

Kentridge

Area: 029

Residential Revalue for 2015 Assessment Roll



Area 29/Kentridge is located in the NE corner of Kent Washington. The area has an overall population that is homogeneous and urban in nature. It has easy access to downtown Kent and all the amenities located there. The area is well serviced by a full range of commercial and professional services, parks, public transportation, schools and easy access to highway 167. Homes were built between 1900 and present with a predominant year built between 1960 and 1990. Of the improved parcels, 94% of the homes are graded as 7 or 8.



King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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Lloyd Hara
Assessor

Dear Property Owners:

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

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

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

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

Sincerely,

Lloyd Hara
Assessor

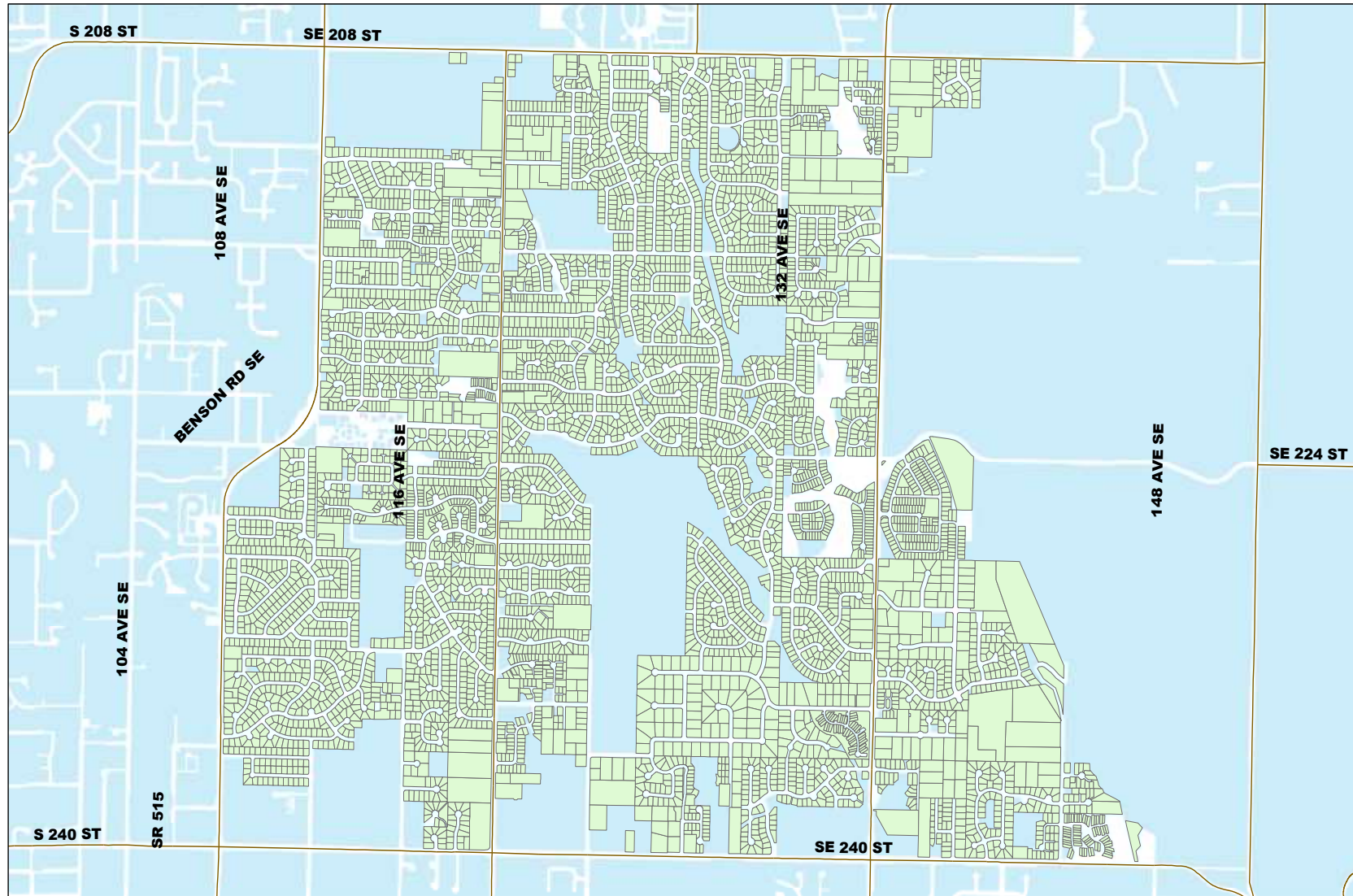
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Area 029Map



City of
Kent

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

Area 029 Housing Profile



Grade 6/ 1938 Year Built/ 1860 Total Living Area
Account Number 082205-9025



Grade 9/ 2007 Year Built/ 2300 Total Living Area
Account Number 152205-9178



Grade 7/ 1968 Year Built/ 1200 Total Living Area
Account Number 073810-0080



Grade 10/ 2002 Year Built/ 3850 Total Living Area
Account Number 162205-9068



Grade 8/ 1987 Year Built/ 2500 Total Living Area
Account Number 092205-9024



Grade 11/ 2003 Year Built/ 12,170 Total Living Area
Account Number 162205-9062

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

Kentridge - Area 029

Physical Inspection

Appraisal Date: 1/1/2015
Previous Physical Inspection: 2010
Number of Improved Sales: 537
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	\$89,800	\$179,200	\$269,000			9.03%
2015 Value	\$99,500	\$187,500	\$287,000	\$303,100	94.5%	7.72%
\$ Change	+\$9,700	+\$8,300	+\$18,000			
% Change	+10.8%	+4.6%	+6.7%			

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 7.72% is an improvement from the previous COD of 9.03%. 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. Sales from 1/1/2012 to 12/31/2014 (at a minimum) were considered in all analysis. Sales were time adjusted to 1/1/2015

Population - Improved Valuation Change Summary:			
	Land	Improvements	Total
2014 Value	\$89,800	\$170,200	\$260,000
2015 Value	\$99,300	\$172,100	\$271,400
\$ Change	+\$9,500	+\$1,900	+\$11,400
% Change	+10.6%	+1.1%	+4.4%

Number of one to three unit residences in the population: 5,735

Physical Inspection Area:

State law requires that each property be physically inspected at least once during a 6 year revaluation cycle. During the recent inspection of Area 029 – Kentridge, appraisers were in the area, confirming data characteristics, developing new valuation models and selecting a new value for each property for the assessment year. For each of the subsequent years, the previous property values are statistically adjusted during each assessment period. Taxes are paid on total value, not on the separate amounts allocated to land and improvements.

Sales Sample Representation of Population

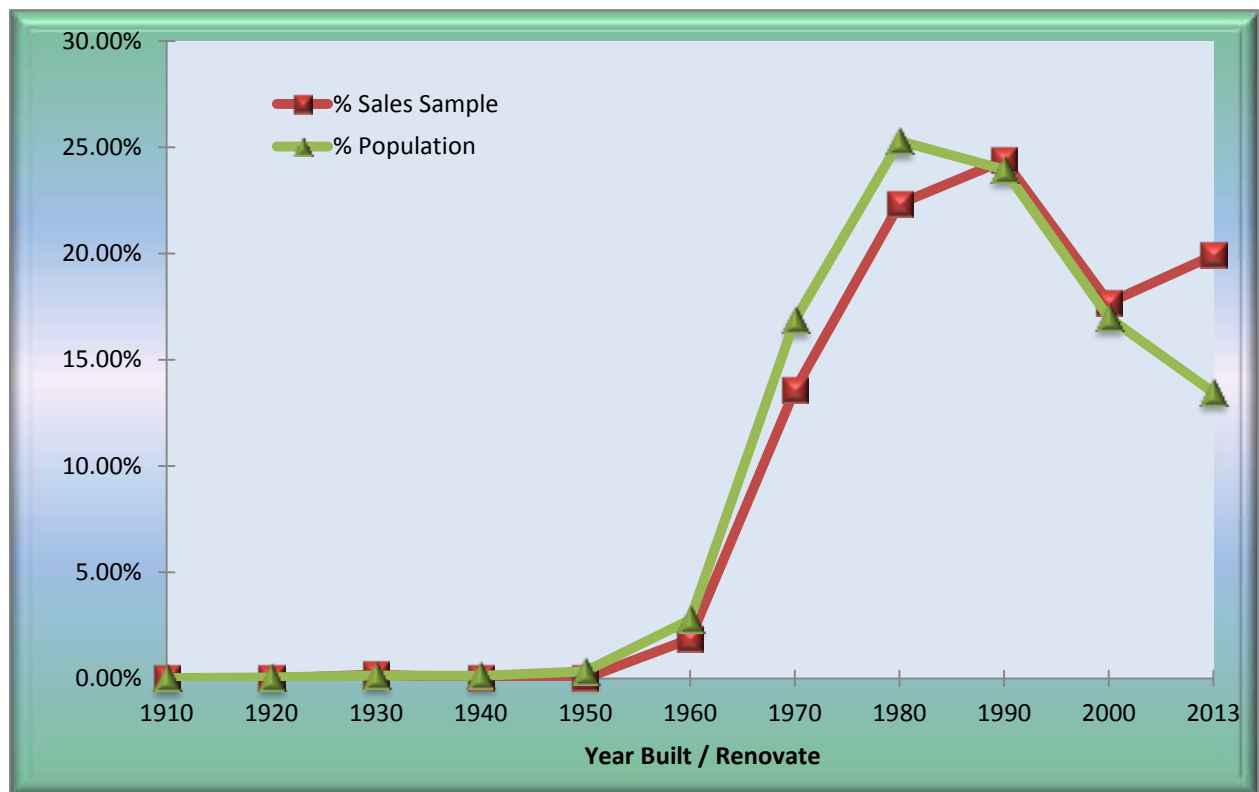
Year Built or Renovated

Sales

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	1	0.19%
1940	0	0.00%
1950	0	0.00%
1960	10	1.86%
1970	73	13.59%
1980	120	22.35%
1990	131	24.39%
2000	95	17.69%
2013	107	19.93%
	537	

Population

Year Built/Ren	Frequency	% Population
1910	1	0.02%
1920	3	0.05%
1930	8	0.14%
1940	7	0.12%
1950	19	0.33%
1960	158	2.76%
1970	968	16.88%
1980	1,451	25.30%
1990	1,374	23.96%
2000	974	16.98%
2013	772	13.46%
	5,735	



Sales of new homes built over the last few years are over represented in this sample.

This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to have statistical significance and results are reflected in the model.



Sales Sample Representation of Population

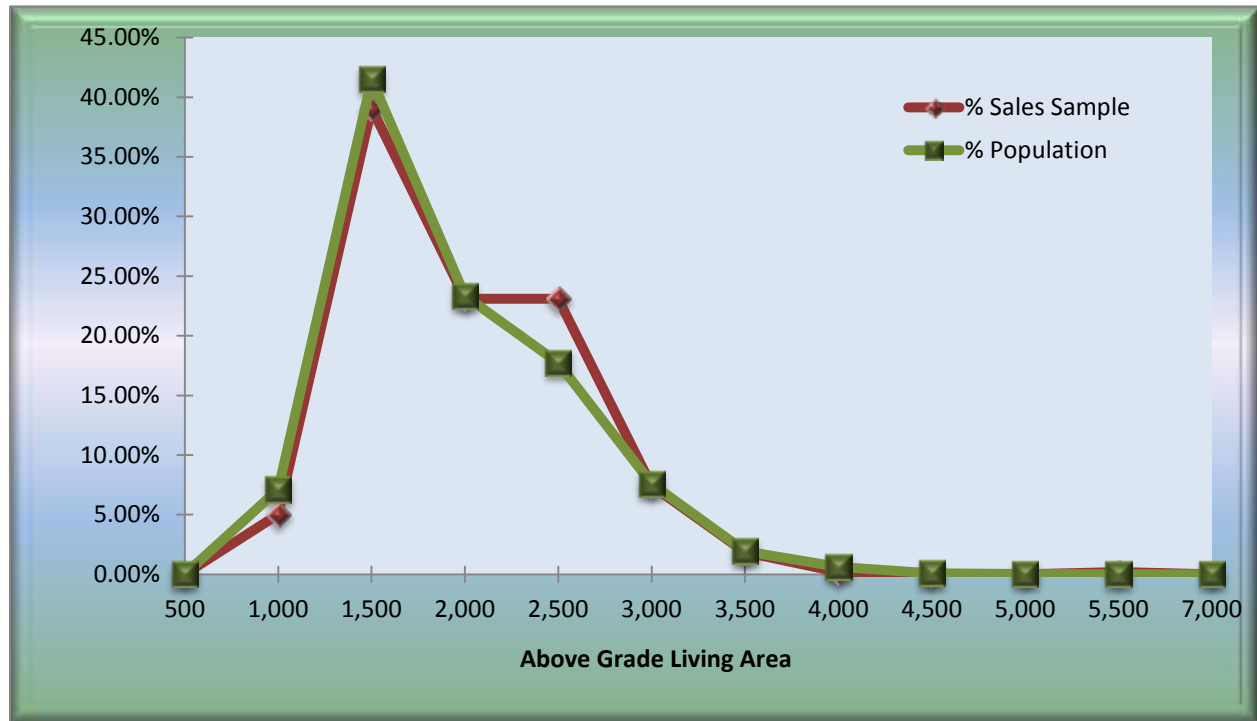
Above Grade Living Area

Sales

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	27	5.03%
1,500	210	39.11%
2,000	124	23.09%
2,500	124	23.09%
3,000	40	7.45%
3,500	10	1.86%
4,000	1	0.19%
4,500	0	0.00%
5,000	0	0.00%
5,500	1	0.19%
7,000	0	0.00%
537		

Population

AGLA	Frequency	% Population
500	0	0.00%
1,000	408	7.11%
1,500	2,380	41.50%
2,000	1,339	23.35%
2,500	1,017	17.73%
3,000	436	7.60%
3,500	111	1.94%
4,000	35	0.61%
4,500	5	0.09%
5,000	2	0.03%
5,500	1	0.02%
7,000	1	0.02%
5,735		



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



Sales Sample Representation of Population

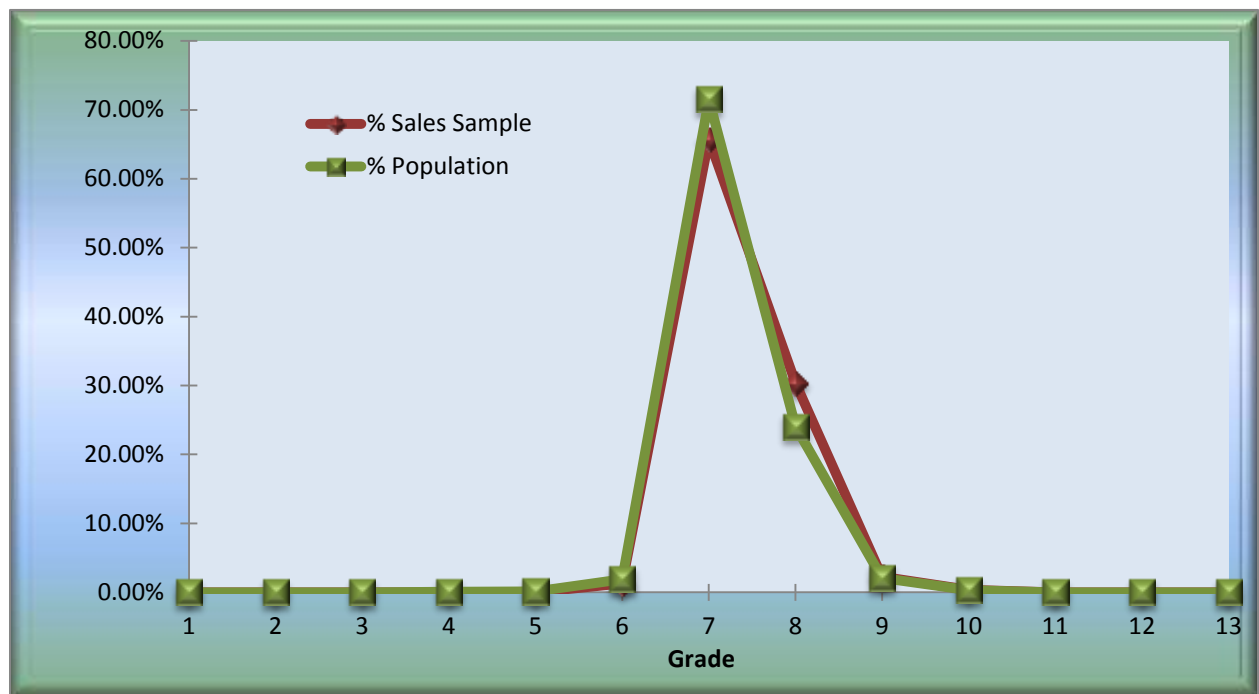
Building Grade

Sales

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	7	1.30%
7	353	65.74%
8	163	30.35%
9	12	2.23%
10	2	0.37%
11	0	0.00%
12	0	0.00%
13	0	0.00%
537		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	3	0.05%
5	6	0.10%
6	107	1.87%
7	4,104	71.56%
8	1,378	24.03%
9	120	2.09%
10	17	0.30%
11	0	0.00%
12	0	0.00%
13	0	0.00%
5,735		



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.



Physical Inspection Process

Effective Date of Appraisal: January 1, 2015

Date of Appraisal Report: May 26, 2015

Appraisal Team Members and Participation

The valuation for this area was done by the following Appraisal Team. The degree of participation varied according to individual skill in relevant areas and depending on the time they joined the team.

- Kathryn Scheele – Appraiser II: Team lead, coordination, valuation model development and testing. Land and total valuation appraisals. Sales verification, physical inspection and report writing.
- Robert Dubos – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Sheila Hulin – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Solomiya Bilyk – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.

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 \$10,000 or less posted for the 2014 Assessment Roll Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
8. Others as identified in the sales removed list

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

Highest and Best Use Analysis

As If Vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis for the valuation of that specific parcel.

As If Improved: Where any value for improvements is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy

Sales were verified with the purchaser, seller or real estate agent where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.



Physical Inspection Process... Continued

We maintain uniformity with respect to building characteristics such as year-built, quality, condition, living area, stories, and land characteristics such as location (sub-area and plat), lot size, views, and waterfront. Other variables that are unique to the specific areas are also investigated. This approach ensures that values are equitable for all properties with respect to all measurable characteristics, whether the houses are larger or smaller, higher or lower quality, remodeled or not, with or without views or waterfront, etc.

Special Assumptions and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value. Therefore the income approach is not applicable in this appraisal as these properties are not typically leased, but rather owner occupied. The income approach to value was not considered in the valuation of this area.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/1/2012 to 12/31/2014 (at minimum) were considered in all analyses.
- Sales were time adjusted to 1/1/2015.
- This report is intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.



Area Information

Name or Designation

Area 029 - Kentridge

Boundaries

Area 29-Kentridge is bounded on the north by SE 208th St, south by SE 240th St. west by 108th Av SE and on the east by 132th AV SE.

Maps

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description

Area 029 is located in the northeast section of the City of Kent. Area 29 has only 1 sub area; sub-area 2. There are 5735 parcels improved with a single family homes in this area, 94% are in platted subdivisions, 85% of these are grade 7 and 8 homes built in the 1960's, 1970's and 1980's. There are 110 parcels that are improved with grade 6 homes and 143 grade 9 and above homes. There are 797 homes that have been built since the year 2000. 740 of these newer homes are grade 7 and 8. The rest are grades greater than 8.

There has been very little change in Area 29 since the last physical inspection. The majority of the homes have not been upgraded to any extent and there is little new construction in progress at this time. There are 3 parcels (092205-9065, 092205-9066, and 162205-9130) that have been short platted and the utilities have been roughed in but no construction has started. This is a very stable area of moderate priced homes with some farm like properties mixed in.

West of Area 29 on SE 108th St is a busy commercial area, with grocery stores, retail and restaurants. Area 29 is in close proximity to State Route 167 and east of the city of Kent in an area known as East Hill Kent. This is a very homogeneous area, with mostly flat land, no views or waterfront.

The only major external impact to the properties is some heavy traffic volume on 104th Av SE, 116th AV SE and 132nd AV SE. 30 parcels are coded as having power lines.

Land Valuation

Vacant sales from 1/1/2012 to 12/31/2014 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2015. Area 29 consists of 6084 parcels of which 131 are vacant. There are 158 mobile homes, 148 of the mobile homes are located in the mobile home park of Kenton Firs.

There are 12 good vacant land sales available for use that are builder developer sales in Area 29, which gives a good indication of site value of improved lots. Due to the lack of buildable vacant land sales it was necessary to look in nearby similar areas to find sales such as; Fairwood (Area 30) and Kent (Area 61). Included in the analysis are 7 vacant land sales; 4 of which are from areas other than 29. All but two of these 7 sales have either traffic or wetland issues. All land sales were verified by field review and buyer/seller contact when possible.

Area 29 is a heavily platted area, therefore sub-divisions were valued on a per site value method. Base site values were determined from the market and categorized by the unique characteristics and relationships that are attributed to each plat. Such as; curbs, gutters, street lights, sidewalks and other amenities that add to the quality of the plat. Similarities in grade, age, quality, lot size, amenity and average selling price were considered. Platted sites range in size from 2,700 square feet to 56,941 square feet. Platted lots that appear more like rural tax lots were valued by lot size.

In Area 29 there are only 3 parcels that have been platted and services roughed in but no construction work started, indicating there is little demand for new houses in Area 29. Therefore, non-platted surrounding tax lots, ranging in size from 5,000 to 15 acres, were valued by size.

Land Model

Model Development, Description and Conclusions

The sales comparison approach was used to determine land values and was augmented by using land allocation of improved sales. Historically, King County builders have used an allocation of 25% to 35% for a land to building ratio. For land allocation in Area 29, the land to total value allocation was found to be 32%. The allocation percentage was determined after reviewing and analyzing the vacant land sales, builder and developer sales, multi parcel sales, and sales of new improvements in the area. The allocation percentage in conjunction with the Assessor's depreciation table was used to calculate the indicated land values for improved sold properties. The allocation approach results were consistent with the sale comparison results.

Platted land values range from: \$65,000 for parcels in the mobile home park of Kenton Firs to \$120,000 for plats with grade 9+ houses. Townhouse lots are valued at \$80,000.

Using paired sale analysis, parcels with traffic coding are adjusted by -\$5,000 for moderate traffic to -\$10,000 for heavy traffic. Parcels with power lines are adjusted by -10% to -20% (3 parcels are adjusted >20% due to severity of impact), parcels with topography coding are adjusted by -5% to -50% and parcels with wetland/water problems are adjusted by -0% to -50%, depending on the impact to the land.

Land Model... Continued

Land Valuation Example

Plat site base land	\$110,000
Heavy Traffic	-\$10,000
Power lines	-10%
Total Adjusted Land Value	\$90,000

For tax lots and platted parcels that are more tax lot in nature, a valuation schedule by lot size was developed. Due to the limited number of land sales, the platted land valuation analysis together with support from the improved sales was used to assist in establishing a baseline for a buildable lot. The resulting tax lot land value ranged from \$90,000 to \$120,000 for parcels under 1 acre and \$140,000 to \$195,000 for parcels of 1 acre to 15 acres. It was necessary to interpolate between lot sizes to develop the tax lot schedule where market evidence was not represented.

Land Valuation Example:

1 Acre Value	\$140,000
Wetland Adjustment	- 20%
Total Adjusted Land Value	\$112,000

A list of vacant sales used and those considered not reflective of market are included in the following sections.



Land Value Model Calibration

Major	Plat Name	Value
010100	ALDER HEIGHTS	\$110,000
010101	ALDER HEIGHTS DIV NO. 02	\$110,000
064250	BEGONIA PLACE	\$115,000
073800	BENSON CREST ADD	\$90,000
073810	BENSON CREST # 2	\$90,000
073950	BENSON HILLS DIV # 1	\$90,000
073960	BENSON HILLS DIV # 2	\$90,000
073980	BENSON MEADOWS	\$95,000
073981	BENSON MEADOWS NO 02	\$95,000
073982	BENSON MEADOWS NO. 03	\$95,000
073985	BENSON MEADOWS EAST	Valued as Tax Lot
073998	BENSON PLACE	\$110,000
081810	BIRCHWOOD ACRES	\$110,000
082700	BIRDSONG MEADOWS	\$115,000
087850	BOCEK'S FIRST ADD	\$100,000
135460	CARENA GLEN	\$95,000
135500	CARENA TERRACE DIV # 1	\$95,000
145090	CEDAR MEADOWS	\$100,000
145975	CEDAR PARKE	\$115,000
154170	CHELMSFORD	\$115,000
176130	CORONADO KNOLLS DIV A	\$95,000
177644	COTTONWOOD COURT	\$115,000
178663	COUNTRY CLUB NORTH	\$115,000
178664	COUNTRY CLUB NORTH DIV 2	\$110,000
186290	CROWN ROYAL	\$100,000
186291	CROWN ROYAL II	\$100,000
186300	CROWN TERRACE	\$100,000
186310	CROWN TERRACE # 2	\$100,000
186490	CRYSTAL GLEN	Valued as Tax Lot
215455	EAST BENSON HILLS	\$110,000
221090	EASTLAND MEADOWS	\$115,000
221220	EASTRIDGE # 1	\$95,000
221221	EASTRIDGE DIV #2	\$95,000
221222	EASTRIDGE DIV #3	\$95,000
228740	EL DORADO HILLS DIV NO.01	\$95,000
232974	EMERALD COURT	\$115,000
247440	FALCON CREST	\$110,000
251700	FERN CREST DIV 01	\$100,000
251701	FERN CREST DIV NO 2	\$100,000



Land Value Model Calibration... Continued

Major	Plat Name	Value
251702	FERN CREST DIV 3	\$100,000
251710	FERN CREST WEST	\$100,000
259715	FOREST MEADOW	\$95,000
267650	GAGE'S GROVE	\$115,000
278730	GLENCARIN DIV # 1	\$90,000
278731	GLENCARIN DIV # 2	\$95,000
278732	GLENCARIN #3	\$95,000
278746	GLENCARIN SOUTH	\$95,000
278750	GLENCARIN TRACE	\$95,000
279610	GLENMAR	\$95,000
289300	GREEN TREE EAST	\$95,000
311080	HARMONELL ADD	\$90,000
323539	HEMLOCK ACRES NO 17	\$110,000
323541	HEMLOCK ACRES NO 19	\$100,000
337450	HILLSHIRE TERRACE	\$110,000
338780	HINES ADD DIV # 1	\$90,000
338790	HINES ADD DIV # 2	\$90,000
338800	HINES ADD DIV # 3	\$90,000
352840	HUNTER'S GROVE	\$120,000
352920	HUNTER'S RUN	\$110,000
352930	HUNTER'S RUN TOO	\$110,000
366240	JANE'S PLACE	\$110,000
367100	JASON LANE	\$95,000
374700	JOSEY GLENN	\$100,000
383120	KENT VISTA	\$95,000
383210	KENTON FIRS (Mobile Home Park)	\$65,000
383211	KENTON FIRS NO 02 (Mobile Home Park)	\$65,000
421510	LAUREL GLEN	\$95,000
421660	LAUREL SPRINGS	\$115,000
511500	MAPLE WYLDE	\$95,000
512695	MAPLEWOOD EAST	\$95,000
520180	MATHESON PARK DIV NO. 01	\$110,000
520181	MATHESON PARK DIV NO. 02	\$110,000
541220	MEADOW GLEN DIV NO. 01	\$95,000
541221	MEADOW GLEN DIV NO 02	\$95,000
541290	MEADOW LANE	\$95,000
541980	MEADOWGREEN ESTATES	\$95,000
543760	MEGAN'S MEADOW	\$115,000
546600	MERIDIAN EAST	\$120,000



Land Value Model Calibration... Continued

Major	Plat Name	Value
546635	MERIDIAN FOREST	\$100,000
546638	MERIDIAN GLEN	\$115,000
546670	MERIDIAN HIGHLANDS	\$95,000
546970	MERIDIAN VILLA ESTATES	Valued as Tax Lot
556170	MISTY MEADOWS	\$95,000
556171	MISTY MEADOWS #2	\$95,000
556172	MISTY MEADOWS #3	\$95,000
556173	MISTY MEADOWS DIV NO 04	\$110,000
559170	MONTERA	\$110,000
618710	NORTHPEAK CREST	\$95,000
630590	OAKDALE	\$120,000
645700	OXFORD ADD	\$90,000
661970	PANDHER GLEN	\$95,000
664825	PARK MAR	\$95,000
664870	PARK ORCHARD DIV NO 4	\$90,000
666915	PARKWAY ESTATES	\$95,000
670039	PEDERSON PLACE DIV NO. 01 (Townhouse)	\$80,000
670040	PEDERSON PLACE DIV NO 02	\$100,000
675260	PHEASANTS HOLLOW	\$100,000
679930	PINERIDGE	\$115,000
701690	QUIET VALLEY	\$95,000
743720	ROSEWOOD PL	\$95,000
745726	ROYAL CREST ESTATES	\$115,000
761190	SCHUVER ESTATES	\$115,000
770194	SHADOW RUN	\$110,000
770825	SHAMROCK PARK	\$110,000
780080	SINGLE CREEK	Valued as Tax Lot
796900	STARCREST ADDITION	Valued as Tax Lot
796910	STARCREST 2ND ADD	Valued as Tax Lot
796920	STARCREST 3RD ADD	Valued as Tax Lot
802570	STOCKTON	\$80,000
807810	SUMMER GLEN EAST	\$110,000
807855	SUMMERGLEN	\$95,000
807856	SUMMERGLEN DIV NO 02	\$95,000
807857	SUMMERGLEN DIV NO 03	\$95,000
809920	SUNNY HILL ADD	\$100,000
809930	SUNNY HILL #2	\$100,000
858190	TERRA HEIGHTS	\$95,000
873173	TWIN CREEKS	\$95,000



Land Value Model Calibration... Continued

Major	Plat Name	Value
873200	TWIN MAPLES ADD	\$100,000
889250	VELKOFF JOHN ADD	\$100,000
889260	VELKOFF JOHN ADD DIV # 2	\$100,000
894417	VILLA ESTATES	\$95,000
894429	VILLAGE AT SINGLE CREEK (townhouse)	\$80,000
894432	VILLAGE AT SOOS CREEK (townhouse)	\$80,000
894433	VILLAGE AT SOOS CREEK DIV #2 (townhouse)	\$80,000
926580	WEST CREEK MEADOWS	\$110,000
926585	WEST CREEK COURT	\$115,000
941270	WILDWOOD ESTATES DIV # 1	\$95,000
941271	WILDWOOD ESTATES # 2	\$95,000
942551	WILLIAMSBURG ESTATES	\$100,000
946160	WIMBLEDON RIDGE	\$110,000
948530	WINSBERG HAVEN	\$110,000
951310	WOODFORD PLACE	\$95,000
951390	WOODHALL	\$95,000
Platted lots 10,000 -19,999 square feet add \$1,000 to site value		
Platted lots >=20,000 square feet add \$2,000 to site value		

Traffic Adjustment		
Moderate	-\$5,000	
Heavy	-\$10,000	
Other Adjustments		
Power Line	-10% to -50%	Depending on Impact
Topography	-5% to -50%	Depending on Impact
Wetland/Water Problems	-0% to -50%	Depending on Impact
Easements	-0 to -10%	Depending on Impact
Unbuildable	\$25,000	
Tracks/Retention Ponds	\$1,000	

Tax Lot Schedule Under An Acre	
Lot Size	Land Value
<5,000	\$90,000
5,000-9,999	\$95,000
10,000-19,999	\$110,000
20,000-43,559	\$120,000

Land Value Model Calibration... Continued

Tax Lot Schedule for over 1 Acre						
Square Feet	Acreage	Value		Square Feet	Acreage	Value
43,560	1.00	\$140,000		435,600	10.00	\$176,000
54,450	1.25	\$141,000		446,490	10.25	\$177,000
65,340	1.50	\$142,000		457,380	10.50	\$178,000
76,230	1.75	\$143,000		468,270	10.75	\$179,000
87,120	2.00	\$144,000		479,160	11.00	\$180,000
98,010	2.25	\$145,000		490,050	11.25	\$181,000
108,900	2.50	\$146,000		500,940	11.50	\$182,000
119,790	2.75	\$147,000		511,830	11.75	\$183,000
130,680	3.00	\$148,000		522,720	12.00	\$184,000
141,570	3.25	\$149,000		533,610	12.25	\$185,000
152,460	3.50	\$150,000		544,500	12.50	\$186,000
163,350	3.75	\$151,000		555,390	12.75	\$187,000
174,240	4.00	\$152,000		566,280	13.00	\$188,000
185,130	4.25	\$153,000		577,170	13.25	\$189,000
196,020	4.50	\$154,000		588,060	13.50	\$190,000
206,910	4.75	\$155,000		598,950	13.75	\$191,000
217,800	5.00	\$156,000		609,840	14.00	\$192,000
228,690	5.25	\$157,000		620,730	14.25	\$193,000
239,580	5.50	\$158,000		631,620	14.50	\$194,000
250,470	5.75	\$159,000		642,510	14.75	\$195,000
261,360	6.00	\$160,000				
272,250	6.25	\$161,000				
283,140	6.50	\$162,000				
294,030	6.75	\$163,000				
304,920	7.00	\$164,000				
315,810	7.25	\$165,000				
326,700	7.50	\$166,000				
337,590	7.75	\$167,000				
348,480	8.00	\$168,000				
359,370	8.25	\$169,000				
370,260	8.50	\$170,000				
381,150	8.75	\$171,000				
392,040	9.00	\$172,000				
402,930	9.25	\$173,000				
413,820	9.50	\$174,000				
424,710	9.75	\$175,000				



Improved Parcel Valuation

Improved Parcel Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the “Improved Sales Used in This Physical Inspection Analysis” and “Improved Sales Removed from This Physical Inspection Analysis” sections of this report. Additional information may reside in the Assessor’s Real Property Database, Assessor’s procedures, Assessor’s “field” maps, Revalue Plan, separate studies, and statutes.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement such as; first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor’s cost model generates RCN and RCNLD for principal improvements and accessories such as detached garages and pools.

The Assessor’s cost model was developed by the King County Department of Assessments in the early 1970’s. It was recalibrated in 1990 to roughly approximate Marshall & Swift’s square foot cost tables, and is indexed annually to keep up with current costs.

Model Development, Description and Conclusions:

Most sales were field verified and characteristics updated prior to model development. Sales were time adjusted to 1/1/2015.

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values. In addition to standard physical property characteristics, characteristics that indicated possible significance in the marketplace were determined to be land, age, grade, condition, building cost, new homes built after 2010, the plats of Matheson Park Div. No. 01 (Major #-520180), Matheson Park Div. No. 02 (Major #-520181), Wildwood Estates Div. 1 (Major #-941270), Wildwood Estates Div. 2 (Major #-941271), Eastridge Div. 1 (Major #-221220), Eastridge Div. 2 (Major #- 221221), Eastridge Div. 3 (Major #-221222) and Cedar Meadows (Major #-145090). The many charts, graphs, statistical reports and diagnostic tools available were used to determine which specific variables would be used in the valuation model. Through this process an EMV valuation model was derived for the area.

Additional characteristics that were not adequately addressed in the models were also adjusted. Such as: Grades >9, Grades <5, Poor Condition houses and Miscellaneous Accessories.

A list of improved sales used and those considered not reflective of market are included in the following sections.

Improved Parcel Valuation... Continued

Manufactured Homes:

There are 158 manufactured homes as primary residences in Area 29. All manufactured homes were field inspected, characteristics checked and updated as needed. A supplemental model was developed utilizing the 7 available sales in area 29.

A market adjustment cost approach was used to value these properties.

(King County Manufactured Home Cost Model adjusted by 1.50%) + 2016 Base Land

Improved Parcel Total Value Model Calibration

Variable	Definition
Sale Day	Time Adjustment
BaseLandC	2015 Adjusted Base Land Value
+ Accy Rcnld	Accessory Cost New Less Depreciation
AgeC	Age of Building
BldgRcnC	Cost Before Depreciation
Condition C	Building condition
NewHouse YN	Year built>2010
Matheson	Plat adjustment for Major # 520180-520181
Wildwood	Plat adjustment for Major # 941270-941271
Eastridge	Plat adjustment for Major # 221220-221222
Cedar Meadows	Plat adjustment for Major # 145090

Multiplicative Model

$(1-0.05) * 1.1461367944997 + 0.0102432158985132 * \text{AccyRcnldC} - 0.0394574783032123 * \text{AgeC} +$
 $0.263080155243607 * \text{BaseLandC} + 0.574639930565797 * \text{BldgRcnC} + 0.0417113626063179 * \text{Cedar}$
 $\text{Meadows} + 0.266707375166005 * \text{ConditionC} - 0.0210748189720825 * \text{Eastridge} +$
 $0.0424426822111982 * \text{Matheson} + 0.0337596745863563 * \text{NewHouseYN} + 0.0259178964553491 * \text{Wildwood}$

EMV values were not generated for:

- Buildings with grade less than 3
- Building two or greater. (EMV is generated for building one only.)
- If total EMV is less than base land value
- Lot size less than 100 square feet

Of the improved parcels in the population, 4,595 parcels increased in value. They were comprised of 1 single family residences on commercially zoned land and 4,594 single family residences or other parcels.

Of the vacant land parcels greater than \$1000, 55 parcels increased in value. Tax exempt parcels were excluded from the number of parcels increased.

Supplemental Models and Exceptions

Exception	Adjustment
Grade > 9	Imp EMV*1.05 + Land
Imp >1	EMV For Imp 1 + RCNLD*.95 For Imp 2
Poor Condition	Total RCNLD*.95+Land
Accessory Only	Accy RCNLD + Land
Obsolescence, Net Condition, % Complete	Imp EMV*Reduction + Land
Grade< 5	Total RCNLD + Land
Misc. Accessory	EMV Calculated without Misc. Accy + RCNLD Misc. Accy

Area 029 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 1.116, resulting in an adjusted value of \$530,000 ($\$475,000 \times 1.116 = \$530,100$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.301714724	30.2%
2/1/2012	1.292042428	29.2%
3/1/2012	1.283059224	28.3%
4/1/2012	1.273525546	27.4%
5/1/2012	1.26436686	26.4%
6/1/2012	1.254972074	25.5%
7/1/2012	1.245946816	24.6%
8/1/2012	1.236688899	23.7%
9/1/2012	1.227499772	22.7%
10/1/2012	1.218672084	21.9%
11/1/2012	1.20961683	21.0%
12/1/2012	1.20091775	20.1%
1/1/2013	1.191994418	19.2%
2/1/2013	1.18313739	18.3%
3/1/2013	1.175194073	17.5%
4/1/2013	1.166461879	16.6%
5/1/2013	1.158073152	15.8%
6/1/2013	1.149468173	14.9%
7/1/2013	1.141201658	14.1%
8/1/2013	1.132722042	13.3%
9/1/2013	1.124305433	12.4%
10/1/2013	1.116219878	11.6%
11/1/2013	1.107925887	10.8%
12/1/2013	1.099958127	10.0%
1/1/2014	1.091784969	9.2%
2/1/2014	1.08367254	8.4%
3/1/2014	1.076397008	7.6%
4/1/2014	1.068398918	6.8%
5/1/2014	1.06071542	6.1%
6/1/2014	1.052833852	5.3%
7/1/2014	1.045262291	4.5%
8/1/2014	1.037495546	3.7%
9/1/2014	1.029786511	3.0%
10/1/2014	1.022380698	2.2%
11/1/2014	1.014783972	1.5%
12/1/2014	1.007486052	0.7%
1/1/2015	1	0.0%



Area 029 Market Value Changes Over Time

The time adjustment formula for Area 029 is: $1/\text{EXP}(0.000240586144285605 * \text{SaleDay})$
 $\text{SaleDay} = \text{SaleDate} - 42005$

Results

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determines which available value estimate may be appropriate. This value estimate may be adjusted based on particular characteristics and conditions as they occur in the valuation area.

The resulting assessment level is 94.5%. 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 +4.40%. This increase is due partly to market changes over time and the previous assessment levels.

A Ratio Study was completed just prior to the application of the 2015 recommended values. This study benchmarks the prior assessment level using 2014 posted values (1/1/2014) compared to current adjusted sale prices (1/1/2015). The study was also repeated after the application of the 2015 recommended values. The results show an improvement in the COD from 9.03% to 7.72%.

The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.

Physical Inspection Ratio Study Report (Before) – 2014 Assessments

District: SW / Team: 3		Appr.	Date of Report:	Sales Dates:
Area Name: Kentridge		1/1/2014	5/13/2015	1/2012 - 12/2014
Area Number: 29		Appr ID:	Property Type:	Adjusted for time?
		KSCH	1 to 3 Unit Residences	Yes
SAMPLE STATISTICS				
Sample size (n)		537		
Mean Assessed Value		269,000		
Mean Adj. Sales Price		303,100		
Standard Deviation AV		66,088		
Standard Deviation SP		68,507		
ASSESSMENT LEVEL				
Arithmetic Mean Ratio		0.893		
Median Ratio		0.881		
Weighted Mean Ratio		0.887		
UNIFORMITY				
Lowest ratio		0.672		
Highest ratio:		1.286		
Coefficient of Dispersion		9.03%		
Standard Deviation		0.104		
Coefficient of Variation		11.62%		
Price Related Differential (PRD)		1.007		
RELIABILITY				
95% Confidence: Median				
Lower limit		0.871		
Upper limit		0.888		
95% Confidence: Mean				
Lower limit		0.884		
Upper limit		0.902		
SAMPLE SIZE EVALUATION				
N (population size)		5735		
B (acceptable error - in decimal)		0.05		
S (estimated from this sample)		0.104		
Recommended minimum:		17		
Actual sample size:		537		
Conclusion:		OK		
NORMALITY				
Binomial Test				
# ratios below mean:		303		
# ratios above mean:		234		
z:		2.978		
Conclusion:		Non-normal		

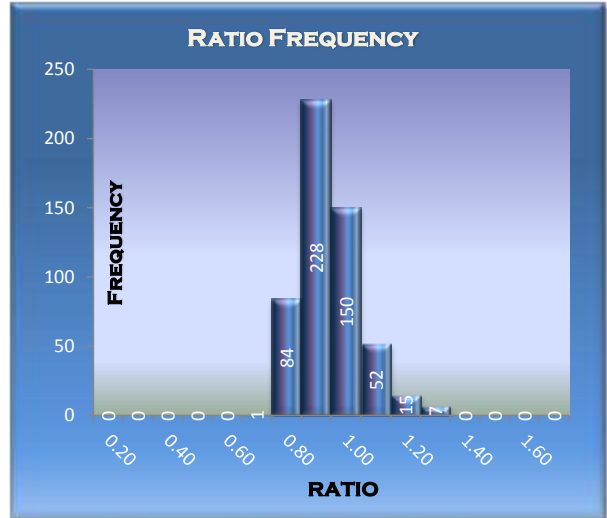
RATIO FREQUENCY

RATIO	FREQUENCY
0.75-0.80	84
0.80-0.85	228
0.85-0.90	150
0.90-0.95	52
0.95-1.00	15
1.00-1.05	7
1.05-1.10	0
1.10-1.15	0
1.15-1.20	0
1.20-1.25	0
1.25-1.30	0
1.30-1.35	0
1.35-1.40	0
1.40-1.45	0
1.45-1.50	0
1.50-1.55	0
1.55-1.60	0

COMMENTS:

1 to 3 Unit Residences throughout Area 029

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



COMMENTS:

1 to 3 Unit Residences throughout Area 029

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



Physical Inspection Ratio Study Report (After) – 2015 Assessments

District: SW / Team: 3		Appr. 1/1/2015 Appr. ID: KSCH	Date of Report: 5/13/2015	Sales Dates: 1/2012 - 12/2014
Area Name: Kentridge			Property Type: 1 to 3 Unit Residences	Adjusted for time? Yes
Area Number: 29				
SAMPLE STATISTICS				
Sample size (n)		537		
Mean Assessed Value		287,000		
Mean Sales Price		303,100		
Standard Deviation AV		57,390		
Standard Deviation SP		68,507		
ASSESSMENT LEVEL				
Arithmetic Mean Ratio		0.957		
Median Ratio		0.945		
Weighted Mean Ratio		0.947		
UNIFORMITY				
Lowest ratio		0.657		
Highest ratio:		1.298		
Coefficient of Dispersion		7.72%		
Standard Deviation		0.097		
Coefficient of Variation		10.17%		
Price Related Differential (PRD)		1.010		
RELIABILITY				
95% Confidence: Median				
Lower limit		0.939		
Upper limit		0.953		
95% Confidence: Mean				
Lower limit		0.949		
Upper limit		0.965		
SAMPLE SIZE EVALUATION				
N (population size)		5735		
B (acceptable error - in decimal)		0.05		
S (estimated from this sample)		0.097		
Recommended minimum:		15		
Actual sample size:		537		
Conclusion:		OK		
NORMALITY				
Binomial Test				
# ratios below mean:		303		
# ratios above mean:		234		
z:		2.978		
Conclusion:		Non-normal		

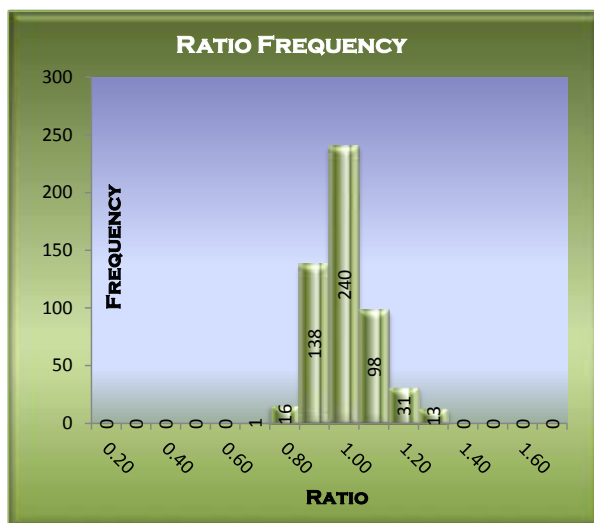
RATIO FREQUENCY

RATIO	FREQUENCY
0.80	138
1.00	240
1.00	98
1.20	31
1.40	13

COMMENTS:

1 to 3 Unit Residences throughout Area 029

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



COMMENTS:

1 to 3 Unit Residences throughout Area 029

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

015

Improved Sales Used in this Physical Inspection Analysis - Area 029

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
002	0	802570	0720	02/13/13	\$153,000	\$180,000	910	6	1976	Good	9,180	N	N	22402 111TH AVE SE
002	0	802570	0750	07/10/13	\$185,400	\$211,000	910	6	1976	VGood	8,000	N	N	11113 SE 224TH PL
002	0	802570	0280	11/17/14	\$179,900	\$182,000	950	6	1976	Good	6,864	N	N	11025 SE 225TH ST
002	0	802570	0030	08/29/12	\$109,000	\$134,000	960	6	1976	Avg	8,748	N	N	10958 SE 224TH PL
002	0	873173	0370	06/27/12	\$110,000	\$137,000	1,100	6	1970	Avg	7,280	N	N	23623 128TH AVE SE
002	0	802570	0240	05/11/12	\$120,000	\$151,000	1,170	6	1976	Good	6,864	N	N	11009 SE 225TH ST
002	0	802570	0250	09/06/12	\$130,000	\$159,000	1,170	6	1976	Good	7,372	N	N	11013 SE 225TH ST
002	0	512695	0610	12/24/12	\$160,000	\$191,000	850	7	1981	Avg	9,067	N	N	11704 SE 225TH ST
002	0	941270	0230	07/19/13	\$270,000	\$307,000	860	7	1970	Good	7,644	N	N	23134 135TH AVE SE
002	0	176130	0060	02/15/13	\$185,000	\$218,000	910	7	1975	Avg	7,200	N	N	22913 125TH AVE SE
002	0	176130	0070	03/17/13	\$225,000	\$263,000	910	7	1975	Good	7,500	N	N	22919 125TH AVE SE
002	0	176130	0400	10/02/13	\$216,000	\$241,000	910	7	1975	Avg	7,200	N	N	23008 125TH AVE SE
002	0	176130	0520	03/01/12	\$224,500	\$288,000	910	7	1975	Good	9,672	N	N	12553 SE 230TH ST
002	0	176130	0680	10/23/14	\$229,900	\$234,000	910	7	1975	Avg	7,210	N	N	23119 126TH AVE SE
002	0	176130	0850	12/17/14	\$271,000	\$272,000	910	7	1975	VGood	7,200	N	N	22816 126TH AVE SE
002	0	176130	0870	09/03/13	\$243,000	\$273,000	910	7	1975	Good	7,200	N	N	22802 126TH AVE SE
002	0	556172	0180	07/09/13	\$194,100	\$221,000	910	7	1981	Avg	10,836	N	N	13118 SE 228TH PL
002	0	556172	0180	08/26/14	\$252,000	\$260,000	910	7	1981	Avg	10,836	N	N	13118 SE 228TH PL
002	0	221221	0440	04/28/14	\$232,000	\$246,000	920	7	1980	Good	9,148	N	N	11416 SE 229TH PL
002	0	367100	0330	02/03/14	\$200,000	\$217,000	920	7	1981	Good	10,208	N	N	21128 127TH PL SE
002	0	221221	0360	07/02/14	\$253,000	\$264,000	940	7	1980	Good	7,128	N	N	11420 SE 230TH PL
002	0	278746	0120	05/16/14	\$249,000	\$263,000	940	7	1982	Avg	7,673	N	N	22113 123RD AVE SE
002	0	278731	0070	08/26/13	\$220,000	\$248,000	950	7	1970	Good	10,290	N	N	12151 SE 212TH CT
002	0	802570	0590	05/19/14	\$215,000	\$227,000	970	7	1970	Good	7,275	N	N	11420 SE 225TH ST
002	0	221221	0430	04/25/13	\$215,500	\$250,000	980	7	1980	Good	9,321	N	N	11411 SE 229TH PL
002	0	367100	0280	03/02/14	\$210,000	\$226,000	980	7	1981	Good	13,817	N	N	12627 SE 211TH CT
002	0	367100	0380	05/01/14	\$230,000	\$244,000	980	7	1981	Good	9,781	N	N	21018 127TH PL SE
002	0	512695	0160	04/11/12	\$229,000	\$291,000	980	7	1981	VGood	10,200	N	N	11720 SE 225TH CT
002	0	338780	0410	02/23/12	\$139,900	\$180,000	990	7	1959	Avg	8,528	N	N	10524 SE 232ND ST

Improved Sales Used in this Physical Inspection Analysis - Area 029

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
002	0	073980	0070	05/27/14	\$265,000	\$279,000	1,000	7	1983	Good	7,741	N	N	11001 SE 220TH PL
002	0	221221	0460	04/25/12	\$155,000	\$196,000	1,010	7	1980	Good	8,550	N	N	11408 SE 229TH PL
002	0	278746	0030	03/20/14	\$245,000	\$263,000	1,010	7	1981	Good	7,204	N	N	12015 SE 221ST ST
002	0	338780	0190	11/20/14	\$223,000	\$225,000	1,010	7	1959	Good	10,792	N	N	22920 105TH AVE SE
002	0	338800	0710	09/27/13	\$218,000	\$244,000	1,010	7	1962	Good	8,330	N	N	10845 SE 231ST ST
002	0	858190	0040	03/21/14	\$232,500	\$249,000	1,020	7	1984	Good	7,516	N	N	11635 SE 231ST PL
002	0	176130	0650	10/06/14	\$295,000	\$301,000	1,030	7	1975	VGood	8,814	N	N	12571 SE 231ST ST
002	0	546670	0360	10/23/14	\$234,000	\$238,000	1,030	7	1975	Avg	7,455	N	N	22920 126TH PL SE
002	0	546670	0370	12/11/12	\$227,500	\$273,000	1,030	7	1975	VGood	7,770	N	N	22912 126TH PL SE
002	0	873173	0480	02/13/14	\$210,000	\$227,000	1,030	7	1976	Avg	12,285	N	N	12911 SE 237TH PL
002	0	338790	0210	08/08/12	\$159,900	\$197,000	1,040	7	1960	Good	10,446	N	N	10824 SE 229TH ST
002	0	278730	0670	02/19/13	\$200,000	\$236,000	1,050	7	1969	Avg	8,360	N	N	20810 125TH AVE SE
002	0	278731	0020	01/08/13	\$210,000	\$250,000	1,050	7	1970	Good	9,000	N	N	12216 SE 212TH PL
002	0	278731	0130	12/12/14	\$289,950	\$291,000	1,050	7	1970	Good	7,416	N	N	21319 122ND PL SE
002	0	311080	0030	10/28/14	\$230,000	\$234,000	1,050	7	1969	Good	9,516	N	N	20905 120TH PL SE
002	0	645700	0300	11/12/13	\$260,000	\$287,000	1,050	7	1966	VGood	7,910	N	N	10538 SE 226TH ST
002	0	152205	9058	08/01/13	\$371,100	\$420,000	1,070	7	1961	Avg	156,380	N	N	23455 140TH AVE SE
002	0	541980	0090	11/21/14	\$217,500	\$220,000	1,070	7	1980	Good	8,400	N	N	22328 117TH AVE SE
002	0	541980	0430	03/12/14	\$166,000	\$178,000	1,070	7	1981	Avg	7,500	N	N	22310 122ND AVE SE
002	0	701690	0070	06/08/12	\$232,500	\$291,000	1,070	7	1985	Good	10,103	N	N	13630 SE 231ST ST
002	0	278731	1050	08/20/12	\$222,900	\$274,000	1,080	7	1974	Good	8,019	N	N	21323 125TH AVE SE
002	0	278732	0430	06/18/14	\$264,000	\$277,000	1,080	7	1980	Good	8,118	N	N	12638 SE 214TH ST
002	0	278732	0710	10/25/13	\$248,000	\$275,000	1,080	7	1980	Good	7,416	N	N	12637 SE 215TH ST
002	0	541980	0510	11/17/14	\$268,500	\$271,000	1,080	7	1981	Good	7,500	N	N	12323 SE 223RD DR
002	0	278731	0520	10/05/13	\$222,183	\$248,000	1,090	7	1974	Good	8,100	N	N	12350 SE 214TH ST
002	0	278731	0610	03/19/14	\$268,500	\$288,000	1,090	7	1975	Good	7,210	N	N	21513 124TH AVE SE
002	0	278731	0870	11/26/12	\$229,950	\$276,000	1,090	7	1975	Good	8,030	N	N	21322 124TH AVE SE
002	0	278731	1460	04/04/14	\$265,000	\$283,000	1,090	7	1974	Good	7,659	N	N	21204 125TH AVE SE
002	0	279610	0350	02/10/13	\$215,000	\$254,000	1,090	7	1979	Good	7,770	N	N	12312 SE 217TH PL
002	0	338800	0870	07/28/14	\$194,480	\$202,000	1,090	7	1962	Good	7,630	N	N	23122 110TH AVE SE
002	0	546670	0450	10/15/14	\$250,000	\$255,000	1,090	7	1977	Good	7,350	N	N	22724 126TH PL SE

Improved Sales Used in this Physical Inspection Analysis - Area 029

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
002	0	664870	0680	06/21/13	\$207,000	\$237,000	1,090	7	1962	Good	10,766	N	N	10609 SE 236TH ST
002	0	802570	0420	09/06/12	\$194,000	\$238,000	1,090	7	1976	Good	7,350	N	N	11223 SE 225TH ST
002	0	221220	0050	10/28/14	\$255,000	\$259,000	1,100	7	1977	Avg	7,200	N	N	23212 115TH AVE SE
002	0	221221	0110	11/04/12	\$170,000	\$205,000	1,100	7	1979	Good	6,828	N	N	23213 116TH AVE SE
002	0	664870	1880	11/19/13	\$224,000	\$247,000	1,100	7	1963	VGood	7,632	N	N	10921 SE 236TH ST
002	0	666915	0530	11/17/14	\$230,000	\$233,000	1,100	7	1980	Avg	11,616	N	N	21761 125TH PL SE
002	0	073800	0260	12/04/13	\$204,000	\$224,000	1,110	7	1966	Good	6,405	N	N	10711 SE 236TH PL
002	0	311080	0040	03/13/12	\$251,750	\$322,000	1,110	7	1963	Good	9,672	N	N	20915 120TH PL SE
002	0	311080	0040	07/16/14	\$269,900	\$281,000	1,110	7	1963	Good	9,672	N	N	20915 120TH PL SE
002	0	670040	0110	07/02/14	\$223,000	\$233,000	1,110	7	1991	Good	7,231	N	N	22124 112TH PL SE
002	0	073950	0270	11/13/14	\$227,950	\$231,000	1,120	7	1963	Good	11,430	N	N	21318 109TH AVE SE
002	0	073980	0050	02/19/14	\$232,500	\$251,000	1,130	7	1983	Avg	7,316	N	N	10923 SE 220TH PL
002	0	073980	0250	04/17/13	\$250,000	\$290,000	1,130	7	1984	Avg	7,297	N	N	11008 SE 220TH PL
002	0	162205	9029	09/11/12	\$282,500	\$346,000	1,130	7	1961	VGood	103,237	N	N	12608 SE 240TH ST
002	0	221220	0270	08/14/13	\$255,101	\$288,000	1,130	7	1976	Good	6,900	N	N	11503 SE 234TH PL
002	0	278731	0780	03/22/13	\$212,000	\$248,000	1,130	7	1975	Good	7,200	N	N	21518 124TH AVE SE
002	0	278746	0550	08/29/12	\$190,200	\$234,000	1,130	7	1983	Good	7,349	N	N	12200 SE 221ST ST
002	0	383120	0050	08/15/12	\$199,000	\$245,000	1,130	7	1979	Good	8,082	N	N	11207 SE 235TH PL
002	0	541980	0220	06/10/14	\$250,000	\$263,000	1,130	7	1984	Avg	7,560	N	N	12103 SE 223RD DR
002	0	541980	1070	11/20/13	\$200,000	\$221,000	1,130	7	1984	Avg	7,700	N	N	11929 SE 222ND PL
002	0	135500	0330	09/20/13	\$204,200	\$229,000	1,140	7	1954	Good	7,480	N	N	21016 121ST PL SE
002	0	186290	0690	09/25/14	\$257,500	\$264,000	1,140	7	1991	Good	7,078	N	N	11714 SE 219TH PL
002	0	186290	0710	02/21/12	\$149,950	\$193,000	1,140	7	1991	Avg	7,078	N	N	11702 SE 219TH PL
002	0	541221	0070	01/22/12	\$235,000	\$304,000	1,140	7	1984	Avg	8,997	N	N	11829 SE 221ST ST
002	0	556171	0090	07/16/13	\$285,000	\$324,000	1,140	7	1979	Good	8,050	N	N	12922 SE 231ST WAY
002	0	941270	0500	05/14/12	\$230,000	\$290,000	1,140	7	2002	Avg	8,715	N	N	13312 SE 233RD ST
002	0	809920	0040	07/17/13	\$193,000	\$219,000	1,150	7	1968	Avg	11,340	N	N	11630 SE 227TH PL
002	0	889260	0120	08/01/12	\$200,000	\$247,000	1,150	7	1966	VGood	9,460	N	N	11219 SE 223RD PL
002	0	278730	0720	12/04/12	\$214,950	\$258,000	1,160	7	1969	Avg	7,840	N	N	20810 124TH AVE SE
002	0	279610	0160	05/20/14	\$250,000	\$264,000	1,160	7	1978	VGood	7,560	N	N	12206 SE 217TH ST
002	0	279610	0240	06/22/12	\$197,000	\$246,000	1,160	7	1979	Good	6,825	N	N	12303 SE 217TH ST

Improved Sales Used in this Physical Inspection Analysis - Area 029

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
002	0	338800	0450	10/05/12	\$169,500	\$206,000	1,160	7	1961	Good	8,050	N	N	22810 110TH AVE SE
002	0	338800	0830	10/04/13	\$229,950	\$256,000	1,160	7	1962	Good	9,638	N	N	10854 SE 231ST ST
002	0	664870	1120	04/09/14	\$259,000	\$276,000	1,160	7	1967	Good	8,137	N	N	23228 108TH AVE SE
002	0	894417	0180	06/21/13	\$240,000	\$275,000	1,160	7	1978	Good	8,429	N	N	11923 SE 210TH PL
002	0	186291	0070	01/10/12	\$190,000	\$247,000	1,170	7	1993	Avg	6,387	N	N	11719 SE 216TH CT
002	0	278730	0310	03/06/14	\$269,400	\$290,000	1,170	7	1969	Good	8,137	N	N	12408 SE 210TH PL
002	0	278730	0600	06/13/13	\$300,000	\$344,000	1,170	7	1969	VGood	6,901	N	N	20912 125TH AVE SE
002	0	186290	0160	07/03/14	\$265,900	\$278,000	1,180	7	1992	Good	7,793	N	N	12005 SE 219TH CT
002	0	221220	0150	03/21/13	\$257,000	\$301,000	1,180	7	1976	Good	7,200	N	N	23245 114TH PL SE
002	0	221221	0300	05/24/12	\$149,950	\$189,000	1,180	7	1980	Avg	7,949	N	N	11513 SE 230TH PL
002	0	278730	0550	08/23/13	\$280,000	\$315,000	1,180	7	1970	Good	7,725	N	N	21104 125TH AVE SE
002	0	664870	1080	06/14/12	\$190,500	\$238,000	1,180	7	1967	Avg	7,881	N	N	10826 SE 233RD PL
002	0	873173	0710	07/28/14	\$215,000	\$223,000	1,180	7	1970	Good	9,000	N	N	13119 SE 236TH PL
002	0	289300	0610	06/24/14	\$252,000	\$264,000	1,190	7	1977	Good	7,881	N	N	12052 SE 214TH ST
002	0	135500	0220	02/20/14	\$231,000	\$249,000	1,200	7	1975	VGood	8,034	N	N	21003 121ST PL SE
002	0	186291	0350	04/16/14	\$240,000	\$255,000	1,200	7	1994	Avg	6,207	N	N	21622 118TH PL SE
002	0	645700	0380	04/02/14	\$198,000	\$211,000	1,200	7	1965	Good	7,350	N	N	10503 SE 226TH ST
002	0	889250	0040	03/24/14	\$247,300	\$265,000	1,200	7	1965	Avg	8,550	N	N	22309 115TH PL SE
002	0	894417	0100	07/18/12	\$199,950	\$248,000	1,200	7	1978	Good	9,100	N	N	11731 SE 210TH PL
002	0	228740	0020	12/10/13	\$250,000	\$274,000	1,210	7	1984	Good	7,200	N	N	21113 119TH AVE SE
002	0	951390	0050	08/12/14	\$237,000	\$245,000	1,210	7	1985	Good	6,634	N	N	21402 111TH CT SE
002	0	221221	0520	06/28/12	\$160,000	\$199,000	1,220	7	1980	Avg	7,560	N	N	22907 112TH PL SE
002	0	278731	1220	01/15/14	\$240,000	\$261,000	1,220	7	1974	Good	7,735	N	N	12504 SE 215TH PL
002	0	311080	0260	07/15/14	\$274,700	\$286,000	1,220	7	1963	VGood	9,600	N	N	12045 SE 210TH ST
002	0	541220	0270	05/20/14	\$288,400	\$305,000	1,220	7	1983	Good	6,687	N	N	22027 117TH AVE SE
002	0	802570	0960	06/04/12	\$169,950	\$213,000	1,220	7	1970	Good	8,160	N	N	22412 110TH AVE SE
002	0	894429	0080	01/08/14	\$224,950	\$245,000	1,220	7	1985	Avg	4,287	N	N	23427 130TH AVE SE
002	0	135460	0170	10/29/13	\$265,000	\$294,000	1,225	7	1984	Avg	8,187	N	N	21412 113TH PL SE
002	0	289300	0670	12/19/12	\$239,500	\$286,000	1,230	7	1977	Good	7,161	N	N	21413 121ST PL SE
002	0	941270	0350	11/12/13	\$240,000	\$265,000	1,230	7	1974	Avg	7,100	N	N	23208 134TH AVE SE
002	0	941271	0180	04/20/12	\$230,000	\$292,000	1,230	7	1976	Good	7,080	N	N	23202 138TH AVE SE

Improved Sales Used in this Physical Inspection Analysis - Area 029

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
002	0	941271	0440	09/20/13	\$268,000	\$300,000	1,230	7	1977	Good	8,600	N	N	23123 136TH PL SE
002	0	941271	0490	12/12/12	\$272,500	\$326,000	1,230	7	1977	Avg	12,900	N	N	13518 SE 233RD ST
002	0	073950	0190	04/21/14	\$190,000	\$202,000	1,240	7	1962	Avg	9,052	N	N	21213 110TH AVE SE
002	0	092205	9130	08/22/13	\$264,000	\$298,000	1,240	7	1973	Good	25,264	N	N	21735 119TH LN SE
002	0	221220	0100	10/22/14	\$229,950	\$234,000	1,240	7	1976	VGood	7,670	N	N	23225 114TH PL SE
002	0	221220	0370	08/03/12	\$249,000	\$308,000	1,240	7	1976	VGood	6,500	N	N	23334 114TH PL SE
002	0	221220	0500	06/23/14	\$269,500	\$282,000	1,240	7	1976	Good	7,412	N	N	23309 115TH PL SE
002	0	278731	0010	06/24/13	\$226,500	\$259,000	1,240	7	1975	Avg	7,210	N	N	21129 124TH AVE SE
002	0	278731	1110	09/02/14	\$273,148	\$281,000	1,240	7	1974	Good	7,210	N	N	21413 125TH AVE SE
002	0	278731	1560	08/27/13	\$210,000	\$236,000	1,240	7	1974	Good	7,500	N	N	12504 SE 212TH PL
002	0	666915	0160	09/23/14	\$313,000	\$321,000	1,240	7	1978	Good	7,280	N	N	21910 124TH AVE SE
002	0	278730	0580	12/25/13	\$200,000	\$219,000	1,250	7	1969	Good	7,210	N	N	21008 125TH AVE SE
002	0	278730	0650	07/12/12	\$192,850	\$240,000	1,250	7	1969	Good	7,856	N	N	20818 125TH AVE SE
002	0	278731	1190	11/14/14	\$252,500	\$255,000	1,250	7	1974	Good	7,192	N	N	12513 SE 215TH PL
002	0	541290	0150	04/11/13	\$182,500	\$212,000	1,250	7	1978	Avg	7,497	N	N	10513 SE 232ND PL
002	0	645700	0720	09/09/13	\$184,000	\$206,000	1,250	7	1965	Good	8,050	N	N	22600 108TH AVE SE
002	0	664870	0340	04/25/14	\$235,000	\$250,000	1,250	7	1967	Good	7,631	N	N	10501 SE 233RD PL
002	0	664870	1390	09/27/12	\$190,000	\$232,000	1,250	7	1965	Good	7,326	N	N	10944 SE 235TH ST
002	0	873200	0170	06/27/12	\$245,000	\$306,000	1,250	7	1987	Good	9,600	N	N	11025 SE 218TH ST
002	0	073800	0200	03/20/13	\$208,000	\$243,000	1,260	7	1966	Good	7,220	N	N	10605 SE 236TH PL
002	0	228740	0300	10/05/12	\$222,500	\$271,000	1,260	7	2006	Avg	7,248	N	N	21111 119TH PL SE
002	0	278732	0040	04/25/13	\$220,000	\$255,000	1,260	7	1980	Avg	6,386	N	N	21500 127TH PL SE
002	0	664870	1550	10/26/12	\$190,000	\$230,000	1,260	7	1963	Good	11,760	N	N	10924 SE 235TH PL
002	0	807855	0250	12/29/14	\$307,000	\$307,000	1,260	7	1987	Good	6,964	N	N	22212 123RD PL SE
002	0	873173	0330	09/12/12	\$175,000	\$214,000	1,260	7	1976	VGood	6,600	N	N	23602 128TH AVE SE
002	0	073960	0440	07/23/13	\$192,000	\$218,000	1,270	7	1962	Avg	9,900	N	N	21219 113TH AVE SE
002	0	278730	0390	05/14/13	\$205,000	\$237,000	1,270	7	1969	Good	7,220	N	N	12413 SE 209TH ST
002	0	666915	0430	06/25/13	\$224,000	\$256,000	1,270	7	1980	Avg	9,800	N	N	21609 125TH AVE SE
002	0	666915	0790	07/31/14	\$265,000	\$275,000	1,270	7	1980	Good	6,750	N	N	21635 127TH PL SE
002	0	873200	0390	05/29/14	\$246,500	\$260,000	1,270	7	1964	Good	11,600	N	N	10804 SE 218TH ST
002	0	511500	0160	06/17/14	\$242,000	\$254,000	1,280	7	1988	Good	7,524	N	N	22915 115TH CT SE

Improved Sales Used in this Physical Inspection Analysis - Area 029

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
002	0	541290	0190	09/24/13	\$259,000	\$290,000	1,280	7	1978	Good	11,691	N	N	10527 SE 232ND PL
002	0	541980	1190	12/04/13	\$244,500	\$269,000	1,280	7	1985	Avg	7,820	N	N	11815 SE 222ND CT
002	0	546670	0510	06/27/13	\$243,000	\$278,000	1,280	7	1985	Good	9,702	N	N	12404 SE 227TH ST
002	0	664870	0600	04/10/13	\$219,000	\$255,000	1,280	7	1962	Good	10,092	N	N	23509 105TH PL SE
002	0	807856	0060	01/28/14	\$280,000	\$304,000	1,280	7	1988	Avg	6,337	N	N	12519 SE 221ST PL
002	0	176130	0480	09/17/13	\$239,900	\$269,000	1,290	7	1977	Good	7,200	N	N	22903 126TH AVE SE
002	0	259715	0190	05/27/13	\$300,000	\$345,000	1,290	7	1981	Good	8,343	N	N	11301 SE 218TH PL
002	0	259715	0240	08/23/13	\$310,000	\$349,000	1,290	7	1980	Good	8,568	N	N	21832 114TH PL SE
002	0	259715	0270	10/27/12	\$234,500	\$284,000	1,290	7	1981	Good	10,584	N	N	11421 SE 218TH PL
002	0	278746	0390	10/01/12	\$195,000	\$238,000	1,290	7	1983	VGood	8,048	N	N	12342 SE 221ST ST
002	0	941270	0110	06/19/12	\$246,000	\$307,000	1,290	7	1974	Avg	10,476	N	N	13323 SE 233RD ST
002	0	073950	0050	07/01/14	\$260,000	\$272,000	1,300	7	1961	Good	9,680	N	N	10904 SE 212TH ST
002	0	338790	0130	04/03/13	\$216,000	\$252,000	1,300	7	1960	Good	7,452	N	N	22665 108TH AVE SE
002	0	541980	1330	08/20/13	\$271,400	\$306,000	1,300	7	1985	Good	7,544	N	N	11712 SE 223RD DR
002	0	278746	0210	06/26/13	\$214,000	\$245,000	1,310	7	1982	Good	10,230	N	N	22152 123RD AVE SE
002	0	176130	0340	06/10/14	\$251,750	\$264,000	1,320	7	1975	VGood	7,200	N	N	12512 SE 232ND ST
002	0	541221	0180	09/05/13	\$231,000	\$259,000	1,320	7	1985	Avg	6,251	N	N	21946 120TH AVE SE
002	0	278730	0380	11/21/13	\$242,000	\$267,000	1,330	7	1969	Good	7,600	N	N	20904 124TH AVE SE
002	0	279610	0410	02/22/13	\$206,750	\$243,000	1,330	7	1979	Avg	9,000	N	N	12225 SE 217TH PL
002	0	556170	0020	11/18/13	\$266,100	\$294,000	1,330	7	1978	Good	7,875	N	N	13027 SE 231ST WAY
002	0	556170	0260	06/01/12	\$193,500	\$243,000	1,330	7	1978	Avg	7,130	N	N	23149 128TH PL SE
002	0	645700	0530	03/12/14	\$256,600	\$275,000	1,330	7	1966	Good	15,353	N	N	22625 105TH AVE SE
002	0	666915	0690	09/18/13	\$276,300	\$309,000	1,330	7	1979	Good	6,996	N	N	21626 127TH PL SE
002	0	807855	0040	03/26/13	\$200,000	\$234,000	1,330	7	1987	Good	6,386	N	N	12368 SE 221ST ST
002	0	807855	0080	02/23/12	\$200,700	\$258,000	1,330	7	1987	Avg	7,304	N	N	12365 SE 221ST ST
002	0	102205	9123	12/26/14	\$250,000	\$250,000	1,340	7	1970	Good	10,890	N	N	21056 132ND AVE SE
002	0	176130	0360	05/20/14	\$210,000	\$222,000	1,340	7	1969	Good	7,400	N	N	23124 125TH AVE SE
002	0	289300	0111	03/26/12	\$248,000	\$316,000	1,340	7	1975	Good	7,360	N	N	21316 120TH PL SE
002	0	807857	0500	04/09/14	\$245,000	\$261,000	1,340	7	1989	Avg	8,430	N	N	22203 126TH PL SE
002	0	186290	0150	07/17/13	\$245,000	\$279,000	1,350	7	1992	Avg	7,652	N	N	21922 120TH AVE SE
002	0	221221	0250	04/14/14	\$242,000	\$258,000	1,350	7	1980	Good	7,161	N	N	11409 SE 230TH PL

Improved Sales Used in this Physical Inspection Analysis - Area 029

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
002	0	259715	0110	06/19/12	\$199,950	\$250,000	1,350	7	1980	Avg	8,023	N	N	11220 SE 218TH PL
002	0	289300	0040	09/03/13	\$300,000	\$337,000	1,350	7	1976	Good	7,104	N	N	21500 121ST PL SE
002	0	511500	0070	02/18/13	\$225,000	\$265,000	1,350	7	1984	Good	7,518	N	N	11418 SE 229TH ST
002	0	807855	0570	09/10/12	\$207,000	\$254,000	1,350	7	1987	Avg	6,885	N	N	22138 124TH AVE SE
002	0	278750	0120	04/23/14	\$267,950	\$285,000	1,360	7	1981	VGood	7,000	N	N	21739 121ST PL SE
002	0	541221	0230	07/11/12	\$255,500	\$318,000	1,360	7	1984	Avg	7,048	N	N	11908 SE 220TH CT
002	0	873173	0440	05/30/13	\$215,900	\$248,000	1,360	7	1976	Good	7,072	N	N	12815 SE 237TH PL
002	0	186290	0560	11/11/14	\$234,900	\$238,000	1,370	7	1992	Good	7,818	N	N	21737 120TH AVE SE
002	0	278732	0620	10/10/14	\$222,000	\$226,000	1,370	7	1980	Good	8,280	N	N	12618 SE 215TH ST
002	0	289300	0270	07/20/12	\$255,000	\$316,000	1,370	7	1976	VGood	7,220	N	N	12018 SE 212TH PL
002	0	311080	0230	05/29/13	\$184,000	\$212,000	1,370	7	1966	Good	9,600	N	N	12030 SE 210TH ST
002	0	556171	0110	10/14/14	\$319,990	\$326,000	1,370	7	1979	VGood	7,326	N	N	12910 SE 231ST WAY
002	0	666915	0680	11/04/13	\$285,000	\$316,000	1,370	7	1980	Avg	7,150	N	N	21632 127TH PL SE
002	0	666915	0800	05/22/12	\$179,000	\$225,000	1,370	7	1978	Good	6,500	N	N	12614 SE 217TH PL
002	0	666915	0840	12/25/13	\$285,000	\$312,000	1,370	7	1978	Good	6,120	N	N	12522 SE 217TH PL
002	0	666915	0940	08/15/13	\$201,100	\$227,000	1,370	7	1980	Good	8,511	N	N	12539 SE 217TH ST
002	0	873200	0310	10/15/13	\$190,100	\$211,000	1,380	7	1977	Good	11,600	N	N	11018 SE 218TH ST
002	0	092205	9149	03/10/14	\$270,000	\$290,000	1,390	7	1978	Good	13,939	N	N	20825 119TH AVE SE
002	0	186290	0370	07/22/13	\$209,000	\$237,000	1,390	7	1992	Avg	7,525	N	N	21724 120TH AVE SE
002	0	221220	0430	12/19/13	\$263,000	\$288,000	1,390	7	1976	Good	6,800	N	N	23242 114TH PL SE
002	0	618710	0440	11/12/13	\$220,000	\$243,000	1,390	7	1984	Good	9,612	N	N	23818 138TH AVE SE
002	0	809920	0030	12/22/14	\$232,000	\$233,000	1,390	7	1963	Good	11,340	N	N	11622 SE 227TH PL
002	0	941270	0160	08/14/14	\$255,000	\$264,000	1,400	7	1977	Good	7,770	N	N	13407 SE 233RD ST
002	0	082205	9241	07/05/12	\$189,000	\$235,000	1,410	7	1930	Good	32,535	N	N	21717 116TH AVE SE
002	0	338790	0390	10/07/14	\$255,000	\$260,000	1,410	7	1960	VGood	9,315	N	N	22813 108TH AVE SE
002	0	807855	0580	04/09/12	\$192,900	\$245,000	1,410	7	1987	Avg	7,319	N	N	22132 124TH AVE SE
002	0	807855	0620	03/04/13	\$185,000	\$217,000	1,410	7	1987	Good	8,233	N	N	21922 124TH AVE SE
002	0	858190	0220	08/22/12	\$210,000	\$258,000	1,410	7	1984	Avg	8,699	N	N	11916 SE 231ST PL
002	0	135460	0110	06/25/13	\$296,000	\$338,000	1,420	7	1984	Good	8,054	N	N	21415 114TH PL SE
002	0	135460	0160	05/09/14	\$312,000	\$330,000	1,430	7	1984	Avg	7,452	N	N	21420 113TH PL SE
002	0	145090	0100	06/25/13	\$256,000	\$293,000	1,440	7	1995	Avg	9,118	N	N	11408 SE 228TH PL

Improved Sales Used in this Physical Inspection Analysis - Area 029

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
002	0	807857	0440	06/13/12	\$233,700	\$292,000	1,440	7	1989	Avg	7,738	N	N	12610 SE 222ND PL
002	0	541980	0130	10/27/13	\$233,000	\$258,000	1,450	7	1984	Avg	7,700	N	N	22314 117TH AVE SE
002	0	645700	0170	08/09/12	\$165,000	\$204,000	1,450	7	1966	Avg	9,900	N	N	10706 SE 225TH PL
002	0	873200	0400	02/04/14	\$198,000	\$214,000	1,450	7	1976	Good	9,600	N	N	10830 SE 217TH ST
002	0	176130	0100	06/18/14	\$279,950	\$294,000	1,460	7	1970	Good	7,171	N	N	23103 125TH AVE SE
002	0	278746	0430	10/28/14	\$299,950	\$305,000	1,460	7	1983	Avg	10,506	N	N	12322 SE 221ST ST
002	0	645700	0350	01/27/12	\$178,000	\$230,000	1,460	7	1965	Good	8,386	N	N	10502 SE 226TH ST
002	0	780080	0020	10/29/12	\$300,000	\$363,000	1,460	7	1979	Avg	14,450	N	N	23413 128TH PL SE
002	0	889250	0080	10/11/13	\$187,000	\$208,000	1,460	7	1965	Avg	10,848	N	N	22322 114TH PL SE
002	0	186290	0440	07/25/12	\$227,500	\$282,000	1,470	7	1992	Good	6,079	N	N	21610 120TH AVE SE
002	0	278730	0590	11/08/12	\$214,756	\$259,000	1,470	7	1969	Good	7,210	N	N	21002 125TH AVE SE
002	0	278731	0560	11/19/12	\$225,000	\$271,000	1,470	7	1974	Avg	7,290	N	N	21405 124TH AVE SE
002	0	541220	0050	05/29/12	\$215,000	\$270,000	1,480	7	1982	Avg	5,888	N	N	11627 SE 221ST ST
002	0	511500	0100	05/23/14	\$255,000	\$269,000	1,490	7	1984	Avg	8,371	N	N	11405 SE 229TH ST
002	0	807857	0380	06/05/14	\$292,000	\$307,000	1,490	7	1989	Good	7,666	N	N	12613 SE 222ND PL
002	0	807857	0590	04/25/13	\$310,000	\$360,000	1,490	7	1989	Avg	6,963	N	N	22243 126TH PL SE
002	0	511500	0120	08/08/13	\$247,450	\$280,000	1,500	7	1985	Good	7,499	N	N	11425 SE 229TH ST
002	0	541980	0290	05/08/13	\$284,950	\$329,000	1,500	7	1981	Good	8,906	N	N	22325 122ND AVE SE
002	0	941270	0440	11/19/13	\$278,000	\$307,000	1,500	7	1973	Good	7,524	N	N	23205 134TH AVE SE
002	0	289300	0370	03/12/13	\$220,500	\$258,000	1,510	7	1974	Good	7,200	N	N	12020 SE 213TH ST
002	0	546970	0052	11/13/14	\$275,000	\$278,000	1,510	7	1970	Avg	16,200	N	N	13012 SE 234TH ST
002	0	894429	0160	11/04/14	\$230,000	\$233,000	1,510	7	1985	Avg	3,413	N	N	23455 130TH AVE SE
002	0	087850	0020	11/26/12	\$220,000	\$265,000	1,520	7	1993	Avg	6,366	N	N	20924 119TH AVE SE
002	0	618710	0130	12/28/12	\$240,500	\$287,000	1,520	7	1981	Avg	9,607	N	N	23713 137TH AVE SE
002	0	618710	0590	05/23/12	\$225,000	\$283,000	1,520	7	1980	Good	7,200	N	N	23724 137TH AVE SE
002	0	807857	0700	11/06/12	\$200,000	\$242,000	1,520	7	1989	Good	6,828	N	N	12414 SE 223RD DR
002	0	176130	0320	10/01/13	\$223,000	\$249,000	1,530	7	1975	Good	7,200	N	N	12526 SE 232ND ST
002	0	894417	0120	12/13/12	\$206,000	\$247,000	1,540	7	1978	Avg	6,300	N	N	21029 119TH AVE SE
002	0	172205	9222	11/20/14	\$350,000	\$354,000	1,550	7	1954	VGood	40,752	N	N	23204 104TH AVE SE
002	0	278746	0660	05/15/13	\$241,000	\$278,000	1,550	7	1983	Good	8,383	N	N	12028 SE 220TH PL
002	0	670040	0080	05/14/13	\$225,000	\$260,000	1,550	7	1991	Avg	6,426	N	N	11232 SE 222ND ST

Improved Sales Used in this Physical Inspection Analysis - Area 029

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
002	0	221220	0340	04/15/13	\$235,000	\$273,000	1,560	7	1976	Good	6,900	N	N	11502 SE 234TH PL
002	0	338780	0550	09/25/13	\$245,000	\$274,000	1,560	7	1960	VGood	8,556	N	N	22942 106TH PL SE
002	0	278731	1480	09/29/14	\$253,000	\$259,000	1,570	7	1971	Good	7,416	N	N	12519 SE 212TH PL
002	0	894429	0310	08/28/12	\$184,950	\$227,000	1,570	7	1985	Avg	3,791	N	N	23442 130TH AVE SE
002	0	941270	0550	05/21/14	\$256,750	\$271,000	1,570	7	1969	Avg	8,991	N	N	23255 133RD AVE SE
002	0	082205	9186	10/31/13	\$238,000	\$264,000	1,582	7	1964	Good	26,208	N	N	11325 SE 208TH ST
002	0	675260	0310	03/13/14	\$295,000	\$317,000	1,590	7	1994	Avg	7,190	N	N	22420 127TH AVE SE
002	0	338800	0040	08/19/14	\$260,000	\$269,000	1,600	7	1962	VGood	7,350	N	N	10817 SE 232ND ST
002	0	670039	0030	03/17/14	\$195,000	\$209,000	1,600	7	1992	Avg	3,605	N	N	11534 SE 221ST PL
002	0	670039	0140	05/09/14	\$192,000	\$203,000	1,600	7	1992	Avg	3,300	N	N	11505 SE 221ST PL
002	0	670039	0180	04/11/14	\$225,000	\$240,000	1,600	7	1992	Avg	2,889	N	N	11525 SE 221ST PL
002	0	670039	0210	07/08/14	\$245,000	\$256,000	1,600	7	1992	Good	2,788	N	N	11535 SE 221ST PL
002	0	145090	0020	10/03/14	\$268,000	\$274,000	1,610	7	1994	Avg	8,416	N	N	11519 SE 228TH PL
002	0	176130	0110	07/02/14	\$260,000	\$272,000	1,620	7	1975	Good	7,992	N	N	23109 125TH AVE SE
002	0	541980	1060	07/20/12	\$173,000	\$215,000	1,620	7	1984	Avg	7,725	N	N	11921 SE 222ND PL
002	0	338780	0380	08/29/14	\$215,000	\$222,000	1,630	7	1959	Avg	8,000	N	N	10506 SE 232ND ST
002	0	092205	9039	04/18/12	\$300,000	\$380,000	1,650	7	1965	Good	87,991	N	N	21657 132ND AVE SE
002	0	186290	0040	06/26/14	\$268,000	\$280,000	1,650	7	1991	Avg	6,684	N	N	11813 SE 219TH PL
002	0	894429	0090	06/23/14	\$233,500	\$245,000	1,650	7	1985	Avg	2,958	N	N	23429 130TH AVE SE
002	0	894429	0200	09/18/14	\$233,703	\$240,000	1,650	7	1985	Avg	3,788	N	N	23467 130TH AVE SE
002	0	172205	9314	08/21/12	\$190,000	\$234,000	1,660	7	1995	Avg	9,493	N	N	23909 113TH PL SE
002	0	176130	0820	04/23/13	\$270,000	\$313,000	1,670	7	1975	VGood	7,200	N	N	22918 126TH AVE SE
002	0	251700	0750	07/08/13	\$250,000	\$285,000	1,670	7	2005	Avg	4,060	N	N	13251 SE 227TH ST
002	0	541980	1170	11/25/13	\$270,000	\$297,000	1,680	7	1985	Good	6,942	N	N	22230 118TH AVE SE
002	0	807856	0140	04/22/13	\$250,000	\$290,000	1,700	7	1988	Good	7,280	N	N	22020 127TH CT SE
002	0	807856	0140	05/19/14	\$290,000	\$306,000	1,700	7	1988	Good	7,280	N	N	22020 127TH CT SE
002	0	176130	0310	08/27/14	\$211,000	\$218,000	1,710	7	1970	Avg	8,288	N	N	12532 SE 232ND ST
002	0	383120	0190	09/10/12	\$207,500	\$254,000	1,720	7	1979	Avg	6,900	N	N	11216 SE 235TH PL
002	0	556172	0030	09/18/13	\$260,000	\$291,000	1,720	7	1984	Avg	7,475	N	N	23014 129TH AVE SE
002	0	670039	0090	06/25/14	\$255,950	\$268,000	1,720	7	1992	Avg	3,676	N	N	11514 SE 221ST PL
002	0	670039	0120	01/28/14	\$187,000	\$203,000	1,720	7	1992	Avg	5,476	N	N	11501 SE 221ST PL

Improved Sales Used in this Physical Inspection Analysis - Area 029

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
002	0	670039	0150	09/23/14	\$245,000	\$251,000	1,720	7	1992	Avg	3,407	N	N	11507 SE 221ST PL
002	0	162205	9095	06/04/14	\$292,000	\$307,000	1,730	7	1972	VGood	11,325	N	N	23403 120TH AVE SE
002	0	279610	0220	08/27/12	\$235,000	\$289,000	1,740	7	1978	VGood	7,770	N	N	12315 SE 217TH ST
002	0	556170	0470	01/25/13	\$264,000	\$313,000	1,740	7	1978	Good	7,000	N	N	13113 SE 231ST WAY
002	0	073982	0060	11/14/14	\$265,000	\$268,000	1,750	7	1985	Avg	7,261	N	N	10831 SE 222ND ST
002	0	645700	0080	08/05/14	\$269,900	\$280,000	1,750	7	1966	VGood	8,325	N	N	10715 SE 224TH PL
002	0	802570	0570	03/05/13	\$216,000	\$254,000	1,750	7	1976	Good	9,025	N	N	11436 SE 225TH ST
002	0	073980	0030	03/13/12	\$235,000	\$301,000	1,760	7	1984	Good	10,037	N	N	10911 SE 220TH PL
002	0	073982	0040	03/26/14	\$245,000	\$262,000	1,780	7	1985	Avg	7,217	N	N	10818 SE 222ND PL
002	0	541220	0040	06/04/13	\$259,950	\$299,000	1,790	7	1982	Avg	5,888	N	N	11621 SE 221ST ST
002	0	073982	0160	04/25/13	\$258,000	\$299,000	1,800	7	1985	Avg	8,330	N	N	11103 SE 222ND ST
002	0	664870	1860	07/08/13	\$175,000	\$199,000	1,820	7	1963	Good	10,050	N	N	10909 SE 236TH ST
002	0	172205	9021	12/17/14	\$336,500	\$338,000	1,830	7	1994	Avg	12,891	N	N	11135 SE 233RD PL
002	0	186290	0230	03/12/12	\$209,000	\$267,000	1,830	7	1992	Good	9,027	N	N	12010 SE 219TH CT
002	0	145090	0120	11/03/13	\$264,999	\$293,000	1,840	7	1996	Avg	7,380	N	N	11414 SE 228TH PL
002	0	186291	0050	07/22/14	\$295,000	\$307,000	1,850	7	1993	Avg	8,198	N	N	11713 SE 216TH CT
002	0	546970	0070	02/12/14	\$265,000	\$286,000	1,850	7	1976	Avg	16,200	N	N	12848 SE 234TH ST
002	0	807857	0460	08/09/13	\$293,000	\$331,000	1,850	7	1989	Good	7,199	N	N	22218 126TH PL SE
002	0	807857	0460	09/24/14	\$305,500	\$313,000	1,850	7	1989	Good	7,199	N	N	22218 126TH PL SE
002	0	807857	0600	02/11/13	\$235,000	\$277,000	1,850	7	1990	Avg	6,902	N	N	22247 126TH PL SE
002	0	145090	0070	08/23/13	\$290,000	\$327,000	1,870	7	1996	Avg	7,563	N	N	11417 SE 228TH PL
002	0	251700	0140	05/16/14	\$306,000	\$323,000	1,870	7	2005	Avg	5,874	N	N	22602 133RD PL SE
002	0	251700	0150	07/13/14	\$300,000	\$313,000	1,870	7	2005	Avg	3,439	N	N	22610 133RD PL SE
002	0	251700	0210	03/27/14	\$250,000	\$267,000	1,870	7	2005	Avg	3,660	N	N	13340 SE 227TH ST
002	0	251700	0630	11/18/13	\$265,000	\$292,000	1,870	7	2005	Avg	3,969	N	N	13265 SE 226TH ST
002	0	251700	0790	06/11/14	\$285,000	\$299,000	1,870	7	2005	Avg	4,060	N	N	13283 SE 227TH ST
002	0	251710	0190	09/06/12	\$214,000	\$262,000	1,870	7	2006	Avg	3,770	N	N	12898 SE 225TH CT
002	0	251710	0380	04/02/14	\$275,000	\$294,000	1,870	7	2006	Avg	4,446	N	N	12857 SE 225TH CT
002	0	807857	0490	09/04/12	\$242,000	\$297,000	1,880	7	1989	Avg	7,119	N	N	22204 126TH PL SE
002	0	251701	0590	05/24/13	\$269,555	\$310,000	1,920	7	2006	Avg	4,380	N	N	22455 132ND PL SE
002	0	796910	0121	03/08/12	\$283,500	\$363,000	1,920	7	1964	Good	17,910	N	N	22805 135TH AVE SE

Improved Sales Used in this Physical Inspection Analysis - Area 029

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
002	0	186290	0350	06/10/14	\$315,000	\$331,000	1,930	7	1992	Good	9,643	N	N	12108 SE 218TH PL
002	0	807857	0340	05/23/14	\$285,000	\$301,000	1,930	7	1989	Good	7,163	N	N	12608 SE 223RD DR
002	0	073981	0370	10/29/13	\$265,000	\$294,000	1,940	7	1987	Avg	12,732	N	N	22105 109TH PL SE
002	0	186290	0360	09/22/14	\$315,000	\$323,000	1,950	7	1992	Avg	9,618	N	N	21730 120TH AVE SE
002	0	186290	0580	05/18/12	\$230,000	\$290,000	1,950	7	1991	Avg	9,470	N	N	21921 120TH AVE SE
002	0	087850	0110	04/11/13	\$250,250	\$291,000	1,960	7	1992	Good	6,489	N	N	11900 SE 209TH PL
002	0	352840	0180	10/03/14	\$350,000	\$358,000	1,970	7	1961	Good	16,153	N	N	11659 SE 230TH PL
002	0	073980	0350	11/20/13	\$273,000	\$301,000	1,980	7	1983	Good	8,176	N	N	10806 SE 220TH PL
002	0	541220	0160	09/23/13	\$220,000	\$246,000	2,030	7	1983	Good	6,872	N	N	22032 117TH AVE SE
002	0	807856	0300	03/13/13	\$195,000	\$229,000	2,030	7	1988	Good	6,950	N	N	22017 126TH CT SE
002	0	186291	0170	02/02/14	\$288,000	\$312,000	2,040	7	1993	Avg	6,200	N	N	11741 SE 217TH PL
002	0	073982	0090	02/20/14	\$301,000	\$325,000	2,060	7	1985	VGood	7,212	N	N	10915 SE 222ND ST
002	0	675260	0050	08/12/14	\$320,000	\$331,000	2,070	7	1996	Avg	7,007	N	N	23012 127TH AVE SE
002	0	251700	0110	06/05/13	\$240,000	\$276,000	2,090	7	2005	Avg	4,104	N	N	13282 SE 226TH ST
002	0	251700	0650	07/16/14	\$300,000	\$312,000	2,090	7	2005	Avg	4,590	N	N	13281 SE 226TH ST
002	0	251710	1200	07/07/14	\$300,000	\$313,000	2,090	7	2007	Avg	5,195	N	N	22741 129TH PL SE
002	0	556170	0340	11/21/14	\$319,000	\$322,000	2,110	7	1978	Good	7,434	N	N	13003 SE 232ND PL
002	0	618710	0480	06/18/12	\$260,000	\$325,000	2,110	7	1984	Good	9,639	N	N	23914 138TH AVE SE
002	0	675260	0030	11/13/12	\$245,000	\$296,000	2,130	7	1998	Avg	7,007	N	N	23024 127TH AVE SE
002	0	092205	9161	09/22/14	\$365,000	\$374,000	2,140	7	1983	Good	26,600	N	N	12908 SE 218TH PL
002	0	383120	0210	09/10/14	\$280,000	\$288,000	2,140	7	1979	Good	7,200	N	N	11210 SE 235TH PL
002	0	675260	0630	12/11/13	\$290,000	\$318,000	2,150	7	1994	Avg	8,236	N	N	22521 125TH PL SE
002	0	221222	0060	05/31/13	\$202,000	\$232,000	2,160	7	1980	Good	8,580	N	N	11220 SE 233RD PL
002	0	675260	1060	08/12/13	\$303,000	\$342,000	2,170	7	1997	Avg	7,631	N	N	12608 SE 228TH CT
002	0	251710	0700	10/18/12	\$230,000	\$279,000	2,190	7	2007	Avg	4,051	N	N	22654 128TH AVE SE
002	0	251710	0880	03/07/13	\$270,000	\$317,000	2,190	7	2007	Avg	5,730	N	N	22632 129TH PL SE
002	0	251710	0040	11/21/13	\$274,950	\$303,000	2,200	7	2006	Avg	4,146	N	N	12821 SE 225TH CT
002	0	251710	0130	12/19/12	\$225,000	\$269,000	2,200	7	2006	Avg	4,122	N	N	12862 SE 225TH CT
002	0	251710	0330	06/01/12	\$226,000	\$284,000	2,200	7	2006	Avg	4,154	N	N	12887 SE 225TH CT
002	0	228740	0080	08/20/12	\$230,000	\$283,000	2,250	7	1984	Good	7,200	N	N	21223 119TH AVE SE
002	0	228740	0030	06/26/14	\$289,659	\$303,000	2,260	7	1984	Good	7,200	N	N	21119 119TH AVE SE

Improved Sales Used in this Physical Inspection Analysis - Area 029

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
002	0	251700	0120	09/23/13	\$282,500	\$316,000	2,260	7	2005	Avg	3,806	N	N	13306 SE 226TH ST
002	0	251701	0640	12/11/13	\$290,000	\$318,000	2,290	7	2006	Avg	5,989	N	N	22415 132ND PL SE
002	0	675260	0140	12/11/14	\$331,505	\$333,000	2,310	7	1997	Avg	8,127	N	N	12704 SE 229TH CT
002	0	675260	1110	05/12/14	\$357,000	\$378,000	2,380	7	1997	Good	7,066	N	N	12625 SE 228TH CT
002	0	251700	0370	07/02/12	\$280,000	\$349,000	2,440	7	2005	Avg	4,493	N	N	13337 SE 227TH PL
002	0	251701	0710	10/30/12	\$235,000	\$284,000	2,440	7	2006	Avg	6,060	N	N	22473 133RD AVE SE
002	0	807857	0690	03/16/12	\$216,000	\$276,000	2,510	7	1989	Avg	7,218	N	N	12420 SE 223RD DR
002	0	546970	0260	09/03/14	\$340,000	\$350,000	2,530	7	1974	Avg	24,700	N	N	12240 SE 233RD ST
002	0	251710	0020	10/29/13	\$273,500	\$303,000	2,550	7	2006	Avg	4,060	N	N	12809 SE 225TH CT
002	0	251710	0390	05/02/14	\$261,250	\$277,000	2,550	7	2006	Avg	4,378	N	N	12851 SE 225TH CT
002	0	251710	0490	12/05/14	\$325,000	\$327,000	2,550	7	2006	Avg	4,240	N	N	12817 SE 227TH ST
002	0	251710	0730	04/01/14	\$295,000	\$315,000	2,550	7	2006	Avg	4,254	N	N	12825 SE 226TH PL
002	0	251710	1070	06/20/13	\$288,000	\$330,000	2,550	7	2007	Avg	4,840	N	N	22742 129TH PL SE
002	0	251701	0600	02/01/13	\$288,000	\$341,000	2,690	7	2006	Avg	4,312	N	N	22447 132ND PL SE
002	0	251710	0760	04/22/13	\$300,000	\$348,000	2,760	7	2006	Avg	4,042	N	N	12804 SE 226TH PL
002	0	251710	0770	09/17/13	\$310,000	\$347,000	2,780	7	2006	Avg	4,042	N	N	12810 SE 226TH PL
002	0	251710	1060	02/01/13	\$285,000	\$337,000	2,840	7	2007	Avg	4,840	N	N	22736 129TH PL SE
002	0	251700	0260	05/22/14	\$330,000	\$348,000	3,150	7	2005	Avg	6,202	N	N	22540 134TH PL SE
002	0	251702	0160	08/06/12	\$293,000	\$362,000	3,150	7	2007	Avg	5,000	N	N	22718 135TH AVE SE
002	0	251700	0740	08/30/13	\$342,000	\$385,000	3,300	7	2007	Avg	8,498	N	N	13243 SE 227TH ST
002	0	251710	0810	04/09/14	\$325,000	\$347,000	3,600	7	2006	Avg	5,681	N	N	12834 SE 226TH PL
002	0	186490	0230	06/26/14	\$315,000	\$330,000	1,140	8	1977	Good	10,200	N	N	20804 135TH AVE SE
002	0	278750	0160	05/10/12	\$320,000	\$404,000	1,260	8	1983	VGood	7,840	N	N	21821 121ST PL SE
002	0	780080	0170	08/24/12	\$298,800	\$367,000	1,330	8	1983	Avg	16,650	N	N	12828 SE 235TH PL
002	0	926580	0160	11/01/13	\$269,000	\$298,000	1,580	8	1991	Good	7,361	N	N	11310 SE 217TH ST
002	0	162205	9088	06/26/14	\$385,000	\$403,000	1,610	8	1970	VGood	22,651	N	N	11834 SE 234TH ST
002	0	946160	0160	04/30/14	\$269,950	\$286,000	1,610	8	1992	Good	7,785	N	N	21722 129TH CT SE
002	0	661970	0010	02/06/12	\$251,950	\$325,000	1,668	8	2011	Avg	3,960	N	N	21162 131ST PL SE
002	0	661970	0050	04/18/12	\$249,950	\$317,000	1,668	8	2011	Avg	3,263	N	N	21140 131ST PL SE
002	0	661970	0090	03/21/12	\$262,850	\$336,000	1,668	8	2012	Avg	4,978	N	N	21137 131st PI SE
002	0	661970	0090	04/22/14	\$290,000	\$308,000	1,668	8	2012	Avg	4,978	N	N	21137 131st PI SE

Improved Sales Used in this Physical Inspection Analysis - Area 029

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
002	0	543760	0150	09/30/13	\$250,000	\$279,000	1,670	8	2002	Avg	5,009	N	N	13221 SE 234TH ST
002	0	546970	0570	08/12/14	\$469,500	\$486,000	1,670	8	1969	Good	24,759	N	N	12605 SE 235TH ST
002	0	352920	0240	05/22/12	\$225,000	\$283,000	1,730	8	1990	Avg	7,226	N	N	11910 SE 228TH PL
002	0	337450	0290	07/14/14	\$320,900	\$334,000	1,770	8	1990	Good	7,251	N	N	21526 129TH AVE SE
002	0	152205	9077	12/18/13	\$325,000	\$356,000	1,780	8	1965	Good	40,946	N	N	23611 135TH PL SE
002	0	215455	0020	11/11/14	\$250,000	\$253,000	1,790	8	1992	Avg	6,191	N	N	21327 109TH AVE SE
002	0	556173	0070	04/19/13	\$230,000	\$267,000	1,790	8	1999	Avg	8,230	N	N	22907 130TH PL SE
002	0	679930	0150	09/03/14	\$321,000	\$330,000	1,800	8	2004	Good	4,500	N	N	11824 232ND PL SE
002	0	073998	0360	11/17/14	\$295,000	\$298,000	1,810	8	1999	Avg	4,871	N	N	11135 SE 216TH ST
002	0	092205	9171	05/21/12	\$396,000	\$498,000	1,830	8	1988	Good	56,628	N	N	21639 132ND AVE SE
002	0	152205	9075	12/26/12	\$292,500	\$349,000	1,840	8	1994	Good	12,369	N	N	23824 135TH PL SE
002	0	679930	0130	06/23/14	\$300,000	\$314,000	1,840	8	2004	Avg	5,550	N	N	11831 232ND PL SE
002	0	770825	0130	09/18/13	\$289,000	\$324,000	1,880	8	1996	Avg	8,548	N	N	14011 SE 237TH PL
002	0	082205	9331	11/06/12	\$279,950	\$338,000	1,889	8	2011	Avg	3,915	N	N	11241 SE 214TH CT
002	0	352930	0060	07/21/14	\$347,500	\$361,000	1,890	8	1992	Good	7,053	N	N	11830 SE 229TH PL
002	0	661970	0060	02/11/12	\$270,000	\$348,000	1,906	8	2011	Avg	5,517	N	N	21136 131ST PL SE
002	0	366240	0030	02/20/14	\$291,000	\$314,000	1,910	8	1990	Avg	8,812	N	N	13914 SE 237TH PL
002	0	948530	0190	10/09/14	\$300,000	\$306,000	1,910	8	1992	Avg	8,058	N	N	23644 126TH PL SE
002	0	948530	0210	09/30/13	\$299,000	\$334,000	1,910	8	1992	Avg	6,438	N	N	23630 126TH PL SE
002	0	073998	0260	12/10/14	\$324,000	\$326,000	1,920	8	1999	Avg	5,322	N	N	10891 SE 214TH PL
002	0	152205	9078	12/30/13	\$350,000	\$382,000	1,920	8	1978	Good	33,128	N	N	13812 SE 240TH ST
002	0	352920	0360	05/20/13	\$281,000	\$324,000	1,920	8	1989	Avg	8,016	N	N	11706 SE 228TH PL
002	0	543760	0030	09/25/13	\$285,000	\$319,000	1,920	8	2002	Avg	5,234	N	N	13210 SE 234TH ST
002	0	543760	0070	01/28/14	\$262,500	\$285,000	1,920	8	2002	Avg	5,847	N	N	13226 SE 234TH ST
002	0	556173	0110	01/01/13	\$245,000	\$292,000	1,920	8	1988	Avg	7,864	N	N	22925 130TH PL SE
002	0	081810	0030	12/04/14	\$310,000	\$312,000	1,930	8	1994	Avg	7,014	N	N	23425 134TH LN SE
002	0	520181	0060	08/07/14	\$319,000	\$330,000	1,930	8	1995	Avg	8,336	N	N	13131 SE 223RD CT
002	0	178664	0070	08/06/14	\$361,000	\$374,000	1,950	8	1999	Avg	8,698	N	N	14028 236TH PL SE
002	0	154170	0170	06/09/14	\$307,550	\$323,000	1,980	8	2003	Avg	5,909	N	N	23428 117TH AVE SE
002	0	352930	0330	11/07/14	\$370,000	\$375,000	1,980	8	1991	VGood	6,922	N	N	11729 SE 229TH PL
002	0	421660	0060	01/08/14	\$245,000	\$267,000	1,980	8	2004	Avg	5,000	N	N	12755 SE 211TH ST

Improved Sales Used in this Physical Inspection Analysis - Area 029

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
002	0	894432	0060	01/20/12	\$240,000	\$311,000	1,980	8	1989	Avg	3,338	N	N	23849 140TH LN SE
002	0	894432	0100	10/27/14	\$334,500	\$340,000	1,990	8	1989	Avg	3,694	N	N	23863 140TH LN SE
002	0	352930	0390	04/12/13	\$295,000	\$343,000	2,000	8	1991	Good	7,226	N	N	11903 SE 229TH PL
002	0	082205	9038	07/31/14	\$290,000	\$301,000	2,010	8	1958	Avg	11,214	N	N	22014 108TH AVE SE
002	0	352920	0070	07/08/14	\$320,000	\$334,000	2,010	8	1990	Good	7,200	N	N	22815 117TH PL SE
002	0	172205	9349	05/14/13	\$322,000	\$372,000	2,017	8	2010	Avg	8,709	N	N	11121 SE 234TH PL
002	0	546638	0050	12/19/14	\$304,500	\$305,000	2,030	8	2001	Avg	5,202	N	N	12403 SE 238TH PL
002	0	679930	0020	04/12/12	\$275,000	\$349,000	2,030	8	2004	Avg	4,505	N	N	11815 SE 233RD PL
002	0	679930	0270	08/06/14	\$310,950	\$322,000	2,030	8	2004	Avg	4,997	N	N	23309 118TH AVE SE
002	0	145975	0130	09/18/12	\$277,500	\$339,000	2,040	8	2002	Avg	5,078	N	N	21512 117TH AVE SE
002	0	154170	0010	10/01/14	\$315,000	\$322,000	2,040	8	2003	Avg	6,300	N	N	11710 SE 234TH PL
002	0	082205	9329	12/05/12	\$273,000	\$328,000	2,048	8	2011	Avg	5,404	N	N	11233 SE 214TH CT
002	0	761190	0020	05/15/12	\$296,900	\$374,000	2,080	8	2011	Avg	5,747	N	N	11607 SE 236TH ST
002	0	761190	0050	08/06/12	\$322,200	\$398,000	2,080	8	2012	Avg	6,094	N	N	11621 SE 236TH ST
002	0	926580	0220	07/02/13	\$310,000	\$354,000	2,080	8	1992	Avg	7,364	N	N	11323 SE 216TH CT
002	0	366240	0020	04/29/14	\$315,000	\$334,000	2,090	8	1990	Avg	10,297	N	N	13918 SE 237TH PL
002	0	366240	0060	09/10/13	\$315,000	\$353,000	2,090	8	1990	Good	7,354	N	N	13836 SE 237TH PL
002	0	010101	0080	12/24/14	\$295,000	\$296,000	2,100	8	1990	Avg	9,408	N	N	11021 SE 218TH PL
002	0	267650	0080	06/05/14	\$268,500	\$282,000	2,100	8	2006	Avg	4,237	N	N	12525 SE 236TH PL
002	0	267650	0150	10/19/12	\$220,000	\$267,000	2,100	8	2006	Avg	4,333	N	N	23616 124TH AVE SE
002	0	267650	0200	10/24/12	\$238,000	\$288,000	2,100	8	2006	Avg	4,940	N	N	23708 124TH AVE SE
002	0	267650	0210	08/14/12	\$215,000	\$265,000	2,100	8	2006	Avg	4,687	N	N	23712 124TH AVE SE
002	0	948530	0110	11/14/13	\$359,950	\$398,000	2,100	8	1992	Good	8,397	N	N	23612 127TH CT SE
002	0	948530	0300	07/10/12	\$270,000	\$336,000	2,100	8	1992	Avg	6,329	N	N	23611 126TH PL SE
002	0	948530	0480	03/31/12	\$249,500	\$318,000	2,100	8	1992	Avg	7,265	N	N	23728 126TH PL SE
002	0	894432	0400	03/01/13	\$315,000	\$370,000	2,110	8	1989	Good	4,188	N	N	23882 140TH LN SE
002	0	894432	0420	07/10/14	\$355,000	\$370,000	2,110	8	1989	Good	4,038	N	N	14127 SE 238TH LN
002	0	894432	0470	06/23/14	\$345,950	\$362,000	2,110	8	1989	Avg	4,118	N	N	14113 SE 238TH LN
002	0	894433	0080	09/19/12	\$295,000	\$361,000	2,110	8	1993	Avg	4,463	N	N	23817 141ST LN SE
002	0	948530	0560	12/18/12	\$248,000	\$297,000	2,110	8	1991	Good	6,838	N	N	23901 127TH PL SE
002	0	948530	0560	07/25/14	\$325,000	\$338,000	2,110	8	1991	Good	6,838	N	N	23901 127TH PL SE

Improved Sales Used in this Physical Inspection Analysis - Area 029

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
002	0	780080	0160	11/21/14	\$375,000	\$379,000	2,120	8	1983	Good	18,500	N	N	12836 SE 235TH PL
002	0	948530	0550	04/24/14	\$318,000	\$338,000	2,120	8	1992	Avg	6,709	N	N	23825 127TH AVE SE
002	0	092205	9200	03/22/13	\$319,950	\$374,000	2,131	8	2012	Avg	4,854	N	N	21009 123RD PL SE
002	0	082205	9332	07/17/12	\$289,850	\$360,000	2,137	8	2011	Avg	4,839	N	N	11245 SE 214TH CT
002	0	082205	9182	05/02/12	\$279,950	\$354,000	2,150	8	2011	Avg	4,286	N	N	11215 SE 214TH CT
002	0	559170	0290	05/15/14	\$316,500	\$335,000	2,150	8	1991	Good	6,807	N	N	11409 SE 219TH PL
002	0	520181	0280	07/05/12	\$278,100	\$346,000	2,160	8	1996	Avg	6,846	N	N	22237 131ST AVE SE
002	0	092205	9203	10/18/13	\$324,950	\$361,000	2,169	8	2013	Avg	7,793	N	N	20619 SE 123RD ST
002	0	092205	9206	11/13/13	\$334,995	\$370,000	2,169	8	2013	Avg	7,229	N	N	20912 SE 123RD PL
002	0	352930	0290	02/20/14	\$310,000	\$334,000	2,190	8	1992	Avg	7,624	N	N	11703 SE 229TH PL
002	0	546970	0150	10/31/12	\$462,000	\$559,000	2,190	8	1967	VGood	31,220	N	N	23224 127TH AVE SE
002	0	092205	9195	12/10/12	\$319,685	\$383,000	2,212	8	2012	Avg	5,956	N	N	12048 SE 210TH ST
002	0	092205	9198	01/03/13	\$320,000	\$381,000	2,212	8	2012	Avg	8,697	N	N	12049 SE 210TH ST
002	0	082700	0010	09/05/12	\$270,000	\$331,000	2,220	8	2004	Avg	5,808	N	N	11611 SE 233RD PL
002	0	352920	0190	05/14/14	\$325,000	\$344,000	2,220	8	1990	Good	6,049	N	N	11829 SE 228TH PL
002	0	770194	0030	09/12/13	\$327,500	\$367,000	2,220	8	1989	Good	10,453	N	N	12534 SE 209TH CT
002	0	092205	9174	03/27/13	\$335,000	\$391,000	2,230	8	1995	Good	14,883	N	N	21123 126TH AVE SE
002	0	154170	0240	07/29/14	\$305,000	\$317,000	2,230	8	2003	Avg	5,000	N	N	23416 117TH AVE SE
002	0	807810	0090	10/17/12	\$334,000	\$405,000	2,250	8	1992	Good	9,988	N	N	13007 SE 221ST PL
002	0	082205	9223	08/19/13	\$352,950	\$398,000	2,256	8	2013	Avg	8,100	N	N	11502 SE 218TH PL
002	0	162205	9140	07/25/12	\$300,000	\$372,000	2,260	8	2012	Avg	5,821	N	N	23329 117TH AVE SE
002	0	761190	0010	11/19/12	\$319,900	\$385,000	2,260	8	2011	Avg	6,149	N	N	11603 SE 236TH ST
002	0	761190	0060	12/01/12	\$334,900	\$402,000	2,260	8	2012	Avg	6,620	N	N	11705 SE 236TH ST
002	0	926580	0190	04/19/13	\$302,750	\$352,000	2,270	8	1992	Avg	6,431	N	N	11311 SE 216TH CT
002	0	092205	9197	09/27/13	\$309,950	\$346,000	2,272	8	2013	Avg	4,887	N	N	12055 S 210TH ST
002	0	102205	9032	08/12/14	\$401,500	\$415,000	2,280	8	1977	Good	94,525	N	N	13313 SE 208TH ST
002	0	337450	0070	03/10/14	\$345,000	\$371,000	2,280	8	1990	Good	8,502	N	N	21413 131ST CT SE
002	0	761190	0070	10/31/12	\$343,070	\$415,000	2,290	8	2012	Avg	7,087	N	N	11707 SE 236TH ST
002	0	092205	9173	02/18/13	\$335,000	\$395,000	2,300	8	1995	Good	14,887	N	N	21127 126TH AVE SE
002	0	221090	0100	08/24/13	\$325,000	\$366,000	2,300	8	2000	Avg	6,497	N	N	22020 131ST PL SE
002	0	247440	0250	06/30/14	\$327,500	\$342,000	2,310	8	1990	Avg	7,200	N	N	11109 SE 219TH PL

Improved Sales Used in this Physical Inspection Analysis - Area 029

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
002	0	926580	0450	11/28/12	\$316,250	\$380,000	2,310	8	1992	Avg	7,387	N	N	21610 112TH CT SE
002	0	092205	9196	04/07/14	\$364,950	\$389,000	2,317	8	2013	Avg	5,910	N	N	12054 SE 210TH ST
002	0	092205	9184	07/11/12	\$324,950	\$404,000	2,320	8	2012	Avg	4,839	N	N	21015 123RD PL SE
002	0	082700	0110	07/14/14	\$308,000	\$321,000	2,330	8	2004	Avg	4,606	N	N	23312 117TH AVE SE
002	0	247440	0280	04/18/13	\$325,000	\$378,000	2,330	8	1990	Avg	7,950	N	N	11122 SE 219TH PL
002	0	761190	0090	04/26/12	\$358,900	\$454,000	2,340	8	2011	Avg	6,059	N	N	23530 117TH AVE SE
002	0	807810	0300	11/19/13	\$368,000	\$406,000	2,340	8	1991	Good	7,475	N	N	22035 128TH PL SE
002	0	520180	0220	08/25/12	\$285,000	\$350,000	2,360	8	1995	Avg	6,779	N	N	12807 SE 223RD PL
002	0	807810	0260	09/12/14	\$340,000	\$349,000	2,360	8	1992	Avg	7,475	N	N	22011 128TH PL SE
002	0	520180	0010	04/11/13	\$332,000	\$386,000	2,370	8	1995	Avg	9,041	N	N	22306 129TH PL SE
002	0	807857	0630	04/16/13	\$229,500	\$267,000	2,370	8	1990	Good	8,581	N	N	22236 125TH CT SE
002	0	761190	0130	04/22/13	\$362,900	\$421,000	2,390	8	2011	Avg	6,144	N	N	11604 SE 236TH ST
002	0	178663	0150	07/27/12	\$290,000	\$359,000	2,400	8	2000	Avg	8,487	N	N	23924 139TH AVE SE
002	0	421660	0280	08/15/13	\$250,000	\$282,000	2,400	8	2004	Avg	4,816	N	N	21003 131ST PL SE
002	0	421660	0410	04/16/13	\$300,000	\$349,000	2,400	8	2004	Avg	5,351	N	N	21004 131ST PL SE
002	0	162205	9137	10/04/12	\$300,000	\$365,000	2,410	8	2012	Avg	5,766	N	N	11630 SE 233RD CT
002	0	162205	9138	06/08/12	\$299,950	\$376,000	2,410	8	2012	Avg	5,748	N	N	11626 SE 233RD CT
002	0	761190	0040	06/25/12	\$351,775	\$439,000	2,420	8	2012	Avg	5,797	N	N	11617 SE 236TH ST
002	0	761190	0120	10/08/12	\$338,245	\$412,000	2,420	8	2012	Avg	5,744	N	N	11608 SE 236TH ST
002	0	770194	0220	06/27/13	\$310,000	\$354,000	2,440	8	1990	Good	10,501	N	N	21126 126TH AVE SE
002	0	092205	9148	03/05/13	\$299,000	\$351,000	2,460	8	1979	Good	13,939	N	N	20815 119TH AVE SE
002	0	337450	0240	12/17/14	\$365,000	\$366,000	2,470	8	1990	Good	7,700	N	N	21425 129TH AVE SE
002	0	661970	0040	06/27/12	\$300,000	\$374,000	2,474	8	2012	Avg	3,398	N	N	21144 131st Pl SE
002	0	152205	9120	07/09/14	\$409,124	\$427,000	2,480	8	1999	Good	11,340	N	N	14006 SE 236TH PL
002	0	520181	0130	10/28/13	\$370,000	\$410,000	2,480	8	1995	Avg	6,612	N	N	22250 131ST AVE SE
002	0	092205	9199	04/18/12	\$315,000	\$400,000	2,483	8	2012	Avg	4,846	N	N	21011 123RD PL SE
002	0	092205	9201	04/01/13	\$334,950	\$391,000	2,483	8	2012	Avg	5,369	N	N	21005 123RD PL SE
002	0	092205	9202	04/12/13	\$329,950	\$384,000	2,489	8	2012	Avg	5,086	N	N	21003 123RD PL SE
002	0	178663	0160	11/05/12	\$315,500	\$381,000	2,490	8	2000	Avg	5,812	N	N	13913 SE 239TH ST
002	0	178663	0160	07/11/14	\$344,200	\$359,000	2,490	8	2000	Avg	5,812	N	N	13913 SE 239TH ST
002	0	366240	0040	01/17/14	\$306,500	\$333,000	2,490	8	1990	Avg	8,939	N	N	13908 SE 237TH PL

Improved Sales Used in this Physical Inspection Analysis - Area 029

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
002	0	092205	9024	03/14/12	\$420,500	\$538,000	2,500	8	1987	Good	65,340	N	N	12815 SE 212TH ST
002	0	520181	0110	06/09/14	\$364,900	\$383,000	2,500	8	1997	Avg	8,304	N	N	13120 SE 223RD CT
002	0	761190	0030	09/11/12	\$346,832	\$425,000	2,500	8	2012	Avg	5,747	N	N	11611 SE 236TH ST
002	0	761190	0110	09/06/12	\$339,480	\$416,000	2,500	8	2012	Avg	5,744	N	N	11612 SE 236TH ST
002	0	162205	9036	12/13/12	\$325,000	\$389,000	2,510	8	1999	Avg	22,215	N	N	23305 120TH AVE SE
002	0	520181	0250	07/15/13	\$370,000	\$421,000	2,510	8	1996	Avg	9,430	N	N	22223 131ST AVE SE
002	0	520181	0250	08/14/14	\$380,500	\$394,000	2,510	8	1996	Avg	9,430	N	N	22223 131ST AVE SE
002	0	337450	0090	07/03/13	\$330,000	\$376,000	2,520	8	1990	Good	8,684	N	N	21420 130TH AVE SE
002	0	520181	0140	07/23/12	\$322,000	\$399,000	2,520	8	1995	Avg	6,980	N	N	22244 131ST AVE SE
002	0	178663	0240	02/27/14	\$312,500	\$337,000	2,530	8	2000	Avg	6,466	N	N	13927 SE 238TH PL
002	0	926580	0270	07/15/13	\$355,000	\$404,000	2,530	8	1992	Avg	10,024	N	N	11314 SE 216TH CT
002	0	807810	0280	09/04/13	\$375,000	\$421,000	2,550	8	1991	Good	7,475	N	N	22023 128TH PL SE
002	0	337450	0220	02/22/12	\$247,000	\$318,000	2,560	8	1990	Avg	7,534	N	N	21413 129TH AVE SE
002	0	520180	0020	01/01/14	\$363,000	\$396,000	2,580	8	1995	Avg	6,436	N	N	22300 129TH PL SE
002	0	761190	0100	06/01/13	\$371,900	\$427,000	2,590	8	2012	Avg	6,035	N	N	11622 SE 236TH ST
002	0	092205	9205	02/04/13	\$324,950	\$384,000	2,591	8	2012	Avg	5,846	N	N	20922 123RD PL SE
002	0	092205	9178	08/09/12	\$279,000	\$344,000	2,610	8	1994	Avg	10,275	N	N	12832 SE 218TH PL
002	0	761190	0080	11/02/12	\$421,340	\$510,000	2,620	8	2012	Avg	6,127	N	N	23532 117TH AVE SE
002	0	337450	0250	09/22/14	\$363,500	\$372,000	2,680	8	1990	Good	7,700	N	N	21505 129TH AVE SE
002	0	770194	0170	06/21/13	\$375,000	\$429,000	2,690	8	1989	Good	9,505	N	N	12537 SE 210TH CT
002	0	092205	9192	02/12/13	\$335,000	\$395,000	2,699	8	2012	Avg	5,369	N	N	13136 SE 210TH ST
002	0	807857	0640	12/20/12	\$315,000	\$377,000	2,740	8	1990	Avg	6,073	N	N	22230 125TH CT SE
002	0	081810	0010	03/15/13	\$327,500	\$384,000	2,770	8	1994	Avg	8,643	N	N	23435 134TH LN SE
002	0	745726	0020	04/03/12	\$319,500	\$407,000	2,837	8	2007	Avg	4,400	N	N	11684 217TH PL SE
002	0	186490	0180	10/28/13	\$330,000	\$366,000	2,930	8	1978	Good	12,000	N	N	20922 135TH PL SE
002	0	092205	9204	07/09/13	\$408,000	\$465,000	2,976	8	2013	Avg	8,932	N	N	20913 123RD PL SE
002	0	092205	9154	06/25/14	\$445,000	\$466,000	3,010	8	1985	Good	72,309	N	N	12832 SE 212TH ST
002	0	546970	0920	04/10/12	\$365,000	\$464,000	3,030	8	1968	Good	24,185	N	N	23407 126TH AVE SE
002	0	421660	0400	06/14/12	\$319,000	\$399,000	3,150	8	2004	Avg	4,927	N	N	21010 131ST PL SE
002	0	546600	0030	06/03/14	\$328,500	\$346,000	1,950	9	1990	Good	8,130	N	N	23915 135TH PL SE
002	0	162205	9118	09/25/12	\$390,000	\$476,000	2,250	9	1986	Good	21,803	N	N	23610 126TH AVE SE

Improved Sales Used in this Physical Inspection Analysis - Area 029

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
002	0	172205	9348	01/10/12	\$320,000	\$416,000	2,540	9	2011	Avg	8,760	N	N	11127 SE 234TH PL
002	0	064250	0070	09/24/13	\$345,000	\$386,000	2,570	9	2004	Avg	4,479	N	N	12938 SE 216TH PL
002	0	172205	9351	10/31/12	\$338,000	\$409,000	2,598	9	2012	Avg	7,784	N	N	11126 SE 234TH PL
002	0	630590	0080	10/12/12	\$365,000	\$444,000	2,730	9	1990	Avg	9,536	N	N	23617 123RD PL SE
002	0	630590	0300	07/03/12	\$360,000	\$448,000	2,740	9	1990	Good	8,336	N	N	12346 SE 236TH PL
002	0	630590	0300	10/13/14	\$395,000	\$403,000	2,740	9	1990	Good	8,336	N	N	12346 SE 236TH PL
002	0	064250	0080	12/12/14	\$365,000	\$367,000	2,905	9	2003	Avg	4,874	N	N	12946 SE 216TH PL
002	0	352840	0100	05/04/13	\$350,000	\$405,000	3,010	9	1998	Avg	7,274	N	N	11616 SE 230TH PL
002	0	630590	0340	10/16/12	\$368,000	\$447,000	3,270	9	1990	Avg	10,828	N	N	12316 SE 236TH PL
002	0	092205	9073	04/11/12	\$406,000	\$516,000	3,331	9	2011	Avg	6,000	N	N	13130 SE 210TH ST
002	0	092205	9188	04/05/13	\$350,500	\$408,000	3,110	10	2002	Avg	10,926	N	N	13115 SE 221ST PL
002	0	092205	9169	12/01/14	\$800,000	\$806,000	5,140	10	1991	Good	189,050	N	N	13007 SE 212TH ST

Improved Sales Removed in this Physical Inspection Analysis

Area 029 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
002	0	010101	0130	05/17/12	\$257,750	NON-REPRESENTATIVE SALE; SHORT SALE;
002	0	073800	0260	09/18/13	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE;
002	0	073810	0090	10/27/14	\$199,000	NON-REPRESENTATIVE SALE; SHORT SALE;
002	0	073810	0120	09/24/13	\$155,000	NON-REPRESENTATIVE SALE;
002	0	073810	0190	02/14/13	\$187,446	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
002	0	073810	0220	07/17/14	\$268,215	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
002	0	073950	0180	02/13/12	\$133,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
002	0	073950	0190	08/23/13	\$264,084	NO MARKET EXPOSURE; SALE PRICE UPDATED BY SALES ID GROUP;
002	0	073950	0330	02/14/12	\$136,758	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE;
002	0	073950	0330	03/07/13	\$182,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
002	0	073980	0060	10/29/14	\$215,000	AUCTION SALE; EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP;
002	0	073982	0040	01/03/14	\$245,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
002	0	082205	9182	05/02/12	\$150,000	NON-REPRESENTATIVE SALE; BUILDER OR DEVELOPER SALES;
002	0	082205	9241	01/04/12	\$199,750	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE;
002	0	082205	9331	09/05/12	\$150,000	NON-REPRESENTATIVE SALE; BUILDER OR DEVELOPER SALES; FINANCIAL INSTITUTION RESALE;
002	0	082700	0140	11/09/12	\$229,000	NON-REPRESENTATIVE SALE; SHORT SALE;
002	0	092205	9020	01/01/14	\$386,896	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
002	0	092205	9020	07/16/14	\$242,025	AUCTION SALE; FINANCIAL INSTITUTION RESALE;
002	0	092205	9093	06/21/13	\$153,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
002	0	092205	9168	04/10/12	\$127,364	PARTIAL INTEREST (1/3, 1/2, Etc.); QUIT CLAIM DEED; STATEMENT TO DOR;
002	0	092205	9188	12/05/12	\$591,396	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
002	0	135460	0010	06/07/12	\$207,000	PERSONAL PROPERTY INCLUDED;
002	0	135460	0020	06/28/12	\$184,500	NON-REPRESENTATIVE SALE; SHORT SALE;
002	0	135500	0200	04/30/13	\$195,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
002	0	135500	0200	08/05/13	\$167,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
002	0	135500	0220	09/05/13	\$148,000	AUCTION SALE; EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP;
002	0	135500	0300	10/13/14	\$349,685	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
002	0	135500	0330	02/26/13	\$234,124	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
002	0	152205	9075	09/11/12	\$186,801	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE;

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
002	0	154170	0110	08/28/14	\$271,909	AUCTION SALE; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
002	0	154170	0290	02/10/14	\$150,000	NON-REPRESENTATIVE SALE;
002	0	162205	9040	10/21/14	\$202,000	PLOTTAGE;
002	0	162205	9058	04/11/12	\$118,800	NON-REPRESENTATIVE SALE; SHORT SALE;
002	0	162205	9073	02/17/12	\$146,000	QUIT CLAIM DEED;
002	0	162205	9080	10/23/13	\$190,000	NON-REPRESENTATIVE SALE; SHORT SALE;
002	0	162205	9085	07/02/12	\$157,600	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
002	0	162205	9145	04/15/13	\$250,000	NON-REPRESENTATIVE SALE;
002	0	172205	9186	01/25/12	\$145,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
002	0	172205	9281	11/17/14	\$181,000	NO MARKET EXPOSURE;
002	0	176130	0080	01/10/12	\$183,500	NON-REPRESENTATIVE SALE; SHORT SALE;
002	0	176130	0160	03/11/13	\$185,857	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
002	0	176130	0220	05/14/12	\$167,300	NON-REPRESENTATIVE SALE; SHORT SALE;
002	0	176130	0310	01/29/14	\$131,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	0	176130	0620	12/19/12	\$184,000	NON-REPRESENTATIVE SALE; SHORT SALE;
002	0	176130	0680	01/15/14	\$271,060	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
002	0	176130	0820	01/08/13	\$176,524	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
002	0	176130	0820	12/26/12	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
002	0	176130	0850	04/18/14	\$199,901	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
002	0	177644	0060	01/29/14	\$305,000	NO MARKET EXPOSURE;
002	0	186290	0110	06/03/13	\$200,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE;
002	0	186291	0370	07/22/13	\$208,200	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE;
002	0	186300	0040	01/13/12	\$380,000	NON-REPRESENTATIVE SALE; SHORT SALE;
002	0	186300	0223	05/27/14	\$238,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
002	0	221220	0270	10/23/12	\$279,053	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
002	0	221220	0280	05/14/13	\$235,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE;
002	0	221220	0370	04/27/12	\$127,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
002	0	221220	0590	09/11/13	\$220,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE;
002	0	221221	0040	02/10/12	\$100,000	NON-REPRESENTATIVE SALE;
002	0	221221	0100	08/01/12	\$146,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
002	0	221221	0180	08/14/13	\$185,000	NON-REPRESENTATIVE SALE; SHORT SALE;

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
002	0	221221	0430	12/10/12	\$247,874	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
002	0	221221	0680	08/28/14	\$155,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	0	221221	0800	05/15/12	\$124,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR;
002	0	221222	0100	01/29/12	\$140,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
002	0	221222	0150	01/06/12	\$308,790	NO MARKET EXPOSURE;BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
002	0	228740	0150	12/06/13	\$104,613	NO MARKET EXPOSURE; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
002	0	247440	0330	02/07/12	\$258,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
002	0	251700	0280	04/02/12	\$229,500	NON-REPRESENTATIVE SALE; SHORT SALE;
002	0	251700	0630	12/19/12	\$188,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
002	0	251700	0660	12/27/12	\$252,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
002	0	251701	0160	06/26/14	\$315,000	NON-REPRESENTATIVE SALE; SHORT SALE;
002	0	251701	0210	10/02/12	\$225,000	NON-REPRESENTATIVE SALE; SHORT SALE;
002	0	251701	0260	09/12/14	\$260,000	NON-REPRESENTATIVE SALE; SHORT SALE;
002	0	251701	0330	07/17/13	\$317,149	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE;
002	0	251701	0330	01/14/14	\$275,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
002	0	251701	0510	12/13/13	\$25,583	AUCTION SALE; GOV'T TO GOV'T; SHERIFF / TAX SALE; AND OTHER WARNINGS;
002	0	251701	0620	06/22/12	\$262,450	NON-REPRESENTATIVE SALE; SHORT SALE;
002	0	251701	0630	11/18/14	\$306,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
002	0	251702	0170	03/13/12	\$285,000	NON-REPRESENTATIVE SALE; SHORT SALE;
002	0	251710	0010	11/26/12	\$296,973	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
002	0	251710	0010	05/17/13	\$250,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
002	0	251710	0040	08/28/13	\$207,001	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
002	0	251710	0230	01/30/13	\$247,500	NON-REPRESENTATIVE SALE; SHORT SALE;
002	0	251710	0300	02/20/13	\$285,000	NON-REPRESENTATIVE SALE; SHORT SALE;
002	0	251710	0460	06/15/13	\$220,000	NON-REPRESENTATIVE SALE;
002	0	251710	0490	07/28/14	\$241,000	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	0	251710	0560	03/26/13	\$245,000	NON-REPRESENTATIVE SALE; SHORT SALE;
002	0	251710	0620	02/07/13	\$301,670	NON-REPRESENTATIVE SALE; SHORT SALE;
002	0	251710	0700	07/11/12	\$220,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
002	0	251710	0730	02/06/14	\$354,986	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
002	0	251710	0810	07/03/14	\$66,250	RELATED PARTY, FRIEND, OR NEIGHBOR;

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
002	0	251710	0880	11/26/12	\$356,408	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
002	0	251710	1060	06/19/12	\$346,402	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
002	0	251710	1070	03/07/13	\$265,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
002	0	259715	0220	10/03/12	\$183,300	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
002	0	267650	0050	10/21/14	\$255,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED;
002	0	267650	0200	09/24/12	\$225,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
002	0	278730	0600	04/02/13	\$191,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	0	278731	0010	10/09/12	\$387,360	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
002	0	278731	0010	10/15/12	\$347,830	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE;
002	0	278731	0130	08/11/14	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	0	278731	0570	03/28/13	\$185,400	NON-REPRESENTATIVE SALE; SHORT SALE;
002	0	278731	0580	09/25/12	\$170,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
002	0	278731	0920	02/17/12	\$165,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
002	0	278731	1020	09/05/12	\$194,400	NON-REPRESENTATIVE SALE; SHORT SALE;
002	0	278731	1050	01/16/12	\$172,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
002	0	278731	1190	12/27/14	\$123,963	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
002	0	278732	0360	04/11/13	\$207,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
002	0	278732	0360	07/12/13	\$180,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
002	0	278732	0530	04/19/13	\$215,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
002	0	278732	0620	07/24/12	\$190,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	0	278732	0770	06/18/13	\$225,100	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
002	0	278746	0300	06/10/13	\$181,831	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
002	0	278746	0630	10/27/12	\$150,100	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE;
002	0	278746	0760	06/29/12	\$164,000	NON-REPRESENTATIVE SALE;
002	0	278750	0120	05/15/12	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	0	279610	0220	04/17/12	\$125,000	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP;
002	0	289300	0270	03/14/12	\$136,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
002	0	311080	0150	07/11/12	\$135,000	NON-REPRESENTATIVE SALE; SHORT SALE;
002	0	337450	0010	06/08/13	\$45,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX;
002	0	338780	0030	02/27/12	\$122,804	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
002	0	338780	0030	08/20/12	\$142,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;



Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
002	0	338780	0040	05/30/13	\$159,000	NON-REPRESENTATIVE SALE; SHORT SALE;
002	0	338780	0280	07/23/12	\$135,000	NON-REPRESENTATIVE SALE; SHORT SALE;
002	0	338780	0290	09/23/14	\$165,000	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR;
002	0	338780	0300	01/28/14	\$210,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
002	0	338780	0430	03/05/13	\$199,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	0	338780	0550	11/30/12	\$153,750	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	0	338780	0550	03/15/13	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
002	0	338780	0660	11/21/13	\$155,577	AUCTION SALE; FINANCIAL INSTITUTION RESALE; GOV'T TO NON-GOV'T; AND OTHER WARNINGS;
002	0	338780	0690	02/20/12	\$165,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	0	338780	0690	03/21/12	\$142,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
002	0	338790	0080	02/21/13	\$77,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
002	0	338790	0090	07/15/14	\$244,829	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
002	0	338790	0090	09/18/14	\$242,000	AUCTION SALE; GOV'T TO NON-GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
002	0	338790	0170	09/18/14	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	0	338790	0340	07/24/12	\$126,000	NON-REPRESENTATIVE SALE; SHORT SALE;
002	0	338790	0390	08/02/13	\$186,799	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	0	338790	0530	12/02/14	\$183,773	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
002	0	338800	0040	05/21/13	\$203,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
002	0	338800	0040	05/12/14	\$94,847	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
002	0	352840	0160	09/30/14	\$294,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
002	0	352920	0060	12/26/14	\$275,000	NON-REPRESENTATIVE SALE; RELATED PARTY, FRIEND, OR NEIGHBOR;
002	0	352920	0070	07/07/14	\$325,000	RELOCATION - SALE TO SERVICE;
002	0	352920	0160	05/28/13	\$250,000	NON-REPRESENTATIVE SALE;
002	0	352920	0240	03/27/12	\$311,032	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
002	0	352920	0240	04/03/12	\$288,110	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
002	0	352930	0100	12/26/12	\$73,200	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
002	0	352930	0270	10/11/12	\$25,208	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
002	0	352930	0310	07/24/14	\$125,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
002	0	352930	0330	06/22/13	\$206,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
002	0	367100	0210	11/17/13	\$120,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
002	0	367100	0240	01/31/12	\$123,000	NON-REPRESENTATIVE SALE; RELATED PARTY, FRIEND, OR NEIGHBOR;

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
002	0	367100	0350	03/19/12	\$137,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
002	0	367100	0350	06/01/12	\$123,329	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
002	0	421510	0120	02/09/12	\$171,194	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
002	0	421660	0190	02/01/12	\$104,598	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
002	0	511500	0070	10/04/12	\$341,817	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE;
002	0	512695	0170	08/25/14	\$210,000	QUIT CLAIM DEED;
002	0	512695	0420	04/16/12	\$124,950	NON-REPRESENTATIVE SALE;
002	0	512695	0420	02/08/13	\$50,067	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
002	0	512695	0450	03/05/12	\$119,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
002	0	520180	0220	08/25/12	\$285,000	RELOCATION - SALE TO SERVICE;
002	0	520180	0340	05/12/14	\$16,258	QUIT CLAIM DEED; STATEMENT TO DOR;
002	0	520181	0250	07/25/14	\$380,500	RELOCATION - SALE TO SERVICE;
002	0	541221	0280	02/18/14	\$266,187	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	0	541221	0280	05/19/14	\$183,750	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
002	0	541290	0140	12/11/14	\$45,298	NON-REPRESENTATIVE SALE;
002	0	541290	0150	12/04/12	\$173,642	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
002	0	541980	0510	01/25/13	\$268,435	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
002	0	541980	0510	01/25/13	\$213,651	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP;
002	0	541980	0510	12/30/13	\$172,400	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	0	541980	0650	03/07/14	\$212,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
002	0	541980	1070	09/20/13	\$199,750	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	0	546600	0030	12/19/13	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	0	546600	0060	03/07/12	\$195,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
002	0	546600	0070	12/14/12	\$195,000	NON-REPRESENTATIVE SALE;
002	0	546635	0050	05/18/12	\$180,000	NON-REPRESENTATIVE SALE; SHORT SALE;
002	0	546670	0370	07/02/12	\$160,500	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	0	546670	0380	09/24/12	\$210,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
002	0	546670	0380	11/02/12	\$162,663	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
002	0	546970	0060	08/17/14	\$250,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
002	0	546970	0060	11/13/14	\$250,000	BANKRUPTCY - RECEIVER OR TRUSTEE; CORRECTION DEED; EXEMPT FROM EXCISE TAX;
002	0	546970	0070	07/16/13	\$249,938	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
002	0	546970	0340	10/26/12	\$325,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
002	0	546970	0730	01/14/13	\$288,000	NON-REPRESENTATIVE SALE;
002	0	556170	0340	01/24/14	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	0	630590	0170	09/14/12	\$491,000	NON-REPRESENTATIVE SALE;
002	0	630590	0290	09/23/14	\$345,500	AUCTION SALE; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
002	0	645700	0080	01/09/14	\$168,211	AUCTION SALE; EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP;
002	0	645700	0390	01/20/14	\$213,600	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP;
002	0	645700	0390	04/08/14	\$213,600	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
002	0	645700	0520	06/05/13	\$175,000	NON-REPRESENTATIVE SALE;
002	0	645700	0530	05/17/12	\$199,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	0	645700	0580	03/04/13	\$170,000	NON-REPRESENTATIVE SALE; SHORT SALE;
002	0	664825	0040	02/23/12	\$146,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
002	0	664870	0580	02/21/12	\$144,950	NON-REPRESENTATIVE SALE;
002	0	664870	0660	11/24/14	\$195,800	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
002	0	664870	0780	05/02/13	\$185,200	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
002	0	664870	0990	02/06/13	\$225,085	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
002	0	664870	0990	05/01/13	\$165,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
002	0	664870	1090	12/02/14	\$188,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
002	0	664870	1820	03/07/12	\$160,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
002	0	664870	1880	01/30/13	\$125,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
002	0	664870	1880	03/18/13	\$116,799	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
002	0	666915	0220	05/29/13	\$97,305	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
002	0	666915	0310	02/13/13	\$196,500	AUCTION SALE; EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP;
002	0	666915	0560	10/02/12	\$155,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	0	666915	0790	09/30/13	\$261,586	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
002	0	666915	0790	03/24/14	\$184,800	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE;
002	0	666915	0860	02/10/14	\$117,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	0	666915	1050	08/30/13	\$70,930	QUIT CLAIM DEED;
002	0	670039	0030	08/23/13	\$326,710	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP;
002	0	670039	0070	10/13/14	\$195,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED;
002	0	670039	0120	05/23/13	\$239,719	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
002	0	670039	0210	05/08/14	\$173,551	AUCTION SALE; BUILDER OR DEVELOPER SALES; FINANCIAL INSTITUTION RESALE;
002	0	675260	0140	12/17/13	\$332,721	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
002	0	675260	0400	09/14/12	\$150,000	NON-REPRESENTATIVE SALE;
002	0	675260	0500	03/11/14	\$251,500	AUCTION SALE; FINANCIAL INSTITUTION RESALE; GOV'T TO NON-GOV'T; AND OTHER WARNINGS;
002	0	675260	0690	01/22/13	\$210,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
002	0	675260	0960	07/26/12	\$105,552	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR;
002	0	675260	1060	07/17/13	\$303,000	RELOCATION - SALE TO SERVICE;
002	0	770194	0030	02/27/12	\$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	0	780080	0170	06/29/12	\$298,800	RELOCATION - SALE TO SERVICE;
002	0	796910	0121	01/01/14	\$283,500	NO MARKET EXPOSURE; CONTRACT OR CASH SALE;
002	0	802570	0120	12/18/13	\$148,501	AUCTION SALE; EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP;
002	0	802570	0280	06/04/14	\$246,642	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP;
002	0	802570	0350	03/20/13	\$151,000	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	0	802570	0370	11/25/13	\$185,137	AUCTION SALE; FINANCIAL INSTITUTION RESALE; GOV'T TO NON-GOV'T; AND OTHER WARNINGS;
002	0	802570	0420	01/20/12	\$191,873	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
002	0	802570	0430	01/17/13	\$159,000	NON-REPRESENTATIVE SALE;
002	0	802570	0580	04/10/12	\$126,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
002	0	802570	0860	05/07/14	\$133,500	NON-REPRESENTATIVE SALE; SHORT SALE;
002	0	807855	0190	01/10/13	\$337,089	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE;
002	0	807855	0190	01/25/13	\$337,089	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
002	0	807855	0190	03/12/13	\$185,850	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE;
002	0	807856	0250	09/23/14	\$290,000	NO MARKET EXPOSURE;
002	0	807857	0030	08/26/13	\$231,159	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP;
002	0	807857	0030	05/08/13	\$270,000	FINANCIAL INSTITUTION RESALE; GOV'T TO NON-GOV'T; EXEMPT FROM EXCISE TAX;
002	0	807857	0390	09/19/14	\$285,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
002	0	807857	0600	12/18/12	\$190,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
002	0	858190	0040	03/20/12	\$161,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
002	0	873173	0080	04/11/12	\$166,000	AUCTION SALE;
002	0	873173	0090	07/05/12	\$139,000	NON-REPRESENTATIVE SALE; SHORT SALE;
002	0	873173	0120	04/03/13	\$162,500	BANKRUPTCY - RECEIVER OR TRUSTEE; SHORT SALE; EXEMPT FROM EXCISE TAX;
002	0	873173	0250	05/28/14	\$243,703	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
002	0	873173	0250	10/30/14	\$199,500	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
002	0	873200	0200	05/16/12	\$139,800	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	0	873200	0200	02/21/13	\$210,000	NON-REPRESENTATIVE SALE;
002	0	873200	0310	04/01/13	\$276,266	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
002	0	873200	0310	04/03/13	\$251,711	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP;
002	0	873200	0390	01/16/12	\$168,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX;
002	0	873200	0400	12/13/13	\$329,230	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
002	0	873200	0410	01/03/14	\$223,000	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	0	873200	0410	03/06/14	\$185,650	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
002	0	889250	0070	09/25/13	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR;
002	0	889250	0080	11/15/12	\$250,450	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
002	0	889260	0120	05/04/12	\$111,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR;
002	0	894417	0110	04/11/14	\$223,600	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
002	0	894417	0290	09/12/13	\$353,766	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE;
002	0	894429	0010	09/29/14	\$203,000	NO MARKET EXPOSURE;
002	0	894429	0100	10/10/14	\$150,000	NON-REPRESENTATIVE SALE; SHORT SALE;
002	0	894429	0360	08/20/12	\$179,900	NO MARKET EXPOSURE;
002	0	894432	0130	02/11/14	\$275,000	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
002	0	894432	0260	04/18/13	\$240,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE;
002	0	894432	0460	08/11/14	\$351,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE;
002	0	926580	0190	03/08/13	\$302,750	RELOCATION - SALE TO SERVICE;
002	0	926585	0100	01/06/14	\$281,000	AUCTION SALE; EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP;
002	0	941270	0440	11/15/12	\$213,100	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE;
002	0	941270	0500	01/24/12	\$216,000	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
002	0	941271	0080	08/27/12	\$146,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE;
002	0	941271	0140	03/13/13	\$226,000	NON-REPRESENTATIVE SALE; SHORT SALE;
002	0	942551	0110	05/14/12	\$170,000	NON-REPRESENTATIVE SALE; SHORT SALE;
002	0	948530	0140	06/02/14	\$245,000	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
002	0	948530	0410	10/26/12	\$190,000	NON-REPRESENTATIVE SALE;

Vacant Sales Used in this Physical Inspection Analysis Area 029

Area	Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
029	002	0	082205	9332	07/09/12	\$150,000	4,839	N	N
029	002	0	092205	9109	12/15/13	\$90,500	40,510	N	N
029	002	0	092205	9184	07/11/12	\$103,000	4,839	N	N
029	002	0	092205	9195	12/11/12	\$108,000	5,956	N	N
029	002	0	092205	9196	04/09/14	\$105,000	5,910	N	N
029	002	0	092205	9197	09/27/13	\$102,000	4,887	N	N
029	002	0	092205	9198	01/04/13	\$108,000	8,697	N	N
029	002	0	092205	9199	04/18/12	\$103,000	4,846	N	N
029	002	0	092205	9200	03/22/13	\$110,000	4,854	N	N
029	002	0	092205	9201	04/01/13	\$110,000	5,369	N	N
029	002	0	092205	9202	04/12/13	\$107,000	5,086	N	N
029	002	0	092205	9203	10/18/13	\$105,000	7,793	N	N
029	002	0	092205	9204	07/10/13	\$125,000	8,932	N	N
029	002	0	092205	9205	02/04/13	\$101,780	5,846	N	N
029	002	0	092205	9206	11/12/13	\$105,000	7,229	N	N
029	002	0	092205	9065	08/12/14	\$2,160,000	91,476	N	N
029	002	0	095505	9066	08/12/14	\$2,160,000	116,305	N	N
029	002	0	162205	9075	05/15/13	\$60,000	72,309	N	N
030	002	0	292305	9022	02/05/13	\$1,500,000	394,036	N	N
030	002	0	329470	0125	06/13/12	\$90,000	8,450	N	N
030	002	0	337810	0090	05/23/13	\$35,000	7,168	N	N
061	006	7	801626	0090	06/19/14	\$55,000	12,275	N	N

Vacant Sales Removed in this Physical Inspection Analysis Area 029

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	082205	9223	12/24/12	\$30,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE;
2	0	092205	9007	10/30/13	\$98,000	RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;

Mobile Home Sales Used in this Physical Inspection Analysis Area 029

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
002	0	383210	0040	04/06/12	\$95,000	\$120,000	840	2	1974	Good	4,360	N	22527 112TH AVE SE
002	0	383210	1230	09/17/13	\$139,900	\$156,000	1,080	3	2012	Vgood	3,698	N	22638 113TH PL SE
002	0	383210	0270	10/17/14	\$101,400	\$103,000	1,248	3	1977	Avg	5,073	N	22710 113TH PL SE
002	0	383210	0570	08/27/13	\$80,000	\$90,000	1,248	3	1978	Avg	4,000	N	22610 115TH PL SE
002	0	383210	0840	10/08/12	\$70,000	\$85,000	1,248	3	1978	Avg	3,200	N	22527 113TH PL SE
002	0	383210	1240	08/04/14	\$160,000	\$165,000	1,404	3	1999	Good	3,200	N	22624 113TH PL SE
002	0	383210	0430	11/25/14	\$83,500	\$84,000	1,792	3	1976	Avg	8,800	N	11515 SE 227TH PL

Mobile Home Sales Removed in this Physical Inspection Analysis Area 029

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
002	0	092205	9146	12/04/14	\$236,990	MOBILE HOME; NO REPRESENTATION
002	0	092205	9146	06/06/13	\$255,000	MOBILE HOME; NO REPRESENTATION
002	0	383210	0080	07/23/14	\$30,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE;
002	0	383210	0110	12/23/13	\$57,851	BANKRUPTCY - RECEIVER OR TRUSTEE; MOBILE HOME; NO MARKET EXPOSURE; AND OTHER WARNINGS;
002	0	383210	0120	05/15/12	\$55,670	IMP. CHARACTERISTICS CHANGED SINCE SALE; MOBILE HOME; FINANCIAL INSTITUTION RESALE;
002	0	383210	0280	09/30/13	\$39,160	BANKRUPTCY - RECEIVER OR TRUSTEE; MOBILE HOME; NON-REPRESENTATIVE SALE;
002	0	383210	0280	07/15/13	\$39,160	BANKRUPTCY - RECEIVER OR TRUSTEE; MOBILE HOME; NO MARKET EXPOSURE; AND OTHER WARNINGS;
002	0	383210	0300	12/26/13	\$55,000	MOBILE HOME; NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
002	0	383210	0450	03/25/13	\$155,811	BANKRUPTCY - RECEIVER OR TRUSTEE; MOBILE HOME; NO MARKET EXPOSURE; AND OTHER WARNINGS;
002	0	383210	0450	02/25/13	\$155,811	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	0	383210	0680	11/24/12	\$26,200	MOBILE HOME; NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE;
002	0	383210	0680	09/20/12	\$37,800	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX; QUESTIONABLE PER APPRAISAL;
002	0	383210	0690	11/10/14	\$50,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
002	0	383210	0780	10/10/13	\$45,300	AUCTION SALE; MOBILE HOME; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
002	0	383210	0780	03/30/12	\$71,000	PARTIAL INTEREST (1/3, 1/2, Etc.); QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	0	383210	0790	06/04/12	\$52,500	BANKRUPTCY - RECEIVER OR TRUSTEE; MOBILE HOME; NO MARKET EXPOSURE; AND OTHER WARNINGS;
002	0	383210	0930	03/14/14	\$54,000	BANKRUPTCY - RECEIVER OR TRUSTEE; MOBILE HOME; NON-REPRESENTATIVE SALE;
002	0	383210	0930	04/24/13	\$86,084	BANKRUPTCY - RECEIVER OR TRUSTEE; MOBILE HOME; NO MARKET EXPOSURE; AND OTHER WARNINGS;
002	0	383210	1040	07/11/12	\$81,100	MOBILE HOME; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS;
002	0	383210	1040	05/15/12	\$217,008	BANKRUPTCY - RECEIVER OR TRUSTEE; MOBILE HOME; NO MARKET EXPOSURE; AND OTHER WARNINGS;
002	0	383210	1060	06/08/12	\$26,100	MOBILE HOME; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS;
002	0	383210	1230	06/05/12	\$47,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; MOBILE HOME; FINANCIAL INSTITUTION RESALE;
002	0	383210	1330	11/20/13	\$52,500	BANKRUPTCY - RECEIVER OR TRUSTEE; MOBILE HOME; NON-REPRESENTATIVE SALE;
002	0	383210	1350	08/26/13	\$43,600	BANKRUPTCY - RECEIVER OR TRUSTEE; MOBILE HOME; NON-REPRESENTATIVE SALE;
002	0	383210	1430	07/29/13	\$30,000	NON-REPRESENTATIVE SALE; BULK PORTFOLIO SALE;

USPAP 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.



USPAP Compliance...Continued

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.



USPAP Compliance...Continued

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.



USPAP Compliance...Continued

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.



USPAP Compliance...Continued

- 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.
- To the best of my knowledge the following services were performed by the appraisal team within the subject area in the last three years:

Robert Dubos

- Data Collection
- Sales Verification
- Appeals Response Preparation / Review
- Land and Total Valuation
- New Construction Evaluation

Sheila Hulin

- Data Collection
- Sales Verification
- Appeals Response Preparation / Review
- Land and Total Valuation
- New Construction Evaluation

Solomiya Bilyk

- Data Collection
- Sales Verification
- Appeals Response Preparation / Review
- Land and Total Valuation
- New Construction Evaluation

- Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed adjacent to my name.
- To the best of my knowledge the following services were performed by me within the subject area in the last three years:

Kathrynn Scheele

- Data Collection
- Sales Verification
- Appeals Response Preparation / Review
- Physical Inspection Model Development and Report Preparation
- Land and Total Valuation
- New Construction Evaluation

Kathrynn Scheele

5/26/2015

Appraiser II

Date





King County

Department of Assessments

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

Lloyd Hara

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

Please follow these standards as you perform your tasks.

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

Lloyd Hara
King County Assessor