

Steel Lake / Star Lake

Area: 026

Residential Revalue for 2014 Assessment Roll



Obtained from wildliferecreation.org

The Steel Lake/Star Lake area is partially comprised of the western portions of Kent and unincorporated Auburn, which lie south of Des Moines Road, north of S. 288th St and east of Interstate-5 to the ridge which overlooks the Kent and Auburn valleys. It also includes the eastern portion of Federal Way between Pacific Highway S. and I-5 from S. 260th St. south to S. 320th St. There are a few homes throughout the area that were built prior to the 1960s however this area is built up with primarily grade 7 and 8 residential homes built in the 1960s through 1980s and mixed with some newer grade 8 through grade 9 subdivisions. The residents of this area often shop at The Commons Mall in Federal Way and along Pacific Highway South.

There are two small lakes in this area surrounded by homes with Steel Lake having a public park and Star Lake with a public access. This area is considered to have easy accessibility to both Seattle and Tacoma by way of Interstate-5, Pacific Highway 99 and Highway 167.



King County

Department of Assessments

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500 Fourth Avenue, ADM-AS 0708

Seattle, WA 98104-2384

OFFICE (206) 296-7300 FAX (206) 296-0595

Email: assessor.info@kingcounty.gov

<http://www.kingcounty.gov/assessor/>



King County

Department of Assessments

Accounting Division

500 Fourth Avenue, ADM-AS-0740
Seattle, WA 98104-2384

(206) 205-0444 FAX (206) 296-0106

Email: assessor.info@kingcounty.gov

<http://www.kingcounty.gov/assessor/>

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.

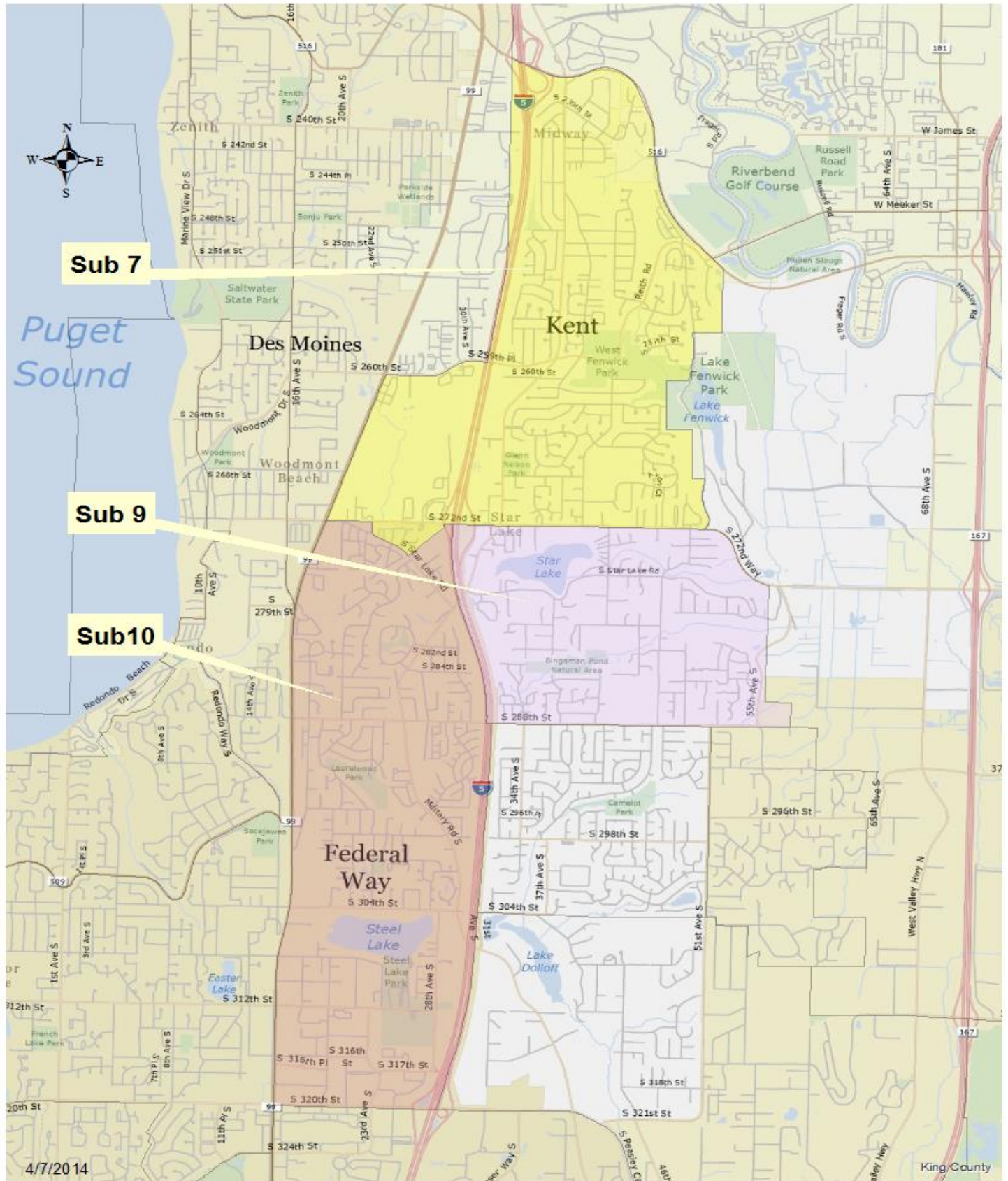
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

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

Sincerely,

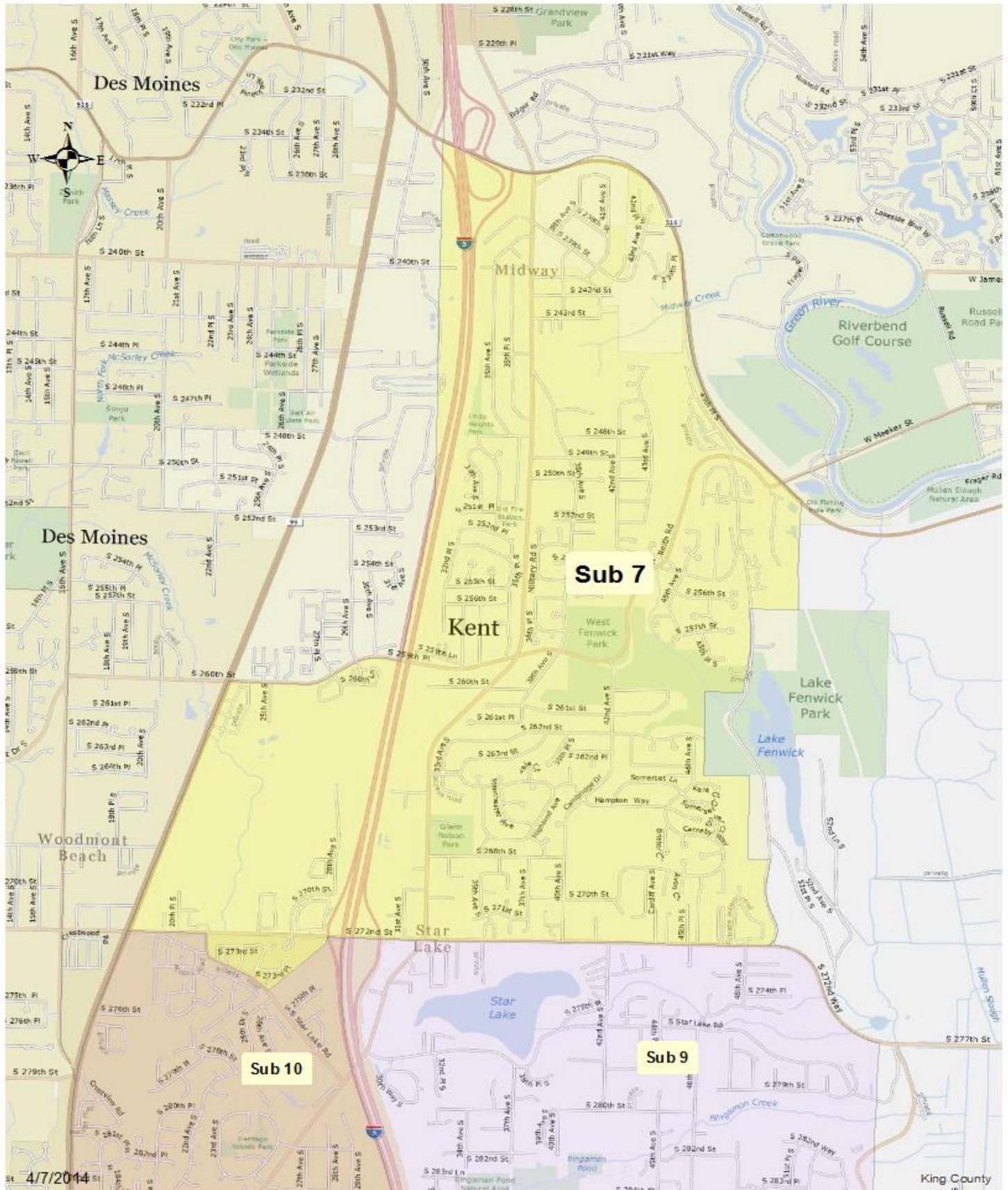
Lloyd Hara
Assessor

Area 026 Map

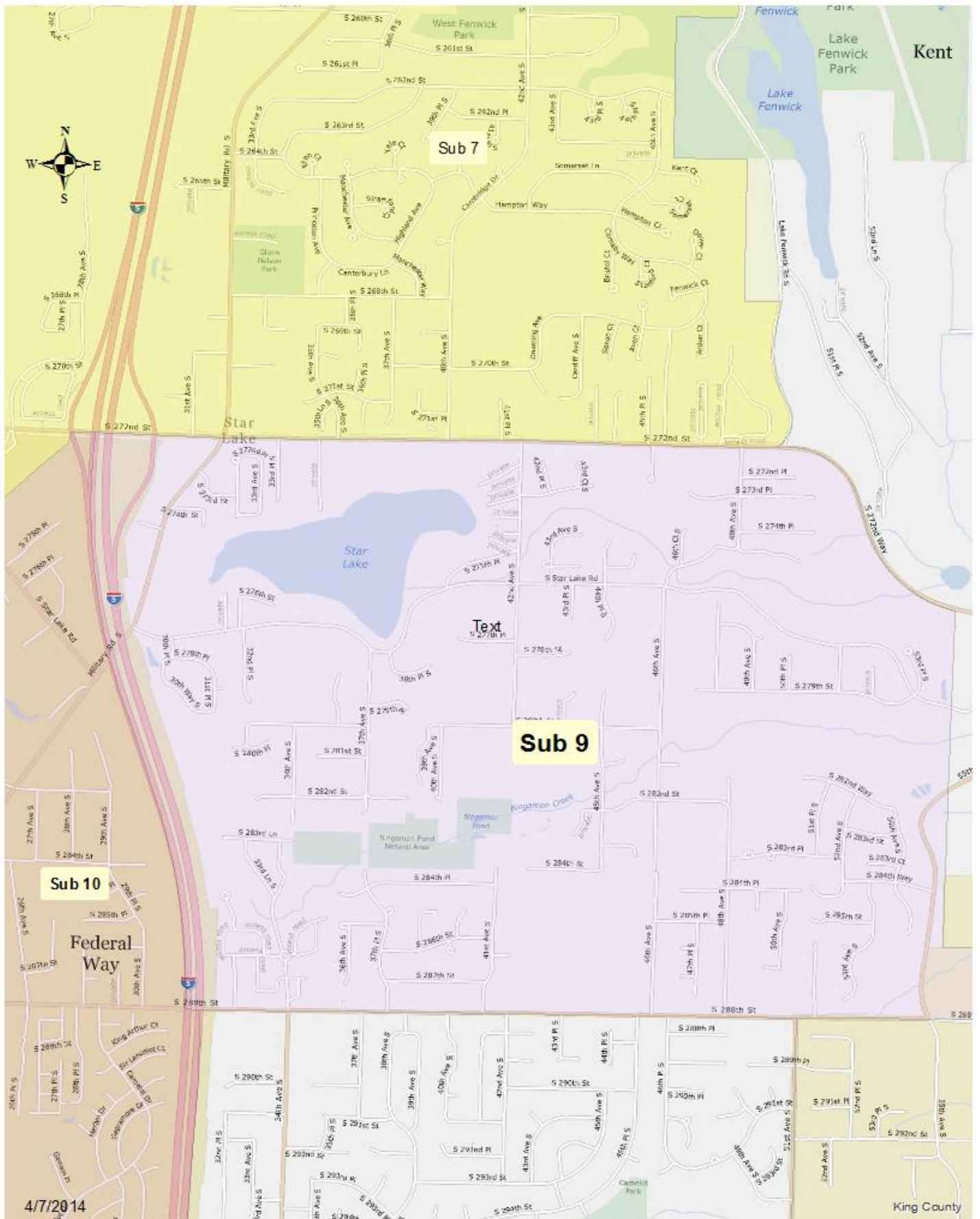


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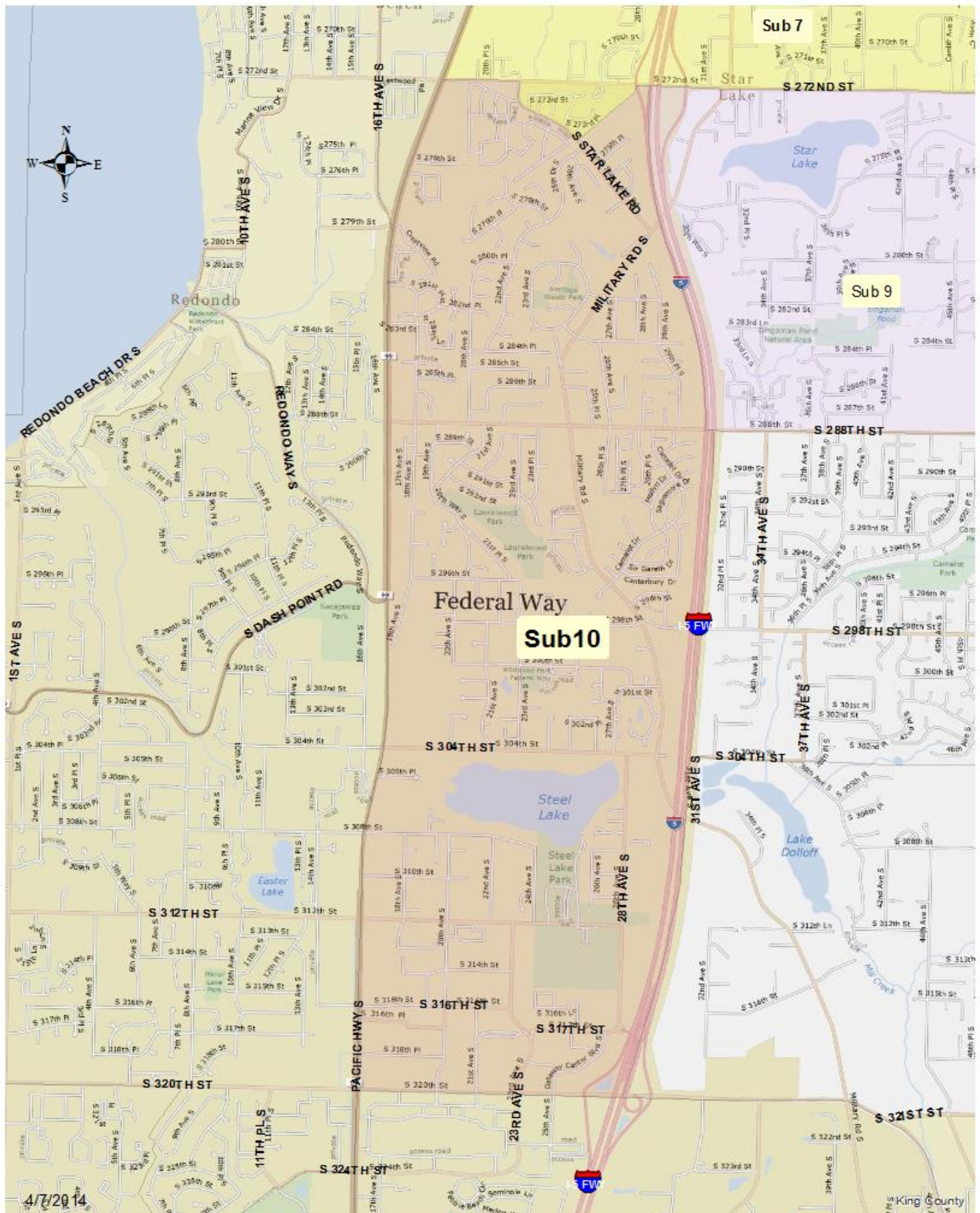
Sub Area 07 Map



Sub Area 09 Map



Sub Area 10 Map



Area 026 Housing Profile



Grade 5/ Year Built 1943/ Total Living Area 790SF
Account Number 053700-0475



Grade 6/ Year Built 1956/ Total Living Area 1,140SF
Account Number 546280-0040



Grade 7/ Year Built 1979/ Total Living Area 1,760SF
Account Number 730320-0370



Grade 8/ Year Built 2002 Total Living Area 2,290SF
Account Number 298950-0120



Grade 9/ Year Built 2001 Total Living Area 2,440SF
Account Number 951093-0070



Grade 10/ Year Built 2005 Total Living Area 3,835SF
Account Number 796795-0060

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

Steel Lake/Star Lake - Area 026

Annual Update

Characteristics Based Market Adjustment for 2015 Assessment Roll

Previous Physical Inspection: 2011
Number of Improved Sales: 547
Range of Sale Dates: 1/1/2012 – 12/31/2014 Sales were time adjusted to 1/1/2015

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
2014 Value	\$89,900	\$163,600	\$253,500			9.96%
2015 Value	\$97,200	\$177,500	\$274,700	\$291,700	94.7%	9.61%
\$ Change	+\$7,300	+\$13,900	+\$21,200			
% Change	+8.1%	+8.5%	+8.4%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2015 COD of 9.61% is an improvement from the previous COD of 9.96%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards.

Population - Improved Valuation Change Summary:			
	Land	Improvements	Total
2014 Value	\$89,700	\$155,900	\$245,600
2015 Value	\$97,000	\$169,400	\$266,400
\$ Change	+\$7,300	+\$13,500	+\$20,800
% Change	+8.1%	+8.7%	+8.5%

Number of one to three unit residences in the population: 5,859

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 one characteristic-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Condition>3 (Average) was generally at lower assessment levels requiring greater adjustments upward than the rest of the population. This annual update valuation model corrects for these strata differences.

Area 026 - Model Adjustments

1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+5.82%	3,651	62%

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
Cond>Average	+13.85%	225	2208	10%

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

Generally, Condition>3 (Average) parcels were at a lower assessment level than the rest of the population, requiring greater upward adjustments. This model corrects for these strata differences.

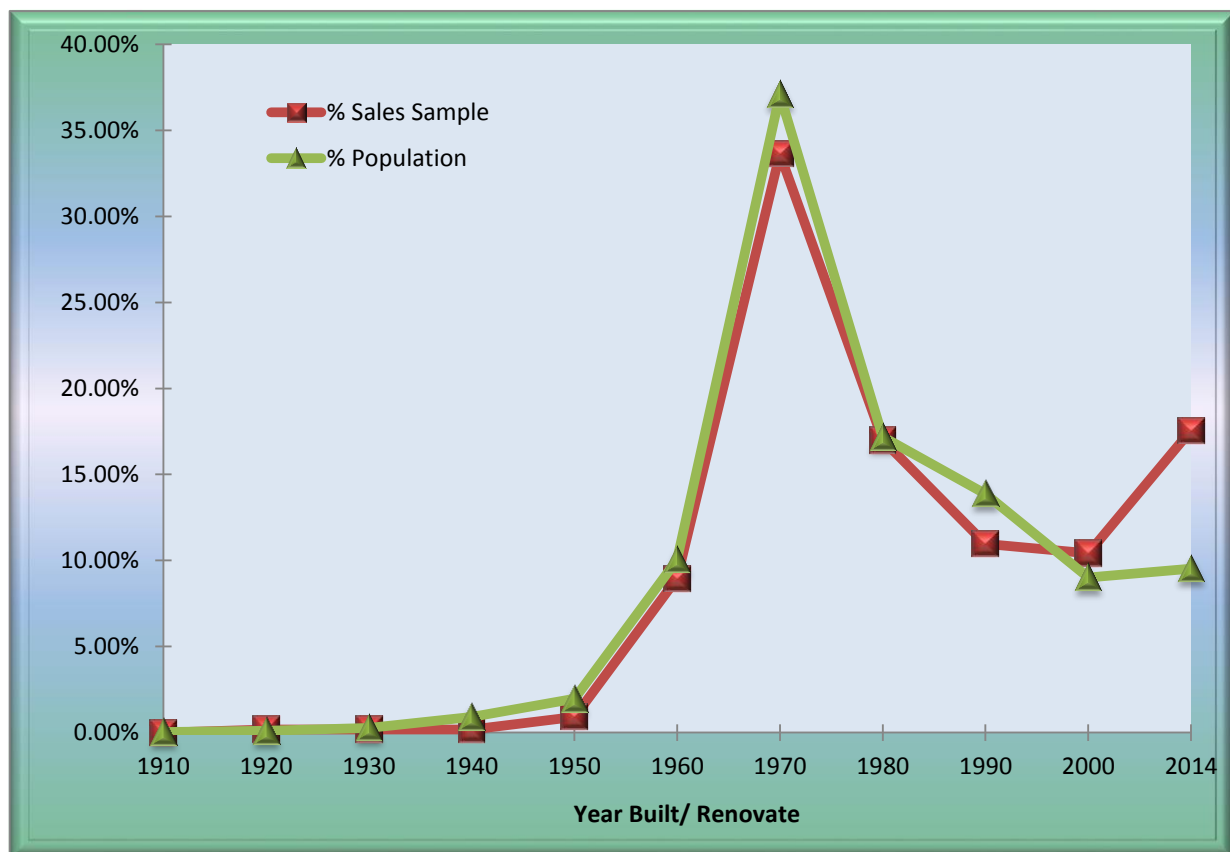
Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.18%
1930	1	0.18%
1940	1	0.18%
1950	5	0.91%
1960	49	8.96%
1970	184	33.64%
1980	93	17.00%
1990	60	10.97%
2000	57	10.42%
2014	96	17.55%
547		

Population

Year Built/Ren	Frequency	% Population
1910	2	0.03%
1920	6	0.10%
1930	16	0.27%
1940	53	0.90%
1950	115	1.96%
1960	588	10.04%
1970	2,173	37.09%
1980	1,007	17.19%
1990	813	13.88%
2000	528	9.01%
2014	558	9.52%
5,859		



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

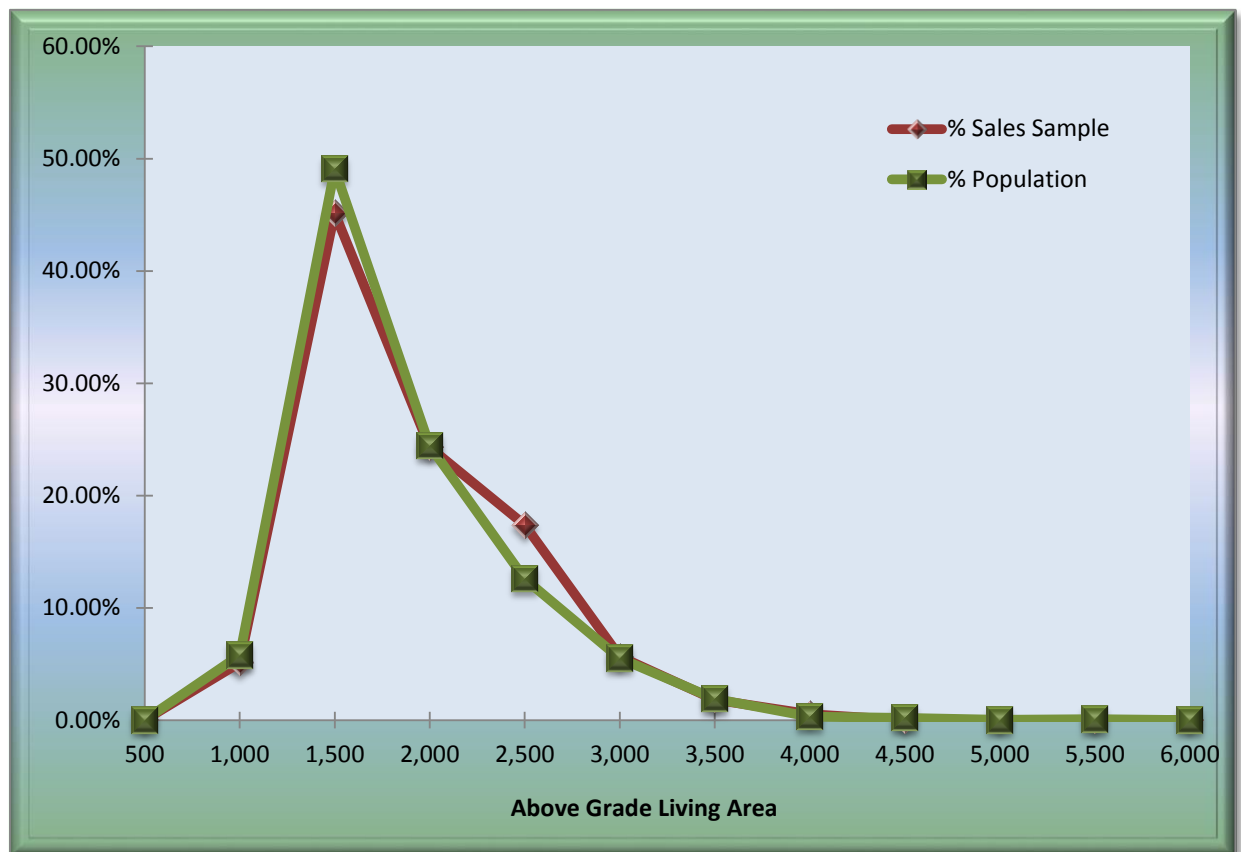
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	28	5.12%
1,500	247	45.16%
2,000	133	24.31%
2,500	95	17.37%
3,000	31	5.67%
3,500	10	1.83%
4,000	3	0.55%
4,500	0	0.00%
5,000	0	0.00%
5,500	0	0.00%
6,000	0	0.00%
547		

Population

AGLA	Frequency	% Population
500	1	0.02%
1,000	339	5.79%
1,500	2,876	49.09%
2,000	1,432	24.44%
2,500	737	12.58%
3,000	323	5.51%
3,500	112	1.91%
4,000	19	0.32%
4,500	12	0.20%
5,000	2	0.03%
5,500	5	0.09%
6,000	1	0.02%
5,859		



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

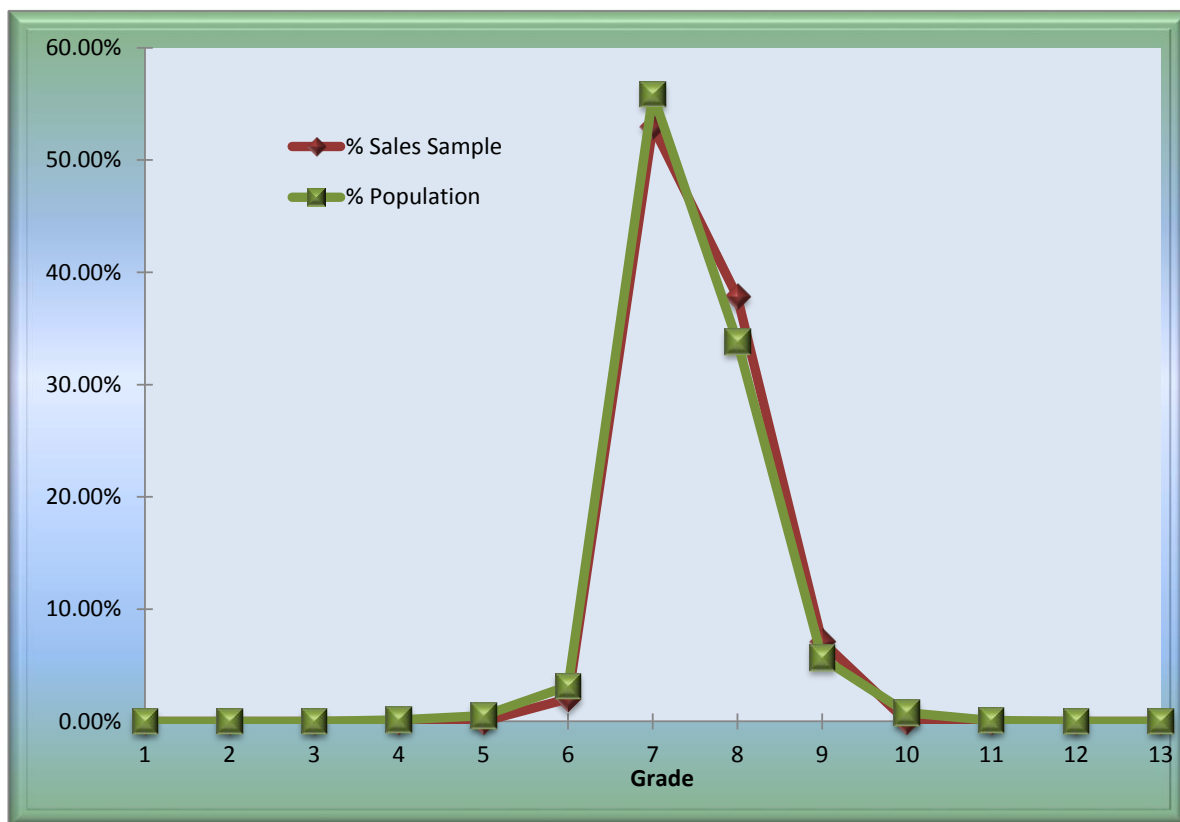
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	11	2.01%
7	290	53.02%
8	207	37.84%
9	39	7.13%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
547		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	8	0.14%
5	30	0.51%
6	185	3.16%
7	3,272	55.85%
8	1,983	33.85%
9	331	5.65%
10	45	0.77%
11	5	0.09%
12	0	0.00%
13	0	0.00%
5,859		



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 026 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 1.134, resulting in an adjusted value of \$538,000 ($\$475,000 \times 1.134 = \$538,650$) – truncated to the nearest \$1000.

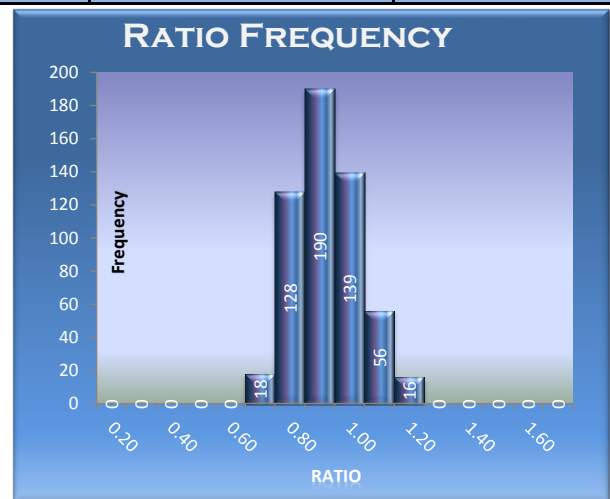
SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.322	32.2%
2/1/2012	1.313	31.3%
3/1/2012	1.305	30.5%
4/1/2012	1.296	29.6%
5/1/2012	1.287	28.7%
6/1/2012	1.278	27.8%
7/1/2012	1.269	26.9%
8/1/2012	1.260	26.0%
9/1/2012	1.251	25.1%
10/1/2012	1.242	24.2%
11/1/2012	1.233	23.3%
12/1/2012	1.224	22.4%
1/1/2013	1.215	21.5%
2/1/2013	1.206	20.6%
3/1/2013	1.197	19.7%
4/1/2013	1.188	18.8%
5/1/2013	1.179	17.9%
6/1/2013	1.170	17.0%
7/1/2013	1.161	16.1%
8/1/2013	1.152	15.2%
9/1/2013	1.143	14.3%
10/1/2013	1.134	13.4%
11/1/2013	1.125	12.5%
12/1/2013	1.116	11.6%
1/1/2014	1.107	10.7%
2/1/2014	1.098	9.8%
3/1/2014	1.090	9.0%
4/1/2014	1.081	8.1%
5/1/2014	1.072	7.2%
6/1/2014	1.063	6.3%
7/1/2014	1.054	5.4%
8/1/2014	1.045	4.5%
9/1/2014	1.036	3.6%
10/1/2014	1.027	2.7%
11/1/2014	1.018	1.8%
12/1/2014	1.009	0.9%
1/1/2015	1.000	0.0%

The time adjustment formula for Area 026 is: $(.897730892113425 - 0.0632806597064573 * 0.3857404 - 0.000256865544537225 * \text{SaleDay}) / (.897730892113425 - 0.0632806597064573 * 0.3857404)$
SaleDay = SaleDate - 41640
SaleDaySq = (SaleDate - 41640)^2

Annual Update Ratio Study Report (Before) – 2014 Assessments

District: SW / Team: 2	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Steel Lake/Star Lake	1/1/2014	3/5/2015	1/2012 - 12/2014
Area Number: 026	Appr ID:	Property Type:	Adjusted for time?
	BSIM	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	547
Mean Assessed Value	\$253,500
Mean Adj. Sales Price	\$291,700
Standard Deviation AV	\$72,559
Standard Deviation SP	\$81,832
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.876
Median Ratio	0.866
Weighted Mean Ratio	0.869
UNIFORMITY	
Lowest ratio	0.614
Highest ratio:	1.192
Coefficient of Dispersion	9.96%
Standard Deviation	0.109
Coefficient of Variation	12.43%
Price Related Differential (PRD)	1.008
RELIABILITY	
95% Confidence: Median	
Lower limit	0.858
Upper limit	0.879
95% Confidence: Mean	
Lower limit	0.867
Upper limit	0.885
SAMPLE SIZE EVALUATION	
N (population size)	5,859
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.109
Recommended minimum:	19
Actual sample size:	547
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	290
# ratios above mean:	257
z:	1.411
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

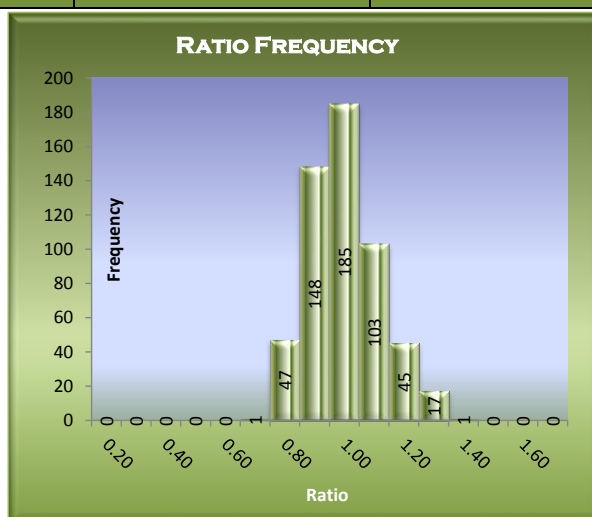
1 to 3 Unit Residences throughout Area 026

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

Annual Update Ratio Study Report (After) – 2015 Assessments

District: SW / Team: 2	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Steel Lake/Star Lake	1/1/2015	3/5/2015	1/2012 - 12/2014
Area Number: 026	Appr. ID:	Property Type:	Adjusted for time?
	BSIM	1 to 3 Unit	YES

SAMPLE STATISTICS	
Sample size (n)	547
Mean Assessed Value	\$274,700
Mean Sales Price	\$291,700
Standard Deviation AV	\$75,557
Standard Deviation SP	\$81,832
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.951
Median Ratio	0.947
Weighted Mean Ratio	0.942
UNIFORMITY	
Lowest ratio	0.698
Highest ratio:	1.302
Coefficient of Dispersion	9.61%
Standard Deviation	0.115
Coefficient of Variation	12.06%
Price Related Differential (PRD)	1.010
RELIABILITY	
95% Confidence: Median	
Lower limit	0.930
Upper limit	0.956
95% Confidence: Mean	
Lower limit	0.941
Upper limit	0.961
SAMPLE SIZE EVALUATION	
N (population size)	5,859
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.115
Recommended minimum:	21
Actual sample size:	547
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	284
# ratios above mean:	263
z:	0.898
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 026 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: February 25, 2015

Sales Screening for Improved Parcel Analysis

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

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2014
5. Existing residences where the data for 2014 is significantly different than the data for 2015 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of \$25,000 or less posted for the 2014 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

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

Land Update

Based on the 10 usable land sales available in the area, their 2014 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall +8.1% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value * 1.081, 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 one characteristic-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Condition>3 (Average) was generally at lower assessment levels requiring greater adjustments upward 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 & parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 547 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:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * (1 - 0.05) / (.897730892113425 - 0.0632806597064573 * \text{Cond_3})$$

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

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

Mobile Home Update

There were no recent fair market sales of mobile homes within Area 026; therefore, mobile homes received the Total % Change indicated by the sales sample as reflected on the Executive Summary page of +8.4%. The adjustment formula is:

$$\begin{aligned} 2015 \text{ Total Value} &= 2014 \text{ Total Value} * 1.085 \\ 2015 \text{ Improvements Value} &= 2015 \text{ Total Value} \text{ minus } 2015 \text{ Land Value} \end{aligned}$$

Results

The resulting assessment level is 0.947. 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 +8.5%. 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) * 1.085.
- 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) * 1.084.
- 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 026 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	0	272204	9178	02/01/14	\$184,000	\$202,000	1,010	6	1967	Avg	6,969	N	N	25817 32ND PL S
7	0	222204	9108	09/18/14	\$227,000	\$234,000	1,130	6	1954	Good	10,018	N	N	4611 S 254TH ST
7	0	383271	0800	10/28/13	\$237,000	\$266,000	860	7	1977	Good	8,055	N	N	26224 44TH PL S
7	0	155520	0150	08/15/12	\$127,100	\$159,000	920	7	1963	Good	7,000	N	N	25007 35TH PL S
7	0	155520	0590	12/23/14	\$206,000	\$207,000	920	7	1963	Avg	8,400	N	N	25014 35TH PL S
7	0	796770	0380	03/06/14	\$171,000	\$186,000	920	7	1981	Avg	7,217	N	N	3646 S 271ST ST
7	0	155520	0060	10/17/13	\$220,000	\$248,000	940	7	1962	Good	7,000	N	N	24809 35TH PL S
7	0	885760	0960	08/19/14	\$205,000	\$213,000	940	7	1960	Good	7,980	N	N	24317 35TH AVE S
7	0	131099	0020	12/26/13	\$220,000	\$243,000	960	7	1981	Avg	8,280	N	N	25413 38TH PL S
7	0	796770	0040	01/23/12	\$215,000	\$281,000	960	7	1980	Avg	7,927	N	N	3530 S 269TH ST
7	0	144070	0210	07/11/12	\$199,900	\$252,000	980	7	1977	Good	8,800	N	N	25205 45TH AVE S
7	0	383271	0210	08/25/14	\$268,000	\$278,000	980	7	1980	Avg	8,009	N	N	26239 43RD AVE S
7	0	885760	0690	12/03/12	\$148,000	\$180,000	980	7	1961	Avg	7,800	N	N	24106 35TH AVE S
7	0	155520	0280	04/18/14	\$257,500	\$277,000	1,010	7	1963	Good	9,000	N	N	3503 S 249TH PL
7	0	155530	0050	01/29/14	\$180,000	\$197,000	1,010	7	1966	Good	8,000	N	N	24832 34TH AVE S
7	0	155530	0530	07/14/14	\$240,000	\$252,000	1,010	7	1969	Avg	10,350	N	N	3326 S 248TH ST
7	0	383220	0070	12/22/14	\$250,000	\$251,000	1,010	7	1968	VGood	7,140	N	N	4656 S 254TH ST
7	0	885760	0100	06/17/14	\$190,000	\$201,000	1,010	7	1959	Avg	8,307	N	N	24311 36TH AVE S
7	0	383250	0260	05/09/14	\$260,000	\$278,000	1,020	7	1963	Good	14,850	N	N	3311 S 262ND ST
7	0	432450	0350	07/30/12	\$135,000	\$169,000	1,020	7	1961	Good	7,700	N	N	24528 35TH AVE S
7	0	155530	0130	06/28/13	\$196,000	\$227,000	1,030	7	1966	Good	7,000	N	N	25018 34TH AVE S
7	0	155530	0350	05/28/13	\$154,000	\$180,000	1,030	7	1966	Good	5,500	N	N	3310 S 250TH PL
7	0	714941	0130	05/16/13	\$155,000	\$181,000	1,030	7	1978	Good	7,560	N	N	3812 S 261ST ST
7	0	714941	0290	09/27/13	\$165,000	\$187,000	1,030	7	1978	Avg	7,171	N	N	3827 S 261ST ST
7	0	807540	0310	12/29/14	\$165,000	\$165,000	1,030	7	1955	Avg	19,000	N	N	23635 41ST AVE S
7	0	886000	0045	10/21/13	\$230,000	\$259,000	1,030	7	1955	VGood	9,200	Y	N	3631 S 241ST ST
7	0	383250	0310	04/25/12	\$157,500	\$202,000	1,040	7	1963	Avg	7,700	N	N	3425 S 262ND ST
7	0	383271	0680	07/21/14	\$215,000	\$225,000	1,040	7	1978	Good	7,575	N	N	26209 43RD PL S
7	0	383271	0740	06/26/13	\$249,950	\$290,000	1,040	7	1978	Good	7,366	N	N	26210 43RD PL S
7	0	222204	9156	08/28/13	\$173,000	\$197,000	1,050	7	1961	Avg	10,890	N	N	25104 LAKE FENWICK RD S
7	0	383271	0450	11/19/14	\$262,500	\$266,000	1,060	7	1979	Avg	7,036	N	N	26210 46TH AVE S



King County

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Improved Sales Used in This Annual Update Analysis

Area 026 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	0	432450	0180	09/26/14	\$182,000	\$187,000	1,060	7	1959	Good	7,350	N	N	24602 35TH PL S
7	0	432450	0490	12/23/14	\$215,000	\$216,000	1,060	7	1960	Good	9,954	N	N	24703 35TH AVE S
7	0	885760	0620	05/02/12	\$155,500	\$199,000	1,070	7	1962	Good	7,425	N	N	24105 35TH PL S
7	0	714940	0070	02/21/13	\$213,500	\$255,000	1,090	7	1977	Avg	7,360	N	N	26007 36TH PL S
7	0	383231	0350	10/21/14	\$229,900	\$235,000	1,100	7	1981	Avg	7,224	N	N	25646 45TH AVE S
7	0	714640	0050	03/25/13	\$290,000	\$344,000	1,100	7	1961	Good	12,750	Y	N	4307 S 239TH PL
7	0	885760	0820	05/08/14	\$260,000	\$278,000	1,100	7	1962	Avg	8,800	N	N	3506 S 244TH ST
7	0	125320	0290	07/24/12	\$200,000	\$251,000	1,110	7	1963	Good	9,112	N	N	3915 S 248TH ST
7	0	194140	0080	10/20/14	\$277,000	\$283,000	1,110	7	1968	Good	11,920	N	N	4307 S 260TH ST
7	0	383250	0330	10/03/13	\$271,918	\$307,000	1,110	7	1963	VGood	7,700	N	N	3505 S 262ND ST
7	0	383250	0730	09/20/12	\$230,000	\$285,000	1,110	7	1963	Avg	9,750	N	N	3408 S 262ND ST
7	0	125320	0125	04/25/14	\$249,000	\$267,000	1,120	7	1960	Good	10,586	N	N	3748 S 250TH ST
7	0	155530	0490	12/29/14	\$250,000	\$250,000	1,120	7	1967	Good	7,800	N	N	24837 34TH AVE S
7	0	383250	0790	08/24/14	\$180,000	\$187,000	1,120	7	1968	Avg	9,240	N	N	3516 S 262ND ST
7	0	538760	0070	05/06/13	\$184,900	\$217,000	1,130	7	1969	Avg	9,050	N	N	27100 41ST PL S
7	0	289460	0050	02/07/13	\$245,000	\$294,000	1,140	7	1959	VGood	8,330	N	N	3822 S 250TH ST
7	0	383271	0420	05/29/13	\$229,000	\$267,000	1,140	7	1978	Avg	7,059	N	N	26228 46TH AVE S
7	0	383271	0690	08/16/13	\$260,000	\$298,000	1,140	7	1977	Good	7,841	N	N	26215 43RD PL S
7	0	885760	0880	09/12/12	\$152,000	\$189,000	1,150	7	1962	Good	8,610	N	N	24421 35TH AVE S
7	0	885760	0490	05/09/14	\$201,500	\$215,000	1,160	7	1959	Good	8,320	N	N	24345 35TH PL S
7	0	125320	0100	10/02/14	\$185,000	\$190,000	1,170	7	1961	Good	8,040	N	N	3604 S 250TH ST
7	0	272204	9180	09/23/13	\$204,500	\$232,000	1,170	7	1967	Avg	11,761	N	N	26201 MILITARY RD S
7	0	222204	9191	12/27/13	\$179,000	\$198,000	1,180	7	1985	Avg	7,369	N	N	25115 42ND AVE S
7	0	885760	0360	08/28/14	\$250,200	\$259,000	1,180	7	1959	VGood	7,384	N	N	24318 35TH PL S
7	0	885760	0360	05/01/13	\$222,600	\$262,000	1,180	7	1959	VGood	7,384	N	N	24318 35TH PL S
7	0	885760	0720	04/29/13	\$183,250	\$215,000	1,180	7	1961	Good	7,875	N	N	24206 35TH AVE S
7	0	155530	0540	04/24/14	\$245,000	\$263,000	1,200	7	1969	Avg	10,125	N	N	24803 35TH AVE S
7	0	383230	0090	07/09/14	\$215,000	\$226,000	1,200	7	1967	Good	7,280	N	N	4501 S 256TH ST
7	0	383270	0250	09/29/14	\$270,000	\$277,000	1,200	7	1985	Avg	7,150	N	N	4110 S 262ND PL
7	0	383270	0250	06/06/13	\$195,000	\$227,000	1,200	7	1985	Avg	7,150	N	N	4110 S 262ND PL
7	0	714640	0150	12/23/13	\$320,000	\$354,000	1,200	7	1961	VGood	14,600	Y	N	4316 S 239TH PL



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Improved Sales Used in This Annual Update Analysis

Area 026 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	0	885760	0220	10/23/14	\$178,500	\$182,000	1,200	7	1961	VGood	8,470	N	N	3545 S 240TH ST
7	0	939250	0120	02/04/13	\$202,000	\$242,000	1,200	7	1962	Avg	9,576	N	N	3719 S 268TH ST
7	0	939250	0230	10/29/13	\$250,000	\$281,000	1,200	7	1960	VGood	9,500	N	N	3732 S 270TH ST
7	0	432450	0320	07/26/12	\$142,000	\$178,000	1,210	7	1961	VGood	8,030	N	N	24504 35TH AVE S
7	0	432450	0340	06/18/12	\$151,000	\$191,000	1,210	7	1961	Good	7,700	N	N	24520 35TH AVE S
7	0	383230	0370	08/05/13	\$157,000	\$180,000	1,220	7	1967	Avg	8,500	N	N	25432 45TH AVE S
7	0	383250	0360	08/28/12	\$197,500	\$246,000	1,220	7	1963	Avg	8,050	N	N	3527 S 262ND ST
7	0	383271	0960	09/23/14	\$260,000	\$267,000	1,240	7	1978	Good	7,209	N	N	4414 S 263RD ST
7	0	383271	0980	11/06/13	\$244,995	\$275,000	1,240	7	1978	Good	7,209	N	N	4330 S 263RD ST
7	0	714941	0140	07/25/14	\$200,000	\$209,000	1,250	7	1978	Avg	7,560	N	N	3804 S 261ST ST
7	0	714941	0220	02/24/14	\$186,000	\$203,000	1,250	7	1978	Good	11,760	N	N	3619 S 261ST ST
7	0	714941	0250	10/11/13	\$148,000	\$167,000	1,250	7	1978	Avg	8,352	N	N	3643 S 261ST ST
7	0	714940	0320	02/27/14	\$250,000	\$272,000	1,260	7	1977	Avg	7,015	N	N	3414 S 261ST PL
7	0	272204	9024	06/19/12	\$129,000	\$163,000	1,280	7	1954	Good	19,854	N	N	4418 S 272ND ST
7	0	155530	0380	09/19/12	\$200,000	\$248,000	1,290	7	1966	VGood	7,700	N	N	25013 34TH AVE S
7	0	939250	0140	12/07/12	\$170,000	\$207,000	1,300	7	1962	Avg	9,576	N	N	26808 37TH AVE S
7	0	155520	0110	10/14/13	\$220,000	\$248,000	1,340	7	1963	VGood	7,000	N	N	24911 35TH PL S
7	0	272204	9106	10/11/13	\$275,950	\$311,000	1,340	7	1980	Good	47,044	N	N	3419 S 259TH PL
7	0	807540	0010	08/13/14	\$241,000	\$251,000	1,340	7	1955	Good	15,000	N	N	23840 41ST AVE S
7	0	289510	0360	05/01/12	\$227,000	\$290,000	1,360	7	1989	Good	12,150	Y	N	25211 43RD PL S
7	0	383270	0230	07/25/13	\$220,000	\$253,000	1,360	7	1978	Avg	7,150	N	N	4038 S 262ND PL
7	0	894639	0090	12/11/12	\$260,169	\$316,000	1,378	7	2012	Avg	5,818	N	N	25917 35TH PL S
7	0	383270	0080	11/07/14	\$235,000	\$239,000	1,380	7	1974	Good	7,440	N	N	4013 S 262ND PL
7	0	714940	0210	01/03/13	\$247,000	\$299,000	1,390	7	1977	Good	6,996	N	N	3503 S 261ST ST
7	0	807540	0390	07/18/14	\$155,000	\$162,000	1,390	7	1954	Avg	16,920	N	N	23638 38TH AVE S
7	0	807540	0530	06/27/14	\$234,000	\$247,000	1,390	7	2013	Avg	18,000	N	N	3915 S 238TH ST
7	0	939220	0030	09/23/14	\$290,000	\$298,000	1,400	7	1959	Good	10,950	N	N	4004 S 272ND ST
7	0	939250	0100	07/23/14	\$249,000	\$261,000	1,400	7	1962	Avg	9,576	N	N	3735 S 268TH ST
7	0	155520	0180	08/27/14	\$225,000	\$233,000	1,410	7	1963	Avg	7,000	N	N	25027 35TH PL S
7	0	293660	0095	12/20/13	\$206,000	\$228,000	1,420	7	1950	Good	36,366	N	N	3005 S 265TH ST
7	0	885760	0510	04/10/14	\$214,950	\$231,000	1,420	7	1959	Avg	7,800	N	N	24331 35TH PL S



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Area 026 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	0	885760	0270	11/08/12	\$205,000	\$251,000	1,440	7	1961	VGood	7,313	N	N	24110 35TH PL S
7	0	807540	0690	10/01/12	\$219,000	\$271,000	1,460	7	1954	Good	18,000	N	N	23956 MILITARY RD S
7	0	131080	0090	10/07/14	\$240,000	\$246,000	1,470	7	1969	Avg	7,350	N	N	3608 S 268TH ST
7	0	383250	0340	11/06/14	\$202,000	\$205,000	1,490	7	1963	Avg	8,250	N	N	3511 S 262ND ST
7	0	125320	0170	05/20/14	\$250,000	\$266,000	1,500	7	1961	Good	6,300	N	N	24914 38TH AVE S
7	0	194140	0040	02/04/14	\$245,000	\$268,000	1,500	7	1976	VGood	10,430	N	N	4217 S 260TH ST
7	0	131098	0450	08/20/13	\$306,000	\$350,000	1,520	7	1979	Good	7,700	N	N	4610 KENT CT
7	0	780630	0040	03/08/13	\$257,500	\$307,000	1,520	7	1959	Good	17,325	Y	N	3817 S 243RD ST
7	0	886020	0030	10/31/12	\$195,000	\$239,000	1,520	7	1956	Good	13,760	N	N	4122 S 239TH ST
7	0	383271	0840	06/02/14	\$250,000	\$265,000	1,540	7	1978	Good	7,560	N	N	4521 S 262ND ST
7	0	290890	0080	05/28/13	\$215,000	\$251,000	1,540	7	1998	Avg	4,020	N	N	26822 27TH AVE S
7	0	807540	0100	12/31/14	\$221,700	\$222,000	1,556	7	1957	Good	20,000	N	N	23654 41ST AVE S
7	0	383271	1000	10/26/12	\$262,000	\$322,000	1,560	7	1978	Good	7,701	N	N	4318 S 263RD ST
7	0	983580	1210	02/12/14	\$177,000	\$193,000	1,560	7	1967	Avg	7,000	N	N	3417 S 252ND PL
7	0	894639	0200	06/11/13	\$277,546	\$323,000	1,592	7	2012	Avg	5,728	N	N	25928 35TH PL S
7	0	807540	0370	12/24/12	\$175,000	\$212,000	1,600	7	1954	VGood	16,920	N	N	23620 38TH AVE S
7	0	780630	0030	09/17/14	\$299,000	\$308,000	1,610	7	1958	Good	19,635	Y	N	3809 S 243RD ST
7	0	222204	9225	01/29/14	\$265,000	\$291,000	1,612	7	2009	Avg	4,568	N	N	4818 S 251ST CT
7	0	886020	0025	07/03/13	\$226,600	\$262,000	1,620	7	1956	Good	14,400	N	N	4130 S 239TH ST
7	0	282204	9210	08/25/14	\$165,000	\$171,000	1,630	7	1970	Avg	22,764	N	N	3108 S 268TH PL
7	0	272204	9246	11/14/14	\$280,000	\$284,000	1,640	7	1995	Avg	13,249	N	N	27021 CAMBRIDGE PL
7	0	131096	0190	10/21/14	\$263,000	\$268,000	1,660	7	1977	Good	7,210	N	N	26820 ARDEN CT
7	0	272204	9118	05/01/14	\$254,750	\$273,000	1,660	7	1986	Avg	16,934	N	N	25805 LAKE FENWICK RD S
7	0	222204	9017	02/25/13	\$246,000	\$294,000	1,673	7	2009	Avg	4,297	N	N	4803 S 251ST CT
7	0	272204	9124	12/02/13	\$210,000	\$234,000	1,680	7	1959	Good	11,325	N	N	25843 33RD AVE S
7	0	222204	9221	02/12/14	\$265,000	\$290,000	1,725	7	2010	Avg	4,317	N	N	4811 S 251ST CT
7	0	222204	9226	01/07/13	\$242,000	\$292,000	1,725	7	2011	Avg	5,857	N	N	4816 S 251ST CT
7	0	533570	0110	07/25/14	\$234,000	\$245,000	1,750	7	1961	Good	8,820	N	N	3340 S 269TH ST
7	0	886000	0035	03/13/12	\$199,950	\$259,000	1,760	7	1955	Good	9,120	Y	N	3615 S 241ST ST
7	0	885760	1090	02/11/13	\$185,000	\$222,000	1,780	7	1961	Good	12,715	N	N	24005 35TH AVE S
7	0	289511	0060	11/17/12	\$210,000	\$257,000	1,800	7	1995	Avg	12,468	Y	N	25111 REITH RD



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Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	0	155520	0130	11/07/13	\$181,000	\$203,000	1,810	7	1963	Good	7,000	N	N	24925 35TH PL S
7	0	222204	9074	07/18/12	\$215,000	\$270,000	1,870	7	1959	Good	17,424	N	N	25254 45TH PL S
7	0	894639	0010	12/07/12	\$277,000	\$337,000	1,955	7	2012	Avg	5,804	N	N	3503 S 260TH ST
7	0	885760	0700	03/22/13	\$255,000	\$303,000	2,000	7	1961	VGood	7,800	N	N	24112 35TH AVE S
7	0	894639	0150	07/22/14	\$324,950	\$340,000	2,229	7	2012	Avg	5,723	N	N	25918 35TH PL S
7	0	894639	0150	02/07/12	\$255,000	\$332,000	2,229	7	2012	Avg	5,723	N	N	25918 35TH PL S
7	0	155520	0610	08/04/14	\$228,500	\$238,000	2,230	7	1976	Avg	8,400	N	N	25002 35TH PL S
7	0	894639	0020	07/19/12	\$288,001	\$362,000	2,384	7	2012	Avg	5,708	N	N	25931 35TH PL S
7	0	144070	0190	06/23/14	\$269,950	\$285,000	2,540	7	1977	VGood	8,400	N	N	25201 45TH AVE S
7	0	894639	0110	02/21/13	\$313,500	\$375,000	2,730	7	2012	Avg	7,280	N	N	25913 35TH PL S
7	0	894639	0140	04/23/13	\$301,673	\$355,000	2,738	7	2012	Avg	5,731	N	N	25916 35TH PL S
7	0	894639	0030	05/31/12	\$289,774	\$368,000	2,795	7	2012	Avg	5,790	N	N	25929 35TH PL S
7	0	894639	0100	05/15/13	\$320,008	\$375,000	2,796	7	2012	Avg	6,197	N	N	25915 35TH PL S
7	0	894639	0130	10/26/12	\$316,729	\$389,000	2,872	7	2012	Avg	5,742	N	N	25914 35TH PL S
7	0	894639	0080	07/20/12	\$319,353	\$401,000	2,949	7	2012	Avg	6,333	N	N	25919 35TH PL S
7	0	894639	0120	10/30/12	\$339,489	\$417,000	3,200	7	2012	Avg	5,726	N	N	25912 35TH PL S
7	0	894639	0040	05/08/14	\$375,000	\$401,000	3,206	7	2012	Avg	5,793	N	N	25927 35TH PL S
7	0	894639	0040	03/05/12	\$281,526	\$365,000	3,206	7	2012	Avg	5,793	N	N	25927 35TH PL S
7	0	894639	0060	10/09/12	\$337,290	\$416,000	3,543	7	2012	Avg	6,169	N	N	25923 35TH PL S
7	0	894639	0050	04/25/12	\$317,616	\$407,000	3,914	7	2012	Avg	6,171	N	N	25925 35TH PL S
7	0	894639	0070	07/02/12	\$331,963	\$419,000	3,926	7	2012	Avg	5,962	N	N	25921 35TH PL S
7	0	807540	0570	10/30/14	\$258,000	\$263,000	1,130	8	1960	Good	12,500	N	N	3704 S 239TH ST
7	0	131050	0020	08/29/12	\$195,000	\$243,000	1,160	8	1965	Avg	7,140	N	N	3412 HAMPTON WAY
7	0	131050	0550	12/20/14	\$248,000	\$249,000	1,160	8	1966	Good	8,760	N	N	3903 CAMBRIDGE CT
7	0	383271	0060	11/19/13	\$205,950	\$230,000	1,160	8	1978	Avg	7,344	Y	N	26319 42ND AVE S
7	0	983580	0750	12/03/14	\$247,000	\$249,000	1,180	8	1968	Good	7,630	N	N	25404 32ND PL S
7	0	983580	1000	06/25/14	\$245,700	\$259,000	1,180	8	1968	Avg	8,400	N	N	25425 34TH PL S
7	0	131091	0260	04/26/13	\$307,000	\$361,000	1,200	8	1973	Good	8,640	N	N	4224 CARNABY ST
7	0	272204	9077	08/28/14	\$299,500	\$310,000	1,230	8	1980	Avg	34,500	N	N	25720 45TH PL S
7	0	131097	0080	08/20/13	\$238,000	\$272,000	1,240	8	1978	Avg	8,400	N	N	26924 SAXON CT
7	0	677780	0150	07/22/14	\$265,000	\$277,000	1,270	8	1962	Avg	7,200	N	N	25247 45TH PL S



Improved Sales Used in This Annual Update Analysis

Area 026 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	0	983580	0590	06/29/13	\$255,900	\$296,000	1,270	8	1968	Good	8,888	N	N	3506 S 256TH ST
7	0	677780	0160	07/28/14	\$285,000	\$298,000	1,290	8	1962	Good	7,440	Y	N	25239 45TH PL S
7	0	289470	0390	11/28/12	\$249,950	\$305,000	1,300	8	1962	Good	9,100	N	N	4218 S 248TH ST
7	0	289490	0070	12/15/14	\$239,500	\$241,000	1,310	8	1968	Good	6,375	N	N	4219 S 247TH CT
7	0	666901	0050	05/09/14	\$250,200	\$267,000	1,310	8	1978	Avg	7,350	N	N	3709 S 256TH CT
7	0	983580	0320	08/28/14	\$300,000	\$311,000	1,330	8	1967	Good	8,750	N	N	25301 32ND PL S
7	0	983580	0430	01/27/12	\$175,000	\$229,000	1,330	8	1968	Avg	9,525	N	N	25509 32ND PL S
7	0	983580	0530	03/30/12	\$170,000	\$219,000	1,330	8	1968	Good	7,070	N	N	3401 S 255TH ST
7	0	131050	0590	11/14/13	\$249,999	\$280,000	1,350	8	1966	Good	7,392	N	N	26608 HIGHLAND AVE
7	0	131090	0690	06/10/14	\$284,500	\$301,000	1,350	8	1967	Good	10,336	N	N	26525 CAMBRIDGE DR
7	0	666902	0180	04/03/14	\$250,000	\$270,000	1,360	8	1979	Avg	7,700	N	N	25213 36TH PL S
7	0	131097	0380	05/19/14	\$296,500	\$316,000	1,380	8	1978	Good	7,900	N	N	26713 STANFORD CT
7	0	666901	0220	11/12/12	\$225,000	\$275,000	1,400	8	1977	Avg	7,910	N	N	25713 36TH PL S
7	0	289470	0270	07/15/14	\$275,000	\$288,000	1,420	8	1962	Good	10,050	N	N	4219 S 248TH ST
7	0	796770	0310	07/19/13	\$268,000	\$309,000	1,438	8	1985	Good	8,831	N	N	27027 36TH PL S
7	0	666901	0250	06/13/13	\$279,900	\$325,000	1,440	8	1978	Good	10,044	N	N	25729 36TH PL S
7	0	005950	0260	09/25/12	\$224,950	\$278,000	1,450	8	1988	Good	7,045	N	N	3908 S 271ST PL
7	0	131097	0090	08/28/13	\$220,000	\$251,000	1,450	8	1978	Good	8,300	N	N	26922 SAXON CT
7	0	289480	0020	02/04/13	\$325,000	\$390,000	1,450	8	1967	VGood	9,600	Y	N	4211 S 252ND ST
7	0	131098	0090	04/23/13	\$245,000	\$288,000	1,460	8	1979	Avg	7,920	N	N	4523 HAMPTON CT
7	0	666902	0330	08/27/13	\$268,950	\$307,000	1,460	8	1978	Good	7,810	N	N	3713 S 254TH PL
7	0	983580	0560	11/20/13	\$235,000	\$262,000	1,460	8	1968	Good	7,474	N	N	3423 S 255TH ST
7	0	796770	0220	10/08/12	\$246,000	\$304,000	1,469	8	1985	Good	8,556	N	N	3515 S 270TH ST
7	0	131096	0380	06/19/12	\$214,750	\$272,000	1,470	8	1977	Avg	7,656	N	N	26709 CARNABY WAY
7	0	131050	0160	11/15/13	\$280,000	\$313,000	1,490	8	1977	Good	7,216	N	N	26429 MANCHESTER AVE
7	0	666901	0330	11/16/12	\$194,950	\$238,000	1,500	8	1978	Avg	9,000	N	N	3719 S 257TH ST
7	0	131098	0100	01/16/14	\$250,000	\$275,000	1,560	8	1982	Avg	7,020	N	N	4611 HAMPTON CT
7	0	289470	0660	05/28/13	\$212,500	\$248,000	1,570	8	1965	VGood	7,475	N	N	25117 43RD AVE S
7	0	289500	0040	06/03/13	\$269,900	\$315,000	1,590	8	1979	Avg	8,100	N	N	4227 S 247TH ST
7	0	289500	0090	12/20/13	\$287,000	\$318,000	1,600	8	1981	Good	25,920	Y	N	24602 43RD AVE S
7	0	666901	0120	06/24/14	\$319,000	\$336,000	1,610	8	1978	Avg	7,992	N	N	25626 36TH PL S

Improved Sales Used in This Annual Update Analysis

Area 026 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	0	666902	0500	06/27/14	\$330,000	\$348,000	1,610	8	1978	Avg	7,350	N	N	3724 S 253RD PL
7	0	383270	0190	08/23/12	\$215,000	\$268,000	1,630	8	1978	Avg	7,035	Y	N	4113 S 262ND PL
7	0	666902	0130	04/25/14	\$216,000	\$232,000	1,630	8	1979	Avg	7,500	N	N	25214 36TH PL S
7	0	131097	0220	07/22/13	\$240,000	\$276,000	1,640	8	1978	Avg	7,700	N	N	26908 AVON CT
7	0	983580	0490	03/17/14	\$276,000	\$299,000	1,654	8	1968	Good	7,070	N	N	3305 S 255TH ST
7	0	131098	0750	02/07/14	\$225,000	\$246,000	1,660	8	1980	Good	7,210	N	N	26720 BRISTOL CT
7	0	289470	0100	04/19/12	\$180,000	\$231,000	1,670	8	1968	Good	9,380	N	N	4218 S 251ST ST
7	0	131060	0190	04/17/12	\$197,500	\$254,000	1,680	8	1965	Avg	8,610	N	N	3535 HAMPTON WAY
7	0	085510	0090	03/25/14	\$395,000	\$427,000	1,690	8	1995	Good	12,892	Y	N	23716 43RD AVE S
7	0	289511	0062	12/02/14	\$249,000	\$251,000	1,752	8	2005	Avg	14,626	Y	N	25119 REITH RD
7	0	000200	0014	04/11/12	\$285,000	\$366,000	1,780	8	1960	VGood	15,405	Y	N	23810 43RD AVE S
7	0	289510	0480	01/27/14	\$307,000	\$337,000	1,854	8	1968	Good	8,100	N	N	4208 S 252ND PL
7	0	289510	0170	05/20/13	\$245,000	\$287,000	1,860	8	1980	Avg	9,450	N	N	4319 S 253RD ST
7	0	983610	0130	11/28/12	\$247,000	\$301,000	1,860	8	1975	Good	8,875	N	N	25706 35TH PL S
7	0	318500	0030	06/06/14	\$300,900	\$319,000	1,870	8	1982	Avg	13,500	N	N	27108 46TH AVE S
7	0	131090	0400	02/13/14	\$239,250	\$261,000	1,880	8	1968	Good	7,880	Y	N	26421 SOMERSET LN
7	0	131090	0480	10/26/12	\$222,500	\$273,000	1,880	8	1968	Good	7,500	N	N	26426 CAMBRIDGE DR
7	0	131091	0230	01/13/14	\$255,000	\$281,000	1,910	8	1973	VGood	8,640	N	N	4248 CARNABY ST
7	0	131098	0110	07/17/14	\$299,000	\$313,000	1,920	8	1982	Good	7,840	N	N	4622 HAMPTON CT
7	0	666901	0180	02/11/14	\$308,950	\$338,000	1,920	8	1977	Good	8,330	N	N	25619 36TH PL S
7	0	131070	0210	06/03/14	\$268,000	\$284,000	1,970	8	1966	Good	10,270	N	N	3644 MANCHESTER WAY
7	0	222204	9212	12/31/13	\$310,000	\$343,000	1,990	8	1994	Good	9,533	N	N	3819 S 252ND PL
7	0	005950	0050	12/16/14	\$324,900	\$326,000	2,010	8	1988	Good	7,280	N	N	3653 S 271ST ST
7	0	538760	0010	09/26/13	\$205,000	\$232,000	2,020	8	1991	Avg	9,652	N	N	27130 41ST PL S
7	0	807540	0730	07/05/12	\$220,000	\$277,000	2,060	8	1981	Good	18,500	N	N	3811 S 239TH ST
7	0	131096	0220	06/26/14	\$280,927	\$296,000	2,070	8	1977	Good	7,350	N	N	26732 CARNABY WAY
7	0	222204	9204	11/08/12	\$379,000	\$464,000	2,080	8	2012	Avg	22,359	N	N	25234 38TH AVE S
7	0	131097	0500	07/13/12	\$224,750	\$283,000	2,110	8	1978	Avg	7,210	N	N	26628 CARNABY WAY
7	0	666901	0080	04/17/13	\$280,000	\$330,000	2,190	8	1978	Avg	8,080	N	N	3720 S 257TH ST
7	0	666901	0290	11/07/14	\$320,000	\$325,000	2,190	8	1978	VGood	7,125	N	N	3631 S 257TH ST
7	0	666902	0490	08/12/14	\$320,000	\$333,000	2,190	8	1978	Avg	9,020	N	N	3732 S 253RD PL



Improved Sales Used in This Annual Update Analysis

Area 026 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	0	666902	0490	11/29/12	\$265,000	\$323,000	2,190	8	1978	Avg	9,020	N	N	3732 S 253RD PL
7	0	131091	0140	06/12/14	\$335,000	\$355,000	2,200	8	1969	Good	14,124	N	N	26861 CARDIFF AVE
7	0	131090	0140	06/24/14	\$305,000	\$322,000	2,210	8	1968	Good	9,371	N	N	4113 HAMPTON WAY
7	0	131090	0190	05/31/13	\$300,000	\$350,000	2,210	8	1968	Good	13,154	N	N	4116 HAMPTON WAY
7	0	131090	0610	07/14/14	\$336,000	\$352,000	2,210	8	1967	Good	11,700	N	N	3802 HAMPTON WAY
7	0	131070	0130	04/02/13	\$235,000	\$278,000	2,250	8	1966	Good	8,025	N	N	26510 PRINCETON AVE
7	0	131070	0200	07/10/12	\$231,500	\$292,000	2,250	8	1966	Good	8,690	N	N	3642 MANCHESTER WAY
7	0	131096	0150	06/19/12	\$269,000	\$340,000	2,250	8	1977	Good	7,725	N	N	26916 ARDEN CT
7	0	131096	0200	08/16/13	\$307,000	\$351,000	2,250	8	1977	Good	8,050	N	N	26814 ARDEN CT
7	0	272204	9218	10/27/14	\$287,500	\$293,000	2,250	8	1985	Avg	12,000	N	N	4624 S 257TH ST
7	0	131090	0260	10/13/14	\$318,888	\$326,000	2,270	8	1973	Good	12,000	N	N	4025 SOMERSET LN
7	0	131096	0570	11/07/13	\$300,000	\$336,000	2,270	8	1977	Good	7,828	N	N	4523 CARNABY ST
7	0	005950	0320	10/08/12	\$273,500	\$337,000	2,360	8	1988	Good	7,370	N	N	3925 S 271ST ST
7	0	131050	0200	11/06/12	\$231,000	\$283,000	2,360	8	1965	Avg	7,560	N	N	26523 MANCHESTER AVE
7	0	131050	0420	02/04/13	\$330,000	\$396,000	2,410	8	1964	Good	7,800	N	N	26524 MANCHESTER AVE
7	0	131098	0760	07/17/12	\$235,000	\$296,000	2,440	8	1984	Good	7,210	N	N	26714 BRISTOL CT
7	0	289510	0040	07/22/13	\$370,000	\$426,000	2,490	8	1999	Avg	16,240	Y	N	25317 42ND PL S
7	0	131090	0230	01/24/13	\$300,000	\$361,000	2,560	8	1967	Avg	9,200	Y	N	4014 HAMPTON WAY
7	0	131090	0280	03/14/13	\$265,000	\$315,000	2,600	8	1969	Avg	11,584	N	N	4109 SOMERSET LN
7	0	131070	0390	10/10/14	\$320,000	\$328,000	2,630	8	1966	Avg	8,625	N	N	3547 CANTERBURY LN
7	0	222204	9189	07/19/13	\$375,000	\$432,000	2,670	8	2001	Avg	14,213	N	N	3805 S 251ST ST
7	0	131099	0100	09/17/12	\$275,000	\$341,000	2,760	8	1980	Avg	9,375	N	N	3915 S 255TH PL
7	0	289500	0100	06/24/13	\$423,000	\$490,000	2,816	8	1980	Good	26,270	Y	N	24516 43RD AVE S
7	0	886020	0005	12/06/13	\$425,000	\$473,000	2,214	9	2013	Avg	9,712	Y	N	23901 43RD AVE S
7	0	948578	0020	08/14/13	\$299,950	\$343,000	2,300	9	1992	Avg	11,009	N	N	27011 CARDIFF AVE
7	0	289510	0100	12/03/13	\$372,000	\$414,000	2,750	9	1992	Avg	13,200	Y	N	25422 42ND PL S
7	0	293660	0065	02/20/13	\$448,000	\$535,000	3,310	9	2009	Avg	17,463	N	N	3012 S 265TH ST
9	0	796760	0290	02/06/13	\$164,000	\$197,000	640	6	1920	Good	49,092	N	N	27802 42ND AVE S
9	0	796760	0200	12/17/13	\$149,675	\$166,000	1,030	6	1942	Good	11,250	N	N	27805 42ND AVE S
9	0	332204	9178	09/09/13	\$180,000	\$205,000	936	7	1967	Good	6,969	N	N	27625 MILITARY RD S
9	0	743620	0180	08/20/12	\$135,000	\$168,000	950	7	1966	Avg	9,669	N	N	28656 51ST PL S



King County

Department of Assessments

Improved Sales Used in This Annual Update Analysis

Area 026 -- 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
9	0	796760	0069	11/17/14	\$185,000	\$187,000	980	7	1955	Avg	9,135	N	N	28104 34TH AVE S
9	0	332204	9083	08/06/13	\$191,000	\$219,000	1,030	7	1958	Good	17,444	N	N	3017 S 274TH ST
9	0	387400	0040	02/26/12	\$190,000	\$247,000	1,060	7	1963	Avg	9,601	N	N	3619 S 285TH PL
9	0	546210	0060	05/25/12	\$225,000	\$286,000	1,060	7	1965	Good	9,471	N	N	4918 S 284TH PL
9	0	387400	0010	11/07/13	\$139,000	\$156,000	1,070	7	1962	Avg	9,719	N	N	28611 37TH PL S
9	0	387401	0220	06/24/14	\$289,000	\$305,000	1,090	7	1988	Avg	9,607	N	N	28426 37TH AVE S
9	0	796720	0250	03/14/14	\$260,000	\$282,000	1,090	7	1979	Good	12,000	N	N	27543 43RD AVE S
9	0	796720	0290	05/30/14	\$190,000	\$202,000	1,090	7	1978	Avg	11,745	N	N	27529 43RD AVE S
9	0	387390	0290	08/02/13	\$210,000	\$241,000	1,120	7	1961	Avg	11,566	N	N	28701 37TH PL S
9	0	796780	0040	08/15/13	\$190,000	\$217,000	1,120	7	1968	Good	7,241	N	N	3524 S 281ST ST
9	0	796720	0410	04/12/13	\$269,000	\$318,000	1,130	7	1988	Good	11,524	N	N	4319 S 275TH CT
9	0	723759	0010	06/05/14	\$214,100	\$227,000	1,150	7	2004	Avg	2,064	N	N	27852 31ST PL S
9	0	387390	0070	05/10/12	\$134,900	\$172,000	1,160	7	1962	Avg	9,874	N	N	28722 37TH PL S
9	0	397760	0190	02/09/12	\$175,000	\$228,000	1,160	7	1968	Avg	6,545	N	N	28617 47TH PL S
9	0	546210	0250	07/17/13	\$192,000	\$221,000	1,190	7	1966	Avg	11,000	N	N	28440 49TH AVE S
9	0	397760	0380	10/29/13	\$206,000	\$231,000	1,200	7	1968	Good	7,725	N	N	28504 47TH PL S
9	0	796800	0120	05/09/14	\$290,000	\$310,000	1,200	7	1968	Good	13,300	N	N	3026 S STAR LAKE RD
9	0	163460	0035	11/18/13	\$225,000	\$251,000	1,240	7	1948	Avg	23,760	Y	N	3607 S STAR LAKE RD
9	0	387401	0280	07/31/12	\$245,700	\$308,000	1,280	7	1988	Avg	9,607	N	N	28517 39TH AVE S
9	0	332204	9181	09/30/14	\$175,000	\$180,000	1,300	7	1967	Avg	10,454	N	N	27622 MILITARY RD S
9	0	387390	0030	12/13/12	\$135,000	\$164,000	1,300	7	1962	Avg	9,600	N	N	28712 41ST AVE S
9	0	387401	0400	08/15/13	\$215,000	\$246,000	1,300	7	1990	Avg	9,608	N	N	3814 S 284TH ST
9	0	723759	0190	08/28/13	\$155,000	\$177,000	1,315	7	2005	Avg	3,689	N	N	3016 S 278TH PL
9	0	026940	0020	08/17/12	\$164,500	\$205,000	1,320	7	1965	Avg	9,500	N	N	28015 45TH AVE S
9	0	546210	0240	06/25/14	\$196,500	\$207,000	1,320	7	1966	Avg	9,000	N	N	28430 49TH AVE S
9	0	546210	0300	09/20/13	\$175,000	\$198,000	1,320	7	1962	Avg	9,345	N	N	28430 48TH AVE S
9	0	387390	0050	05/07/12	\$155,000	\$198,000	1,360	7	1962	Avg	11,776	N	N	28630 41ST AVE S
9	0	397760	0030	11/28/12	\$164,800	\$201,000	1,370	7	1968	Avg	7,030	N	N	4702 S 285TH PL
9	0	026950	0110	08/25/12	\$207,000	\$258,000	1,440	7	1966	Avg	9,675	N	N	28227 45TH AVE S
9	0	387400	0240	12/02/14	\$210,000	\$212,000	1,440	7	1963	Avg	10,111	N	N	4011 S 286TH ST
9	0	387400	0240	02/22/12	\$129,500	\$168,000	1,440	7	1963	Avg	10,111	N	N	4011 S 286TH ST

Improved Sales Used in This Annual Update Analysis

Area 026 -- 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
9	0	796720	0060	09/08/14	\$243,000	\$251,000	1,450	7	1981	Good	12,125	N	N	27216 42ND PL S
9	0	026950	0130	11/13/14	\$195,000	\$198,000	1,460	7	1966	Good	9,675	N	N	28311 45TH AVE S
9	0	743620	0030	02/08/13	\$255,000	\$306,000	1,540	7	1966	Good	19,223	N	N	28637 51ST PL S
9	0	387390	0360	12/11/12	\$210,000	\$255,000	1,550	7	1961	Good	9,680	N	N	3806 S 287TH ST
9	0	387401	0240	11/02/12	\$215,200	\$264,000	1,590	7	1987	Good	9,608	N	N	28434 37TH AVE S
9	0	342204	9267	01/11/13	\$229,900	\$277,000	1,630	7	1987	Good	10,982	N	N	28545 36TH AVE S
9	0	723759	0160	03/21/12	\$164,950	\$213,000	1,650	7	2004	Avg	2,485	N	N	3036 S 278TH PL
9	0	342204	9082	12/12/12	\$330,000	\$401,000	1,800	7	1980	Avg	39,875	Y	Y	3423 S 272ND ST
9	0	397761	0020	02/29/12	\$202,000	\$262,000	1,800	7	1969	Good	7,200	N	N	28518 46TH AVE S
9	0	723759	0360	03/20/14	\$245,200	\$265,000	1,880	7	2004	Avg	2,200	N	N	27912 31ST PL S
9	0	723759	0370	04/27/12	\$165,000	\$211,000	1,880	7	2004	Avg	2,523	N	N	27906 31ST PL S
9	0	332204	9130	09/30/14	\$200,000	\$205,000	1,890	7	1960	Avg	11,761	N	N	27610 MILITARY RD S
9	0	546210	0030	04/30/14	\$260,000	\$278,000	1,990	7	1962	Avg	9,471	N	N	4820 S 284TH PL
9	0	720590	0040	08/05/13	\$300,000	\$344,000	2,020	7	1973	Good	36,300	N	N	27225 45TH PL S
9	0	796760	0071	11/08/13	\$230,000	\$258,000	2,260	7	1971	Avg	16,000	N	N	28115 37TH AVE S
9	0	387401	0120	12/02/14	\$242,000	\$244,000	2,470	7	1987	Avg	9,613	N	N	3917 S 284TH PL
9	0	387390	0040	11/24/14	\$242,500	\$245,000	2,580	7	1962	Avg	14,330	N	N	28704 41ST AVE S
9	0	743620	0040	11/05/14	\$290,000	\$295,000	1,390	8	1967	Good	9,652	N	N	28631 51ST PL S
9	0	735100	0010	06/23/14	\$435,000	\$459,000	1,400	8	1984	Avg	6,609	Y	Y	3810 S STAR LAKE RD
9	0	572900	0080	10/29/14	\$465,000	\$474,000	1,420	8	1990	Avg	15,600	Y	Y	27260 33RD PL S
9	0	342204	9158	07/11/14	\$246,000	\$258,000	1,440	8	1966	Good	11,325	N	N	4243 S 280TH ST
9	0	418011	0050	07/20/12	\$219,950	\$276,000	1,470	8	1994	Avg	6,000	N	N	27234 32ND PL S
9	0	418011	0070	01/27/12	\$219,000	\$286,000	1,510	8	1994	Avg	6,000	N	N	27246 32ND PL S
9	0	259565	0330	12/06/13	\$297,000	\$330,000	1,620	8	1993	Avg	11,057	N	N	27811 50TH PL S
9	0	887400	0100	05/20/13	\$224,000	\$262,000	1,630	8	1998	Avg	6,514	N	N	3220 S 272ND PL
9	0	259565	0610	01/26/12	\$250,000	\$327,000	1,710	8	1993	Avg	11,657	N	N	5003 S 279TH ST
9	0	259565	0150	06/17/13	\$327,000	\$380,000	1,720	8	1993	Good	11,360	N	N	27722 48TH AVE S
9	0	259565	0300	08/16/13	\$330,000	\$378,000	1,720	8	1993	Good	11,244	N	N	27829 50TH PL S
9	0	259565	0600	10/19/13	\$302,000	\$340,000	1,720	8	1993	Avg	11,657	N	N	4925 S 279TH ST
9	0	796700	0020	05/16/13	\$332,703	\$389,000	1,826	8	2013	Avg	5,003	N	N	4633 S 277TH PL
9	0	418010	0150	01/28/14	\$230,000	\$252,000	1,830	8	1993	Avg	7,466	N	N	27217 32ND PL S



Improved Sales Used in This Annual Update Analysis

Area 026 -- 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
9	0	796700	0280	03/15/13	\$311,500	\$370,000	1,830	8	2012	Avg	5,000	N	N	4724 S 279TH PL
9	0	259565	0380	08/14/13	\$314,500	\$360,000	1,870	8	1993	Good	11,504	N	N	27828 49TH AVE S
9	0	342204	9276	12/11/14	\$310,000	\$312,000	1,880	8	1988	Avg	30,346	N	N	27838 32ND PL S
9	0	796760	0005	05/20/13	\$335,000	\$392,000	1,890	8	1978	Good	19,500	N	N	28023 34TH AVE S
9	0	796760	0087	01/17/14	\$300,000	\$330,000	1,890	8	1996	Avg	11,250	N	N	3433 S 280TH ST
9	0	796700	0030	09/20/12	\$324,500	\$402,000	1,903	8	2012	Avg	5,260	N	N	4677 S 277TH PL
9	0	796700	0270	11/25/14	\$353,000	\$357,000	1,912	8	2012	Avg	5,000	N	N	4718 S 279TH PL
9	0	796700	0270	03/07/13	\$324,800	\$387,000	1,912	8	2012	Avg	5,000	N	N	4718 S 279TH PL
9	0	796700	0200	11/21/14	\$345,500	\$350,000	1,930	8	2014	Avg	4,000	N	N	27828 47TH PL S
9	0	796700	0230	09/09/13	\$321,900	\$366,000	1,930	8	2014	Avg	4,000	N	N	27846 47TH PL S
9	0	796700	0040	08/22/14	\$347,900	\$361,000	1,940	8	2014	Avg	6,411	N	N	27809 47TH PL S
9	0	796700	0080	03/21/14	\$342,900	\$371,000	1,980	8	2014	Avg	4,705	N	N	27851 47TH PL S
9	0	259565	0120	03/25/14	\$317,875	\$344,000	2,020	8	1993	Avg	9,750	N	N	27711 48TH AVE S
9	0	796700	0060	09/26/14	\$349,500	\$359,000	2,030	8	2014	Avg	4,596	N	N	27841 47TH PL S
9	0	796700	0110	10/22/13	\$359,865	\$405,000	2,030	8	2013	Avg	6,463	N	N	27700 47TH PL S
9	0	796700	0220	06/19/14	\$365,805	\$386,000	2,040	8	2014	Avg	4,000	N	N	27838 47TH PL S
9	0	796700	0180	10/27/14	\$348,500	\$355,000	2,050	8	2014	Avg	4,000	N	N	27818 47TH PL S
9	0	796700	0190	08/07/14	\$353,000	\$368,000	2,050	8	2014	Avg	4,000	N	N	27824 47TH PL S
9	0	796700	0210	10/10/13	\$326,500	\$368,000	2,050	8	2013	Avg	4,000	N	N	21836 47TH PL S
9	0	796700	0260	07/01/13	\$334,900	\$388,000	2,058	8	2012	Avg	4,330	N	N	4710 S 279TH PL
9	0	796700	0240	09/30/13	\$338,500	\$383,000	2,060	8	2013	Avg	4,000	N	N	27848 47TH PL S
9	0	796765	0150	11/26/12	\$288,500	\$352,000	2,068	8	2001	Avg	7,961	N	N	28021 39TH AVE S
9	0	342204	9207	09/06/13	\$275,000	\$313,000	2,080	8	1974	Avg	65,340	N	N	28150 37TH AVE S
9	0	796700	0290	03/12/13	\$328,200	\$390,000	2,129	8	2012	Avg	4,986	N	N	4736 S 279TH PL
9	0	259565	0490	01/09/13	\$294,575	\$356,000	2,130	8	1993	Avg	11,336	N	N	27820 48TH AVE S
9	0	796700	0090	06/25/13	\$358,235	\$415,000	2,132	8	2013	Avg	10,503	N	N	27837 47TH PL S
9	0	259565	0100	06/30/14	\$359,500	\$379,000	2,140	8	1993	Avg	10,316	N	N	27721 48TH AVE S
9	0	796700	0250	09/20/12	\$300,000	\$372,000	2,146	8	2012	Avg	6,328	N	N	4704 S 279TH PL
9	0	796700	0300	11/28/12	\$351,000	\$428,000	2,146	8	2013	Avg	11,074	N	N	4790 S 277TH PL
9	0	327591	0030	05/23/13	\$293,000	\$342,000	2,185	8	2006	Avg	5,883	N	N	28016 33RD AVE S
9	0	259565	0170	06/09/14	\$367,300	\$389,000	2,190	8	1993	Avg	14,937	N	N	4816 S 277TH PL



Improved Sales Used in This Annual Update Analysis

Area 026 -- 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
9	0	796700	0100	03/05/14	\$384,677	\$418,000	2,240	8	2014	Avg	9,377	N	N	28000 46TH AVE S
9	0	298950	0140	07/23/13	\$337,340	\$388,000	2,250	8	2002	Avg	8,522	N	N	27624 44TH PL S
9	0	796700	0050	11/15/13	\$360,375	\$403,000	2,250	8	2014	Avg	6,607	N	N	27821 47TH PL S
9	0	327591	0180	10/19/12	\$305,000	\$375,000	2,258	8	2006	Avg	4,627	N	N	28003 33RD AVE S
9	0	440115	0070	06/23/14	\$320,000	\$338,000	2,280	8	1998	Avg	7,417	N	N	27521 44TH PL S
9	0	298950	0110	10/25/12	\$345,000	\$424,000	2,290	8	2002	Avg	10,305	N	N	27657 44TH PL S
9	0	440115	0100	05/08/13	\$285,000	\$334,000	2,370	8	1999	Avg	5,523	N	N	27516 44TH PL S
9	0	327591	0080	03/27/13	\$299,000	\$354,000	2,415	8	2006	Avg	4,427	N	N	3323 S 280TH PL
9	0	440115	0110	07/03/12	\$298,950	\$377,000	2,430	8	1999	Avg	6,755	N	N	27520 44TH PL S
9	0	796765	0070	05/01/13	\$255,399	\$300,000	2,660	8	2001	Avg	5,929	N	N	28050 39TH AVE S
9	0	342204	9265	12/14/12	\$465,000	\$565,000	1,690	9	1984	Avg	34,871	N	N	27315 48TH AVE S
9	0	735100	0160	07/08/14	\$332,000	\$349,000	1,720	9	1979	Avg	14,915	N	N	3801 S STAR LAKE RD
9	0	951096	0420	03/15/12	\$389,950	\$504,000	1,780	9	2004	Avg	10,472	N	N	5115 S 282ND WAY
9	0	796760	0084	04/24/12	\$295,000	\$378,000	1,940	9	1998	Avg	11,202	N	N	3409 S 280TH ST
9	0	951093	0270	01/27/12	\$340,000	\$444,000	2,120	9	2001	Avg	6,967	Y	N	28350 52ND AVE S
9	0	330404	0110	12/30/13	\$391,900	\$433,000	2,240	9	2013	Avg	6,710	N	N	5421 S 285TH ST
9	0	330404	0080	04/09/12	\$355,000	\$457,000	2,292	9	2011	Avg	6,711	N	N	5240 S 285TH ST
9	0	330404	0020	12/26/14	\$375,500	\$376,000	2,301	9	2010	Avg	6,452	N	N	5276 S 285TH ST
9	0	330403	0280	05/28/13	\$384,500	\$449,000	2,333	9	2005	Avg	8,798	N	N	5222 S 286TH CT
9	0	330404	0100	07/11/12	\$354,900	\$447,000	2,350	9	2012	Avg	6,503	N	N	5235 S 285TH ST
9	0	330404	0070	12/26/12	\$375,250	\$454,000	2,409	9	2012	Avg	5,179	N	N	5246 S 285TH ST
9	0	330404	0050	01/03/12	\$360,000	\$473,000	2,410	9	2011	Avg	5,149	N	N	5258 S 285TH ST
9	0	330404	0120	11/22/13	\$385,000	\$430,000	2,410	9	2013	Avg	6,264	N	N	5247 S 285TH ST
9	0	951112	0050	06/27/14	\$427,000	\$450,000	2,432	9	2005	Avg	9,391	Y	N	28461 54TH AVE S
9	0	951112	0050	04/24/12	\$399,000	\$511,000	2,432	9	2005	Avg	9,391	Y	N	28461 54TH AVE S
9	0	330404	0150	05/08/12	\$347,500	\$444,000	2,449	9	2010	Avg	5,644	Y	N	5265 S 285TH ST
9	0	330404	0170	03/18/13	\$387,500	\$460,000	2,449	9	2011	Avg	5,119	N	N	5277 S 285TH ST
9	0	259565	0720	08/22/14	\$515,000	\$535,000	2,470	9	1994	Avg	32,386	N	N	27821 52ND AVE S
9	0	796760	0285	12/11/14	\$449,888	\$453,000	2,520	9	1988	Avg	78,408	N	N	4244 S 280TH ST
9	0	951093	0470	07/22/13	\$370,000	\$426,000	2,570	9	2001	Avg	10,339	N	N	4825 S 283RD PL
9	0	951093	0200	08/26/13	\$427,000	\$487,000	2,650	9	2000	Avg	8,898	N	N	5314 S 283RD PL



Improved Sales Used in This Annual Update Analysis

Area 026 -- 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
9	0	951093	0290	06/18/12	\$432,500	\$548,000	2,650	9	2000	Avg	7,000	Y	N	28334 52ND AVE S
9	0	951093	0350	12/12/14	\$429,000	\$431,000	2,650	9	2001	Avg	9,301	N	N	5016 S 283RD PL
9	0	951096	0040	07/20/12	\$417,000	\$524,000	2,710	9	2003	Avg	9,488	Y	N	5213 S 283RD ST
9	0	951112	0080	09/19/12	\$335,000	\$415,000	2,720	9	2005	Avg	8,762	N	N	28445 54TH AVE S
9	0	951093	0500	08/19/13	\$420,000	\$480,000	2,730	9	2000	Avg	10,524	N	N	4919 S 283RD PL
9	0	330404	0060	01/17/13	\$403,500	\$486,000	2,730	9	2012	Avg	5,247	N	N	5252 S 285TH ST
9	0	951093	0360	01/14/14	\$394,200	\$434,000	2,780	9	2001	Avg	8,688	N	N	5008 S 283RD PL
9	0	796775	0130	01/02/13	\$318,000	\$385,000	3,030	9	1994	Avg	15,698	N	N	27502 46TH CT S
9	0	951093	0010	04/09/12	\$432,500	\$556,000	3,050	9	2004	Avg	9,613	N	N	28352 54TH AVE S
9	0	330403	0310	10/28/13	\$410,000	\$461,000	3,050	9	2006	Avg	9,160	N	N	5238 S 286TH CT
9	0	951096	0380	05/25/12	\$400,000	\$509,000	3,190	9	2004	Avg	8,150	N	N	5118 S 282ND WAY
9	0	951096	0540	08/13/14	\$439,900	\$458,000	3,220	9	2002	Avg	8,801	N	N	5104 S 284TH PL
9	0	951093	0110	10/01/12	\$418,400	\$517,000	3,230	9	2001	Avg	7,619	Y	N	5330 S 282ND WAY
10	0	053700	0315	02/06/13	\$250,000	\$300,000	850	6	1941	Good	12,833	Y	Y	2018 S 308TH ST
10	0	053700	0240	07/25/13	\$339,300	\$390,000	950	6	1934	Good	9,020	Y	Y	2210 S 308TH ST
10	0	053700	0395	05/30/13	\$178,000	\$208,000	1,090	6	1943	VGood	8,000	N	N	2041 S 308TH ST
10	0	053700	0115	02/16/12	\$318,750	\$415,000	1,100	6	1929	Good	11,200	Y	Y	2219 S 304TH ST
10	0	546280	0015	12/17/13	\$157,800	\$175,000	1,140	6	1957	Good	8,645	N	N	28830 18TH AVE S
10	0	422231	0160	04/14/14	\$205,000	\$220,000	1,500	6	1971	Good	6,438	N	N	2012 S 282ND PL
10	0	546280	0035	12/18/13	\$170,000	\$188,000	1,740	6	1956	Good	8,645	N	N	29022 18TH AVE S
10	0	422231	0220	08/25/14	\$235,500	\$244,000	790	7	1971	Good	7,600	N	N	2024 S 282ND ST
10	0	422231	0320	07/02/13	\$237,000	\$274,000	790	7	1973	VGood	10,420	N	N	2022 S 281ST ST
10	0	422250	0370	04/04/14	\$220,000	\$237,000	860	7	1963	Avg	7,350	N	N	28844 23RD PL S
10	0	422231	0460	02/19/13	\$165,000	\$197,000	870	7	1975	Avg	7,980	N	N	2008 S 280TH PL
10	0	042104	9114	10/09/14	\$128,000	\$131,000	910	7	1955	Avg	11,117	N	N	1817 S 288TH ST
10	0	422230	0080	11/07/13	\$163,000	\$183,000	920	7	1970	Avg	8,900	N	N	28024 22ND AVE S
10	0	053700	0567	03/19/13	\$155,600	\$185,000	940	7	1966	Good	8,393	N	N	30835 22ND AVE S
10	0	768380	0192	11/07/14	\$179,950	\$183,000	960	7	1952	Good	10,125	N	N	2206 S 300TH ST
10	0	367440	0035	05/12/14	\$156,000	\$166,000	970	7	1959	Avg	8,580	N	N	29621 18TH AVE S
10	0	042104	9253	10/16/14	\$189,000	\$193,000	990	7	1977	Avg	8,760	N	N	30309 22ND CT S
10	0	042104	9254	10/02/14	\$179,000	\$184,000	990	7	1977	Avg	8,760	N	N	30315 22ND CT S



Improved Sales Used in This Annual Update Analysis

Area 026 -- 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
10	0	365500	0070	08/05/14	\$220,000	\$229,000	1,010	7	1968	Avg	7,840	N	N	30204 26TH PL S
10	0	365500	0320	04/23/12	\$155,000	\$199,000	1,010	7	1968	Good	10,064	N	N	30221 26TH PL S
10	0	422250	0310	06/20/13	\$219,570	\$255,000	1,010	7	1964	Avg	7,260	N	N	29017 23RD PL S
10	0	768380	0212	12/18/14	\$229,000	\$230,000	1,010	7	1959	Good	12,705	N	N	2247 S 298TH ST
10	0	798310	0150	06/02/14	\$199,950	\$212,000	1,010	7	1969	Avg	7,245	N	N	29909 21ST AVE S
10	0	422231	0680	09/26/14	\$240,000	\$247,000	1,030	7	1970	VGood	11,118	N	N	28403 20TH AVE S
10	0	746690	0450	11/05/13	\$219,900	\$247,000	1,030	7	1962	Good	10,370	N	N	28708 26TH AVE S
10	0	422220	0210	05/22/14	\$245,000	\$261,000	1,040	7	1967	Avg	8,000	N	N	2306 S 284TH PL
10	0	422220	0250	09/09/13	\$157,000	\$179,000	1,040	7	1967	Avg	7,210	N	N	2224 S 284TH PL
10	0	053700	0569	01/24/14	\$264,000	\$290,000	1,070	7	1975	Avg	16,752	N	N	30859 22ND AVE S
10	0	422250	0220	05/09/13	\$157,000	\$184,000	1,070	7	1963	Avg	8,633	N	N	28820 23RD AVE S
10	0	422270	0300	05/04/12	\$230,000	\$294,000	1,080	7	1964	Good	8,824	N	N	28856 22ND AVE S
10	0	422230	0040	12/16/14	\$284,850	\$286,000	1,090	7	1969	Avg	8,256	Y	N	2220 S 282ND ST
10	0	422270	0180	04/04/14	\$195,000	\$210,000	1,090	7	1968	Avg	7,401	N	N	2213 S 291ST ST
10	0	798440	0005	06/26/14	\$253,500	\$267,000	1,090	7	1954	Good	12,384	N	N	2640 S 309TH ST
10	0	931510	0030	05/15/14	\$190,000	\$203,000	1,090	7	1967	Avg	8,520	N	N	29611 21ST AVE S
10	0	367430	0030	12/12/13	\$250,000	\$278,000	1,100	7	1971	VGood	7,238	N	N	1950 S 299TH PL
10	0	422250	0410	12/13/12	\$175,000	\$213,000	1,100	7	1963	Avg	7,350	N	N	28816 23RD PL S
10	0	730320	0360	12/13/12	\$169,555	\$206,000	1,100	7	1979	Good	7,210	N	N	28512 29TH PL S
10	0	879800	0110	05/01/14	\$170,000	\$182,000	1,100	7	1961	Avg	12,000	N	N	29636 22ND AVE S
10	0	053700	0420	10/11/12	\$200,500	\$247,000	1,110	7	1954	Good	15,600	Y	N	2207 S 308TH ST
10	0	422210	0280	12/05/14	\$239,999	\$242,000	1,140	7	1967	Avg	8,436	N	N	2111 S 285TH ST
10	0	422231	0290	08/19/14	\$253,000	\$263,000	1,140	7	1973	Good	7,826	N	N	2017 S 281ST ST
10	0	798380	0190	04/02/14	\$230,000	\$248,000	1,150	7	1983	Avg	7,279	N	N	30212 28TH LN S
10	0	422231	0190	06/25/12	\$181,500	\$229,000	1,160	7	1976	Avg	7,708	N	N	2675 S 282ND ST
10	0	422231	0410	09/29/14	\$230,500	\$237,000	1,160	7	1973	Avg	7,245	Y	N	2038 S 280TH PL
10	0	768380	0142	02/11/14	\$230,000	\$251,000	1,160	7	1959	VGood	9,520	N	N	29624 20TH AVE S
10	0	053700	0568	08/09/12	\$165,500	\$207,000	1,170	7	1966	Good	8,393	N	N	30833 22ND AVE S
10	0	610110	0020	05/15/13	\$159,000	\$186,000	1,180	7	1964	Avg	9,750	N	N	2516 S 286TH ST
10	0	730320	0220	10/04/13	\$246,250	\$278,000	1,180	7	1980	Avg	7,380	N	N	2810 S 285TH PL
10	0	304020	0092	06/06/13	\$243,500	\$284,000	1,196	7	1968	Avg	7,200	N	N	29411 18TH AVE S



King County

Department of Assessments

Improved Sales Used in This Annual Update Analysis

Area 026 -- 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
10	0	768220	0170	09/18/13	\$225,000	\$255,000	1,200	7	1967	Avg	7,040	N	N	2437 S 298TH ST
10	0	422200	0170	10/26/12	\$177,500	\$218,000	1,220	7	1967	Good	7,950	N	N	2016 S 287TH PL
10	0	027120	0110	10/24/12	\$180,000	\$221,000	1,230	7	1968	Good	7,776	N	N	2242 S 287TH ST
10	0	365500	0260	06/03/13	\$253,000	\$295,000	1,230	7	1968	Good	6,700	N	N	2507 S 302ND PL
10	0	422231	0510	04/23/12	\$165,000	\$212,000	1,230	7	1976	Avg	10,728	N	N	28015 20TH AVE S
10	0	798440	0150	10/15/12	\$160,000	\$197,000	1,240	7	1955	Good	7,147	N	N	31105 28TH AVE S
10	0	422300	0140	08/05/14	\$260,750	\$272,000	1,260	7	1966	Avg	9,635	N	N	29215 20TH AVE S
10	0	422300	0280	10/29/14	\$221,000	\$225,000	1,260	7	1966	Avg	7,200	N	N	1929 S 289TH ST
10	0	768220	0090	11/18/13	\$216,000	\$241,000	1,260	7	1966	Avg	6,400	N	N	29852 24TH PL S
10	0	422280	0070	10/03/13	\$218,000	\$246,000	1,290	7	1965	Good	8,207	N	N	28814 20TH PL S
10	0	768220	0340	07/28/14	\$182,000	\$190,000	1,290	7	1965	Avg	8,875	N	N	29824 25TH PL S
10	0	356820	0080	03/08/12	\$239,995	\$311,000	1,300	7	1988	Good	36,074	N	N	28101 29TH AVE S
10	0	422200	0090	12/27/12	\$189,000	\$229,000	1,300	7	1967	Good	8,550	N	N	28616 21ST AVE S
10	0	422200	0310	03/27/13	\$185,000	\$219,000	1,300	7	1966	Avg	7,920	N	N	28509 20TH AVE S
10	0	660300	0030	12/17/14	\$236,000	\$237,000	1,300	7	1967	Avg	8,976	N	N	29634 21ST PL S
10	0	746690	0220	12/12/14	\$170,000	\$171,000	1,300	7	1961	Avg	11,400	N	N	28434 26TH AVE S
10	0	798300	0200	10/05/14	\$169,575	\$174,000	1,300	7	1968	Avg	8,284	N	N	2048 S 301ST ST
10	0	422220	0150	04/15/14	\$238,525	\$256,000	1,310	7	1968	Good	7,526	N	N	2333 S 284TH PL
10	0	422260	0200	10/21/13	\$273,000	\$307,000	1,310	7	1964	Good	7,260	N	N	29110 23RD AVE S
10	0	053700	0320	09/17/12	\$329,900	\$409,000	1,320	7	1958	Good	13,448	Y	Y	2014 S 308TH ST
10	0	092104	9315	08/13/14	\$199,000	\$207,000	1,320	7	1956	Good	17,390	N	N	2839 S 308TH LN
10	0	422300	0310	07/12/12	\$209,500	\$264,000	1,340	7	1966	Good	7,560	N	N	1914 S 289TH ST
10	0	422280	0340	11/05/13	\$229,950	\$258,000	1,350	7	1965	Good	7,812	N	N	28818 21ST AVE S
10	0	798300	0100	10/01/13	\$185,450	\$210,000	1,360	7	1968	Good	7,848	N	N	2023 S 301ST ST
10	0	422231	0080	04/07/14	\$209,150	\$225,000	1,370	7	1970	Good	7,600	N	N	28232 20TH AVE S
10	0	768220	0360	10/26/12	\$160,000	\$197,000	1,390	7	1967	Avg	8,925	N	N	29804 25TH PL S
10	0	053700	0075	08/11/14	\$420,000	\$437,000	1,430	7	1965	Avg	8,000	Y	Y	2103 S 304TH ST
10	0	356820	0060	09/02/14	\$245,000	\$254,000	1,440	7	1988	Avg	9,600	N	N	28112 29TH AVE S
10	0	422220	0340	06/22/12	\$204,500	\$259,000	1,450	7	1968	Avg	9,555	N	N	2221 S 284TH ST
10	0	746690	0130	04/21/14	\$155,000	\$166,000	1,450	7	1962	Avg	9,516	N	N	28423 26TH AVE S
10	0	746690	0200	08/07/12	\$200,000	\$250,000	1,450	7	1962	Good	13,125	N	N	28418 26TH AVE S



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Improved Sales Used in This Annual Update Analysis

Area 026 -- 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
10	0	092104	9070	11/22/13	\$405,000	\$452,000	1,460	7	1956	Good	10,780	Y	Y	30415 28TH AVE S
10	0	422220	0280	10/21/14	\$225,000	\$230,000	1,460	7	1968	Avg	7,740	N	N	28422 22ND AVE S
10	0	798440	0050	09/22/14	\$207,000	\$213,000	1,460	7	1956	Avg	11,100	N	N	2627 S 309TH ST
10	0	660300	0080	08/26/13	\$234,000	\$267,000	1,480	7	1967	Avg	9,384	N	N	29606 21ST PL S
10	0	042104	9170	07/17/14	\$239,000	\$251,000	1,510	7	1962	Avg	15,022	N	N	30234 23RD AVE S
10	0	798290	0170	02/07/12	\$205,000	\$267,000	1,550	7	1968	Good	7,210	N	N	30221 21ST AVE S
10	0	053700	0130	09/08/14	\$360,000	\$372,000	1,560	7	1983	Avg	10,600	Y	Y	2231 S 304TH ST
10	0	879800	0100	08/25/14	\$252,500	\$262,000	1,570	7	1961	Avg	11,280	N	N	29628 22ND AVE S
10	0	730320	0460	11/07/13	\$222,000	\$249,000	1,640	7	1980	Avg	7,280	N	N	2915 S 284TH ST
10	0	422280	0085	07/08/13	\$235,500	\$272,000	1,670	7	1965	Good	10,657	N	N	28808 20TH PL S
10	0	053700	0465	06/05/13	\$219,900	\$256,000	1,680	7	1976	Avg	7,437	N	N	2229 S 308TH ST
10	0	027120	0130	11/19/14	\$215,000	\$218,000	1,690	7	1969	Good	7,700	N	N	2230 S 287TH ST
10	0	053700	0670	06/26/13	\$250,000	\$290,000	1,690	7	1994	Good	12,416	N	N	31102 24TH CT S
10	0	422200	0250	08/23/13	\$237,500	\$271,000	1,770	7	1967	VGood	8,136	N	N	28510 20TH AVE S
10	0	231240	0230	09/24/14	\$257,000	\$264,000	1,810	7	1992	Avg	12,000	N	N	28236 MILITARY RD S
10	0	304020	0171	11/15/13	\$235,000	\$263,000	1,820	7	1995	Good	12,600	N	N	29434 19TH AVE S
10	0	751180	0070	08/21/14	\$264,000	\$274,000	1,820	7	1962	Good	10,608	N	N	29605 21ST PL S
10	0	751180	0070	03/05/13	\$215,950	\$257,000	1,820	7	1962	Good	10,608	N	N	29605 21ST PL S
10	0	029450	0110	07/17/13	\$171,500	\$198,000	1,840	7	1980	Avg	7,200	N	N	29004 28TH PL S
10	0	332204	9201	05/23/14	\$275,000	\$293,000	1,930	7	1979	Avg	15,531	N	N	28609 30TH AVE S
10	0	798440	0080	04/02/12	\$225,000	\$290,000	2,020	7	1956	Good	11,100	N	N	2610 S 310TH ST
10	0	516000	0230	10/24/14	\$250,000	\$255,000	2,170	7	2007	Avg	9,113	N	N	2648 S STAR LAKE RD
10	0	042104	9265	02/03/12	\$269,000	\$351,000	2,298	7	2011	Avg	7,930	N	N	2320 S 304TH ST
10	0	785360	0001	10/23/14	\$375,000	\$383,000	2,550	7	1989	Avg	10,007	N	N	30813 20TH AVE S
10	0	798500	0100	10/21/14	\$222,000	\$227,000	1,070	8	1967	Avg	7,560	N	N	2613 S 300TH ST
10	0	798480	0130	01/24/14	\$165,000	\$181,000	1,100	8	1966	Avg	10,230	N	N	30261 27TH AVE S
10	0	798500	0340	06/28/12	\$209,000	\$264,000	1,100	8	1966	Avg	7,980	N	N	2669 S 300TH ST
10	0	798510	0150	12/30/13	\$220,000	\$243,000	1,190	8	1988	Avg	6,605	N	N	30309 24TH PL S
10	0	768380	0205	05/19/14	\$298,450	\$318,000	1,200	8	2007	Avg	9,752	N	N	29829 23RD AVE S
10	0	422220	0380	08/05/14	\$237,000	\$247,000	1,260	8	1968	Avg	7,920	N	N	2212 S 284TH ST
10	0	757561	0250	10/14/14	\$225,000	\$230,000	1,290	8	1986	Avg	7,739	N	N	27701 23RD AVE S



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Area 026 -- 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
10	0	798490	0110	08/27/13	\$225,900	\$258,000	1,290	8	1966	Avg	7,200	N	N	30201 27TH AVE S
10	0	798510	0060	06/20/13	\$220,500	\$256,000	1,310	8	1988	Avg	8,150	N	N	30328 24TH PL S
10	0	798490	0190	06/08/12	\$199,000	\$252,000	1,340	8	1966	Good	6,400	N	N	2804 S 301ST ST
10	0	798500	0360	01/13/12	\$148,500	\$195,000	1,340	8	1966	Avg	8,400	N	N	30005 28TH AVE S
10	0	757560	0100	05/02/14	\$285,000	\$305,000	1,360	8	1987	Good	10,834	N	N	27609 25TH DR S
10	0	053700	0165	07/15/13	\$450,000	\$519,000	1,380	8	1987	Avg	12,060	Y	Y	2325 S 304TH ST
10	0	757562	0300	06/26/13	\$192,000	\$223,000	1,460	8	1991	Avg	7,493	N	N	27818 20TH PL S
10	0	757562	0190	03/28/13	\$225,000	\$267,000	1,480	8	1990	Avg	6,803	N	N	2125 S 277TH PL
10	0	757562	0370	02/10/14	\$233,000	\$255,000	1,510	8	1991	Avg	7,216	N	N	27811 20TH PL S
10	0	798510	0040	03/18/14	\$255,000	\$276,000	1,510	8	1988	Avg	7,353	N	N	30336 24TH PL S
10	0	053700	0325	11/04/14	\$475,000	\$483,000	1,530	8	1957	Good	36,862	Y	Y	2010 S 308TH ST
10	0	757562	0750	12/22/14	\$266,000	\$267,000	1,550	8	1989	Avg	6,022	N	N	2157 S 278TH ST
10	0	757562	0450	12/12/12	\$193,000	\$235,000	1,560	8	1990	Avg	5,621	N	N	2006 S 279TH PL
10	0	798490	0010	02/04/14	\$160,000	\$175,000	1,600	8	1965	Avg	8,632	N	N	2831 S 301ST ST
10	0	757560	0430	11/10/14	\$240,000	\$244,000	1,620	8	1987	Avg	5,250	N	N	27628 26TH AVE S
10	0	757560	0330	12/31/13	\$241,000	\$266,000	1,630	8	1987	Good	6,802	N	N	27651 26TH AVE S
10	0	757560	0330	08/01/12	\$230,000	\$288,000	1,630	8	1987	Good	6,802	N	N	27651 26TH AVE S
10	0	757560	0450	05/18/13	\$195,000	\$228,000	1,640	8	1986	Avg	5,435	N	N	27610 26TH AVE S
10	0	757561	0790	06/18/12	\$215,000	\$272,000	1,650	8	1989	Avg	15,957	N	N	27716 25TH DR S
10	0	757560	0220	08/10/12	\$224,950	\$281,000	1,660	8	1987	Avg	5,056	N	N	27528 25TH DR S
10	0	757562	0360	01/06/14	\$215,000	\$237,000	1,660	8	1990	Avg	6,418	N	N	27807 20TH PL S
10	0	757561	0530	06/04/13	\$235,000	\$274,000	1,680	8	1987	Avg	5,278	Y	N	2507 S 279TH PL
10	0	757561	0670	11/26/12	\$243,000	\$296,000	1,770	8	1986	Avg	5,103	N	N	27830 25TH DR S
10	0	757560	0600	03/20/14	\$290,000	\$314,000	1,800	8	1988	Avg	5,250	N	N	2632 S 276TH ST
10	0	798280	0030	09/27/13	\$271,350	\$307,000	1,800	8	1992	Good	7,366	N	N	2018 S 302ND PL
10	0	798280	0070	06/18/13	\$240,000	\$279,000	1,800	8	1992	Avg	8,276	N	N	2031 S 302ND PL
10	0	231240	0220	01/02/13	\$255,000	\$308,000	1,830	8	1998	Avg	7,500	N	N	28230 MILITARY RD S
10	0	757560	0670	06/14/13	\$259,995	\$302,000	1,840	8	1989	Avg	7,066	N	N	2604 S 276TH ST
10	0	757562	0640	12/19/14	\$329,000	\$330,000	1,840	8	1989	Avg	6,755	Y	N	27916 21ST AVE S
10	0	326080	0280	08/23/13	\$299,950	\$343,000	1,840	8	1998	Avg	7,219	Y	N	2284 S 280TH PL
10	0	131000	0160	01/24/14	\$240,000	\$264,000	1,920	8	1995	Avg	7,217	N	N	29312 19TH PL S



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Improved Sales Used in This Annual Update Analysis

Area 026 -- 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
10	0	131000	0150	10/17/13	\$260,000	\$293,000	1,940	8	1995	Avg	7,241	N	N	29313 19TH PL S
10	0	131000	0130	09/24/14	\$315,000	\$324,000	2,020	8	1995	Avg	7,767	N	N	29325 19TH PL S
10	0	720440	0030	11/01/13	\$245,000	\$275,000	2,050	8	2000	Avg	17,311	N	N	27620 21ST PL S
10	0	757561	0350	06/07/13	\$308,950	\$360,000	2,160	8	1988	Avg	6,941	N	N	2319 S 278TH ST
10	0	326081	0150	09/26/14	\$355,000	\$365,000	2,160	8	2000	Avg	8,091	N	N	2380 S 284TH CT
10	0	326080	0450	05/24/12	\$328,000	\$418,000	2,170	8	1999	Avg	7,232	N	N	28124 26TH AVE S
10	0	796820	0090	08/19/14	\$335,000	\$348,000	2,210	8	2003	Avg	7,214	N	N	2719 S 275TH PL
10	0	326081	0200	05/02/13	\$287,000	\$337,000	2,230	8	1999	Avg	8,931	Y	N	2322 S 284TH CT
10	0	326081	0060	10/18/13	\$320,000	\$360,000	2,240	8	2000	Avg	8,645	N	N	28310 26TH AVE S
10	0	326081	0530	08/24/12	\$330,000	\$411,000	2,240	8	1999	Avg	7,984	N	N	2411 S 283RD PL
10	0	326081	0590	09/12/14	\$349,950	\$361,000	2,240	8	1999	Avg	7,565	N	N	2515 S 283RD PL
10	0	326081	0110	08/25/14	\$338,000	\$351,000	2,370	8	1999	Avg	10,631	N	N	2432 S 284TH PL
10	0	326081	0470	03/12/14	\$306,000	\$332,000	2,370	8	2000	Avg	7,209	N	N	2452 S 283RD PL
10	0	796820	0070	12/18/13	\$301,500	\$334,000	2,380	8	2003	Avg	7,246	N	N	2713 S 275TH PL
10	0	796820	0180	08/15/13	\$304,000	\$348,000	2,380	8	2003	Avg	7,316	N	N	2614 S 275TH PL
10	0	326080	0030	08/11/14	\$335,000	\$349,000	2,440	8	1998	Avg	7,632	N	N	28133 26TH AVE S
10	0	332204	9225	01/17/14	\$350,000	\$385,000	2,606	8	2010	Avg	10,175	N	N	2314 S 288TH ST
10	0	326081	0240	03/12/13	\$359,500	\$428,000	2,650	8	1999	Avg	7,238	Y	N	28313 23RD AVE S
10	0	326081	0330	02/07/13	\$310,975	\$373,000	2,650	8	1999	Avg	7,205	N	N	28124 23RD AVE S
10	0	332204	9223	11/25/13	\$391,500	\$437,000	2,960	9	2008	Avg	10,956	Y	N	28524 24TH AVE S

Improved Sales Removed in This Annual Update Analysis

Area 026 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0	000200	0007	03/08/14	\$66,255	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	222204	9012	04/15/13	\$230,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
7	0	222204	9156	07/09/12	\$239,588	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NON-REPRESENTATIVE SALE
7	0	222204	9189	07/19/13	\$375,000	RELOCATION - SALE TO SERVICE
7	0	222204	9215	02/07/13	\$107,500	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE SALE
7	0	272204	9074	09/20/12	\$132,750	AUCTION SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR
7	0	272204	9106	04/29/13	\$146,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	272204	9111	01/06/12	\$120,000	STATEMENT TO DOR; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
7	0	272204	9116	06/27/12	\$405,000	IMP. COUNT > 1
7	0	272204	9176	09/11/13	\$209,256	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
7	0	272204	9178	10/02/13	\$92,464	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	282204	9104	12/12/13	\$135,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	282204	9105	10/30/13	\$159,500	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	0	282204	9108	03/26/12	\$60,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	282204	9179	10/03/12	\$80,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REP SALE; SHORT SALE
7	0	763350	0040	05/10/12	\$165,000	AUCTION SALE; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
7	0	763350	0040	01/09/12	\$238,939	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
7	0	807540	0010	10/11/13	\$241,168	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
7	0	807540	0080	07/10/12	\$126,500	MODEL DEVELOPMENT EXCLUSION
7	0	807540	0080	03/22/12	\$128,400	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
7	0	807540	0360	08/22/14	\$239,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	807540	0390	01/23/14	\$206,013	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
7	0	807540	0640	10/30/12	\$91,000	STATISTICAL OUTLIER
7	0	011000	0040	06/18/14	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
7	0	011000	0110	08/28/13	\$122,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	011000	0130	12/19/14	\$156,950	RELATED PARTY, FRIEND OR NEIGHBOR; NO MARKET EXPOSURE; STATEMENT TO DOR
7	0	125320	0100	04/29/14	\$151,685	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
7	0	125320	0290	05/22/12	\$182,404	BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
7	0	155520	0030	04/12/12	\$135,000	SHORT SALE; NON-REPRESENTATIVE SALE
7	0	155520	0110	01/03/13	\$202,386	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis

Area 026 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0	155520	0110	03/11/13	\$135,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
7	0	155520	0130	08/14/13	\$354,986	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	155520	0150	02/01/12	\$222,857	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
7	0	155520	0250	09/22/14	\$227,925	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	155520	0490	03/18/13	\$204,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	155520	0490	07/19/13	\$233,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
7	0	155520	0540	12/27/12	\$159,000	BANKRUPTCY; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
7	0	155520	0540	05/21/13	\$264,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	155520	0590	08/27/14	\$133,650	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	155520	0610	10/08/13	\$233,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
7	0	155530	0110	10/31/12	\$115,000	MODEL DEVELOPMENT EXCLUSION; NON-REPRESENTATIVE SALE
7	0	155530	0240	04/18/13	\$125,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
7	0	155530	0380	05/21/12	\$103,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
7	0	155530	0470	06/07/12	\$161,000	OBSERVATION OUTSIDE THE NORM
7	0	194140	0020	07/12/12	\$85,500	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
7	0	194140	0020	01/30/13	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	194140	0040	08/27/13	\$120,500	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	194140	0080	05/29/14	\$198,455	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	222204	9114	04/16/13	\$144,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
7	0	222204	9222	11/26/13	\$202,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
7	0	289460	0060	03/08/12	\$172,450	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	0	289470	0690	10/22/12	\$180,000	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	0	289510	0080	06/04/13	\$175,001	AUCTION SALE; EXEMPT FROM EXCISE TAX
7	0	289510	0080	02/02/12	\$247,500	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
7	0	289510	0150	07/31/12	\$180,000	SHORT SALE; NON-REPRESENTATIVE SALE;
7	0	289510	0460	08/30/13	\$357,148	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
7	0	315950	0080	01/17/13	\$105,000	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	318500	0030	12/17/13	\$414,997	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
7	0	383220	0070	04/14/14	\$182,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	383230	0320	12/11/13	\$115,000	INSUFFICIENT REPRESENTATION FOR FAIR CONDITION

Improved Sales Removed in This Annual Update Analysis

Area 026 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0	383231	0530	06/11/12	\$256,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	383250	0280	11/24/14	\$70,000	DOR RATIO; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
7	0	383250	0340	09/30/14	\$224,472	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
7	0	383250	0650	10/20/14	\$265,000	NO MARKET EXPOSURE
7	0	383250	0670	03/24/14	\$60,238	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	383250	0670	03/24/14	\$60,238	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	383250	0680	12/03/14	\$250,000	SALES DATA DOES NOT MATCH ASSESSED VALUE; ESTATE SALE
7	0	383260	0160	07/08/14	\$175,000	RETENTION EXCLUSION FOR THE SAMPLE SET
7	0	383260	0180	03/06/13	\$165,000	NON-NORMAL DISTRIBUTION
7	0	383270	0250	03/27/13	\$211,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	383271	0190	09/12/14	\$360,050	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	383271	0920	02/12/13	\$166,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
7	0	383271	1000	04/16/12	\$139,900	DOR RATIO; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
7	0	432450	0330	04/15/14	\$193,744	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
7	0	533570	0030	06/03/14	\$223,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	538760	0040	02/16/12	\$92,000	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	538760	0040	10/15/12	\$100,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
7	0	538760	0040	06/17/13	\$261,484	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	538760	0090	05/16/12	\$135,000	GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
7	0	538760	0090	10/04/12	\$144,900	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
7	0	666902	0250	10/01/14	\$333,728	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
7	0	666902	0290	10/23/14	\$169,000	ANOMALY DETENTION
7	0	666902	0570	09/19/14	\$209,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
7	0	714940	0040	03/15/13	\$105,572	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
7	0	714940	0490	11/05/14	\$195,874	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	714941	0060	08/20/14	\$165,000	DIAGNOSTIC OUTLIER
7	0	714941	0090	02/21/13	\$226,489	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	714941	0090	04/22/13	\$135,000	NON-REPRESENTATIVE SALE
7	0	714941	0110	07/30/13	\$144,500	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
7	0	714941	0220	10/21/13	\$226,151	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis

Area 026 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0	714941	0240	09/06/12	\$110,000	DOR RATIO; NON-REPRESENTATIVE SALE
7	0	714941	0260	05/24/12	\$104,508	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
7	0	714941	0370	01/08/14	\$116,899	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	714941	0370	03/13/14	\$113,400	INSUFFICIENT REPRESENTATION FOR FAIR CONDITION
7	0	796770	0470	02/20/13	\$146,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
7	0	796770	0580	04/08/13	\$169,900	NON-REPRESENTATIVE SALE
7	0	796770	0630	07/30/13	\$176,800	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
7	0	796770	0640	02/27/12	\$140,000	AUCTION SALE; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
7	0	796770	0720	12/21/12	\$135,100	AUCTION SALE; EXEMPT FROM EXCISE TAX
7	0	796770	0720	05/30/12	\$327,102	BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REP SALE; FINANCIAL INSTITUTION RESALE
7	0	796770	0720	06/04/12	\$327,102	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
7	0	885760	0040	05/09/12	\$127,000	NON-REPRESENTATIVE SALE
7	0	885760	0160	10/15/14	\$160,000	MODEL DEVELOPMENT EXCLUSION
7	0	885760	0160	09/03/13	\$167,087	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
7	0	885760	0220	02/06/14	\$149,510	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	885760	0220	04/15/14	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
7	0	885760	0230	11/09/12	\$150,000	UNFINISHED AREA
7	0	885760	0230	11/09/12	\$150,000	UNFINISHED AREA
7	0	885760	0290	07/25/13	\$173,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
7	0	885760	0360	06/29/12	\$210,292	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
7	0	885760	0360	06/29/12	\$166,982	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
7	0	885760	0360	12/03/12	\$121,799	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE; FINAN. INSTIT. RESALE
7	0	885760	0530	04/23/13	\$179,001	AUCTION SALE; EXEMPT FROM EXCISE TAX
7	0	885760	0680	01/20/14	\$230,593	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
7	0	885760	0700	08/13/12	\$152,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
7	0	885760	0700	12/18/12	\$114,300	DOR RATIO; AUCTION SALE; FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR
7	0	885760	0780	10/03/14	\$158,550	STATISTICAL OUTLIER
7	0	885760	0780	06/11/14	\$301,822	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
7	0	885760	0960	05/29/14	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	885760	1040	08/11/12	\$129,000	NON-REPRESENTATIVE SALE

Improved Sales Removed in This Annual Update Analysis

Area 026 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0	886000	0025	05/24/12	\$128,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
7	0	886000	0025	10/31/12	\$125,000	GOV'T TO NON-GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
7	0	886000	0120	01/29/12	\$205,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	886020	0015	04/24/13	\$200,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	939250	0030	05/03/13	\$216,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
7	0	983580	0090	06/06/13	\$238,802	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	983580	0090	08/12/14	\$163,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
7	0	983580	0200	03/08/12	\$51,500	DOR RATIO; NON-REPRESENTATIVE SALE
7	0	983580	0460	06/06/12	\$139,401	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
7	0	983580	0530	01/15/13	\$44,919	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
7	0	983580	0910	02/06/12	\$151,199	OBSERVATION OUTSIDE THE NORM
7	0	983580	0950	12/03/12	\$153,824	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
7	0	983580	0950	03/06/13	\$384,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; MULTI-PARCEL SALE
7	0	983580	1120	09/11/12	\$175,000	AUCTION SALE; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
7	0	131099	0020	04/22/13	\$254,175	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
7	0	131099	0040	03/13/13	\$170,400	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
7	0	131050	0330	06/14/13	\$206,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	131080	0050	09/03/14	\$148,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
7	0	131091	0070	05/07/13	\$194,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	131097	0080	05/07/13	\$349,290	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	131098	0140	06/26/12	\$165,000	SHORT SALE; NON-REPRESENTATIVE SALE
7	0	131098	0420	01/18/12	\$132,415	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
7	0	131098	0450	02/18/13	\$312,675	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
7	0	131098	0590	08/26/14	\$322,749	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	131098	0710	08/02/12	\$190,000	NO MARKET EXPOSURE
7	0	131098	0750	11/26/13	\$232,760	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
9	0	154760	0091	03/13/13	\$85,000	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
9	0	154760	0096	10/09/13	\$358,803	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
9	0	332204	9005	09/30/14	\$850,000	IMP. COUNT > 1
9	0	342204	9083	08/29/13	\$330,000	RETENTION EXCLUSION FOR THE SAMPLE SET

Improved Sales Removed in This Annual Update Analysis

Area 026 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	0	342204	9090	11/08/13	\$505,000	INSUFFICIENT REPRESENTATION FOR GRADE 12
9	0	342204	9172	10/23/14	\$494,402	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	0	342204	9183	03/22/13	\$165,001	AUCTION SALE; EXEMPT FROM EXCISE TAX
9	0	342204	9195	01/14/14	\$132,204	BANKRUPTCY - RECEIVER OR TRUSTEE; PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
9	0	342204	9199	01/06/14	\$517,500	INSUFFICIENT REPRESENTATION FOR GRADE 11
9	0	342204	9199	07/19/13	\$369,700	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	0	342204	9207	02/07/13	\$228,543	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
9	0	342204	9249	07/29/13	\$250,001	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	0	342204	9276	06/05/14	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
9	0	352204	9045	03/19/12	\$370,000	NO MARKET EXPOSURE
9	0	796760	0060	02/14/14	\$615,000	INSUFFICIENT REPRESENTATION FOR GRADE 10
9	0	796760	0261	09/11/13	\$165,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
9	0	796760	0290	10/03/12	\$116,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	0	387390	0040	07/01/14	\$343,144	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
9	0	387390	0070	02/07/12	\$127,359	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NON-REPRESENTATIVE SALE
9	0	387390	0360	02/13/12	\$105,001	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REPRESENTATIVE SALE
9	0	387400	0050	04/05/13	\$164,051	AUCTION SALE; EXEMPT FROM EXCISE TAX
9	0	387400	0140	10/15/14	\$175,001	AUCTION SALE; EXEMPT FROM EXCISE TAX
9	0	387401	0120	01/30/13	\$389,865	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	0	387401	0120	07/03/14	\$350,310	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
9	0	387401	0500	08/27/12	\$155,000	NON-NORMAL DISTRIBUTION
9	0	387401	0650	10/15/12	\$150,000	SHORT SALE; NON-REPRESENTATIVE SALE
9	0	397760	0050	08/19/13	\$140,500	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
9	0	500750	0020	11/14/14	\$332,950	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE
9	0	500750	0030	12/15/14	\$349,950	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE
9	0	546210	0250	02/05/13	\$317,769	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
9	0	572900	0070	01/20/14	\$481,200	AUCTION SALE; EXEMPT FROM EXCISE TAX
9	0	796720	0080	12/10/13	\$224,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	0	796720	0250	04/25/13	\$100,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
9	0	796780	0070	10/10/14	\$160,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED

Improved Sales Removed in This Annual Update Analysis

Area 026 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	0	796800	0030	08/14/12	\$185,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
9	0	796800	0030	02/24/12	\$185,670	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
9	0	259565	0490	08/08/12	\$240,999	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NON-REPRESENTATIVE SALE
9	0	259565	0590	01/29/14	\$333,959	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
9	0	259565	0620	07/22/13	\$258,101	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
9	0	327591	0030	12/31/12	\$272,494	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
9	0	418010	0240	12/12/14	\$150,000	DOR RATIO; QUIT CLAIM DEED
9	0	796700	0150	08/08/14	\$353,500	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE
9	0	796765	0070	06/18/12	\$309,445	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
9	0	887400	0100	05/16/13	\$224,000	RELOCATION - SALE TO SERVICE
9	0	259565	0720	08/17/14	\$515,000	RELOCATION - SALE TO SERVICE
9	0	330403	0250	05/07/12	\$128,500	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
9	0	796775	0100	04/20/12	\$361,000	INSUFFICIENT REPRESENTATION FOR GRADE 13
9	0	796795	0060	03/10/14	\$408,901	NON-REPRESENTATIVE SALE
9	0	796795	0070	11/25/14	\$427,000	NON-REPRESENTATIVE SALE
9	0	951093	0030	11/12/13	\$338,800	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
9	0	951093	0030	03/04/14	\$342,299	NON-REPRESENTATIVE SALE
9	0	951093	0050	03/25/13	\$72,847	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
9	0	951093	0210	03/12/14	\$141,801	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
9	0	951096	0220	01/29/14	\$360,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	0	951096	0220	07/24/14	\$335,000	NON-REPRESENTATIVE SALE
9	0	951096	0540	10/31/13	\$364,690	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
9	0	951112	0110	04/19/12	\$339,250	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
9	0	723759	0050	11/12/12	\$169,900	AUCTION SALE; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
9	0	723759	0050	07/11/12	\$160,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
9	0	723759	0150	04/27/12	\$155,000	ANOMALY DETENTION
9	0	723759	0310	03/19/12	\$138,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	0	723759	0310	11/25/14	\$226,000	QUIT CLAIM DEED; CORPORATE AFFILIATES; EXEMPT FROM EXCISE TAX
9	0	723759	0380	02/08/13	\$165,250	BOX PLOT OUTLIER
9	0	723759	0380	08/16/12	\$165,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis

Area 026 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	0	042104	9028	11/06/14	\$110,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10	0	042104	9116	03/11/13	\$255,084	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
10	0	042104	9116	06/06/13	\$139,900	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
10	0	042104	9181	01/23/12	\$113,334	RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10	0	053700	0370	01/28/13	\$222,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	053700	0370	10/12/12	\$120,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
10	0	053700	0560	07/25/13	\$128,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	053700	0560	04/29/14	\$235,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
10	0	053700	0569	12/27/12	\$239,143	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
10	0	053700	0569	03/28/13	\$175,000	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	0	092104	9193	10/11/12	\$132,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	092104	9193	03/04/13	\$99,299	DOR RATIO; NON-REPRESENTATIVE SALE
10	0	092104	9220	05/23/12	\$364,000	DIAGNOSTIC OUTLIER
10	0	092104	9236	01/04/12	\$73,100	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NON-REPRESENTATIVE SALE
10	0	092104	9236	06/20/13	\$214,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	092104	9314	08/25/14	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
10	0	092104	9315	07/19/12	\$108,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	0	304020	0113	06/26/13	\$185,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
10	0	304020	0140	06/21/12	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMIN, GUARDIAN, OR EXECUTOR
10	0	304020	0171	09/17/13	\$50,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.)
10	0	304020	0171	04/26/13	\$50,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); RELATED PARTY, FRIEND, OR NEIGHBOR
10	0	332204	9126	07/21/14	\$261,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
10	0	332204	9162	04/24/14	\$368,710	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
10	0	332204	9203	02/01/12	\$39,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
10	0	367440	0185	02/08/12	\$150,000	IMP. COUNT > 1
10	0	367440	0186	02/15/13	\$91,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
10	0	367440	0186	10/28/13	\$102,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	367440	0186	02/21/14	\$209,950	SALE DATA DOES NOT MATCH ASSESSED VALUE
10	0	367440	0195	12/27/12	\$83,674	DOR RATIO; AUCTION SALE; EXEMPT FROM EXCISE TAX
10	0	768380	0014	07/30/13	\$99,578	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis

Area 026 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	0	768380	0014	12/19/13	\$83,000	NON-REPRESENTATIVE SALE
10	0	768380	0051	12/18/13	\$130,901	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	785360	0122	12/01/14	\$85,644	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
10	0	516000	0230	08/09/13	\$294,254	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
10	0	546280	0015	03/21/12	\$100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
10	0	546280	0056	12/13/13	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	546280	0056	01/23/13	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	027120	0220	08/14/12	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
10	0	029450	0110	05/06/13	\$309,417	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	029450	0130	02/24/14	\$130,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
10	0	029450	0160	03/06/13	\$168,000	MODEL DEVELOPMENT EXCLUSION
10	0	029450	0200	11/20/12	\$110,835	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	029450	0200	01/22/13	\$108,200	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
10	0	042104	9159	02/08/12	\$197,062	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
10	0	042104	9159	04/16/12	\$92,000	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	0	042104	9159	10/10/12	\$174,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	111700	0170	09/12/12	\$145,416	BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
10	0	231240	0110	09/17/12	\$145,000	NON-REPRESENTATIVE SALE
10	0	231240	0120	10/02/12	\$140,000	NON-REPRESENTATIVE SALE; SHORT SALE
10	0	356820	0190	12/17/13	\$211,650	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	356820	0190	11/04/14	\$245,000	SALE DATA DOES NOT MATCH ASSESSED VALUE; FINANCIAL INSTITUTION RESALE
10	0	365500	0010	08/29/14	\$84,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
10	0	367430	0030	05/09/12	\$214,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	422200	0150	10/23/14	\$229,000	RELATED PARTY, FRIEND, OR NEIGHBOR
10	0	422200	0250	04/16/13	\$129,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	422200	0380	05/16/12	\$68,023	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
10	0	422210	0230	02/22/13	\$155,908	AUCTION SALE; EXEMPT FROM EXCISE TAX
10	0	422210	0260	06/07/12	\$105,000	DOR RATIO; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
10	0	422210	0310	10/17/12	\$281,614	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
10	0	422210	0310	02/22/13	\$170,000	INSUFFICIENT REPRESENTATION FOR FAIR CONDITION

Improved Sales Removed in This Annual Update Analysis

Area 026 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	0	422220	0120	11/03/14	\$150,000	STATISTICAL OUTLIER
10	0	422220	0210	02/12/14	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	422220	0280	07/01/14	\$169,900	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
10	0	422230	0210	12/06/13	\$135,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	422230	0210	04/10/14	\$325,000	RELATED PARTY, FRIEND, OR NEIGHBOR
10	0	422231	0010	12/26/14	\$152,500	OBSERVATION OUTSIDE THE NORM
10	0	422231	0320	02/04/13	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	422231	0410	02/06/14	\$187,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	422231	0420	03/14/13	\$205,600	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	422231	0450	06/11/14	\$105,000	NO MARKET EXPOSURE
10	0	422231	0460	01/03/13	\$233,524	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
10	0	422231	0500	04/25/12	\$156,650	AUCTION SALE; FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR
10	0	422231	0680	11/05/13	\$228,129	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
10	0	422231	0680	05/21/14	\$116,025	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
10	0	422250	0050	07/06/12	\$128,000	NON-REPRESENTATIVE SALE
10	0	422250	0310	10/31/12	\$248,152	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
10	0	422250	0330	06/25/14	\$187,844	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
10	0	422260	0010	08/23/12	\$210,300	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	0	422270	0130	08/04/14	\$158,000	RETENTION EXCLUSION FOR THE SAMPLE SET
10	0	422280	0360	09/27/12	\$145,000	NON-REPRESENTATIVE SALE
10	0	422290	0050	02/27/12	\$135,000	NON-REPRESENTATIVE SALE
10	0	422290	0210	09/24/12	\$134,500	AUCTION SALE; EXEMPT FROM EXCISE TAX
10	0	422300	0140	12/02/13	\$212,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	422300	0140	04/25/14	\$179,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
10	0	422300	0250	10/08/12	\$188,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
10	0	422300	0250	07/14/12	\$206,586	NO MARKET EXPOSURE; NON-GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
10	0	552900	0040	08/16/12	\$120,000	NON-REPRESENTATIVE SALE
10	0	660300	0080	04/24/13	\$112,806	DOR RATIO; AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	730320	0050	01/10/13	\$132,500	NON-REPRESENTATIVE SALE
10	0	730320	0190	03/25/13	\$130,000	NON-REPRESENTATIVE SALE

Improved Sales Removed in This Annual Update Analysis

Area 026 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	0	730320	0350	07/15/13	\$151,640	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
10	0	730320	0350	10/23/12	\$186,482	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
10	0	730320	0350	10/29/13	\$140,000	NON-REPRESENTATIVE SALE
10	0	746690	0100	07/02/12	\$125,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; AND OTHER WARNINGS
10	0	746690	0130	10/10/13	\$151,300	SHERIFF / TAX SALE; EXEMPT FROM EXCISE TAX
10	0	746690	0150	04/18/14	\$136,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	746690	0200	03/22/12	\$127,700	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
10	0	746690	0280	02/25/14	\$144,155	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	746690	0280	07/10/14	\$138,000	NON-REPRESENTATIVE SALE
10	0	746690	0290	11/18/13	\$206,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
10	0	746690	0320	06/26/14	\$140,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10	0	746690	0450	05/23/13	\$140,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	746690	0450	07/09/13	\$133,650	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
10	0	757560	0600	03/21/14	\$290,000	RELATED PARTY, FRIEND, OR NEIGHBOR
10	0	768380	0142	06/20/13	\$91,676	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
10	0	798290	0130	11/04/14	\$203,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
10	0	798300	0100	06/14/13	\$95,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	798300	0200	08/25/14	\$198,707	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
10	0	798310	0160	06/15/12	\$140,000	NON-REPRESENTATIVE SALE
10	0	798380	0150	01/12/12	\$177,000	AUCTION SALE; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
10	0	798380	0160	05/19/14	\$205,100	AUCTION SALE; EXEMPT FROM EXCISE TAX
10	0	798380	0190	12/27/13	\$207,261	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	798440	0005	12/09/13	\$133,500	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
10	0	798440	0015	05/23/13	\$144,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
10	0	798440	0205	02/13/12	\$145,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	0	798490	0010	09/10/13	\$147,500	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
10	0	798490	0110	02/28/13	\$220,281	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
10	0	798490	0130	01/05/12	\$28,120	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
10	0	798490	0150	10/10/14	\$238,001	AUCTION SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	798510	0080	12/13/13	\$190,000	NO MARKET EXPOSURE

Improved Sales Removed in This Annual Update Analysis

Area 026 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	0	798510	0150	09/12/13	\$223,829	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	798510	0180	02/23/12	\$163,199	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	0	879800	0030	07/30/13	\$163,532	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
10	0	422220	0090	11/17/14	\$145,150	NON-NORMAL DISTRIBUTION
10	0	131000	0160	05/07/13	\$308,778	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
10	0	326081	0040	07/30/13	\$247,500	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
10	0	326081	0110	08/29/13	\$279,100	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	326081	0470	09/18/13	\$394,668	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	326081	0510	10/03/14	\$308,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
10	0	720440	0030	02/12/13	\$311,137	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
10	0	720440	0040	11/21/12	\$233,500	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
10	0	757561	0230	01/03/12	\$216,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
10	0	757561	0360	07/25/14	\$187,000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
10	0	757561	0530	01/30/13	\$299,190	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
10	0	757562	0370	06/17/13	\$252,163	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
10	0	798280	0030	12/13/12	\$220,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
10	0	798280	0030	04/29/13	\$178,500	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
10	0	798280	0050	10/29/12	\$185,000	NON-REPRESENTATIVE SALE

Vacant Sales Used in this Annual Update Analysis

Area 026

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
7	0	222204	9204	4/12/2012	\$67,000	22,359	NO	NO
7	0	886020	0006	6/9/2014	\$89,000	9,198	NO	NO
9	0	342204	9185	10/22/2014	\$110,000	10,700	YES	YES
10	0	092104	9234	9/10/2013	\$75,000	12,128	NO	NO
10	0	332204	9127	7/1/2013	\$70,000	7,492	NO	NO
10	0	332204	9224	4/8/2014	\$115,000	12,260	YES	NO
10	0	367440	0135	3/15/2012	\$90,000	32,940	NO	NO
10	0	053700	0095	4/22/2014	\$125,000	14,430	YES	YES
10	0	053700	0095	5/21/2012	\$90,000	14,430	YES	YES
10	0	941480	0060	6/14/2013	\$70,000	9,660	NO	NO

Vacant Sales Removed in this Annual Update Analysis

Area 026

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0	222204	9008	3/10/2014	\$1,400	QUIT CLAIM DEED; UNBUILDABLE LAND
7	0	222204	9027	11/22/2013	\$26,000	DOR RATIO; NO MARKET EXPOSURE
7	0	222204	9152	6/5/2012	\$5,000	DOR RATIO; NO MARKET EXPOSURE
7	0	222204	9155	5/2/2012	\$6,000	DOR RATIO; NON-REPRESENTATIVE SALE
7	0	272204	9125	9/3/2014	\$35,000	DOR RATIO; NO MARKET EXPOSURE
7	0	282204	9083	9/16/2014	\$48,000	CONTRACT OR CASH SALE
7	0	886020	0005	10/15/2012	\$23,000	NON-REPRESENTATIVE SALE; CORPORATE AFFILIATES
7	0	886020	0006	10/15/2012	\$23,000	NON-REPRESENTATIVE SALE; CORPORATE AFFILIATES
10	0	042104	9075	11/7/2013	\$62,004	PARTIAL INTEREST (1/3, 1/2, ETC.); FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
10	0	042104	9075	7/23/2013	\$81,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	941480	0070	1/3/2014	\$30,000	CORPORATE AFFILIATES; NON-REPRESENTATIVE SALE

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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



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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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



Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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

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

Scope of Work Performed:

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

Certification:

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

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

None

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

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

- Annual Update Model Development and Report Preparation
- Data Collection
- Sales Verification
- Appeals Response Preparation / Review
- Appeal Hearing Attendance



Appraiser II

3/5/2015

Date