NO MARKET EXPOSURE
5	40	012303	9217	12/28/12	\$40,000	DOR RATIO; NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
5	40	012303	9237	05/12/12	\$122,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

## Improved Sales Removed in This Annual Update Analysis

### Area 023 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	40	012303	9297	03/21/12	\$100,000	DOR RATIO; GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	40	012303	9307	12/29/14	\$170,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
5	40	012303	9313	01/03/14	\$362,499	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
5	40	012303	9316	02/14/14	\$300,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
5	40	012303	9318	06/07/13	\$155,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	40	012303	9332	10/10/14	\$236,404	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	40	012303	9336	12/08/14	\$244,900	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
5	40	012303	9342	05/16/14	\$169,000	IMP. COUNT > 1
5	40	012303	9363	09/25/14	\$190,100	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	40	012303	9364	05/21/14	\$300,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	40	012303	9371	04/09/14	\$85,000	PREVIOUS IMP. VALUE <= 25K
5	40	012303	9386	03/13/12	\$142,199	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	30	012303	9394	05/10/12	\$171,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	30	012303	9449	07/25/12	\$155,500	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	40	012303	9484	06/18/13	\$160,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	30	012303	9504	09/10/13	\$147,500	AUCTION SALE; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
5	30	012303	9504	09/10/13	\$388,894	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
5	40	012303	9604	09/17/12	\$74,000	DOR RATIO; GOV'T TO GOV'T; NO MARKET EXPOSURE;
5	40	012303	9604	05/22/12	\$156,425	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
5	40	012303	9622	02/15/12	\$29,943	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	40	012303	9626	10/22/14	\$295,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
5	40	012303	9633	09/09/14	\$359,950	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
5	40	285360	0151	07/09/13	\$360,376	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
5	40	285360	0155	09/15/14	\$110,000	PREVIOUS IMP. VALUE <= 25K
5	40	285360	0210	05/23/13	\$361,650	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
5	40	630340	0040	06/03/13	\$309,000	MULTI-PARCEL SALE;
5	40	630340	0090	03/04/13	\$176,088	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	40	630340	0090	07/24/13	\$186,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
5	40	630340	0095	01/16/14	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	40	630340	0150	09/29/14	\$255,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE

## Improved Sales Removed in This Annual Update Analysis

### Area 023 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	40	630340	0395	06/17/14	\$308,300	IMP. COUNT > 1; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
5	40	630340	0395	07/25/14	\$172,700	IMP. COUNT > 1; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
5	40	630340	0460	06/26/13	\$110,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	40	630340	0500	03/27/13	\$228,447	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
5	40	630340	0545	01/21/14	\$200,239	IMP. COUNT > 1; BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
5	40	630340	0545	12/24/14	\$205,000	IMP. COUNT > 1; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
5	40	630340	0620	01/15/13	\$192,500	BANKRUPTCY - RECEIVER OR TRUSTEE; CORRECTION DEED
5	40	630340	0620	01/15/13	\$192,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	40	630340	0690	05/10/12	\$249,000	STATISTICAL OUTLIER
5	40	630340	0815	02/21/14	\$149,000	AUCTION SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	40	630340	0895	08/05/13	\$192,000	NO MARKET EXPOSURE
5	40	630340	0905	10/21/13	\$80,000	DOR RATIO; NO MARKET EXPOSURE
5	40	630340	1015	02/24/14	\$277,909	BANKRUPTCY - RECEIVER OR TRUSTEE; NON-GOV'T TO GOV'T
5	40	630340	1110	09/10/13	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	40	630340	1150	09/24/14	\$125,000	NON-NORMAL DISTRIBUTION
5	40	630340	1175	09/30/13	\$136,935	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
5	40	630340	1196	01/10/12	\$330,458	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
5	40	630340	1386	01/10/14	\$91,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	40	630340	1386	08/28/12	\$103,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	40	630340	1425	10/10/12	\$69,950	PREVIOUS IMP. VALUE <= 25K
5	40	721140	0095	12/21/13	\$73,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
5	40	721140	0535	11/06/14	\$173,250	BANKRUPTCY - RECEIVER OR TRUSTEE
5	40	721140	0535	09/16/14	\$168,494	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	40	721140	0660	10/14/13	\$292,378	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	40	721140	0685	10/04/13	\$128,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	40	721140	0760	01/22/14	\$153,001	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	40	721140	0760	05/28/14	\$277,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
5	40	721140	1485	06/06/14	\$285,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
5	40	721140	1695	06/09/14	\$100,000	OBSOLESCENCE
5	40	721140	2065	08/19/14	\$195,386	BANKRUPTCY - RECEIVER OR TRUSTEE



## Improved Sales Removed in This Annual Update Analysis

### Area 023 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	40	721140	2105	11/26/14	\$106,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	40	721140	2135	10/25/12	\$195,000	GOV'T TO GOV'T; NO MARKET EXPOSURE; SHERIFF / TAX SALE
5	40	721140	2135	12/03/12	\$151,799	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
5	40	721140	2285	07/30/12	\$164,000	NO MARKET EXPOSURE
5	40	726220	0076	11/12/13	\$160,000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
5	40	726220	0148	10/18/12	\$179,100	AFFORDABLE HOUSING SALES; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
5	40	726220	0148	07/18/12	\$298,807	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	40	769460	0045	12/18/12	\$286,030	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
5	30	769460	0253	06/27/13	\$203,300	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	30	769460	0270	11/25/13	\$155,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	40	769460	0371	06/03/14	\$213,000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
5	40	769460	0393	10/14/13	\$212,761	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
5	30	783280	0105	11/18/13	\$100,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
5	40	814360	0015	08/26/14	\$348,140	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
5	30	815160	0123	08/08/13	\$203,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
5	30	815160	0210	06/28/12	\$169,575	DOR RATIO; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
5	30	815160	0239	07/10/13	\$190,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	40	815160	0381	03/28/13	\$260,000	NO MARKET EXPOSURE
5	30	815160	0470	06/11/14	\$263,241	BANKRUPTCY - RECEIVER OR TRUSTEE
5	30	815160	0470	08/04/14	\$121,800	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	30	815160	0510	02/15/12	\$127,500	OBSOLESCENCE
5	30	815160	0601	05/07/13	\$283,574	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	30	815160	0610	07/03/13	\$118,901	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
5	30	815160	0610	01/15/14	\$90,000	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	30	815160	0610	05/22/14	\$235,750	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
5	30	815160	0710	06/04/12	\$172,000	OBSERVATION OUTSIDE THE NORM
5	40	815160	0900	11/12/14	\$445,000	ACTIVE PERMIT BEFORE SALE >25K
5	40	815160	0900	04/05/13	\$375,000	ACTIVE PERMIT BEFORE SALE >25K
5	40	815160	0941	08/28/14	\$340,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE
5	40	815160	1090	08/01/14	\$445,000	REMODEL DATA NOT REPRESENTED IN 2014 ASSESSED VALUE

**Improved Sales Removed in This Annual Update Analysis**  
**Area 023 -- 1 to 3 Unit Residences**

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	40	815160	1110	07/19/13	\$176,719	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	30	873100	0070	04/25/13	\$310,000	NO MARKET EXPOSURE

## Vacant Sales Used in this Annual Update Analysis

### Area 023

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
1	40	144680	0255	12/18/14	\$65,000	9,382	N	N
1	50	144720	0060	09/05/14	\$159,000	43,560	N	N
1	50	144720	0110	08/21/12	\$69,000	12,000	N	N
2	40	013300	0271	02/16/14	\$68,250	5,100	N	N
2	50	025700	0053	11/05/13	\$75,000	11,057	N	N
2	50	092304	9518	02/28/14	\$70,000	9,439	N	N
2	50	098500	1395	12/29/14	\$47,000	13,500	N	N
2	40	349450	0020	08/29/13	\$83,168	7,225	N	N
2	50	382600	0666	03/28/12	\$65,000	8,100	N	N
2	40	562420	0759	09/25/14	\$49,975	8,225	N	N
2	40	896180	0081	01/09/12	\$53,700	7,408	N	N
3	30	072304	9189	06/18/12	\$105,000	8,141	N	N
3	30	374460	0089	04/25/13	\$100,000	8,907	N	N
3	30	374460	0591	02/06/12	\$71,500	2,501	N	N
3	30	634100	0021	04/11/13	\$105,000	9,095	N	N
3	30	788960	0045	06/29/12	\$160,000	6,240	N	N
3	30	788960	0200	03/27/14	\$115,000	6,240	N	N
3	30	788960	0475	07/22/14	\$105,000	4,500	N	N
4	50	062304	9059	07/30/13	\$115,000	47,480	Y	N
4	50	241460	0250	07/26/12	\$75,000	5,185	N	N
4	50	241460	0257	07/24/13	\$80,000	7,120	N	N
4	50	241460	0305	10/09/13	\$74,000	7,563	N	N
4	50	241460	0305	02/20/14	\$110,000	7,563	N	N
4	50	345100	0470	11/13/14	\$225,000	24,180	N	N
4	50	662040	0346	04/24/13	\$57,000	4,870	N	N
5	40	012303	9127	12/04/13	\$135,000	37,504	N	N
5	40	012303	9154	10/14/13	\$101,000	7,095	N	N
5	40	630340	0240	11/01/13	\$75,000	8,636	N	N
5	40	721140	1295	01/27/14	\$71,000	5,000	N	N
5	40	721140	1305	01/27/14	\$69,000	4,600	N	N
5	40	815160	0900	07/20/12	\$95,000	11,250	N	N

**Vacant Sales Used in this Annual Update Analysis**  
**Area 023**

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
5	40	815160	1091	03/22/12	\$75,000	4,550	N	N
5	40	815160	1092	04/09/12	\$75,000	4,550	N	N

## Vacant Sales Removed in this Annual Update Analysis

### Area 023

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	50	079700	0055	09/18/12	\$50,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
1	50	336140	1456	11/25/13	\$40,000	NO MARKET EXPOSURE
1	50	801920	0035	12/03/13	\$25,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
1	50	801920	0615	12/12/13	\$2,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
1	50	801920	0615	12/10/14	\$18,500	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
2	40	052304	9185	11/13/12	\$1,000	PREVIOUS LAND VALUE <=25K; PREVIOUS IMP. VALUE <= 25K; QUIT CLAIM DEED
2	50	092304	9483	08/30/13	\$49,800	NO MARKET EXPOSURE
3	30	374460	0191	08/05/14	\$10,799	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
3	30	788960	0200	06/26/12	\$62,000	PREVIOUS IMP. VALUE <= 25K; MOBILE HOME; NON-REPRESENTATIVE SALE
3	30	788960	1165	10/13/13	\$35,000	BUILDER OR DEVELOPER SALES
3	30	788960	1265	09/17/13	\$145,000	NO MARKET EXPOSURE
4	50	316360	0285	05/17/13	\$10,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
4	50	345100	0470	02/01/13	\$150,000	PREVIOUS IMP. VALUE <= 25K; BUILDER OR DEVELOPER SALES
5	40	012303	9154	09/06/12	\$131,750	PERCENT COMPLETE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	30	012303	9500	11/26/12	\$49,975	DOR RATIO; PREVIOUS LAND VALUE <=25K; PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
5	40	721140	2245	01/16/14	\$10,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

## Mobile Home Sales Used in this Annual Update Analysis

### Area 023

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
1	50	801920	0200	05/22/13	\$135,000	1,248	3	1981	3	14,127	N	12224 10TH AVE S
1	40	079800	0675	05/29/14	\$125,000	1,680	3	1991	3	13,664	N	11615 3RD AVE S
1	50	801860	0130	12/10/13	\$125,000	1,680	3	1982	3	15,184	N	1432 S 124TH ST
1	50	801860	0282	05/09/12	\$112,000	1,690	3	1996	4	7,488	N	1437 S 124TH ST
2	50	098500	0746	05/02/13	\$123,000	1,344	3	1979	3	9,170	N	11842 16TH AVE S
2	50	092304	9029	06/28/12	\$120,000	1,848	3	1995	3	19,429	N	12718 21ST AVE S
3	30	072304	9410	08/27/13	\$166,700	2,093	5	2003	4	12,616	N	11634 4TH AVE SW
4	50	172180	0495	05/29/13	\$120,000	924	1	1982	3	6,834	N	10659 2ND AVE SW
4	50	172180	0495	07/17/14	\$110,000	924	1	1982	3	6,834	N	10659 2ND AVE SW
4	50	241460	0011	03/01/12	\$140,000	1,080	3	1985	3	7,306	N	10018 4TH AVE SW
5	40	012303	9359	05/08/14	\$144,950	924	3	1991	4	15,103	N	2517 SW 102ND LN



## Mobile Home Sales Removed in this Annual Update Analysis

### Area 023

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	40	079800	0675	05/28/14	\$9,869	QUIT CLAIM DEED; STATEMENT TO DOR
1	40	079800	0675	04/04/14	\$9,869	MOBILE HOME; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	50	801860	0625	05/16/14	\$246,698	CORRECTION DEED; MOBILE HOME; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
3	30	072304	9410	11/20/12	\$343,909	MOBILE HOME; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
3	30	072304	9410	11/26/12	\$298,435	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
4	50	526920	0115	01/30/12	\$55,000	GOV'T TO GOV'T; MOBILE HOME; FINANCIAL INSTITUTION RESALE
5	40	012303	9360	12/16/13	\$135,000	NO MARKET EXPOSURE
5	40	012303	9360	01/17/14	\$118,800	TEAR DOWN; STATEMENT TO DOR
5	40	012303	9360	10/04/13	\$73,424	TEAR DOWN; MOBILE HOME; EXEMPT FROM EXCISE TAX
5	40	012303	9638	08/18/12	\$231,224	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	40	012303	9638	10/10/12	\$80,550	NON REPRESENTATIVE SALE
5	40	300480	0300	02/27/12	\$120,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; MOBILE HOME

# 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:

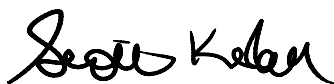
- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present 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



8/17/2015

Appraiser II

Date





## King County

**Department of Assessments**  
King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384  
(206) 296-5195 FAX (206) 296-0595  
Email: [assessor.info@kingcounty.gov](mailto:assessor.info@kingcounty.gov)

**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