

# Fairwood

Area: 030

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## *Residential Revalue for 2015 Assessment Roll*



Obtained from [www.fairwood.org](http://www.fairwood.org)

The Fairwood area is comprised of three major neighborhoods, Upper Renton Hill, Cascade and Fairwood. Upper Renton Hill and Cascade are located in the Renton city limits and Fairwood is in unincorporated King County. The majority of the area is improved with platted subdivisions of Grade 7 and 8 homes built primarily between 1960 and 1999. There are a few subdivisions bordering the Fairwood Golf Course. There are some newer subdivisions that have higher grade homes.

Area 30/Fairwood has easy access to the major employment centers of Bellevue, Seattle and Tacoma via I-405 and connecting to I-5 and Highway 167. Local shopping is available at the Fairwood Mall, downtown Renton and Benson Hill.



**King County**

**Department of Assessments**

*Setting values, serving the community, and pursuing excellence*

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***Lloyd Hara***  
***Assessor***

Dear Property Owners:

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

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

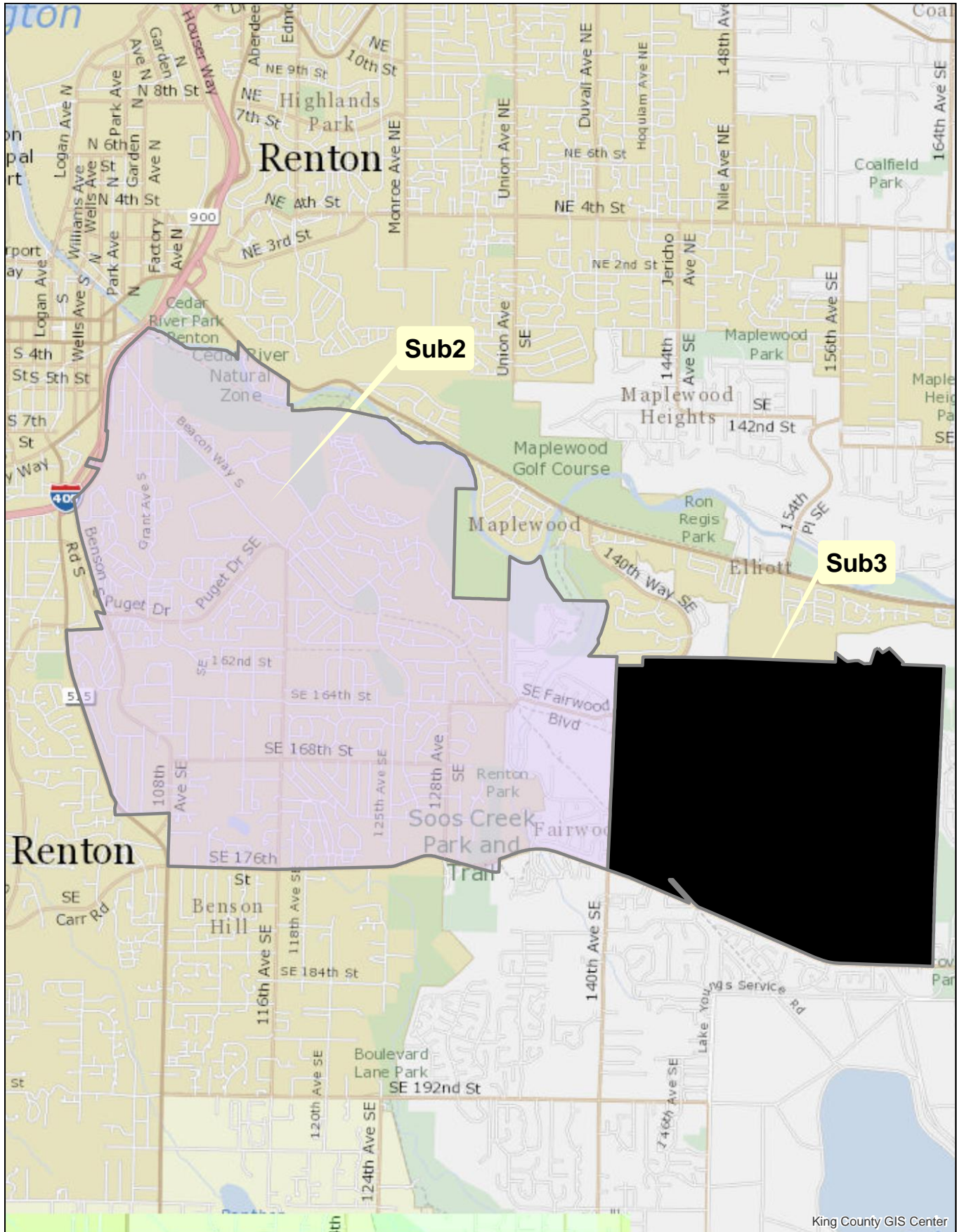
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

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

Sincerely,

Lloyd Hara  
Assessor

## Area 030 Map



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



## Area 030 Housing Profile



Grade 5/ Year Built 1955/ Total Living Area 830  
Account Number 008800-0511



Grade 6/ Year Built 1959/ Total Living Area 1150  
Account Number 143270-1080



Grade 7/ Year Built 1965/ Total Living Area 1470  
Account Number 142380-0640



Grade 8/ Year Built 2002/ Total Living Area 2000  
Account Number 386480-0010



Grade 9/ Year Built 2008/ Total Living Area 3090  
Account Number 723150-0305



Grade 10/ Year Built 1986/ Total Living Area 3500  
Account Number 885690-0290

# 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

## Fairwood - Area 030

### Annual Update

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

**Previous Physical Inspection:** 2011  
**Number of Improved Sales:** 675  
**Range of Sale Dates:** 1/1/2012 – 12/31/2014 Sales were time adjusted to 1/1/2015

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
<b>2014 Value</b>	\$105,700	\$177,200	\$282,900			9.14%
<b>2015 Value</b>	\$110,300	\$192,000	\$302,300	\$321,900	93.7%	8.97%
<b>\$ Change</b>	+\$4,600	+\$14,800	+\$19,400			
<b>% Change</b>	+4.4%	+8.4%	+6.9%			

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 8.97% is an improvement from the previous COD of 9.14%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards.

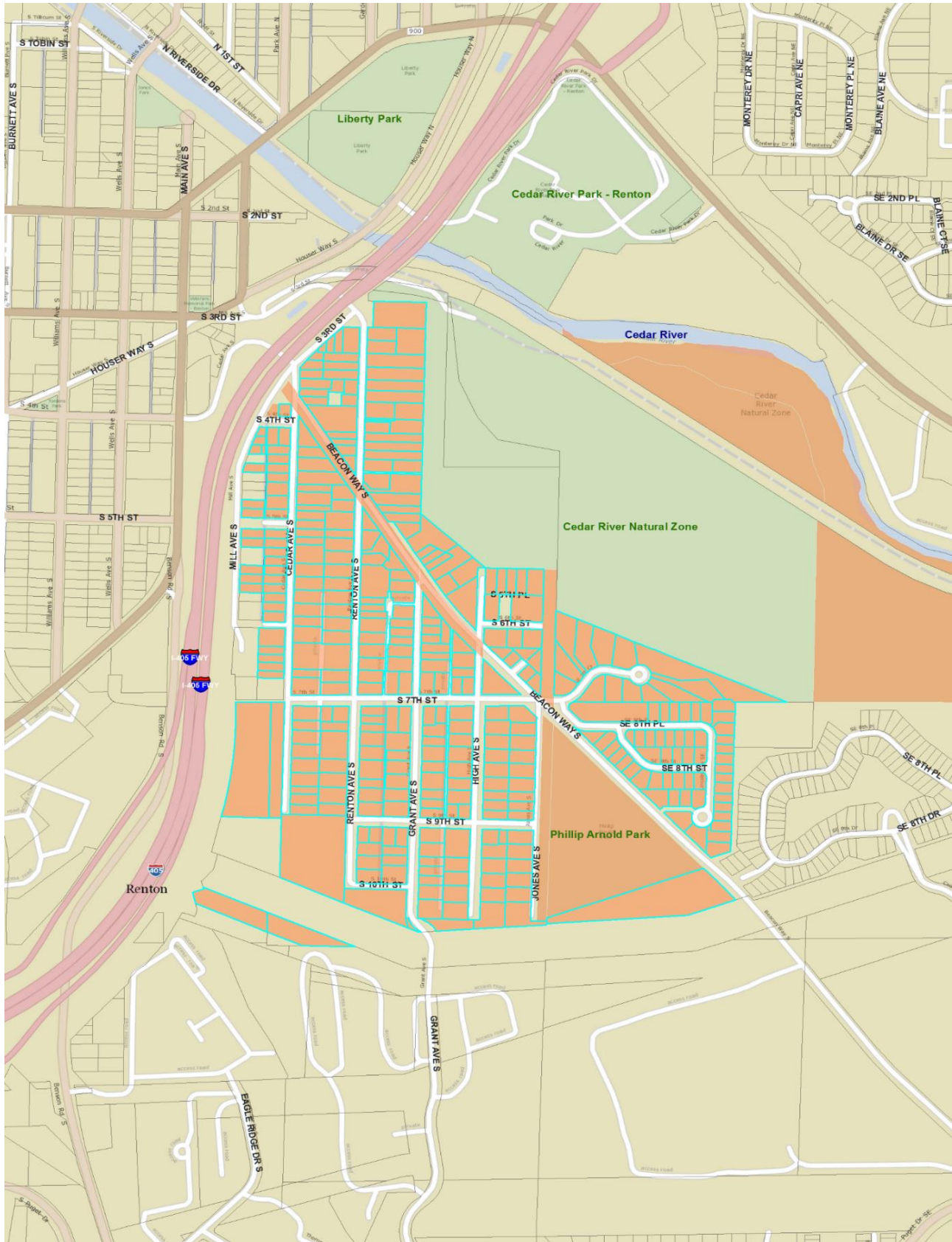
Population - Improved Valuation Change Summary:			
	Land	Improvements	Total
<b>2014 Value</b>	\$104,500	\$167,700	\$272,200
<b>2015 Value</b>	\$109,100	\$182,900	\$292,000
<b>\$ Change</b>	+\$4,600	+\$15,200	+\$19,800
<b>% Change</b>	+4.4%	+9.1%	+7.3%

**Number of one to three unit residences in the population:** 6,685

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a characteristic-based and a neighborhood-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Year built/renovated greater than 2010 (NewYrBltRen>2010) was at a lower assessment level and required a slight upward adjustment. In Neighborhood 5, (Fairwood) Year built/renovated before 2011 (Neighborhood 5 YrBltRen <2011) was at a lower assessment level and required a greater upward adjustment than the rest of the population. This annual update valuation model corrects for these strata differences.



## Neighborhood 5 Map



## Area 030 - Model Adjustments

### 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
<b>+7.00%</b>	6,301	94%

Due to truncating the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

The percentages listed in the following table are total adjustments, not additive adjustments.

Model Variable	Adj %	# Sales	# in Pop	% Rep
NewYearBltRen>2010	+0.27%	36	49	73%
Nghb=5YrBltRen<2011	+14.87%	32	327	10%

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

Generally, houses built or renovated after 2010 and houses located in neighborhood 5, built or renovated before 2011 were at lower assessment levels than the rest of the population. This model corrects for these strata differences.



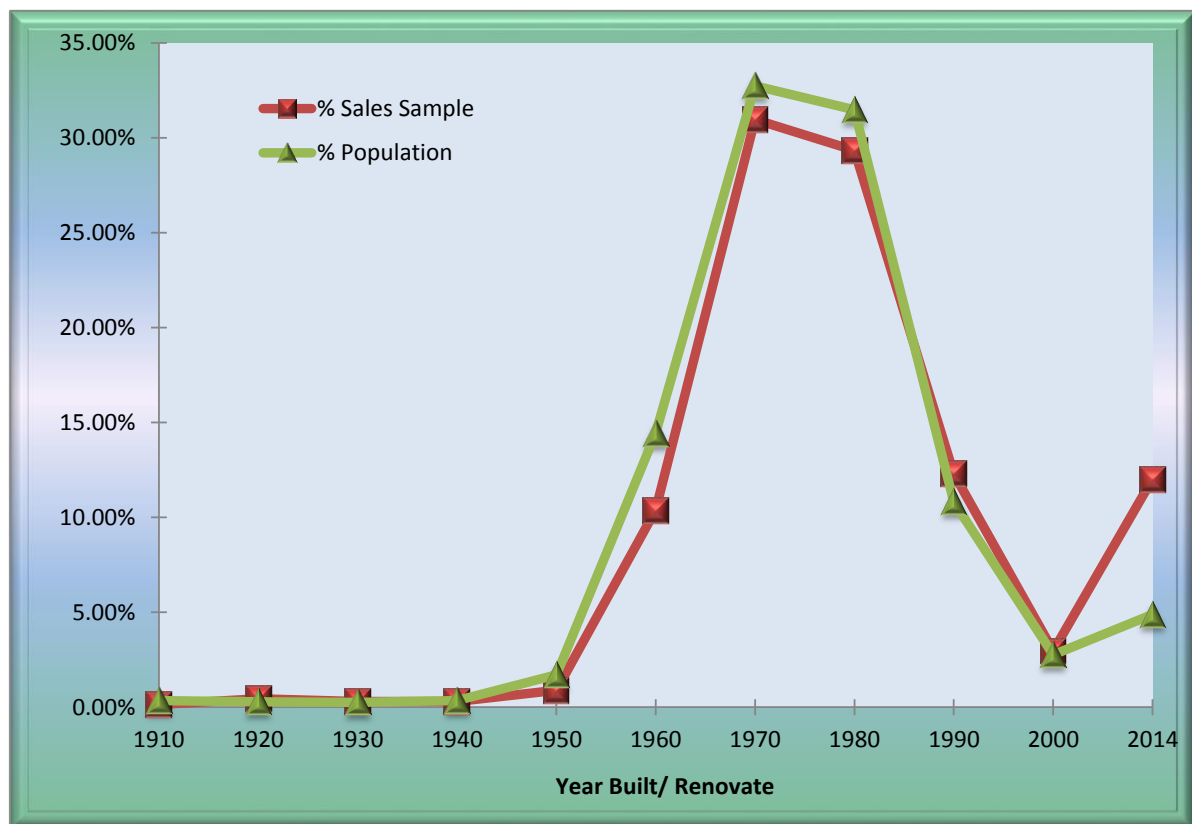
## Sample Representation of Population Year Built or Renovated

**Sales Sample**

Year Built/Ren	Frequency	% Sales Sample
1910	1	0.15%
1920	3	0.44%
1930	2	0.30%
1940	2	0.30%
1950	6	0.89%
1960	70	10.37%
1970	209	30.96%
1980	198	29.33%
1990	83	12.30%
2000	20	2.96%
2014	81	12.00%
675		

**Population**

Year Built/Ren	Frequency	% Population
1910	23	0.34%
1920	19	0.28%
1930	17	0.25%
1940	23	0.34%
1950	114	1.71%
1960	964	14.42%
1970	2,188	32.73%
1980	2,104	31.47%
1990	723	10.82%
2000	184	2.75%
2014	326	4.88%
6,685		



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

This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

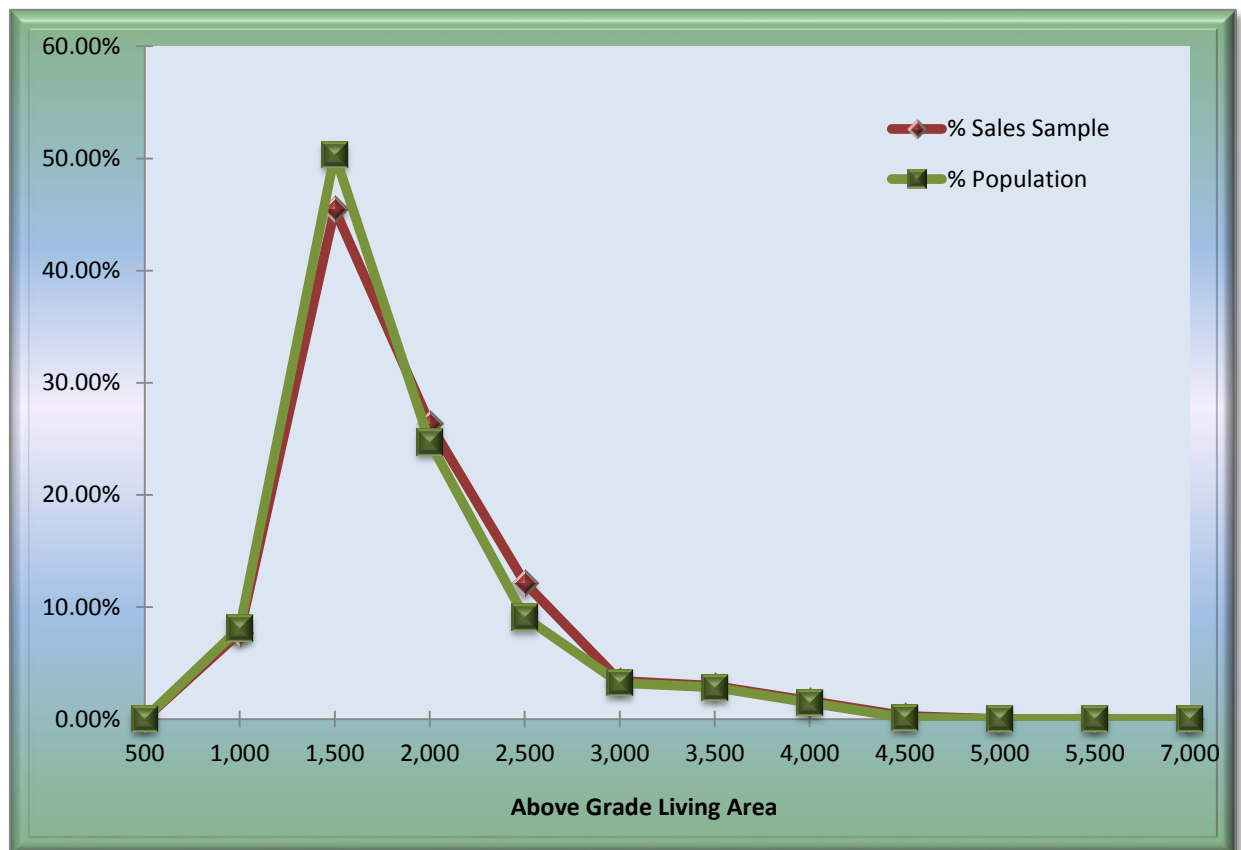
## Sales Sample Representation of Population Above Grade Living Area

**Sales Sample**

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	52	7.70%
1,500	307	45.48%
2,000	178	26.37%
2,500	82	12.15%
3,000	23	3.41%
3,500	20	2.96%
4,000	11	1.63%
4,500	2	0.30%
5,000	0	0.00%
5,500	0	0.00%
7,000	0	0.00%
675		

**Population**

AGLA	Frequency	% Population
500	2	0.03%
1,000	543	8.12%
1,500	3,366	50.35%
2,000	1,652	24.71%
2,500	607	9.08%
3,000	216	3.23%
3,500	189	2.83%
4,000	98	1.47%
4,500	8	0.12%
5,000	1	0.01%
5,500	2	0.03%
7,000	1	0.01%
6,685		



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

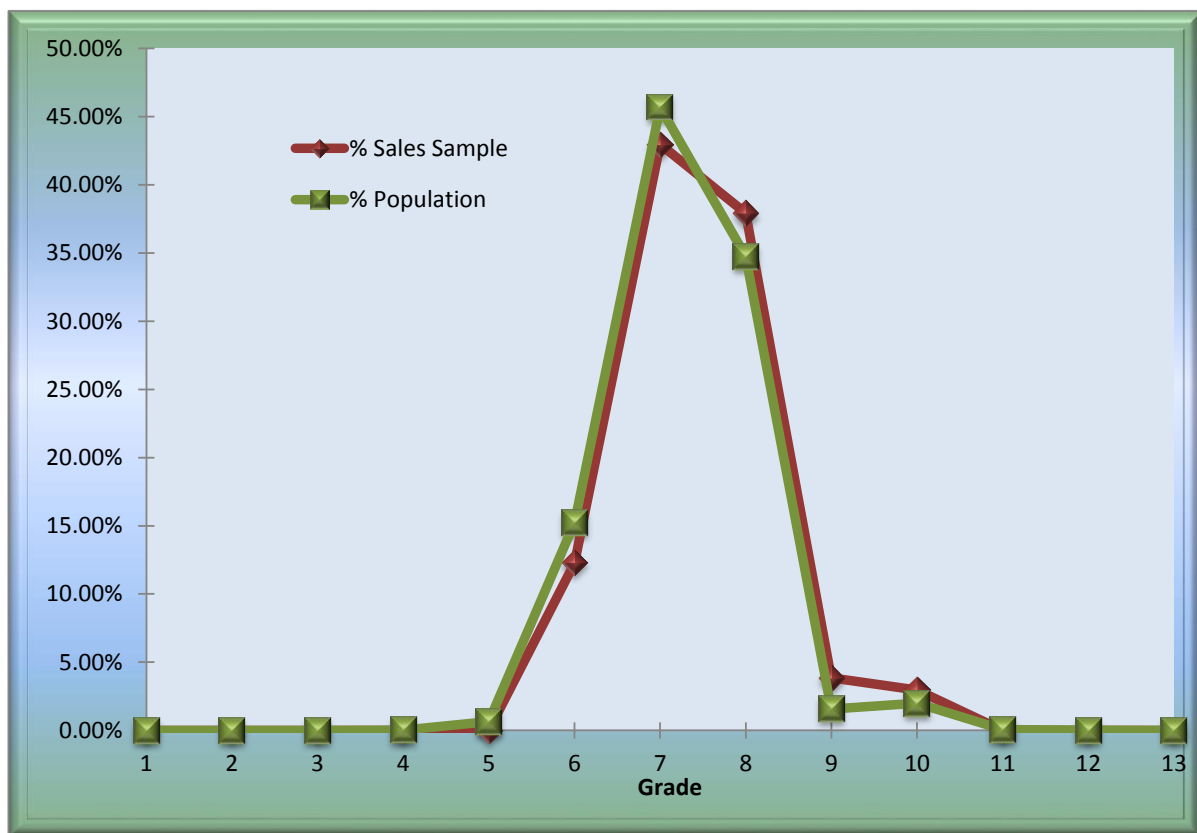
## Sales Sample Representation of Population Building Grade

**Sales Sample**

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	83	12.30%
7	290	42.96%
8	256	37.93%
9	26	3.85%
10	20	2.96%
11	0	0.00%
12	0	0.00%
13	0	0.00%
675		

**Population**

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	2	0.03%
5	43	0.64%
6	1,020	15.26%
7	3,054	45.68%
8	2,323	34.75%
9	105	1.57%
10	133	1.99%
11	4	0.06%
12	1	0.01%
13	0	0.00%
6,685		



The sales sample frequency distribution follows the population distribution very closely with regard to Building Grades. This distribution is ideal for both accurate analysis and appraisals.



## Area 030 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 1.123, resulting in an adjusted value of \$533,000 ( $\$475,000 \times 1.123 = \$533,425$ ) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.294	29.4%
2/1/2012	1.286	28.6%
3/1/2012	1.278	27.8%
4/1/2012	1.270	27.0%
5/1/2012	1.262	26.2%
6/1/2012	1.254	25.4%
7/1/2012	1.245	24.5%
8/1/2012	1.237	23.7%
9/1/2012	1.229	22.9%
10/1/2012	1.221	22.1%
11/1/2012	1.212	21.2%
12/1/2012	1.204	20.4%
1/1/2013	1.196	19.6%
2/1/2013	1.188	18.8%
3/1/2013	1.180	18.0%
4/1/2013	1.172	17.2%
5/1/2013	1.164	16.4%
6/1/2013	1.155	15.5%
7/1/2013	1.147	14.7%
8/1/2013	1.139	13.9%
9/1/2013	1.131	13.1%
10/1/2013	1.123	12.3%
11/1/2013	1.114	11.4%
12/1/2013	1.106	10.6%
1/1/2014	1.098	9.8%
2/1/2014	1.090	9.0%
3/1/2014	1.082	8.2%
4/1/2014	1.074	7.4%
5/1/2014	1.066	6.6%
6/1/2014	1.057	5.7%
7/1/2014	1.049	4.9%
8/1/2014	1.041	4.1%
9/1/2014	1.033	3.3%
10/1/2014	1.025	2.5%
11/1/2014	1.016	1.6%
12/1/2014	1.008	0.8%
1/1/2015	1.000	0.0%

The time adjustment formula for Area 030 is:  $(.887880936141182 + 0.0595342022904688 * 0.05185185 - 0.0608819890792734 * 0.04740741 - 0.000238492784389721 * \text{SaleDay}) / (.887880936141182 + 0.0595342022904688 * 0.05185185 - 0.0608819890792734 * 0.04740741)$

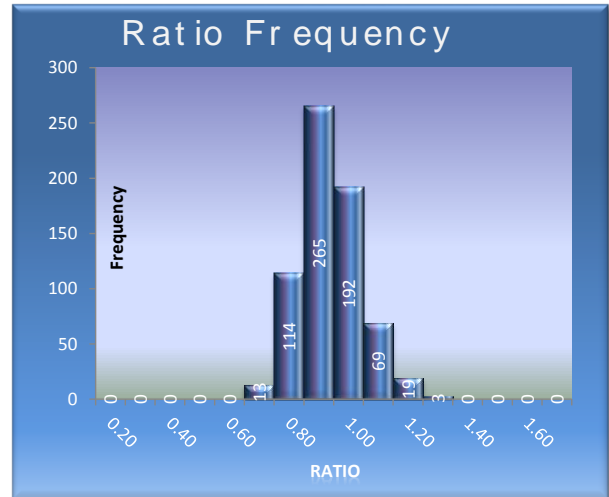
$\text{SaleDay} = \text{SaleDate} - 42005$

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

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

<b>District: SW / Team: 1</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: Fairwood</b>	<b>1/1/2014</b>	<b>5/18/2015</b>	<b>1/2012 - 12/2014</b>
<b>Area Number: 030</b>	<b>Appr ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
	<b>BSIM</b>	<b>1 to 3 Unit Residences</b>	<b>YES</b>

SAMPLE STATISTICS	
<b>Sample size (n)</b>	675
<b>Mean Assessed Value</b>	\$282,900
<b>Mean Adj. Sales Price</b>	\$321,900
<b>Standard Deviation AV</b>	\$73,373
<b>Standard Deviation SP</b>	\$88,275
ASSESSMENT LEVEL	
<b>Arithmetic Mean Ratio</b>	0.888
<b>Median Ratio</b>	0.878
<b>Weighted Mean Ratio</b>	0.879
UNIFORMITY	
<b>Lowest ratio</b>	0.619
<b>Highest ratio:</b>	1.243
<b>Coefficient of Dispersion</b>	9.14%
<b>Standard Deviation</b>	0.102
<b>Coefficient of Variation</b>	11.43%
<b>Price Related Differential (PRD)</b>	1.011
RELIABILITY	
<b>95% Confidence: Median</b>	
Lower limit	0.867
Upper limit	0.889
<b>95% Confidence: Mean</b>	
Lower limit	0.880
Upper limit	0.896
SAMPLE SIZE EVALUATION	
<b>N (population size)</b>	6,685
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.102
<b>Recommended minimum:</b>	16
<b>Actual sample size:</b>	675
<b>Conclusion:</b>	OK
NORMALITY	
<b>Binomial Test</b>	
# ratios below mean:	361
# ratios above mean:	314
z:	1.809
<b>Conclusion:</b>	Normal*
<b>*i.e. no evidence of non-normality</b>	



## COMMENTS:

1 to 3 Unit Residences throughout Area 030

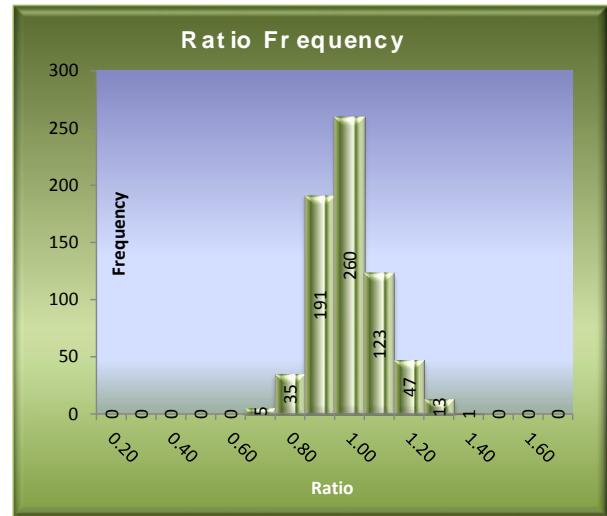
Sales Prices are adjusted for time to the Assessment Date of 1/1/2015



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

<b>District: SW / Team: 1</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: Fairwood</b>	<b>1/1/2015</b>	<b>5/18/2015</b>	<b>1/2012 - 12/2014</b>
	<b>Appr. ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
<b>Area Number: 030</b>	<b>BSIM</b>	<b>1 to 3 Unit</b>	<b>YES</b>

SAMPLE STATISTICS	
<b>Sample size (n)</b>	675
<b>Mean Assessed Value</b>	\$302,300
<b>Mean Sales Price</b>	\$321,900
<b>Standard Deviation AV</b>	\$79,176
<b>Standard Deviation SP</b>	\$88,275
ASSESSMENT LEVEL	
<b>Arithmetic Mean Ratio</b>	0.948
<b>Median Ratio</b>	0.937
<b>Weighted Mean Ratio</b>	0.939
UNIFORMITY	
<b>Lowest ratio</b>	0.661
<b>Highest ratio:</b>	1.329
<b>Coefficient of Dispersion</b>	8.97%
<b>Standard Deviation</b>	0.107
<b>Coefficient of Variation</b>	11.33%
<b>Price Related Differential (PRD)</b>	1.010
RELIABILITY	
<b>95% Confidence: Median</b>	
Lower limit	0.926
Upper limit	0.946
<b>95% Confidence: Mean</b>	
Lower limit	0.940
Upper limit	0.956
SAMPLE SIZE EVALUATION	
<b>N (population size)</b>	6,685
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.107
<b>Recommended minimum:</b>	18
<b>Actual sample size:</b>	675
<b>Conclusion:</b>	OK
NORMALITY	
<b>Binomial Test</b>	
# ratios below mean:	368
# ratios above mean:	307
z:	2.348
<b>Conclusion:</b>	<b>Non-normal</b>



### COMMENTS:

1 to 3 Unit Residences throughout Area 030 Sales Prices are adjusted for time to the Assessment Date of 1/1/2015.

# Annual Update Process

**Effective Date of Appraisal: January 1, 2015**

**Date of Appraisal Report: May 18, 2015**

## Sales Screening for Improved Parcel Analysis

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

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

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

## Land Update

Based on the 6 usable land sales available in the area, their 2014 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall +4.4% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value \* 1.050, with the result truncated to the next \$1,000.

## Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a characteristic-based and a neighborhood-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Year built/renovated greater than 2010 (NewYrBltRen>2010) was at a lower assessment level and required a slight upward adjustment. In Neighborhood 5, Year built/renovated before 2011 (Neighborhood 5 YrBltRen <2011) was at a lower assessment level and required a greater upward adjustment than the rest of the population. This annual update valuation model corrects for these strata differences.

With the exception of real property mobile home parcels and parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 675 useable residential sales in the area.

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

The derived adjustment formula is:

$$\text{2015 Total Value} = \text{2014 Total Value} * (1 - 0.05) / (.887880936141182 + 0.0595342022904688 * \text{NewYrBltRen}_{2010} - 0.0608819890792734 * \text{Nghb}_{5\text{YrBltRen}_{2011}})$$

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

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

## Mobile Home Update

There were 2 sales of mobile homes within Area 030. Analysis of the mobile home sales indicated a value increase in line with the Total % Change indicated by the Area’s sales sample as reflected on the Executive Summary page of +6.9%. The adjustment formula is:

$$\begin{aligned} \text{2015 Total Value} &= \text{2014 Total Value} * 1.069 \\ \text{2015 Improvements Value} &= \text{2015 Total Value} \text{ minus } \text{2015 Land Value} \end{aligned}$$

## Results

The resulting assessment level is 0.937. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2015 assessment year (taxes payable in 2016) results in an average total change from the 2014 assessments of +7.3%. This increase is due partly to market changes over time and the previous assessment levels.

Note: Additional information may reside in the Assessor’s Real Property Database, Assessor’s procedures, Revalue Plan, separate studies, and statutes.

## Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (Previous Year Land Value + Previous Year Improvement Value) \* 1.069.
- If the site is improved with a house and mobile home, the formula derived from the house is used to arrive at new total value.
- If “accessory improvements only”, the Total % Change, as indicated by the sales sample, is used to arrive at a new total value. (Previous Year Land Value + Previous Year Improvement Value) \* 1.069.
- If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.



- If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.
- If land value <= \$10,000 no adjustment is applied.
- If improvements and accessories <= \$10,000 no further adjustment applied.
- If vacant parcel (no improvement value), the land adjustment applies.
- If a parcel is coded "non-perc" (sewer system=3 or 4), there is no change from previous land value.
- If a parcel is coded "unbuildable" = 1, there is no change from previous land value.
- If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
- If an improvement is coded "% net condition" or is in "poor" condition, then there is no change from previous improvement value, only the land adjustment applies.

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

## Improved Sales Used in This Annual Update Analysis

### Area 030 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	142320	0050	05/16/12	\$175,000	\$220,000	840	6	2008	Avg	9,450	N	N	11667 SE 163RD ST
2	0	008800	0424	06/07/13	\$182,000	\$210,000	860	6	1952	Good	18,759	N	N	16644 111TH AVE SE
2	0	289260	0067	10/16/12	\$199,950	\$243,000	860	6	1953	Avg	10,000	N	N	11404 SE 169TH ST
2	0	143240	1150	07/08/13	\$189,500	\$217,000	890	6	1959	Avg	9,140	N	N	12307 SE 172ND ST
2	5	329470	0330	12/11/13	\$195,000	\$215,000	900	6	1947	Avg	9,581	N	N	701 HIGH AVE S
2	5	722140	0160	08/20/12	\$282,450	\$348,000	910	6	1930	VGood	7,200	Y	N	422 CEDAR AVE S
2	0	143240	0175	12/12/13	\$184,900	\$204,000	920	6	1958	Avg	8,314	N	N	16804 123RD AVE SE
2	0	143240	0215	03/22/13	\$193,650	\$227,000	920	6	1958	Good	8,926	N	N	16864 123RD AVE SE
2	0	143260	0350	06/25/13	\$171,000	\$196,000	920	6	1958	Avg	7,560	N	N	15767 119TH PL SE
2	0	143260	0410	08/22/14	\$189,000	\$196,000	920	6	1958	Avg	7,560	N	N	15856 118TH AVE SE
2	0	143270	0590	01/08/13	\$222,000	\$265,000	920	6	1959	Avg	7,560	N	N	12627 SE 169TH PL
2	0	143270	0970	07/10/12	\$170,000	\$211,000	920	6	1959	Good	9,128	N	N	12724 SE 172ND ST
2	0	143270	1230	07/29/14	\$309,000	\$322,000	920	6	1959	Good	9,656	N	N	12505 SE 172ND ST
2	0	008700	0177	06/18/13	\$225,000	\$259,000	940	6	1959	Good	11,895	N	N	16803 106TH AVE SE
2	0	143270	1250	01/09/13	\$152,000	\$181,000	940	6	1959	Avg	7,363	N	N	12543 SE 170TH PL
2	0	143270	1280	08/07/13	\$155,000	\$176,000	940	6	1959	Good	8,805	N	N	12521 SE 170TH PL
2	0	008700	0188	12/18/13	\$165,000	\$182,000	950	6	1955	Good	19,684	N	N	16839 106TH AVE SE
2	0	143240	0850	02/14/14	\$196,000	\$213,000	950	6	1958	Good	7,560	N	N	11832 SE 170TH PL
2	0	143260	0745	11/14/13	\$220,000	\$244,000	950	6	1959	Good	8,502	N	N	11870 SE 157TH PL
2	0	008800	0771	02/20/14	\$195,000	\$211,000	960	6	1951	Good	12,566	N	N	16439 109TH AVE SE
2	0	142340	0030	01/22/13	\$174,950	\$208,000	960	6	1958	Good	9,029	N	N	16123 119TH AVE SE
2	0	142340	0115	09/12/12	\$179,900	\$221,000	960	6	1958	VGood	9,202	N	N	16150 119TH AVE SE
2	5	723150	0370	06/29/12	\$240,000	\$299,000	960	6	1966	VGood	5,730	Y	N	419 CEDAR AVE S
2	0	143270	1030	08/19/13	\$215,000	\$244,000	970	6	1959	Good	7,482	N	N	17035 128TH AVE SE
2	0	143270	1560	06/18/12	\$199,999	\$250,000	970	6	1960	Good	11,734	N	N	16925 125TH PL SE
2	0	143240	0145	02/05/14	\$168,000	\$183,000	980	6	1958	Good	7,817	N	N	16841 125TH AVE SE
2	0	008700	0227	08/05/13	\$170,000	\$193,000	990	6	1962	Avg	7,800	N	N	16607 BENSON RD S
2	0	008800	0042	10/23/13	\$197,000	\$220,000	1,000	6	1962	Good	12,880	N	N	16015 114TH AVE SE
2	0	008800	0050	09/09/13	\$143,000	\$161,000	1,000	6	1961	Good	12,740	N	N	16016 113TH AVE SE
2	0	142320	0105	09/19/13	\$237,000	\$267,000	1,008	6	1958	VGood	9,450	N	N	11644 SE 164TH ST
2	0	143240	0065	06/05/14	\$189,000	\$200,000	1,010	6	1958	Avg	7,560	N	N	17026 124TH AVE SE
2	0	142340	0225	07/21/14	\$225,000	\$235,000	1,030	6	1959	Good	9,192	N	N	16321 120TH AVE SE
2	0	143240	0560	01/11/12	\$154,300	\$199,000	1,030	6	1958	Good	7,560	N	N	16950 121ST AVE SE
2	0	143240	1040	03/08/12	\$142,000	\$181,000	1,030	6	1958	Avg	7,200	N	N	11823 SE 170TH PL
2	0	337810	0110	11/21/13	\$175,000	\$194,000	1,040	6	1962	Avg	7,056	N	N	1525 S 28TH ST
2	5	329470	0101	09/09/14	\$295,000	\$304,000	1,050	6	1925	Good	6,500	Y	N	808 RENTON AVE S
2	0	142340	0055	02/28/12	\$150,000	\$192,000	1,080	6	1958	Good	14,059	N	N	11906 SE 161ST ST

## Improved Sales Used in This Annual Update Analysis

### Area 030 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	142340	0160	06/18/14	\$230,000	\$242,000	1,080	6	1958	Avg	9,435	N	N	11923 SE 161ST ST
2	0	143240	0205	02/21/13	\$165,000	\$195,000	1,080	6	1958	Avg	7,560	N	N	16848 123RD AVE SE
2	0	142320	0120	05/24/13	\$190,000	\$220,000	1,090	6	1958	Good	9,450	N	N	11626 SE 164TH ST
2	0	142340	0035	11/04/13	\$255,000	\$284,000	1,100	6	1958	Good	9,038	N	N	16115 119TH AVE SE
2	0	142320	0070	03/20/12	\$193,500	\$246,000	1,140	6	1957	Good	9,297	N	N	16311 119TH AVE SE
2	0	143260	0100	09/24/14	\$218,000	\$224,000	1,140	6	1958	Good	7,560	N	N	15719 117TH AVE SE
2	0	143260	0040	06/04/12	\$138,000	\$173,000	1,150	6	1958	Good	7,560	N	N	15758 116TH AVE SE
2	0	143260	0415	09/19/14	\$215,000	\$221,000	1,150	6	1958	Good	7,560	N	N	15860 118TH AVE SE
2	0	143270	0640	04/17/12	\$175,000	\$221,000	1,160	6	1959	Good	10,434	N	N	12616 SE 170TH ST
2	0	143240	0785	08/12/14	\$185,000	\$192,000	1,166	6	1958	Avg	8,714	N	N	11934 SE 169TH PL
2	0	143240	0840	03/14/13	\$140,000	\$165,000	1,170	6	1958	Avg	7,560	N	N	11818 SE 170TH PL
2	0	143260	0020	10/18/13	\$230,000	\$257,000	1,180	6	1958	VGood	7,560	N	N	15726 116TH AVE SE
2	0	143240	0350	03/24/14	\$245,500	\$264,000	1,188	6	2014	Avg	7,560	N	N	16812 122ND AVE SE
2	0	143260	0560	11/05/14	\$166,950	\$170,000	1,190	6	1959	Avg	8,820	N	N	15859 118TH AVE SE
2	0	863710	0080	03/02/12	\$155,000	\$198,000	1,190	6	1993	Avg	4,110	N	N	10931 SE 169TH PL
2	0	863710	0280	12/05/12	\$173,000	\$208,000	1,190	6	1993	Avg	4,402	N	N	10918 SE 169TH PL
2	0	008800	0392	09/26/13	\$245,000	\$275,000	1,210	6	1952	VGood	11,099	N	N	16474 111TH AVE SE
2	0	143260	0575	10/01/12	\$149,500	\$183,000	1,210	6	1959	Avg	8,514	N	N	11765 SE 158TH PL
2	0	143240	0600	06/21/13	\$221,000	\$254,000	1,220	6	1958	VGood	7,560	N	N	17045 122ND AVE SE
2	0	143260	0620	09/04/13	\$225,000	\$254,000	1,220	6	1959	Good	7,300	N	N	15751 118TH AVE SE
2	0	143270	0480	09/05/12	\$180,000	\$221,000	1,230	6	1959	Good	7,560	N	N	12656 SE 169TH PL
2	0	143270	1190	04/12/13	\$190,000	\$222,000	1,230	6	1960	Good	8,783	N	N	12535 SE 172ND ST
2	0	143270	1200	04/03/12	\$164,697	\$209,000	1,230	6	1960	Good	8,808	N	N	12527 SE 172ND ST
2	0	143240	0085	02/05/14	\$210,000	\$229,000	1,250	6	1958	Good	8,314	N	N	17054 124TH AVE SE
2	0	143270	0530	10/01/13	\$182,000	\$204,000	1,250	6	1959	Avg	7,560	N	N	12671 SE 169TH PL
2	0	143270	1530	05/01/13	\$138,100	\$161,000	1,250	6	1959	Avg	8,135	N	N	12516 SE 171ST ST
2	0	143270	1550	01/05/12	\$177,000	\$229,000	1,250	6	1959	Good	13,463	N	N	16937 125TH PL SE
2	0	143240	0095	11/06/14	\$175,000	\$178,000	1,280	6	1958	Good	7,572	N	N	17115 125TH AVE SE
2	0	143270	1510	10/21/14	\$249,000	\$254,000	1,280	6	1959	VGood	7,560	N	N	16882 125TH AVE SE
2	5	723150	0500	02/01/13	\$285,000	\$338,000	1,280	6	1989	Good	6,000	Y	N	505 CEDAR AVE S
2	0	863710	0360	06/26/13	\$190,000	\$218,000	1,290	6	1994	Avg	4,530	N	N	17021 110TH PL SE
2	0	143240	0200	05/01/13	\$200,000	\$233,000	1,300	6	1958	Avg	7,560	N	N	16842 123RD AVE SE
2	0	143270	1150	01/15/14	\$245,000	\$268,000	1,300	6	1959	Good	9,179	N	N	17208 127TH AVE SE
2	0	143270	1220	09/06/12	\$200,000	\$245,000	1,340	6	1959	Good	8,865	N	N	12513 SE 172ND ST
2	0	863710	0370	04/11/13	\$229,500	\$268,000	1,340	6	1994	Avg	5,670	N	N	17025 110TH PL SE
2	0	863710	0370	11/12/14	\$252,000	\$255,000	1,340	6	1994	Avg	5,670	N	N	17025 110TH PL SE
2	0	142350	0420	04/03/14	\$266,000	\$286,000	1,360	6	1959	VGood	11,073	N	N	12026 SE 161ST ST



## Improved Sales Used in This Annual Update Analysis

### Area 030 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	142340	0005	08/15/14	\$249,950	\$259,000	1,370	6	1958	Good	11,658	N	N	16153 119TH AVE SE
2	0	289270	0041	07/14/14	\$168,000	\$176,000	1,370	6	1963	Good	7,439	N	N	17022 113TH AVE SE
2	0	143260	0015	07/29/13	\$228,000	\$260,000	1,600	6	1958	Good	7,560	N	N	15718 116TH AVE SE
2	0	143240	1070	06/05/14	\$194,100	\$205,000	1,660	6	1958	Avg	7,200	N	N	11867 SE 170TH PL
2	0	008700	0305	03/05/13	\$152,000	\$179,000	1,680	6	1946	Avg	5,649	N	N	17011 108TH AVE SE
2	0	008800	0022	02/25/13	\$217,000	\$256,000	1,720	6	1947	Good	14,400	N	N	11114 SE 162ND ST
2	0	282305	9132	02/01/13	\$283,000	\$336,000	1,729	6	2009	Avg	8,640	N	N	17255 117TH AVE SE
2	0	722900	0025	07/07/14	\$300,000	\$314,000	2,200	6	1960	Avg	10,800	N	N	17237 129TH AVE SE
2	0	008700	0203	01/23/13	\$252,000	\$300,000	2,275	6	1947	VGood	19,684	N	N	17023 106TH AVE SE
2	5	329470	0030	05/09/14	\$280,950	\$299,000	840	7	1912	Good	8,700	Y	N	814 CEDAR AVE S
2	0	142380	0660	11/13/13	\$222,000	\$247,000	890	7	1965	Good	8,050	N	N	11902 SE 168TH ST
2	0	247325	0850	07/16/14	\$318,500	\$333,000	900	7	1974	VGood	7,350	N	N	13610 SE FAIRWOOD BLVD
2	0	142380	1000	10/10/13	\$195,000	\$218,000	910	7	1966	Avg	7,700	N	N	12030 SE 165TH ST
2	0	247338	1190	11/14/13	\$289,000	\$321,000	910	7	1975	Good	8,119	N	N	12807 SE 162ND ST
2	0	864551	1330	07/13/12	\$279,000	\$347,000	910	7	1977	VGood	21,251	N	N	1628 INDEX AVE SE
2	0	889870	0440	11/24/14	\$290,000	\$293,000	910	7	1983	Avg	9,375	N	N	2302 MAIN CT S
2	0	889870	0880	07/17/12	\$250,000	\$310,000	910	7	1984	Avg	8,000	N	N	1018 S 23RD ST
2	0	142370	0800	03/26/14	\$234,000	\$252,000	940	7	1963	Good	10,313	N	N	16410 116TH PL SE
2	0	143310	0150	01/23/13	\$173,500	\$206,000	940	7	1962	Good	8,770	N	N	16142 126TH AVE SE
2	0	247310	0380	08/01/13	\$172,000	\$196,000	950	7	1967	Good	9,750	N	N	13621 SE 173RD PL
2	0	247336	0070	06/06/13	\$255,000	\$294,000	950	7	1981	Avg	15,653	N	N	13411 SE 172ND PL
2	0	142370	0350	09/03/13	\$245,000	\$277,000	960	7	1963	Good	8,736	N	N	11815 SE 165TH ST
2	0	142370	0610	03/03/14	\$180,000	\$195,000	960	7	1966	Avg	8,032	N	N	11613 SE 164TH ST
2	0	381130	0050	05/01/14	\$275,000	\$293,000	960	7	1983	Avg	9,547	N	N	17219 109TH PL SE
2	0	739930	0390	07/18/12	\$150,000	\$186,000	970	7	1969	Avg	8,316	N	N	2111 SE 20TH CT
2	0	142391	1150	06/26/13	\$195,000	\$224,000	980	7	1968	Avg	8,561	N	N	16713 127TH AVE SE
2	0	143290	0030	11/21/14	\$225,000	\$227,000	980	7	1962	Avg	7,700	N	N	12728 SE 163RD ST
2	0	142380	0080	05/12/14	\$225,000	\$239,000	990	7	1966	Good	8,012	N	N	16411 120TH AVE SE
2	0	247340	0120	12/02/13	\$267,000	\$295,000	990	7	1977	Good	8,400	N	N	16535 132ND PL SE
2	0	889870	0680	07/30/14	\$295,500	\$308,000	1,000	7	1981	Avg	10,523	N	N	2104 WELLS CT S
2	0	143170	0270	06/13/13	\$211,000	\$243,000	1,010	7	1962	Good	6,720	N	N	12638 SE 160TH ST
2	0	143280	0200	11/16/12	\$185,000	\$224,000	1,010	7	1961	Good	7,700	N	N	12645 SE 161ST ST
2	0	143280	0230	05/14/14	\$230,000	\$244,000	1,010	7	1961	Avg	7,700	N	N	12665 SE 161ST ST
2	0	143290	0020	02/21/13	\$186,200	\$220,000	1,010	7	1962	Avg	7,700	N	N	12720 SE 163RD ST
2	0	143290	0330	03/06/13	\$198,000	\$233,000	1,010	7	1962	Avg	8,438	N	N	16306 128TH AVE SE
2	0	143290	0370	07/12/13	\$185,000	\$212,000	1,010	7	1962	Avg	9,259	N	N	16332 128TH AVE SE
2	0	143310	0030	02/27/14	\$220,000	\$238,000	1,010	7	1962	Avg	8,131	N	N	16121 126TH AVE SE



**King County**

**Department of Assessments**

## Improved Sales Used in This Annual Update Analysis

### Area 030 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	143310	0300	04/01/14	\$300,000	\$322,000	1,010	7	1962	Good	7,939	N	N	12703 SE 163RD ST
2	0	143320	0040	10/29/12	\$237,000	\$288,000	1,010	7	1967	Good	9,513	N	N	12512 SE 164TH PL
2	0	143320	0150	02/13/12	\$220,000	\$282,000	1,010	7	1967	Good	10,049	N	N	12511 SE 164TH PL
2	0	684300	0120	11/17/12	\$216,000	\$261,000	1,010	7	1963	Good	9,159	N	N	1624 EDMONDS WAY SE
2	0	684300	0140	06/29/12	\$228,000	\$284,000	1,010	7	1962	Good	8,804	N	N	2509 SE 16TH ST
2	0	864550	0270	10/28/14	\$246,000	\$250,000	1,020	7	1963	Good	7,455	N	N	2720 SE 16TH ST
2	0	864550	0370	12/03/14	\$260,000	\$262,000	1,020	7	1962	Good	8,100	N	N	1500 FERNDAL AVE SE
2	0	143170	0430	09/11/12	\$223,000	\$273,000	1,030	7	1962	Good	12,600	N	N	12661 SE 160TH ST
2	5	722140	0121	08/03/12	\$280,000	\$346,000	1,030	7	1936	Good	8,100	Y	N	404 CEDAR AVE S
2	5	723150	0395	04/19/13	\$270,000	\$315,000	1,030	7	1910	Good	6,000	Y	N	1107 S 4TH ST
2	0	247310	0270	07/28/14	\$250,170	\$261,000	1,040	7	1967	Good	9,375	N	N	17141 136TH PL SE
2	0	247310	0390	12/10/13	\$241,033	\$266,000	1,040	7	1967	Avg	9,750	N	N	13701 SE 173RD PL
2	0	247310	0450	09/09/14	\$330,000	\$340,000	1,040	7	2014	Avg	9,100	N	N	13805 SE 173RD PL
2	0	247336	0230	04/17/13	\$269,900	\$315,000	1,040	7	1981	VGood	7,700	N	N	17129 134TH AVE SE
2	0	142390	0130	05/24/12	\$251,999	\$316,000	1,050	7	1967	Good	7,350	N	N	16409 125TH AVE SE
2	0	142391	0670	02/05/14	\$255,000	\$278,000	1,050	7	1968	Good	9,288	N	N	16427 126TH PL SE
2	0	142391	0670	05/27/14	\$305,000	\$323,000	1,050	7	1968	Good	9,288	N	N	16427 126TH PL SE
2	0	247340	0570	05/16/14	\$317,000	\$337,000	1,060	7	1977	VGood	11,410	N	N	16700 132ND PL SE
2	0	722921	0020	12/04/13	\$219,000	\$242,000	1,060	7	1968	Avg	8,010	N	N	17219 130TH AVE SE
2	0	864550	1030	06/28/12	\$220,500	\$275,000	1,070	7	1969	Avg	7,700	N	N	1604 FERNDAL AVE SE
2	0	246070	0150	10/11/12	\$255,000	\$311,000	1,080	7	1981	Good	8,125	N	N	15808 130TH PL SE
2	0	246070	0220	09/09/13	\$226,000	\$255,000	1,080	7	1981	Good	7,481	N	N	12940 SE 159TH ST
2	0	246070	0920	12/20/13	\$239,000	\$263,000	1,080	7	1979	Avg	7,210	N	N	13048 SE 159TH PL
2	0	246070	0960	04/22/14	\$304,000	\$325,000	1,080	7	1979	Good	7,350	N	N	13024 SE 159TH PL
2	0	247325	0790	07/17/12	\$253,500	\$315,000	1,080	7	1976	Good	7,350	N	N	13551 SE 163RD ST
2	0	864550	1530	12/16/14	\$270,000	\$271,000	1,080	7	1978	Good	7,700	N	N	1801 FERNDAL AVE SE
2	0	864551	1400	06/13/12	\$185,000	\$231,000	1,080	7	1977	Avg	12,352	N	N	1656 INDEX AVE SE
2	0	864551	1740	01/09/12	\$238,000	\$308,000	1,080	7	1977	Good	7,488	N	N	1408 HARRINGTON AVE SE
2	0	864552	0320	03/04/13	\$287,000	\$338,000	1,080	7	1980	Good	9,150	N	N	3108 SE 19TH CT
2	0	142360	0020	06/26/14	\$267,000	\$281,000	1,090	7	2014	Avg	8,160	N	N	12512 SE 166TH ST
2	0	142360	0240	05/20/13	\$221,000	\$256,000	1,090	7	1966	VGood	7,278	N	N	16625 126TH AVE SE
2	0	142360	0300	11/17/14	\$249,950	\$253,000	1,090	7	1966	VGood	7,698	N	N	16512 126TH AVE SE
2	0	247340	0280	05/22/13	\$179,000	\$207,000	1,100	7	1978	Avg	9,300	N	N	13414 SE 168TH ST
2	0	864550	0900	06/20/14	\$279,000	\$294,000	1,100	7	1979	Avg	7,700	N	N	1800 FERNDAL AVE SE
2	0	889870	1090	08/30/12	\$240,000	\$295,000	1,100	7	1985	Avg	7,500	Y	N	3003 CEDAR AVE S
2	0	722920	0380	10/25/12	\$199,950	\$243,000	1,110	7	2005	Avg	10,583	N	N	16926 130TH AVE SE
2	0	142390	0210	10/15/13	\$228,000	\$255,000	1,120	7	1966	Good	7,756	N	N	12300 SE 165TH ST



## Improved Sales Used in This Annual Update Analysis

### Area 030 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	142390	0220	07/09/14	\$252,000	\$264,000	1,120	7	1966	Good	8,250	N	N	12224 SE 165TH ST
2	0	247336	0250	05/01/13	\$210,000	\$244,000	1,120	7	1981	Good	8,540	N	N	17213 134TH AVE SE
2	0	864550	0410	02/05/14	\$249,000	\$271,000	1,120	7	1963	Good	9,322	N	N	2548 SE 16TH ST
2	0	247340	0310	05/16/13	\$265,000	\$307,000	1,130	7	1977	Avg	8,470	N	N	13316 SE 168TH ST
2	0	247340	0340	06/04/14	\$320,000	\$338,000	1,130	7	1978	VGood	9,380	N	N	16710 133RD PL SE
2	0	289260	0056	01/23/12	\$190,000	\$245,000	1,130	7	1953	Good	12,500	N	N	11516 SE 169TH ST
2	0	142380	0230	10/17/13	\$208,500	\$233,000	1,140	7	1966	Good	7,355	N	N	11917 SE 165TH ST
2	0	247310	0890	02/26/13	\$235,000	\$278,000	1,140	7	1967	Avg	8,034	N	N	13703 SE 172ND ST
2	0	247310	1130	11/05/13	\$239,950	\$267,000	1,140	7	1967	Good	10,780	N	N	13616 SE 173RD PL
2	0	142370	0840	04/17/13	\$205,000	\$239,000	1,150	7	1963	Good	8,592	N	N	16519 116TH PL SE
2	0	143290	0150	06/11/13	\$290,000	\$334,000	1,150	7	1962	VGood	7,381	N	N	12762 SE 164TH ST
2	0	864553	0010	05/15/14	\$225,000	\$239,000	1,150	7	1979	Avg	7,384	N	N	3311 SE 17TH ST
2	0	864554	0300	03/15/13	\$275,000	\$324,000	1,150	7	1980	Good	7,936	N	N	1730 PIERCE AVE SE
2	0	246070	0290	01/15/13	\$250,000	\$298,000	1,160	7	1981	Avg	7,600	N	N	12937 SE 157TH PL
2	0	246070	0700	05/15/14	\$252,350	\$268,000	1,160	7	1979	Avg	7,352	N	N	12902 SE 158TH PL
2	5	722140	0191	05/22/12	\$370,000	\$465,000	1,160	7	1949	Good	10,875	Y	N	515 RENTON AVE S
2	0	008800	0113	03/04/14	\$190,100	\$206,000	1,170	7	1995	Avg	9,380	N	N	11230 SE 164TH ST
2	0	008800	0790	07/14/14	\$252,000	\$264,000	1,170	7	1986	Avg	9,730	N	N	10831 SE 164TH ST
2	0	739930	0420	08/18/14	\$255,000	\$264,000	1,170	7	1969	Good	7,395	N	N	2112 SE 20TH CT
2	0	247325	1180	12/17/14	\$255,000	\$256,000	1,180	7	1967	Good	13,650	N	N	16416 139TH PL SE
2	5	329470	0160	12/17/13	\$340,000	\$375,000	1,180	7	1961	Good	11,050	Y	N	811 GRANT AVE S
2	0	896000	0020	08/27/13	\$162,000	\$183,000	1,180	7	1967	Avg	7,669	N	N	17225 125TH AVE SE
2	0	896000	0030	07/28/14	\$215,000	\$224,000	1,180	7	1967	Good	7,669	N	N	17229 125TH AVE SE
2	0	889870	1340	10/29/14	\$290,000	\$295,000	1,190	7	1986	Avg	8,175	Y	N	2702 CEDAR AVE S
2	0	247520	0870	09/17/14	\$250,000	\$257,000	1,200	7	1985	Avg	5,773	N	N	2160 SE 8TH DR
2	0	247520	0870	08/17/12	\$172,000	\$212,000	1,200	7	1985	Avg	5,773	N	N	2160 SE 8TH DR
2	0	795507	0070	06/11/13	\$259,900	\$300,000	1,200	7	1979	Avg	7,077	N	N	12847 SE 161ST ST
2	0	247325	1310	11/15/13	\$250,000	\$278,000	1,210	7	1968	VGood	9,528	N	N	13812 SE 163RD ST
2	0	247338	0640	04/22/13	\$225,000	\$262,000	1,210	7	1976	Avg	7,000	N	N	16309 128TH PL SE
2	0	739930	0510	06/03/13	\$260,000	\$300,000	1,210	7	1968	Avg	8,100	N	N	2125 BLAINE CIR SE
2	0	739930	0810	04/17/14	\$240,000	\$257,000	1,210	7	1968	Good	6,972	N	N	2015 DAYTON CT SE
2	0	739930	0850	10/03/14	\$290,000	\$297,000	1,210	7	1968	Good	7,482	N	N	2012 DAYTON CT SE
2	0	739930	0860	08/25/14	\$290,000	\$300,000	1,210	7	1968	Good	7,308	N	N	2006 DAYTON CT SE
2	0	739930	1080	03/21/14	\$265,000	\$285,000	1,210	7	1968	Avg	8,200	N	N	2312 SE 19TH ST
2	0	739930	1260	07/16/13	\$260,500	\$298,000	1,210	7	1967	Good	8,510	N	N	1801 ABERDEEN AVE SE
2	0	247310	1360	10/28/13	\$188,000	\$210,000	1,220	7	1966	VGood	7,004	N	N	13640 SE 171ST PL
2	0	247310	1360	07/11/14	\$289,900	\$303,000	1,220	7	1966	VGood	7,004	N	N	13640 SE 171ST PL



**King County**

**Department of Assessments**

## Improved Sales Used in This Annual Update Analysis

### Area 030 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	864550	1520	04/26/12	\$239,000	\$302,000	1,220	7	1980	Avg	8,250	Y	N	1807 FERNDAL AVE SE
2	0	864551	1620	04/11/14	\$283,800	\$304,000	1,230	7	1977	Good	8,640	N	N	1509 INDEX AVE SE
2	0	080600	0125	10/26/12	\$239,950	\$291,000	1,240	7	1973	Avg	61,629	N	N	16535 115TH AVE SE
2	0	247310	0510	09/23/14	\$275,000	\$282,000	1,240	7	1967	Good	9,125	N	N	17252 139TH PL SE
2	0	247310	0635	05/08/14	\$297,950	\$317,000	1,240	7	2010	Avg	10,800	N	N	17104 139TH PL SE
2	0	247310	0790	07/18/14	\$255,000	\$266,000	1,240	7	1967	Good	8,528	N	N	17251 138TH AVE SE
2	0	247520	1070	07/16/14	\$259,000	\$271,000	1,240	7	1986	Avg	4,000	N	N	2127 SE 8TH PL
2	0	864551	0360	06/06/13	\$310,000	\$358,000	1,240	7	1977	Good	7,400	N	N	1650 LAKE YOUNGS WAY SE
2	0	864551	1350	12/01/14	\$300,000	\$302,000	1,240	7	1977	Good	21,138	N	N	1634 INDEX AVE SE
2	0	142360	0100	05/09/14	\$181,000	\$193,000	1,250	7	1967	Avg	7,278	N	N	16712 125TH AVE SE
2	0	142360	0360	12/17/12	\$170,000	\$204,000	1,250	7	1966	Good	7,280	N	N	16620 126TH AVE SE
2	0	247310	0370	11/26/12	\$249,000	\$300,000	1,250	7	1967	VGood	9,750	N	N	13613 SE 173RD PL
2	0	247339	0100	07/10/13	\$340,000	\$389,000	1,250	7	1968	Avg	10,472	N	N	16012 133RD PL SE
2	0	247520	0080	09/08/14	\$268,000	\$276,000	1,250	7	1987	Good	5,546	N	N	2415 SE 8TH PL
2	0	722920	0350	09/25/13	\$243,000	\$273,000	1,250	7	1967	Good	6,698	N	N	16946 130TH AVE SE
2	0	142360	0350	07/16/13	\$224,000	\$256,000	1,260	7	1963	Good	7,280	N	N	16616 126TH AVE SE
2	0	142370	0820	08/24/12	\$204,500	\$252,000	1,260	7	1963	Good	9,451	N	N	16431 116TH PL SE
2	0	143150	0210	02/20/14	\$233,000	\$253,000	1,260	7	1962	Good	12,740	N	N	12379 SE 160TH ST
2	0	247339	0200	12/19/13	\$287,500	\$317,000	1,260	7	1968	Good	13,860	N	N	13248 SE 160TH PL
2	0	142391	0380	06/06/12	\$216,500	\$271,000	1,270	7	1967	Good	8,041	N	N	12736 SE 167TH ST
2	0	722920	0220	05/10/13	\$236,000	\$274,000	1,270	7	1995	Avg	14,141	N	N	13018 SE 171ST PL
2	0	889870	0200	09/17/12	\$252,000	\$309,000	1,270	7	1984	Avg	9,619	N	N	2701 MILL AVE S
2	0	142370	0300	06/28/13	\$170,000	\$195,000	1,280	7	1963	Avg	7,965	N	N	16542 118TH AVE SE
2	0	246070	0690	03/07/13	\$269,000	\$317,000	1,280	7	1979	Avg	8,144	N	N	12906 SE 158TH PL
2	0	247310	0330	09/23/14	\$252,500	\$259,000	1,280	7	1967	Avg	8,710	N	N	13521 SE 173RD PL
2	0	247325	0280	08/26/14	\$265,000	\$274,000	1,280	7	1977	Avg	9,100	N	N	16215 135TH AVE SE
2	0	247338	0360	05/27/14	\$210,000	\$222,000	1,280	7	1977	Avg	9,527	N	N	13122 SE 164TH ST
2	0	247338	1150	06/18/14	\$325,000	\$342,000	1,280	7	1977	Good	7,000	N	N	16304 128TH PL SE
2	0	247520	0630	01/04/13	\$269,950	\$323,000	1,280	7	1989	Avg	4,000	N	N	2038 SE 8TH DR
2	0	247520	0950	08/06/13	\$275,000	\$313,000	1,280	7	1989	Avg	4,125	N	N	2078 SE 8TH DR
2	0	638700	0130	11/26/13	\$282,250	\$313,000	1,280	7	1960	Good	10,530	N	N	1307 S 27TH ST
2	0	795507	0100	06/19/13	\$255,000	\$293,000	1,280	7	1979	Good	7,250	N	N	12852 SE 161ST ST
2	0	864551	0180	06/25/13	\$330,000	\$379,000	1,280	7	1978	VGood	7,600	N	N	3103 SE 17TH CT
2	0	864551	0200	08/24/12	\$267,500	\$329,000	1,280	7	1978	Good	9,906	N	N	3115 SE 17TH CT
2	0	247342	0170	09/24/14	\$320,000	\$329,000	1,290	7	1979	Good	13,260	N	N	16903 135TH PL SE
2	0	247520	0020	08/13/13	\$243,800	\$277,000	1,290	7	1989	VGood	3,926	N	N	2309 SE 8TH DR
2	0	381130	0090	07/24/14	\$325,000	\$339,000	1,290	7	1983	Good	8,048	N	N	17210 109TH PL SE



**King County**

**Department of Assessments**

## Improved Sales Used in This Annual Update Analysis

### Area 030 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	381130	0090	05/01/12	\$250,000	\$315,000	1,290	7	1983	Good	8,048	N	N	17210 109TH PL SE
2	0	864551	0080	11/08/13	\$230,200	\$256,000	1,290	7	1976	Avg	6,776	N	N	1624 INDEX CT SE
2	0	864553	0060	07/11/14	\$339,000	\$355,000	1,290	7	1979	Good	10,120	N	N	1721 OLYMPIA AVE SE
2	0	008700	0068	06/28/13	\$255,000	\$293,000	1,290	7	2004	Avg	5,400	N	N	1509 S 28TH PL
2	0	739930	0110	06/21/13	\$339,950	\$391,000	1,300	7	1973	VGood	8,625	N	N	2013 ABERDEEN PL SE
2	0	142360	0370	04/02/14	\$180,000	\$193,000	1,310	7	1966	Avg	7,754	N	N	16626 126TH AVE SE
2	0	739900	0210	08/20/12	\$185,500	\$229,000	1,310	7	1964	Good	10,185	N	N	1507 ROLLING HILLS AVE SE
2	0	142390	0250	02/21/14	\$259,950	\$282,000	1,330	7	1966	VGood	8,250	N	N	12202 SE 165TH ST
2	0	247325	0250	01/18/13	\$245,000	\$292,000	1,330	7	1979	Good	9,100	N	N	16117 135TH AVE SE
2	0	142370	0050	12/04/13	\$277,070	\$306,000	1,340	7	1963	VGood	9,914	N	N	16720 117TH AVE SE
2	0	142380	0710	03/20/13	\$305,000	\$358,000	1,340	7	1965	Good	11,514	N	N	12104 SE 167TH ST
2	0	246070	0070	10/18/13	\$277,300	\$310,000	1,340	7	1980	VGood	7,000	N	N	15820 131ST PL SE
2	0	080600	0015	06/02/14	\$240,000	\$254,000	1,360	7	1963	Avg	9,200	N	N	16520 115TH AVE SE
2	0	142390	0080	12/18/14	\$260,000	\$261,000	1,360	7	1966	Good	7,700	N	N	12303 SE 164TH ST
2	0	142390	0910	05/21/12	\$208,000	\$261,000	1,360	7	1966	Good	8,054	N	N	16605 123RD AVE SE
2	0	246070	0650	10/10/14	\$280,000	\$286,000	1,360	7	1981	Good	6,603	N	N	15701 129TH PL SE
2	0	864551	0230	05/29/14	\$332,000	\$351,000	1,380	7	1977	Avg	8,876	N	N	3132 SE 17TH CT
2	0	889870	1040	04/04/14	\$330,000	\$354,000	1,380	7	1986	Good	9,520	N	N	2720 MILL AVE S
2	0	008700	0028	04/26/12	\$236,000	\$298,000	1,390	7	1956	Good	10,272	N	N	16551 106TH AVE SE
2	0	142370	0680	11/26/13	\$239,000	\$265,000	1,390	7	1965	VGood	7,700	N	N	11655 SE 164TH ST
2	0	142390	0070	05/14/14	\$203,980	\$217,000	1,390	7	1966	Good	7,700	N	N	12227 SE 164TH ST
2	0	247325	0030	07/17/13	\$300,000	\$343,000	1,390	7	1967	VGood	9,520	N	N	16156 139TH PL SE
2	0	247325	0100	02/07/14	\$318,500	\$347,000	1,390	7	1967	VGood	10,500	N	N	13806 SE 161ST PL
2	0	864551	0780	02/26/13	\$217,000	\$256,000	1,390	7	1977	Avg	7,350	N	N	1691 MONROE AVE SE
2	0	864551	1630	12/12/13	\$322,000	\$355,000	1,390	7	1977	Good	8,120	N	N	1601 INDEX AVE SE
2	0	864554	0040	08/17/12	\$216,300	\$267,000	1,390	7	1980	Avg	8,228	N	N	1611 PIERCE AVE SE
2	0	864554	0040	07/25/14	\$317,000	\$331,000	1,390	7	1980	Avg	8,228	N	N	1611 PIERCE AVE SE
2	0	864554	0140	06/24/13	\$205,000	\$236,000	1,390	7	1980	Avg	8,800	N	N	3620 SE 18TH CT
2	0	864554	0190	10/17/12	\$210,000	\$255,000	1,390	7	1980	Avg	8,100	N	N	1807 PIERCE AVE SE
2	0	864554	0320	11/18/14	\$307,000	\$311,000	1,390	7	1980	Avg	7,259	N	N	1726 PIERCE AVE SE
2	0	246070	0790	04/24/14	\$280,000	\$299,000	1,400	7	1979	Avg	6,700	N	N	12909 SE 160TH ST
2	0	247310	0130	06/06/13	\$244,000	\$282,000	1,400	7	1967	Avg	7,480	N	N	13616 SE 170TH ST
2	0	247310	0530	04/01/13	\$259,500	\$304,000	1,400	7	1967	Good	9,625	N	N	17240 139TH PL SE
2	0	247310	0720	12/31/13	\$322,000	\$354,000	1,400	7	1967	VGood	9,389	N	N	17255 139TH PL SE
2	0	247310	1250	12/10/12	\$281,823	\$339,000	1,400	7	1967	VGood	7,210	N	N	13635 SE 171ST PL
2	0	247310	1370	11/21/12	\$231,500	\$279,000	1,400	7	1966	Good	7,004	N	N	13634 SE 171ST PL
2	0	247310	1510	03/10/14	\$300,000	\$324,000	1,400	7	1966	Avg	8,160	N	N	17018 137TH PL SE



## Improved Sales Used in This Annual Update Analysis

### Area 030 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	864550	1290	03/14/12	\$204,200	\$260,000	1,400	7	1963	Good	8,140	N	N	1724 BEACON WAY SE
2	0	008700	0155	03/18/13	\$250,000	\$294,000	1,420	7	1983	Avg	9,785	N	N	10509 SE 166TH ST
2	0	722920	0330	09/26/13	\$264,000	\$297,000	1,420	7	1968	Avg	7,530	N	N	13020 SE 170TH PL
2	0	142391	0590	04/22/13	\$277,000	\$323,000	1,430	7	1968	Good	7,720	N	N	12716 SE 166TH ST
2	0	247310	0060	05/19/12	\$231,000	\$290,000	1,440	7	1966	Good	11,656	N	N	17002 138TH PL SE
2	0	247325	0110	03/17/14	\$315,000	\$340,000	1,440	7	1967	VGood	10,500	N	N	13800 SE 161ST PL
2	0	739930	1090	09/03/13	\$308,000	\$348,000	1,440	7	1968	VGood	7,500	N	N	2308 SE 19TH ST
2	0	247325	1150	12/26/13	\$250,000	\$275,000	1,450	7	1968	Good	10,329	N	N	13845 SE FAIRWOOD BLVD
2	0	143270	0420	07/28/14	\$250,000	\$261,000	1,460	7	1959	Good	10,914	N	N	12614 SE 169TH PL
2	0	143300	0050	08/15/13	\$199,000	\$226,000	1,460	7	1960	Avg	9,122	N	N	12526 SE 172ND ST
2	5	329470	0232	10/22/12	\$330,000	\$401,000	1,460	7	1996	Avg	6,459	Y	N	808 GRANT AVE S
2	0	247325	0650	02/25/14	\$269,000	\$291,000	1,480	7	1969	Good	7,210	N	N	13540 SE 163RD ST
2	0	247339	0490	05/08/13	\$280,000	\$325,000	1,480	7	1968	Good	8,126	N	N	16204 132ND PL SE
2	0	722921	0060	12/11/14	\$299,950	\$302,000	1,480	7	1968	Good	11,274	N	N	17242 130TH AVE SE
2	0	739930	0120	05/02/14	\$260,000	\$277,000	1,480	7	1974	Good	8,625	N	N	2019 ABERDEEN PL SE
2	0	739930	0270	09/20/13	\$270,000	\$304,000	1,480	7	1969	Good	8,228	N	N	2030 ABERDEEN AVE SE
2	0	739930	0830	11/01/13	\$253,950	\$283,000	1,480	7	1968	Avg	8,200	N	N	2024 DAYTON CT SE
2	0	739930	0940	08/26/13	\$223,000	\$253,000	1,480	7	1968	Good	7,210	N	N	2007 EDMONDS DR SE
2	0	739930	1100	12/04/14	\$315,000	\$317,000	1,480	7	1968	Good	6,800	N	N	2300 SE 19TH ST
2	0	864551	0770	08/01/12	\$255,000	\$315,000	1,480	7	1977	Avg	7,350	N	N	1687 MONROE AVE SE
2	0	864551	0710	07/30/13	\$291,000	\$332,000	1,490	7	1977	Good	7,455	N	N	1661 INDEX AVE SE
2	0	247310	1210	08/23/13	\$270,000	\$306,000	1,500	7	1967	Good	7,210	N	N	13611 SE 171ST PL
2	0	008800	0933	04/22/13	\$199,000	\$232,000	1,510	7	1951	Good	18,480	N	N	11348 SE 168TH ST
2	0	142360	0070	10/04/13	\$265,000	\$297,000	1,530	7	1967	VGood	7,278	N	N	16624 125TH AVE SE
2	0	247325	1090	06/19/14	\$269,900	\$284,000	1,530	7	1968	Good	8,750	N	N	13805 SE FAIRWOOD BLVD
2	0	247325	1290	07/30/12	\$179,950	\$223,000	1,530	7	1968	Avg	9,600	N	N	13826 SE 163RD ST
2	0	247338	0120	09/18/14	\$280,000	\$288,000	1,530	7	1985	Avg	9,450	N	N	13066 SE 160TH PL
2	0	247520	0570	09/25/12	\$218,000	\$266,000	1,530	7	1988	Avg	4,156	N	N	2050 SE 8TH PL
2	0	739930	0100	12/28/12	\$240,000	\$287,000	1,540	7	1973	Avg	8,625	N	N	2007 ABERDEEN PL SE
2	0	864550	1331	05/02/13	\$230,000	\$268,000	1,550	7	1963	Good	7,920	Y	N	1632 BEACON WAY SE
2	0	143150	0020	07/19/13	\$244,000	\$279,000	1,560	7	1962	VGood	8,415	N	N	16001 123RD AVE SE
2	0	247310	0010	07/22/14	\$279,000	\$291,000	1,560	7	1966	Good	7,569	N	N	17036 138TH PL SE
2	0	247310	1550	01/23/13	\$225,000	\$268,000	1,560	7	1966	Avg	7,154	N	N	13713 SE 170TH ST
2	0	247342	0140	09/23/14	\$315,000	\$323,000	1,560	7	1979	Good	18,360	N	N	16817 135TH PL SE
2	0	142380	0820	01/26/12	\$211,600	\$272,000	1,570	7	1966	Good	9,174	N	N	12001 SE 165TH ST
2	0	247325	0970	09/18/13	\$310,000	\$349,000	1,580	7	1976	Avg	12,000	N	N	13417 SE FAIRWOOD BLVD
2	5	722140	0303	09/25/12	\$410,000	\$501,000	1,580	7	1933	VGood	9,569	Y	N	610 RENTON AVE S



**King County**

**Department of Assessments**

## Improved Sales Used in This Annual Update Analysis

### Area 030 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	247339	0030	06/24/13	\$284,900	\$327,000	1,590	7	1968	Good	7,300	N	N	16202 133RD PL SE
2	0	142390	0630	05/29/13	\$242,225	\$280,000	1,600	7	1967	Good	7,787	N	N	16729 125TH AVE SE
2	0	246070	0030	06/04/14	\$335,000	\$354,000	1,600	7	1979	Good	7,210	N	N	15918 131ST PL SE
2	0	246070	0710	10/19/12	\$232,000	\$282,000	1,600	7	1979	Avg	6,902	N	N	12901 SE 158TH PL
2	0	247339	0120	06/27/13	\$209,250	\$240,000	1,600	7	1968	Avg	10,472	N	N	13301 SE 160TH PL
2	0	247339	0230	08/21/12	\$265,000	\$326,000	1,600	7	1968	Good	10,200	N	N	13226 SE 160TH PL
2	0	864550	0590	01/26/12	\$229,950	\$296,000	1,600	7	1977	Avg	8,260	N	N	1728 GLENNWOOD AVE SE
2	0	142391	0390	03/21/13	\$210,000	\$247,000	1,620	7	1967	Good	7,137	N	N	12732 SE 167TH ST
2	0	142380	0210	09/23/14	\$230,000	\$236,000	1,640	7	1966	Avg	7,187	N	N	11903 SE 165TH ST
2	0	247520	1140	10/18/13	\$252,000	\$282,000	1,640	7	1986	Avg	4,953	N	N	2141 SE 8TH PL
2	0	722900	0100	09/27/13	\$250,500	\$282,000	1,640	7	1961	Good	10,800	N	N	17218 128TH AVE SE
2	0	142370	0010	04/28/14	\$255,000	\$272,000	1,650	7	1961	VGood	8,050	N	N	11736 SE 168TH ST
2	0	247338	0210	07/24/13	\$300,000	\$342,000	1,650	7	1969	Good	8,485	N	N	13085 SE 160TH PL
2	0	247338	0400	05/19/14	\$319,950	\$339,000	1,650	7	1976	Good	8,045	N	N	16332 131ST AVE SE
2	0	247339	0800	07/31/13	\$295,000	\$336,000	1,660	7	1969	Good	7,909	N	N	16205 133RD PL SE
2	0	247520	0440	03/31/14	\$280,000	\$301,000	1,660	7	1987	Avg	4,681	N	N	2134 SE 8TH PL
2	0	247338	1130	06/03/13	\$200,000	\$231,000	1,670	7	1969	Avg	7,000	N	N	16318 128TH PL SE
2	0	247520	0250	04/11/14	\$257,900	\$276,000	1,680	7	1986	Avg	4,148	Y	N	2336 SE 8TH PL
2	0	247520	0930	03/10/14	\$220,000	\$238,000	1,690	7	1987	Avg	3,449	N	N	2114 SE 8TH DR
2	0	247520	0930	07/22/14	\$289,000	\$302,000	1,690	7	1987	Avg	3,449	N	N	2114 SE 8TH DR
2	0	142380	0570	06/12/13	\$235,000	\$271,000	1,710	7	1964	Good	10,472	N	N	16715 121ST AVE SE
2	0	739930	0670	10/24/12	\$218,950	\$266,000	1,710	7	1967	Good	7,000	N	N	1910 CAMAS CT SE
2	0	142380	0440	08/01/13	\$275,000	\$313,000	1,720	7	1966	Good	7,560	N	N	16553 119TH AVE SE
2	0	247338	0920	08/13/14	\$206,325	\$214,000	1,720	7	1970	Avg	10,202	N	N	16355 130TH AVE SE
2	0	722910	0180	09/30/13	\$265,000	\$298,000	1,730	7	1964	Avg	10,396	N	N	17016 129TH AVE SE
2	0	008800	0023	12/19/13	\$250,000	\$275,000	1,740	7	1963	Avg	14,400	N	N	16126 111TH PL SE
2	0	142391	1170	09/26/13	\$291,000	\$327,000	1,750	7	2013	Avg	8,007	N	N	16721 127TH AVE SE
2	0	722910	0050	05/21/13	\$236,950	\$274,000	1,750	7	1963	Avg	10,350	N	N	17016 128TH AVE SE
2	0	722910	0210	12/02/13	\$254,000	\$281,000	1,755	7	1966	Good	10,396	N	N	16966 129TH AVE SE
2	0	143170	0160	10/01/13	\$256,000	\$287,000	1,770	7	1963	Good	8,260	N	N	12425 SE 158TH ST
2	5	723150	0375	02/01/13	\$343,500	\$408,000	1,770	7	1911	Good	5,750	Y	N	415 CEDAR AVE S
2	0	142320	0030	10/30/12	\$249,999	\$303,000	1,810	7	2001	VGood	9,450	N	N	11637 SE 163RD ST
2	0	143150	0040	12/20/13	\$329,950	\$363,000	1,810	7	1962	VGood	8,732	N	N	15819 123RD AVE SE
2	0	247520	0150	12/12/12	\$350,000	\$420,000	1,810	7	1994	Good	5,013	Y	N	2470 SE 8TH PL
2	0	247325	0150	06/05/13	\$350,000	\$404,000	1,850	7	2013	Avg	12,000	N	N	13550 SE 161ST PL
2	0	247310	0090	12/02/14	\$270,000	\$272,000	1,930	7	1966	Avg	7,480	N	N	13712 SE 170TH ST
2	0	247520	1090	07/25/12	\$250,000	\$310,000	1,960	7	1986	Avg	4,847	N	N	2131 SE 8TH PL



**King County**

**Department of Assessments**

## Improved Sales Used in This Annual Update Analysis

### Area 030 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	739930	1010	04/25/14	\$259,500	\$277,000	1,960	7	1968	Good	9,048	N	N	1912 EDMONDS DR SE
2	0	143290	0350	12/17/14	\$215,000	\$216,000	1,980	7	1962	Avg	7,958	N	N	16318 128TH AVE SE
2	0	247520	0470	07/02/12	\$265,000	\$330,000	1,990	7	1986	Good	4,586	N	N	2070 SE 8TH PL
2	0	247310	0860	12/07/12	\$291,000	\$350,000	2,003	7	1967	VGood	10,168	N	N	17218 137TH AVE SE
2	5	722140	0245	05/16/13	\$388,000	\$450,000	2,010	7	1912	VGood	6,075	Y	N	611 CEDAR AVE S
2	0	080600	0095	04/23/12	\$250,000	\$316,000	2,030	7	1966	Good	14,700	N	N	16501 115TH AVE SE
2	0	247338	0660	08/13/13	\$269,000	\$306,000	2,070	7	1969	Good	7,000	N	N	16323 128TH PL SE
2	0	008700	0132	10/24/13	\$389,000	\$434,000	2,090	7	1997	Avg	8,959	N	N	16842 104TH AVE SE
2	0	142390	1040	02/21/14	\$264,900	\$287,000	2,090	7	1967	Avg	7,875	N	N	16615 124TH AVE SE
2	0	722910	0040	07/29/14	\$300,000	\$313,000	2,093	7	1963	VGood	10,350	N	N	17022 128TH AVE SE
2	0	008800	0496	11/10/14	\$400,000	\$406,000	2,108	7	2014	Avg	5,118	N	N	16460 109TH AVE SE
2	0	143170	0370	05/19/14	\$290,000	\$308,000	2,120	7	1962	VGood	7,700	N	N	12621 SE 160TH ST
2	0	889870	0010	01/07/13	\$245,000	\$293,000	2,120	7	1984	Avg	11,440	N	N	3017 MILL AVE S
2	0	889870	0970	08/27/13	\$333,000	\$377,000	2,140	7	1984	VGood	9,430	N	N	1123 S 27TH PL
2	0	247520	1030	04/24/13	\$280,000	\$326,000	2,210	7	1985	Good	5,095	N	N	2065 SE 8TH PL
2	0	143140	0280	10/04/12	\$253,000	\$309,000	2,220	7	1961	Good	8,640	N	N	12009 SE 160TH ST
2	0	722900	0160	05/07/13	\$272,000	\$316,000	2,240	7	1960	Good	15,200	N	N	17430 129TH AVE SE
2	0	247338	1040	05/18/12	\$262,750	\$330,000	2,440	7	1970	Good	8,261	N	N	16353 129TH AVE SE
2	0	889870	0410	03/18/14	\$332,500	\$358,000	2,440	7	1983	Avg	7,638	N	N	1121 S 23RD ST
2	0	292305	9189	06/16/14	\$375,000	\$395,000	2,440	7	2003	Avg	21,283	N	N	3275 CEDAR AVE S
2	5	723150	0380	05/30/13	\$299,800	\$347,000	1,020	8	1978	Avg	5,750	Y	N	411 CEDAR AVE S
2	0	278128	0150	08/01/14	\$190,000	\$198,000	1,100	8	2006	Avg	1,737	N	N	11412 15 SE 171ST ST
2	0	278128	0150	02/06/13	\$150,000	\$178,000	1,100	8	2006	Avg	1,737	N	N	11412 15 SE 171ST ST
2	0	278129	0050	05/03/12	\$132,800	\$168,000	1,100	8	2007	Avg	1,579	N	N	11564 SE 170TH CT
2	0	278129	0050	09/09/13	\$180,000	\$203,000	1,100	8	2007	Avg	1,579	N	N	11564 SE 170TH CT
2	0	667307	0130	03/21/14	\$265,000	\$285,000	1,160	8	1979	Good	8,109	N	N	2401 SE 21ST ST
2	0	739910	0050	06/25/13	\$180,000	\$207,000	1,200	8	1966	Good	1,848	N	N	1604 ABERDEEN CT SE
2	0	739910	0210	11/26/14	\$140,000	\$141,000	1,200	8	1966	Avg	2,002	N	N	1602 BLAINE CT SE
2	0	667306	0240	11/30/12	\$220,000	\$265,000	1,220	8	1979	Good	9,800	N	N	2114 MONTEREY CT SE
2	5	722140	0165	02/07/12	\$385,000	\$494,000	1,220	8	1950	Good	6,750	Y	N	501 RENTON AVE S
2	0	739920	0710	10/21/13	\$313,000	\$350,000	1,230	8	1977	Good	7,700	N	N	1931 ROLLING HILLS AVE SE
2	0	667307	0200	02/04/14	\$230,000	\$250,000	1,240	8	1979	Good	8,175	N	N	2312 SE 21ST ST
2	0	739900	0630	08/03/12	\$230,000	\$284,000	1,290	8	1964	Good	7,347	N	N	1614 ROLLING HILLS AVE SE
2	0	739900	0080	05/13/13	\$373,000	\$433,000	1,390	8	1965	Avg	12,937	N	N	1716 SE 16TH PL
2	0	394360	0190	02/14/12	\$329,950	\$423,000	1,390	8	2011	Avg	8,365	N	N	3129 104TH AVE SE
2	0	739920	0180	06/28/12	\$229,000	\$285,000	1,420	8	1967	Avg	7,488	N	N	1804 KENNEWICK CIR SE
2	0	739920	0360	06/25/13	\$357,000	\$410,000	1,440	8	1977	Good	11,856	N	N	2012 LINCOLN CIR SE



## Improved Sales Used in This Annual Update Analysis

### Area 030 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	667305	0140	09/26/13	\$240,000	\$270,000	1,450	8	1978	Good	8,000	N	N	2203 LINCOLN PL SE
2	0	667305	0180	11/12/12	\$200,000	\$242,000	1,450	8	1978	Avg	7,575	N	N	1907 SE 22ND PL
2	0	864550	1510	12/09/13	\$274,950	\$304,000	1,455	8	1999	Avg	7,700	Y	N	1813 FERNDAL AVE SE
2	0	667306	0150	09/26/13	\$290,450	\$326,000	1,490	8	1979	Good	9,702	N	N	2106 ABERDEEN CT SE
2	0	739900	0060	09/26/12	\$285,000	\$348,000	1,500	8	1968	Good	10,609	N	N	1625 JONES AVE NE
2	0	667306	0100	12/11/12	\$230,000	\$276,000	1,540	8	1979	Good	9,000	N	N	2116 SE 22ND PL
2	0	667306	0140	04/23/14	\$275,000	\$294,000	1,540	8	1979	Good	8,015	N	N	2108 ABERDEEN CT SE
2	0	739900	0350	11/04/14	\$300,000	\$305,000	1,550	8	1965	Good	8,300	N	N	1624 KENNEWICK CT SE
2	0	394360	0200	01/31/12	\$303,200	\$390,000	1,553	8	2011	Avg	7,668	N	N	3125 104TH AVE SE
2	0	739920	0110	03/15/13	\$240,000	\$282,000	1,560	8	1974	Avg	11,116	N	N	1725 LINCOLN CIR SE
2	0	667307	0190	04/24/14	\$218,000	\$233,000	1,570	8	1979	Good	8,175	N	N	2316 SE 21ST ST
2	0	739900	0200	07/24/14	\$280,000	\$292,000	1,570	8	1964	Good	7,904	N	N	1511 ROLLING HILLS AVE SE
2	0	739900	0500	07/03/13	\$350,000	\$401,000	1,570	8	1966	VGood	8,500	N	N	1933 SE 17TH CT
2	0	278128	0100	03/20/13	\$220,000	\$259,000	1,610	8	2006	Avg	2,889	N	N	17143 114TH AVE SE
2	0	278128	0240	06/25/12	\$199,000	\$248,000	1,610	8	2006	Avg	3,724	N	N	17130 114TH LN SE
2	0	278128	0270	12/10/14	\$249,000	\$250,000	1,610	8	2006	Avg	3,056	N	N	17154 114TH LN SE
2	0	278128	0290	02/10/12	\$197,800	\$254,000	1,610	8	2006	Avg	3,516	N	N	17170 114TH LN SE
2	0	278128	0300	05/14/14	\$182,000	\$193,000	1,610	8	2005	Avg	3,517	N	N	11403 SE 171ST ST
2	0	278128	0300	10/16/14	\$249,900	\$255,000	1,610	8	2005	Avg	3,517	N	N	11403 SE 171ST ST
2	0	278128	0380	11/20/12	\$194,000	\$234,000	1,610	8	2006	Avg	2,926	N	N	11413 SE 171ST PL
2	0	278128	0380	03/21/14	\$230,000	\$248,000	1,610	8	2006	Avg	2,926	N	N	11413 SE 171ST PL
2	0	008800	0069	04/24/14	\$349,900	\$374,000	1,660	8	2014	Avg	7,231	N	N	16010 114TH AVE SE
2	0	739900	0580	11/17/14	\$318,000	\$322,000	1,680	8	1969	Avg	7,000	N	N	2002 SE 17TH CT
2	0	739920	0220	06/10/14	\$403,000	\$425,000	1,690	8	1972	Avg	7,488	N	N	1813 KENNEWICK CIR SE
2	0	739920	0230	05/23/13	\$304,000	\$352,000	1,740	8	1973	Good	8,360	N	N	2030 ROLLING HILLS AVE SE
2	0	739920	0170	02/14/13	\$206,500	\$245,000	1,750	8	1967	Avg	8,668	N	N	1808 KENNEWICK CIR SE
2	0	941595	0020	06/08/14	\$260,000	\$274,000	1,811	8	2007	Avg	4,381	N	N	16609 113TH AVE SE
2	0	278128	0050	08/09/13	\$203,000	\$231,000	1,830	8	2006	Avg	2,889	N	N	17105 114TH AVE SE
2	0	278128	0220	07/09/13	\$190,000	\$218,000	1,830	8	2006	Avg	3,300	N	N	17112 114TH LN SE
2	0	278128	0280	12/27/13	\$191,672	\$211,000	1,830	8	2005	Avg	3,049	N	N	17162 114TH LN SE
2	0	278128	0310	12/22/14	\$274,000	\$275,000	1,830	8	2005	Avg	2,517	N	N	11409 SE 171ST ST
2	0	278128	0360	05/17/13	\$167,500	\$194,000	1,840	8	2006	Avg	3,197	N	N	11401 SE 171ST PL
2	0	008700	0283	11/18/14	\$359,950	\$364,000	1,980	8	1999	Avg	7,800	N	N	17030 106TH AVE SE
2	0	008700	0116	01/26/12	\$265,000	\$341,000	1,990	8	2011	Avg	4,526	N	N	16802 104TH AVE SE
2	0	008700	0122	02/01/12	\$267,000	\$343,000	1,990	8	2011	Avg	4,451	N	N	16810 104TH AVE SE
2	0	386480	0030	01/17/13	\$220,000	\$262,000	2,060	8	2002	Avg	4,098	N	N	17240 125TH AVE SE
2	5	722140	0169	10/18/13	\$369,000	\$413,000	2,080	8	1981	Avg	7,500	Y	N	444 CEDAR AVE S



**King County**

**Department of Assessments**

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### Area 030 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	5	722140	0495	07/17/14	\$400,000	\$418,000	2,110	8	1959	Good	19,600	N	N	630 HIGH AVE S
2	0	889870	1290	07/26/13	\$375,000	\$428,000	2,290	8	1991	Avg	11,100	N	N	1211 S 26TH ST
2	0	008700	0130	10/07/13	\$374,000	\$419,000	2,377	8	2013	Avg	8,962	N	N	17000 104TH AVE SE
2	0	864550	0110	11/16/12	\$345,900	\$418,000	2,391	8	2012	Avg	7,480	N	N	1331 LAKE YOUNGS WAY SE
2	0	394360	0160	02/03/12	\$325,000	\$418,000	2,553	8	2011	Avg	6,007	N	N	3201 104TH AVE SE
2	5	564050	0034	06/27/12	\$428,000	\$534,000	2,560	8	2003	Avg	5,876	Y	N	1406 BEACON WAY S
2	0	864551	0350	06/24/14	\$405,000	\$426,000	2,574	8	2014	Avg	7,125	N	N	1657 KIRKLAND CT SE
2	0	008800	0634	11/14/13	\$322,950	\$359,000	2,640	8	2005	Avg	5,903	N	N	1721 SE 30TH PL
2	0	739920	0770	12/09/14	\$417,400	\$420,000	2,680	8	1970	Good	12,285	N	N	1911 JONES CT SE
2	0	008800	0173	10/15/14	\$333,000	\$340,000	2,750	8	2008	Avg	9,001	N	N	16251 114TH AVE SE
2	5	722140	0443	06/12/13	\$435,000	\$501,000	2,770	8	1993	Avg	14,225	Y	N	350 RENTON AVE S
2	0	147306	0050	10/15/12	\$505,000	\$615,000	3,300	9	2004	Avg	11,070	N	N	13564 SE 159TH PL
2	5	722140	0477	10/02/12	\$579,900	\$708,000	1,760	10	2005	Avg	7,250	Y	N	1506 S 5TH PL
2	5	722140	0478	05/01/12	\$624,750	\$788,000	1,760	10	2005	Avg	7,250	Y	N	1512 S 5TH PL
2	5	326057	0400	12/24/12	\$396,000	\$474,000	3,290	10	2003	Avg	4,750	N	N	1811 SE 8TH PL
2	5	326057	0440	03/30/12	\$378,000	\$480,000	3,290	10	2003	Avg	4,750	N	N	1835 SE 8TH PL
2	5	326057	0450	06/13/12	\$380,288	\$475,000	3,490	10	2003	Avg	6,305	N	N	1841 SE 8TH PL
2	5	326057	0320	01/23/12	\$416,000	\$536,000	3,500	10	2003	Avg	7,494	N	N	712 LINCOLN AVE SE
2	5	326057	0340	06/06/13	\$406,983	\$470,000	3,500	10	2004	Avg	5,500	N	N	1840 SE 8TH PL
2	5	326057	0370	12/14/12	\$400,000	\$480,000	3,500	10	2004	Avg	5,500	N	N	1822 SE 8TH PL
2	5	722140	0475	05/21/12	\$669,950	\$842,000	3,510	10	2005	Avg	8,700	Y	N	1500 S 5TH PL
2	5	326057	0260	12/04/14	\$550,000	\$554,000	3,540	10	2003	Avg	4,750	N	N	804 LINCOLN AVE SE
2	5	326057	0010	08/26/13	\$427,000	\$484,000	3,590	10	2003	Avg	7,504	Y	N	1701 SE 8TH ST
2	5	326057	0120	05/02/13	\$485,000	\$564,000	3,590	10	2003	Avg	7,218	N	N	821 LINCOLN AVE SE
2	0	147306	0030	07/09/14	\$525,000	\$550,000	3,670	10	2005	Avg	9,958	N	N	13565 SE 159TH PL
3	0	132834	0500	09/24/13	\$264,950	\$298,000	1,000	7	1981	Good	8,475	N	N	15234 SE 176TH PL
3	0	247335	1500	12/19/12	\$273,000	\$327,000	1,000	7	1970	Good	14,250	N	N	14114 SE 162ND PL
3	0	132835	0160	03/25/13	\$283,000	\$332,000	1,020	7	1985	Avg	8,614	N	N	18008 158TH PL SE
3	0	132834	0310	07/26/12	\$238,000	\$295,000	1,070	7	1981	Avg	11,464	N	N	17706 153RD AVE SE
3	0	132835	0090	09/15/14	\$308,000	\$317,000	1,080	7	1983	Avg	9,876	N	N	15827 SE 180TH CT
3	0	132834	0510	03/27/13	\$190,000	\$223,000	1,100	7	1980	Avg	7,875	N	N	15228 SE 176TH PL
3	0	247341	0170	10/29/13	\$301,000	\$336,000	1,140	7	1976	Avg	7,210	N	N	15708 SE 175TH ST
3	0	132834	0600	01/10/12	\$240,000	\$310,000	1,150	7	1983	Avg	7,350	N	N	17649 152ND PL SE
3	0	132834	0300	07/30/12	\$280,000	\$347,000	1,170	7	1981	Good	10,720	N	N	17710 153RD AVE SE
3	0	132834	0750	09/19/13	\$289,900	\$326,000	1,180	7	1980	Avg	9,432	N	N	15319 SE 179TH ST
3	0	132834	0160	04/03/14	\$248,500	\$267,000	1,210	7	1980	Good	8,159	N	N	15230 SE 178TH PL
3	0	132835	0030	08/27/13	\$285,000	\$323,000	1,210	7	1984	Avg	8,062	N	N	15803 SE 179TH ST



**King County**

**Department of Assessments**



## Improved Sales Used in This Annual Update Analysis

### Area 030 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	132834	0540	05/23/14	\$335,000	\$355,000	1,240	7	1983	Good	8,476	N	N	15210 SE 176TH PL
3	0	247352	0220	05/30/13	\$280,500	\$324,000	1,300	7	1983	Good	7,350	N	N	16643 159TH PL SE
3	0	132835	0010	03/25/14	\$250,000	\$269,000	1,400	7	1983	Good	7,516	N	N	17903 158TH PL SE
3	0	132835	0100	10/15/13	\$273,000	\$305,000	1,500	7	1984	Avg	9,617	N	N	15831 SE 180TH CT
3	0	247341	0870	01/22/13	\$295,000	\$351,000	1,510	7	1976	Good	7,070	N	N	17306 159TH AVE SE
3	0	132835	0150	11/13/13	\$282,500	\$314,000	1,540	7	1985	Avg	14,373	N	N	18012 158TH PL SE
3	0	132834	0240	09/05/13	\$349,950	\$395,000	1,640	7	1983	Avg	8,165	N	N	15307 SE 178TH ST
3	0	247341	0580	07/24/13	\$284,000	\$324,000	1,850	7	1976	Good	7,425	N	N	17310 158TH AVE SE
3	0	132830	0560	05/27/12	\$218,000	\$274,000	1,080	8	1977	Avg	6,804	N	N	17702 160TH AVE SE
3	0	132830	1230	04/25/13	\$259,000	\$302,000	1,080	8	1977	Avg	8,260	N	N	17728 159TH AVE SE
3	0	247337	0670	10/08/13	\$269,000	\$302,000	1,080	8	1975	Good	7,350	N	N	15801 SE 171ST PL
3	0	132834	0100	01/06/14	\$285,000	\$313,000	1,100	8	1980	Avg	8,568	N	N	15223 SE 178TH PL
3	0	132830	0180	05/09/14	\$323,000	\$344,000	1,170	8	1977	Avg	7,213	N	N	17814 161ST AVE SE
3	0	247341	0690	06/23/14	\$324,000	\$341,000	1,170	8	1975	Avg	7,208	N	N	17335 159TH AVE SE
3	0	247337	1360	07/22/13	\$304,950	\$348,000	1,190	8	1976	Good	10,334	N	N	16901 157TH PL SE
3	0	247337	1970	09/27/12	\$222,000	\$271,000	1,190	8	1973	Avg	8,874	N	N	15617 SE 168TH ST
3	0	247345	0780	12/04/12	\$259,900	\$313,000	1,230	8	1979	Avg	7,548	N	N	16308 SE 165TH ST
3	0	352305	9060	10/30/13	\$290,900	\$324,000	1,230	8	1991	Avg	5,585	N	N	18020 161ST CT SE
3	0	132830	0190	03/25/13	\$280,000	\$329,000	1,240	8	1977	Good	7,128	N	N	17808 161ST AVE SE
3	0	132830	1150	12/12/14	\$277,500	\$279,000	1,240	8	1977	Avg	16,960	N	N	15912 SE 178TH CT
3	0	132831	0470	02/05/13	\$289,000	\$343,000	1,240	8	1977	Avg	7,950	N	N	15615 SE 178TH ST
3	0	132830	1050	06/06/13	\$254,950	\$294,000	1,260	8	1977	Avg	6,420	N	N	17805 160TH AVE SE
3	0	132833	0600	03/07/13	\$283,900	\$335,000	1,260	8	1978	Avg	8,658	N	N	17731 153RD CT SE
3	0	247345	0710	11/03/12	\$277,000	\$336,000	1,260	8	1980	Good	11,840	N	N	16602 163RD PL SE
3	0	247346	0630	09/25/12	\$230,000	\$281,000	1,270	8	1978	Avg	8,497	N	N	17338 160TH AVE SE
3	0	247345	0800	06/25/13	\$355,000	\$408,000	1,290	8	1979	VGood	7,575	N	N	16228 SE 165TH ST
3	0	132832	0760	12/18/14	\$327,000	\$328,000	1,310	8	1984	Avg	7,350	N	N	17708 162ND AVE SE
3	0	132833	0510	09/09/14	\$344,950	\$356,000	1,320	8	1978	VGood	7,500	N	N	15424 SE 177TH PL
3	0	247346	0260	01/13/14	\$245,000	\$268,000	1,330	8	1977	Avg	9,350	N	N	16207 SE 174TH ST
3	0	247346	0650	12/11/12	\$255,000	\$306,000	1,330	8	1978	Avg	7,848	N	N	17333 160TH AVE SE
3	0	247348	0520	09/08/14	\$327,500	\$338,000	1,330	8	1981	Avg	8,755	N	N	16232 SE 174TH ST
3	0	132832	0420	09/06/13	\$287,500	\$325,000	1,340	8	1979	Good	7,383	N	N	17715 162ND AVE SE
3	0	132830	1080	01/08/14	\$310,000	\$340,000	1,350	8	1978	Avg	7,000	N	N	17825 160TH AVE SE
3	0	132832	0800	11/05/14	\$305,000	\$310,000	1,350	8	1979	Avg	7,700	N	N	16207 SE 176TH PL
3	0	132830	0070	12/03/13	\$289,900	\$321,000	1,360	8	1977	Good	6,500	N	N	15919 SE 179TH ST
3	0	132830	0250	08/01/13	\$297,000	\$338,000	1,360	8	1977	Good	7,420	N	N	17626 161ST AVE SE
3	0	132830	0820	08/06/14	\$329,000	\$342,000	1,360	8	1977	Good	7,000	N	N	15937 SE 176TH PL



**King County**

**Department of Assessments**

## Improved Sales Used in This Annual Update Analysis

### Area 030 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	132830	0730	10/23/12	\$275,500	\$335,000	1,370	8	1977	Avg	7,350	N	N	17536 157TH PL SE
3	0	132833	0080	10/02/13	\$310,000	\$348,000	1,370	8	1978	Avg	8,089	N	N	15503 SE 178TH PL
3	0	247352	0360	06/04/13	\$297,000	\$343,000	1,370	8	1978	Avg	7,000	N	N	15707 SE 166TH PL
3	0	247348	0780	01/17/13	\$283,000	\$337,000	1,390	8	1984	Avg	7,350	N	N	17412 163RD PL SE
3	0	132833	0190	07/14/14	\$320,000	\$335,000	1,400	8	1978	Good	9,760	N	N	15504 SE 178TH PL
3	0	132833	0290	07/29/14	\$328,000	\$342,000	1,400	8	1978	Good	7,194	N	N	17814 154TH AVE SE
3	0	247335	0090	06/20/12	\$275,000	\$343,000	1,430	8	1968	Avg	8,586	N	N	16212 142ND AVE SE
3	0	247335	0240	08/14/13	\$305,000	\$346,000	1,430	8	1968	Avg	11,250	N	N	14307 SE 164TH ST
3	0	247337	1520	11/27/12	\$250,000	\$301,000	1,440	8	1974	Good	7,350	N	N	17018 156TH AVE SE
3	0	247348	0760	02/13/14	\$315,000	\$342,000	1,440	8	1980	Avg	7,350	N	N	17428 163RD PL SE
3	0	247300	2730	08/08/12	\$303,000	\$374,000	1,450	8	1967	Avg	7,875	N	N	15020 SE 171ST ST
3	0	247337	0580	01/17/14	\$325,523	\$356,000	1,460	8	1978	VGood	10,788	N	N	17130 156TH AVE SE
3	0	247341	0740	10/27/14	\$315,000	\$321,000	1,460	8	1975	Avg	7,884	N	N	17427 159TH AVE SE
3	0	247341	0360	06/17/14	\$345,000	\$363,000	1,480	8	1975	Good	7,412	N	N	15739 SE 175TH PL
3	0	247346	0750	09/11/14	\$305,000	\$314,000	1,480	8	1978	Good	8,260	N	N	17401 161ST AVE SE
3	0	247300	1090	11/04/13	\$285,000	\$317,000	1,490	8	1968	Good	7,590	N	N	16816 142ND AVE SE
3	0	247337	0470	03/12/13	\$275,000	\$324,000	1,500	8	1977	Good	7,560	N	N	17406 156TH PL SE
3	0	247341	1080	06/09/14	\$341,000	\$360,000	1,500	8	1975	Good	7,665	N	N	16010 SE 173RD ST
3	0	247337	1790	07/26/13	\$289,950	\$331,000	1,520	8	1970	Good	12,480	N	N	15806 SE FAIRWOOD BLVD
3	0	132830	0290	03/31/14	\$339,900	\$365,000	1,530	8	1978	Avg	7,875	N	N	17534 161ST AVE SE
3	0	132830	0990	05/29/12	\$224,900	\$282,000	1,530	8	1977	Good	7,650	N	N	17705 160TH AVE SE
3	0	132830	0990	08/05/14	\$317,000	\$330,000	1,530	8	1977	Good	7,650	N	N	17705 160TH AVE SE
3	0	247300	3290	08/30/12	\$250,000	\$307,000	1,530	8	1967	Avg	7,875	N	N	16710 145TH AVE SE
3	0	247335	0480	12/03/13	\$299,950	\$332,000	1,530	8	1968	Avg	7,875	N	N	14313 SE 163RD ST
3	0	247337	2060	07/19/12	\$274,950	\$341,000	1,530	8	1973	Avg	7,350	N	N	15632 SE FAIRWOOD BLVD
3	0	247345	0770	07/24/13	\$355,000	\$405,000	1,530	8	1979	Good	8,568	N	N	16316 SE 165TH ST
3	0	247346	0850	02/26/13	\$299,950	\$354,000	1,530	8	1978	Avg	8,400	N	N	17510 160TH AVE SE
3	0	247347	0140	01/30/12	\$273,000	\$351,000	1,530	8	1980	Good	7,210	N	N	16554 162ND PL SE
3	0	247345	0720	04/16/12	\$224,900	\$285,000	1,540	8	1979	Avg	11,200	N	N	16528 163RD PL SE
3	0	247351	0310	12/03/13	\$275,000	\$304,000	1,540	8	1977	Avg	8,610	N	N	15206 SE 176TH ST
3	0	132833	0210	12/23/13	\$257,000	\$283,000	1,560	8	1978	Avg	6,300	N	N	17817 155TH AVE SE
3	0	247351	0410	09/04/12	\$295,000	\$362,000	1,580	8	1977	Good	9,375	N	N	15227 SE 175TH PL
3	0	132832	0440	12/10/14	\$355,000	\$357,000	1,600	8	1980	Avg	7,000	N	N	17727 162ND AVE SE
3	0	247300	1460	08/20/12	\$335,000	\$413,000	1,600	8	1968	Good	9,720	N	N	14651 SE FAIRWOOD BLVD
3	0	132831	0390	05/23/13	\$360,000	\$417,000	1,610	8	1977	Good	7,384	N	N	15630 SE 178TH ST
3	0	247337	1570	11/19/14	\$313,500	\$317,000	1,610	8	1974	Avg	7,350	N	N	15617 SE FAIRWOOD BLVD
3	0	247348	0350	05/19/14	\$305,000	\$324,000	1,610	8	1981	Avg	12,247	N	N	16215 SE 172ND CT



**King County**

**Department of Assessments**

## Improved Sales Used in This Annual Update Analysis

### Area 030 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	132830	0680	04/23/14	\$354,900	\$379,000	1,620	8	1977	Good	6,930	N	N	15928 SE 176TH PL
3	0	132831	0650	08/15/13	\$325,000	\$369,000	1,620	8	1977	Avg	7,725	N	N	15614 SE 179TH ST
3	0	132832	0390	03/19/13	\$316,500	\$372,000	1,620	8	1979	Avg	7,996	N	N	17623 162ND AVE SE
3	0	247337	1140	08/25/14	\$390,000	\$404,000	1,620	8	1973	Avg	8,346	N	N	17027 158TH PL SE
3	0	247341	0260	11/14/12	\$254,900	\$308,000	1,620	8	1976	Avg	7,455	N	N	17515 157TH PL SE
3	0	247345	0630	08/14/13	\$310,000	\$352,000	1,620	8	1979	Good	9,879	N	N	16728 163RD PL SE
3	0	247345	1120	10/11/13	\$367,000	\$411,000	1,620	8	1979	Good	12,750	N	N	16115 SE 166TH ST
3	0	247347	0150	07/16/12	\$269,000	\$334,000	1,620	8	1980	Avg	7,210	N	N	16548 162ND PL SE
3	0	132831	0710	08/19/13	\$324,900	\$369,000	1,640	8	1977	Avg	6,300	N	N	17847 156TH PL SE
3	0	247352	0620	06/11/12	\$288,450	\$361,000	1,640	8	1978	Good	13,569	N	N	15806 SE 166TH PL
3	0	937870	0170	06/04/12	\$265,000	\$332,000	1,640	8	1990	Avg	9,227	N	N	16101 SE 180TH PL
3	0	247337	0050	06/04/14	\$327,500	\$346,000	1,650	8	1968	Avg	7,800	N	N	15035 SE FAIRWOOD BLVD
3	0	247341	0800	03/27/14	\$351,000	\$377,000	1,650	8	1976	VGood	7,208	N	N	17412 159TH AVE SE
3	0	247300	3540	03/19/14	\$345,000	\$372,000	1,670	8	1967	VGood	11,556	N	N	16247 141ST AVE SE
3	0	247345	1090	01/15/14	\$315,000	\$345,000	1,680	8	1979	Avg	15,540	N	N	16023 SE 166TH ST
3	0	247348	0210	05/28/14	\$306,000	\$324,000	1,680	8	1984	Avg	11,193	N	N	16084 SE 172ND PL
3	0	352305	9056	06/18/14	\$365,000	\$384,000	1,680	8	1991	Avg	6,715	N	N	17917 162ND PL SE
3	0	132832	0770	08/12/13	\$358,500	\$407,000	1,690	8	1984	VGood	6,720	N	N	17702 162ND AVE SE
3	0	247345	0960	03/25/13	\$300,000	\$352,000	1,690	8	1979	Good	9,396	N	N	16517 161ST AVE SE
3	0	247341	0420	04/08/14	\$294,500	\$316,000	1,700	8	1975	Avg	7,208	N	N	15827 SE 175TH PL
3	0	247337	1530	10/05/12	\$259,950	\$317,000	1,720	8	1976	Avg	7,350	N	N	17010 156TH AVE SE
3	0	247300	2810	04/24/13	\$260,000	\$303,000	1,740	8	1967	Good	9,504	N	N	16912 150TH AVE SE
3	0	247335	0690	10/24/14	\$271,700	\$277,000	1,750	8	1973	Avg	8,284	N	N	14413 SE 162ND PL
3	0	247351	0090	07/29/14	\$341,000	\$355,000	1,750	8	1977	Good	8,900	N	N	15419 SE 176TH ST
3	0	247351	0260	03/22/12	\$384,300	\$489,000	1,750	8	1978	VGood	9,760	N	N	15218 SE 175TH PL
3	0	247351	0260	06/23/14	\$460,000	\$484,000	1,750	8	1978	VGood	9,760	N	N	15218 SE 175TH PL
3	0	132831	0570	03/23/12	\$270,000	\$344,000	1,770	8	1978	Avg	7,770	N	N	15617 SE 178TH PL
3	0	247300	0130	06/26/14	\$300,000	\$315,000	1,780	8	1967	Avg	10,395	N	N	14229 SE 165TH PL
3	0	247337	2710	09/23/13	\$324,000	\$364,000	1,780	8	1973	Good	8,066	N	N	15246 SE FAIRWOOD BLVD
3	0	247337	2780	06/07/12	\$350,000	\$438,000	1,780	8	1974	Good	8,210	N	N	15252 SE 171ST PL
3	0	247341	0750	03/17/14	\$330,000	\$356,000	1,780	8	1975	Good	8,880	N	N	15903 SE 175TH ST
3	0	247345	0370	06/03/13	\$312,000	\$360,000	1,780	8	1979	Avg	7,350	N	N	16617 163RD PL SE
3	0	247300	0400	03/14/14	\$360,000	\$388,000	1,790	8	1967	Avg	9,906	N	N	16833 142ND AVE SE
3	0	247300	0910	03/15/12	\$225,000	\$287,000	1,790	8	1967	Avg	7,875	N	N	16922 143RD AVE SE
3	0	247300	2550	06/14/13	\$271,000	\$312,000	1,790	8	1968	Good	9,600	N	N	14717 SE 172ND PL
3	0	247337	1560	03/05/14	\$355,000	\$384,000	1,790	8	1974	Good	7,931	N	N	15611 SE FAIRWOOD BLVD
3	0	247300	2650	01/29/13	\$398,000	\$473,000	1,800	8	1968	VGood	11,640	N	N	17118 151ST AVE SE



**King County**

**Department of Assessments**

## Improved Sales Used in This Annual Update Analysis

### Area 030 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	247335	0490	08/13/13	\$305,000	\$346,000	1,800	8	1974	Avg	9,135	N	N	14319 SE 163RD ST
3	0	352305	9062	08/02/13	\$315,950	\$360,000	1,810	8	1991	Avg	9,458	N	N	18028 161ST CT SE
3	0	937870	0130	09/21/12	\$243,000	\$297,000	1,810	8	1990	Avg	9,497	N	N	16021 SE 180TH PL
3	0	937870	0200	10/08/14	\$375,000	\$384,000	1,810	8	1990	Avg	8,410	N	N	18021 161ST CT SE
3	0	247300	1960	11/09/12	\$349,950	\$424,000	1,830	8	1967	Avg	9,600	N	N	14630 SE 172ND ST
3	0	247345	0840	11/05/12	\$245,000	\$297,000	1,830	8	1979	Avg	7,210	N	N	16503 162ND AVE SE
3	0	247348	0580	11/13/13	\$315,900	\$351,000	1,830	8	1984	Avg	12,325	N	N	16231 SE 174TH ST
3	0	247320	0070	01/29/13	\$374,900	\$446,000	1,840	8	1967	VGood	11,440	N	N	14800 SE 170TH ST
3	0	132831	0080	06/11/12	\$295,000	\$369,000	1,850	8	1978	Avg	16,741	N	N	15711 SE 178TH PL
3	0	247300	2700	06/27/14	\$415,000	\$436,000	1,860	8	1967	Good	8,944	N	N	17051 151ST AVE SE
3	0	247335	0900	12/05/13	\$271,000	\$300,000	1,860	8	1967	Avg	9,718	N	N	14613 SE 165TH PL
3	0	247300	1080	09/25/12	\$291,000	\$356,000	1,870	8	1967	Avg	8,066	N	N	16822 142ND AVE SE
3	0	247352	0350	04/03/12	\$229,000	\$291,000	1,870	8	1978	Avg	9,180	N	N	16642 157TH AVE SE
3	0	352305	9061	12/14/12	\$275,000	\$330,000	1,870	8	1991	Avg	6,873	N	N	18024 161ST CT SE
3	0	247300	1210	09/16/14	\$333,000	\$343,000	1,880	8	1967	Good	9,880	N	N	16404 142ND PL SE
3	0	247300	0840	11/27/13	\$306,000	\$339,000	1,920	8	1966	VGood	7,875	N	N	14336 SE 170TH ST
3	0	247335	1050	08/13/14	\$372,500	\$387,000	1,920	8	1968	Good	9,660	N	N	16501 148TH AVE SE
3	0	247337	0890	09/15/14	\$289,000	\$297,000	1,930	8	1974	Good	8,925	N	N	17005 159TH PL SE
3	0	247345	0970	12/05/13	\$320,000	\$354,000	1,940	8	1979	Avg	10,030	N	N	16018 SE 166TH ST
3	0	247348	0870	10/26/12	\$329,500	\$400,000	1,940	8	1984	Avg	8,325	N	N	17214 163RD PL SE
3	0	247352	0560	01/23/12	\$265,000	\$341,000	1,950	8	1979	Good	7,700	N	N	16638 158TH PL SE
3	0	247337	2400	08/10/12	\$316,250	\$390,000	1,960	8	1973	Good	9,600	N	N	16917 155TH PL SE
3	0	247348	1120	07/22/13	\$354,950	\$405,000	1,960	8	1983	VGood	10,736	N	N	16030 SE FAIRWOOD BLVD
3	0	247337	0510	12/27/13	\$260,000	\$286,000	2,030	8	1974	Avg	9,030	N	N	17322 156TH AVE SE
3	0	247348	1130	06/20/12	\$249,700	\$312,000	2,030	8	1983	Avg	9,600	N	N	16818 160TH CT SE
3	0	247345	0700	05/03/13	\$359,000	\$418,000	2,050	8	1979	Avg	11,200	N	N	16610 163RD PL SE
3	0	247348	0240	06/08/13	\$370,000	\$427,000	2,080	8	1986	Avg	7,350	N	N	17200 161ST AVE SE
3	0	247300	2460	04/16/14	\$375,000	\$401,000	2,110	8	1967	Avg	7,980	N	N	14653 SE 172ND ST
3	0	247348	0020	05/28/13	\$293,000	\$339,000	2,120	8	1983	Avg	8,723	N	N	16001 SE FAIRWOOD BLVD
3	0	247348	0930	07/03/12	\$313,500	\$390,000	2,120	8	1984	Avg	7,350	N	N	17104 163RD PL SE
3	0	247350	0070	05/22/13	\$280,013	\$324,000	2,130	8	1976	Avg	7,560	N	N	17512 155TH AVE SE
3	0	247345	0280	05/10/12	\$272,000	\$343,000	2,140	8	1980	Good	9,844	N	N	16205 SE 165TH ST
3	0	247348	0310	09/18/14	\$365,000	\$375,000	2,140	8	1985	Avg	7,350	N	N	17113 163RD PL SE
3	0	247341	1050	12/16/13	\$335,000	\$369,000	2,190	8	1975	VGood	7,650	N	N	16019 SE 173RD ST
3	0	247348	0280	04/18/12	\$325,000	\$411,000	2,190	8	1984	Good	8,925	N	N	17102 161ST AVE SE
3	0	247337	2440	06/05/12	\$357,000	\$447,000	2,230	8	1973	Good	14,060	N	N	17003 156TH AVE SE
3	0	247348	0560	09/04/14	\$350,000	\$361,000	2,230	8	1984	Avg	10,290	N	N	16219 SE 174TH ST



**King County**

**Department of Assessments**

## Improved Sales Used in This Annual Update Analysis

### Area 030 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	247337	0230	04/26/12	\$288,500	\$364,000	2,250	8	1973	Avg	11,049	N	N	15437 SE FAIRWOOD BLVD
3	0	247345	0640	05/24/13	\$260,000	\$301,000	2,250	8	1980	Avg	11,060	N	N	16720 163RD PL SE
3	0	132831	0620	05/08/12	\$307,750	\$388,000	2,260	8	1977	Avg	7,770	N	N	17849 157TH AVE SE
3	0	247300	0920	08/27/13	\$335,000	\$379,000	2,260	8	1966	Good	7,904	N	N	16916 143RD AVE SE
3	0	247300	0920	04/09/14	\$345,000	\$370,000	2,260	8	1966	Good	7,904	N	N	16916 143RD AVE SE
3	0	247300	2500	11/12/14	\$475,000	\$481,000	2,270	8	1968	VGood	13,000	N	N	17216 147TH AVE SE
3	0	132831	0440	09/16/14	\$356,000	\$366,000	2,280	8	1977	Avg	8,765	N	N	15602 SE 178TH ST
3	0	247300	2210	05/13/14	\$335,000	\$356,000	2,300	8	1967	Avg	9,600	N	N	14649 SE 173RD ST
3	0	247300	2530	08/23/13	\$365,000	\$414,000	2,320	8	1968	Avg	10,000	N	N	14707 SE 172ND PL
3	0	247300	2100	08/27/14	\$375,000	\$388,000	2,330	8	1974	Good	11,400	N	N	14601 SE 173RD ST
3	0	247335	0710	10/27/14	\$390,000	\$397,000	2,330	8	1968	Good	8,364	N	N	16211 145TH AVE SE
3	0	247337	0330	06/19/13	\$399,950	\$460,000	2,340	8	1972	Good	9,600	N	N	17311 156TH AVE SE
3	0	247300	1320	02/13/12	\$260,000	\$334,000	2,360	8	1967	Avg	8,640	N	N	14311 SE FAIRWOOD BLVD
3	0	247300	1920	06/19/12	\$352,000	\$440,000	2,370	8	1968	VGood	9,600	N	N	14662 SE 172ND ST
3	0	247348	1190	11/06/12	\$338,000	\$409,000	2,370	8	1983	Avg	14,589	N	N	16004 SE FAIRWOOD BLVD
3	0	247335	1340	11/04/13	\$280,000	\$312,000	2,400	8	1972	Avg	16,150	N	N	14412 SE 162ND PL
3	0	247337	1230	08/24/12	\$339,000	\$417,000	2,440	8	1974	Good	7,875	N	N	16932 157TH PL SE
3	0	247353	0100	05/23/14	\$388,000	\$411,000	2,440	8	1993	Avg	7,155	N	N	16026 SE 170TH PL
3	0	247337	1780	09/24/14	\$359,950	\$370,000	2,450	8	1973	Avg	9,432	N	N	15814 SE FAIRWOOD BLVD
3	0	247353	0380	02/01/13	\$355,000	\$422,000	2,450	8	1993	Avg	8,109	N	N	17018 160TH AVE SE
3	0	247345	0870	10/06/14	\$325,000	\$333,000	2,480	8	1979	Avg	8,755	N	N	16116 SE 166TH ST
3	0	247345	0430	05/27/14	\$399,000	\$422,000	2,540	8	1979	Avg	9,292	N	N	16727 163RD PL SE
3	0	247345	0580	09/25/13	\$340,000	\$382,000	2,550	8	1980	VGood	8,050	N	N	16902 163RD PL SE
3	0	247350	0010	09/17/13	\$474,950	\$535,000	2,550	8	1985	Good	9,600	N	N	17411 155TH AVE SE
3	0	247335	0110	08/15/12	\$340,000	\$419,000	2,700	8	1968	Good	7,875	N	N	14211 SE 162ND PL
3	0	247335	0930	06/09/14	\$390,000	\$412,000	2,700	8	1968	Good	7,875	N	N	16519 147TH AVE SE
3	0	247352	0930	08/26/13	\$379,900	\$430,000	2,720	8	1979	Avg	25,740	N	N	15410 SE 167TH PL
3	0	247320	0100	06/25/12	\$340,000	\$424,000	2,730	8	1967	Good	11,152	N	N	14829 SE 170TH ST
3	0	247335	1060	03/06/13	\$344,000	\$406,000	2,730	8	1969	Avg	7,800	N	N	16509 148TH AVE SE
3	0	247300	0470	07/08/14	\$336,000	\$352,000	2,760	8	1969	Avg	10,160	N	N	14221 SE 170TH ST
3	0	132833	0500	05/14/13	\$332,500	\$386,000	2,840	8	1978	Avg	8,030	N	N	15430 SE 177TH PL
3	0	247300	2120	09/20/12	\$414,000	\$507,000	2,850	8	1969	Avg	10,223	N	N	14605 SE 173RD ST
3	0	247337	0760	05/17/12	\$345,000	\$434,000	2,910	8	1974	Good	8,400	N	N	17036 159TH PL SE
3	0	247300	1560	02/28/13	\$384,000	\$453,000	3,090	8	1972	VGood	10,800	N	N	14821 SE FAIRWOOD BLVD
3	0	132832	0350	12/02/14	\$387,500	\$391,000	3,190	8	1979	Avg	9,856	N	N	17601 162ND AVE SE
3	0	247300	2770	05/21/12	\$300,000	\$377,000	3,210	8	1967	Avg	10,730	N	N	16942 150TH AVE SE
3	0	247320	0190	02/24/12	\$352,000	\$450,000	3,220	8	1973	Good	11,340	N	N	15037 SE 171ST ST



**King County**

**Department of Assessments**



## Improved Sales Used in This Annual Update Analysis

### Area 030 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	247345	0910	10/23/12	\$295,000	\$358,000	3,220	8	1979	Good	12,096	N	N	16510 161ST AVE SE
3	0	132831	0640	04/16/13	\$310,000	\$362,000	3,240	8	1977	Avg	8,240	N	N	17863 157TH AVE SE
3	0	247348	1010	02/07/13	\$420,000	\$498,000	3,240	8	1982	Avg	12,836	N	N	16117 SE 170TH PL
3	0	247337	0240	04/02/14	\$405,000	\$435,000	3,250	8	1973	Good	10,720	N	N	15441 SE FAIRWOOD BLVD
3	0	247337	1480	08/16/12	\$350,000	\$432,000	3,260	8	1975	Good	7,313	N	N	16967 157TH AVE SE
3	0	247337	0370	06/24/12	\$305,000	\$380,000	3,310	8	1973	Avg	9,918	N	N	15603 SE 174TH ST
3	0	247335	1390	06/25/13	\$369,000	\$424,000	3,330	8	1970	Good	16,150	N	N	14326 SE 162ND PL
3	0	247337	0160	01/30/14	\$348,000	\$379,000	3,500	8	1975	Good	9,600	N	N	17040 151ST AVE SE
3	0	247337	1180	06/28/12	\$390,000	\$486,000	3,750	8	1974	Good	8,651	N	N	16974 157TH PL SE
3	0	247300	1000	07/30/13	\$435,000	\$496,000	3,780	8	1967	Avg	9,570	N	N	16925 143RD AVE SE
3	0	247300	2850	09/17/13	\$499,950	\$563,000	3,810	8	1967	VGood	15,916	N	N	15002 SE FAIRWOOD BLVD
3	0	247300	0120	02/25/14	\$400,000	\$433,000	3,870	8	1967	Good	10,160	N	N	14223 SE 165TH PL
3	0	247300	2170	02/26/14	\$400,000	\$433,000	4,000	8	1968	Good	9,600	N	N	14623 SE 173RD ST
3	0	247335	1300	03/14/14	\$385,000	\$415,000	4,090	8	1968	Good	16,588	N	N	16200 145TH AVE SE
3	0	247337	0220	10/17/14	\$480,000	\$490,000	1,570	9	1974	Good	13,225	N	N	15431 SE FAIRWOOD BLVD
3	0	247337	2830	09/04/12	\$345,000	\$424,000	1,910	9	1986	Avg	19,990	N	N	15209 SE FAIRWOOD BLVD
3	0	951220	0370	06/27/12	\$319,000	\$398,000	1,977	9	2011	Avg	4,000	N	N	15902 SE 164TH PL
3	0	951220	0310	06/22/12	\$340,000	\$424,000	2,154	9	2011	Avg	3,897	N	N	15938 SE 164TH PL
3	0	951220	0340	01/25/12	\$343,000	\$442,000	2,154	9	2011	Avg	4,000	N	N	15920 SE 164TH PL
3	0	951220	0360	04/11/14	\$395,000	\$423,000	2,154	9	2011	Avg	4,000	N	N	15908 SE 164TH PL
3	0	951220	0360	05/15/12	\$329,950	\$415,000	2,154	9	2011	Avg	4,000	N	N	15908 SE 164TH PL
3	0	951220	0380	07/24/12	\$329,950	\$409,000	2,154	9	2011	Avg	4,000	N	N	15796 SE 164TH PL
3	0	951220	0400	04/23/12	\$340,000	\$430,000	2,154	9	2012	Avg	4,091	N	N	15784 SE 164TH PL
3	0	951220	0420	05/29/12	\$329,950	\$414,000	2,154	9	2012	Avg	4,153	N	N	15770 SE 164TH PL
3	0	951220	0420	07/21/14	\$390,000	\$407,000	2,154	9	2012	Avg	4,153	N	N	15770 SE 164TH PL
3	0	951220	0490	08/07/12	\$329,950	\$408,000	2,154	9	2011	Avg	4,249	N	N	16417 159TH CT SE
3	0	951220	0280	02/24/14	\$383,000	\$415,000	2,180	9	2010	Avg	4,000	N	N	15956 SE 164TH PL
3	0	951220	0390	03/22/12	\$329,950	\$420,000	2,193	9	2011	Avg	4,000	N	N	15790 SE 164TH PL
3	0	951220	0320	03/27/12	\$329,950	\$419,000	2,213	9	2011	Avg	4,000	N	N	15932 SE 164TH PL
3	0	951220	0350	04/03/12	\$329,950	\$419,000	2,213	9	2011	Avg	4,000	N	N	15914 SE 164TH PL
3	0	951220	0120	08/01/12	\$399,950	\$495,000	2,220	9	2011	Avg	7,450	N	N	15372 SE 160TH PL
3	0	951220	0150	11/08/12	\$400,000	\$484,000	2,220	9	2012	Avg	6,730	N	N	15348 SE 164TH PL
3	0	951220	0180	04/23/12	\$404,950	\$512,000	2,220	9	2012	Avg	7,481	N	N	15324 SE 164TH PL
3	0	951220	0140	07/25/14	\$479,950	\$501,000	2,260	9	2012	Avg	7,163	N	N	15356 SE 160TH PL
3	0	951220	0140	08/08/12	\$407,950	\$504,000	2,260	9	2012	Avg	7,163	N	N	15356 SE 160TH PL
3	0	951220	0160	07/25/12	\$409,950	\$508,000	2,260	9	2011	Avg	6,297	N	N	15340 SE 160TH PL
3	0	951220	0170	07/25/12	\$400,000	\$496,000	2,260	9	2012	Avg	5,864	N	N	15332 SE 160TH PL



## Improved Sales Used in This Annual Update Analysis

### Area 030 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	951220	0500	01/18/12	\$326,205	\$421,000	2,448	9	2008	Avg	3,770	N	N	16423 159TH CT SE
3	0	247337	2340	06/11/12	\$399,000	\$499,000	2,560	9	1973	Good	9,600	N	N	16801 155TH PL SE
3	0	885690	0120	09/10/12	\$430,000	\$527,000	2,010	10	1987	Avg	23,510	N	N	16003 159TH PL SE
3	0	885690	0300	08/10/12	\$485,000	\$599,000	2,530	10	1987	Avg	12,000	N	N	15709 SE 160TH PL
3	0	885690	0330	03/19/13	\$485,000	\$570,000	2,620	10	1986	Avg	14,778	N	N	15805 SE 160TH PL
3	0	885690	0010	04/22/13	\$442,500	\$516,000	2,920	10	1987	Avg	23,086	N	N	16056 160TH PL SE
3	0	951220	0050	08/27/14	\$551,000	\$570,000	3,090	10	2010	Avg	4,943	N	N	15534 SE 160TH PL
3	0	885690	0110	11/06/13	\$625,000	\$696,000	3,870	10	1987	Good	26,913	Y	N	16002 159TH PL SE
3	0	247348	1000	09/19/13	\$535,000	\$602,000	4,450	10	1984	Avg	14,271	N	N	16113 SE 170TH PL

## Improved Sales Removed in This Annual Update Analysis

### Area 030 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	008700	0010	01/04/14	\$30,700	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	008700	0029	07/20/12	\$115,600	AUCTION SALE; EXEMPT FROM EXCISE TAX
2	0	008700	0029	11/06/13	\$185,000	INSUFFICIENT REPRESENTATION FOR FAIR CONDITION
2	0	008700	0066	08/20/14	\$233,750	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
2	0	008700	0111	03/23/12	\$110,000	DOR RATIO
2	0	008700	0131	03/28/14	\$169,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
2	0	008700	0162	01/31/12	\$97,500	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	008700	0165	12/18/12	\$109,000	INSUFFICIENT REPRESENTATION FOR GRADE 5
2	0	008700	0203	01/04/12	\$116,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	008700	0208	06/26/13	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	008700	0213	06/13/14	\$129,000	DOR RATIO
2	0	008700	0218	04/23/14	\$130,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	0	008700	0245	09/30/14	\$170,000	PERCENT NET CONDITION; PREVIOUS IMP. VALUE <= 25K
2	0	008700	0305	06/27/12	\$146,992	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	008700	0337	07/19/12	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR
2	0	008800	0043	06/06/12	\$127,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	008800	0043	09/26/12	\$142,000	NON-REPRESENTATIVE SALE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
2	0	008800	0174	05/01/14	\$217,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE
2	0	008800	0190	07/10/12	\$119,291	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	008800	0240	01/25/12	\$137,000	DOR RATIO; AUCTION SALE; FINANCIAL INSTITUTION RESALE
2	0	008800	0280	12/02/13	\$160,000	BOX PLOT OUTLIER
2	0	008800	0282	05/29/13	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	008800	0370	07/03/12	\$199,158	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	0	008800	0381	03/01/12	\$65,000	DOR RATIO; NO MARKET EXPOSURE
2	0	008800	0392	02/26/13	\$121,600	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	008800	0426	08/27/12	\$107,500	AUCTION SALE; EXEMPT FROM EXCISE TAX
2	0	008800	0540	08/04/14	\$130,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE SALE
2	0	008800	0761	06/17/13	\$162,750	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE
2	0	008800	0761	04/02/13	\$283,637	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	073900	0027	10/28/13	\$140,000	NO MARKET EXPOSURE; BANKRUPTCY-RECEIVER OR TRUSTEE

## Improved Sales Removed in This Annual Update Analysis

### Area 030 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	073900	0027	07/01/13	\$155,417	NO MARKET EXPOSURE; BANKRUPTCY-RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	073900	0035	04/29/14	\$166,000	DOR RATIO; IMP. COUNT > 1; IMP. CHAR CHGD SINCE SALE; RELATED PARTY, FRIEND, OR NEIGH.
2	0	080600	0015	01/13/14	\$337,799	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	080600	0025	12/30/14	\$118,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
2	0	080600	0060	12/16/14	\$175,000	NON-REPRESENTATIVE SALE; RELATED PARTY, FRIEND OR NEIGHBOR
2	0	080600	0085	03/13/13	\$154,001	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTIT. RESALE; EXEMPT FROM EXCISE TAX
2	0	142320	0020	05/19/14	\$161,000	MODEL DEVELOPMENT EXCLUSION; STATISICAL OUTLIER
2	0	142320	0060	11/07/14	\$260,806	BANKRUPTCY - RECEIVER OR TRUSTEE; NON-GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
2	0	142320	0105	11/28/12	\$118,000	IMP CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE; BANKRUPTCY
2	0	142320	0165	03/28/13	\$172,500	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
2	0	142320	0170	03/24/14	\$80,000	DOR RATIO; NO MARKET EXPOSURE
2	0	142320	0170	06/12/14	\$223,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	0	142340	0030	09/19/12	\$120,000	IMP CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
2	0	142340	0170	07/29/14	\$94,099	DOR RATIO; QUIT CLAIM; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
2	0	142340	0305	02/23/12	\$115,200	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
2	0	142350	0040	03/15/12	\$126,500	SALE DATA DOES NOT MATCH ASSESSED VALUE.
2	0	142350	0420	04/10/13	\$145,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	142350	0670	09/08/12	\$92,653	DOR RATIO; NO MARKET EXPOSURE; QUIT CLAIM DEED
2	0	142350	0750	11/07/13	\$190,000	INSUFFICIENT REPRESENTATION FOR AGLA LESS THAN 801SF
2	0	142360	0020	03/07/13	\$100,000	DOR RATIO; IMP. CHAR CHANGED SINCE SALE; ESTATE ADMIN, GUARDIAN, OR EXECUTOR
2	0	142360	0120	01/05/12	\$137,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
2	0	142370	0010	10/26/12	\$331,968	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
2	0	142370	0010	05/28/13	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	142370	0420	12/24/14	\$211,501	AUCTION SALE
2	0	142370	0610	10/30/13	\$149,579	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	142380	0300	03/22/12	\$139,900	NON-REPRESENTATIVE SALE; MODEL DEVELOPMENT EXCLUSION
2	0	142380	0680	09/07/12	\$153,000	RELATED PARTY, FRIEND, OR NEIGHBOR; SHORT SALE; NON-REPRESENTATIVE SALE
2	0	142380	0940	09/10/14	\$68,388	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	142390	0050	02/28/13	\$165,050	AUCTION SALE; EXEMPT FROM EXCISE TAX
2	0	142390	0050	11/19/12	\$244,499	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX

## Improved Sales Removed in This Annual Update Analysis

### Area 030 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	142390	0070	10/21/13	\$209,226	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO NON-GOV'T; EXEMPT FROM EXCISE TAX
2	0	142390	0250	08/19/13	\$77,000	DOR RATIO; IMP. CHAR CHANGED SINCE SALE; ESTATE ADMIN, GUARDIAN, OR EXECUTOR
2	0	142390	0580	04/04/14	\$115,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	142390	0580	06/25/14	\$280,000	SALE DATA DOES NOT MATCH ASSESSED VALUE; FINANCIAL INSTITUTION RESALE
2	0	142390	0920	07/29/13	\$240,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
2	0	142391	0490	02/27/14	\$182,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	142391	0590	01/10/13	\$192,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
2	0	142391	0680	06/11/13	\$180,000	SALE DATA DOES NOT MATCH ASSESSED VALUE.
2	0	142391	0890	02/12/13	\$193,001	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	142391	1170	12/11/12	\$164,000	DOR RATIO; AUCTION SALE; EXEMPT FROM EXCISE TAX
2	0	143150	0070	03/12/12	\$148,150	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	143150	0360	11/13/12	\$130,914	BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REPRESENTATIVE SALE
2	0	143150	0370	12/02/13	\$191,350	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
2	0	143150	0370	05/27/14	\$271,205	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	143150	0430	03/16/12	\$162,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE
2	0	143160	0180	09/30/14	\$215,100	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	143170	0210	02/14/14	\$166,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	143170	0210	07/02/14	\$305,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	0	143170	0250	02/14/12	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	143170	0250	05/16/14	\$345,000	SALE DATA DOES NOT MATCH ASSESSED VALUE; FINANCIAL INSTITUTION RESALE
2	0	143170	0260	03/28/12	\$163,500	NON-REPRESENTATIVE SALE; GOV'T TO NON-GOV'T; EXEMPT FROM EXCISE TAX
2	0	143170	0310	02/14/14	\$218,000	IMP CHAR CHANGED SINCE SALE; NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE
2	0	143170	0330	02/06/13	\$125,000	DOR RATIO; NON-REPRESENTATIVE SALE
2	0	143170	0370	11/14/13	\$171,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	143170	0390	08/06/12	\$192,680	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
2	0	143240	0060	05/29/14	\$230,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	0	143240	0120	11/11/14	\$165,000	MODEL DEVELOPMENT EXCLUSION; DIAGNOSTIC OUTLIER
2	0	143240	0175	09/27/13	\$175,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
2	0	143240	0235	10/30/12	\$167,000	AUCTION SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
2	0	143240	0235	07/09/12	\$282,722	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX



## Improved Sales Removed in This Annual Update Analysis

### Area 030 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	143240	0285	06/13/12	\$132,500	NON-REPRESENTATIVE SALE; SHORT SALE
2	0	143240	0330	09/14/12	\$150,000	AUCTION SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
2	0	143240	0350	04/25/13	\$187,742	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTIT. RESALE; EXEMPT FROM EXCISE TAX
2	0	143240	0350	07/24/13	\$130,200	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	143240	0390	01/24/12	\$117,000	SALE DATA DOES NOT MATCH ASSESSED VALUE; NON-REPRESENTATIVE SALE
2	0	143240	0570	07/18/14	\$254,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	0	143240	0600	02/10/12	\$95,000	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	143240	0670	02/02/12	\$140,000	NON-REPRESENTATIVE SALE; QUESTIONABLE PER APPRAISAL
2	0	143240	0785	06/04/13	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
2	0	143240	0790	04/04/13	\$181,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTIT. RESALE; EXEMPT FROM EXCISE TAX
2	0	143240	0805	01/09/12	\$103,000	DOR RATIO; NON-REPRESENTATIVE SALE
2	0	143240	0875	04/30/13	\$147,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTIT. RESALE; EXEMPT FROM EXCISE TAX
2	0	143260	0355	05/14/12	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	143260	0360	03/15/13	\$232,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	143260	0390	03/19/14	\$150,000	PARTIAL INTEREST (1/3, 1/2, ETC.); RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	143260	0410	03/05/14	\$165,750	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	143260	0425	09/26/14	\$245,275	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	143260	0490	11/04/14	\$155,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	143260	0510	02/10/12	\$175,000	RELATED PARTY, FRIEND, OR NEIGHBOR; SALE DATA DOES NOT MATCH ASSESSED VALUE
2	0	143260	0560	09/09/14	\$237,237	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	143260	0720	05/10/13	\$166,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	143260	0740	06/20/13	\$269,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	143270	0120	11/04/13	\$160,289	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	143270	0710	06/16/14	\$230,000	SALE DATA DOES NOT MATCH ASSESSED VALUE; ESTATE ADMIN, GUARDIAN, OR EXECUTOR
2	0	143270	0740	08/20/14	\$203,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
2	0	143270	0760	02/27/13	\$165,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	0	143270	1200	01/30/14	\$170,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
2	0	143270	1200	10/01/13	\$177,219	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	143270	1230	08/20/13	\$241,834	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	143270	1250	02/07/12	\$114,427	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX

## Improved Sales Removed in This Annual Update Analysis

### Area 030 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	143270	1380	07/28/14	\$160,500	BANKRUPTCY - RECEIVER OR TRUSTEE; STATEMENT TO DOR
2	0	143270	1430	06/09/14	\$155,400	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	143270	1430	09/10/14	\$242,500	SALE DATA DOES NOT MATCH ASSESSED VALUE; ESTATE ADMIN, GUARDIAN, OR EXECUTOR
2	0	143270	1510	03/28/14	\$155,000	OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	143280	0440	08/31/12	\$195,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	143280	0440	10/11/12	\$165,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
2	0	143290	0100	02/03/12	\$184,500	NON-REPRESENTATIVE SALE; GOV'T TO NON- GOV'T; FINANCIAL INSTITUTION RESALE
2	0	143290	0370	01/15/13	\$361,726	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	143310	0020	06/13/12	\$160,000	OBSERVATION OUTSIDE THE NORM
2	0	143310	0020	02/22/12	\$265,046	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
2	0	143310	0150	05/30/12	\$202,321	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	143310	0150	06/01/12	\$202,321	NO MARKET EXPOSURE; BANKRUPTCY-RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	143310	0230	06/25/12	\$229,675	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
2	0	143310	0230	11/29/12	\$236,000	NON-REPRESENTATIVE SALE; GOV'T TO NON-GOV'T; EXEMPT FROM EXCISE TAX
2	0	143310	0290	06/25/13	\$232,700	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
2	0	143320	0030	01/23/12	\$148,357	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	143320	0030	08/14/12	\$180,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	147306	0030	12/30/13	\$1,001,389	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	147306	0030	01/12/12	\$3,000	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
2	0	202305	9052	07/18/14	\$400,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	246070	0240	02/02/12	\$225,000	NON-REPRESENTATIVE SALE; GOV'T TO NON-GOV'T; FINANCIAL INSTITUTION RESALE
2	0	246070	0430	06/27/14	\$342,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	0	246070	0920	04/23/13	\$261,147	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	246070	0960	01/17/14	\$212,501	AUCTION SALE; EXEMPT FROM EXCISE TAX
2	0	247310	0270	11/14/13	\$280,214	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
2	0	247310	0450	02/24/14	\$218,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	247310	1200	06/01/12	\$165,200	NON-REPRESENTATIVE SALE; GOV'T TO NON-GOV'T; FINANCIAL INSTITUTION RESALE
2	0	247310	1380	06/13/13	\$218,500	AUCTION SALE; BANKRUPTCY; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
2	0	247310	1480	05/16/12	\$160,000	NON-REPRESENTATIVE SALE; GOV'T TO NON-GOV'T; FINANCIAL INSTITUTION RESALE
2	0	247325	0030	05/01/13	\$180,000	IMP CHARACTERISTICS CHANGED SINCE SALE

## Improved Sales Removed in This Annual Update Analysis

### Area 030 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	247325	0100	09/09/13	\$209,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	247325	0200	12/10/13	\$289,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	247325	0400	09/24/14	\$325,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	0	247325	0450	01/23/12	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR; SHORT SALE
2	0	247325	0520	12/17/13	\$108,000	DOR RATIO; NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
2	0	247325	1170	06/26/14	\$302,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	0	247325	1310	08/02/13	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	247325	1350	10/12/12	\$178,100	AUCTION SALE; EXEMPT FROM EXCISE TAX
2	0	247336	0010	05/02/14	\$220,100	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE
2	0	247336	0110	01/10/12	\$175,000	AUCTION SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
2	0	247336	0230	01/25/13	\$168,100	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	247338	0120	11/11/13	\$338,087	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
2	0	247338	0690	01/21/13	\$160,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	0	247338	0690	10/29/12	\$225,708	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTIT. RESALE; EXEMPT FROM EXCISE TAX
2	0	247338	0690	10/29/12	\$199,440	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	247338	0810	09/10/13	\$238,500	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
2	0	247338	0920	06/11/14	\$302,633	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	247338	1070	11/05/14	\$300,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	0	247338	1130	02/05/13	\$138,573	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTIT. RESALE; EXEMPT FROM EXCISE TAX
2	0	247338	1190	02/27/13	\$326,020	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	247338	1190	05/16/13	\$210,100	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	247339	0100	02/08/13	\$183,750	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	247339	0120	09/13/12	\$305,011	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	247339	0120	09/24/12	\$282,578	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
2	0	247339	0440	07/29/14	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMIN, GUARDIAN, OR EXECUTOR
2	0	247339	0440	12/02/14	\$340,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	0	247340	0110	08/26/14	\$315,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	0	247340	0120	04/06/12	\$173,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	247340	0340	01/16/14	\$235,117	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	247340	0340	03/06/14	\$205,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE

## Improved Sales Removed in This Annual Update Analysis

### Area 030 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	247520	0020	05/10/13	\$133,600	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	247520	0150	05/14/12	\$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	247520	0250	08/22/12	\$297,943	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	247520	0290	10/20/14	\$332,544	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	0	247520	0370	10/20/14	\$350,000	SALE DATA DOES NOT MATCH ASSESSED VALUE; FINANCIAL INSTITUTION RESALE
2	0	247520	0930	06/27/13	\$262,900	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
2	0	247520	1200	04/18/13	\$190,001	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	278128	0270	08/19/14	\$249,000	RELOCATION - SALE TO SERVICE
2	0	278128	0360	12/17/12	\$167,685	AUCTION SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
2	0	282305	9049	03/20/12	\$173,000	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	282305	9074	05/10/12	\$113,000	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	282305	9074	12/13/12	\$235,000	IMP CHARACTERISTICS CHANGED SINCE SALE
2	0	289260	0030	03/21/12	\$100,000	DOR RATIO; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
2	0	289260	0030	10/09/12	\$169,900	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	289260	0037	05/17/12	\$125,000	ANOMALY DETENTION
2	0	289260	0067	04/19/12	\$96,001	DOR RATIO; AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	0	289270	0041	05/13/14	\$221,884	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	292305	9087	07/20/12	\$180,000	NON-NORMAL DISTRIBUTION
2	0	292305	9105	07/18/13	\$148,590	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	292305	9109	07/15/14	\$300,000	NO MARKET EXPOSURE; CORPORATE AFFILIATES
2	0	292305	9112	06/04/13	\$267,432	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
2	0	292305	9112	09/23/13	\$175,000	INSUFFICIENT REPRESENTATION FOR GRADE 5
2	5	326057	0120	03/19/13	\$463,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	5	326057	0290	11/24/14	\$495,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	5	329470	0020	07/23/12	\$249,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	5	329470	0251	05/22/12	\$147,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	5	329470	0310	09/02/14	\$261,000	INSUFFICIENT REPRESENTATION FOR AGLA LESS THAN 801SF
2	5	329470	0421	05/27/14	\$265,000	ESTATE ADMIN; GUARDIAN, OR EXECUTOR; SALE DATA DOES NOT MATCH ASSESSED VALUE
2	0	337810	0100	06/30/14	\$209,575	SALE DATA DOES NOT MATCH ASSESSED VALUE; ESTATE ADMIN, GUARDIAN, OR EXECUTOR
2	0	381130	0110	11/02/12	\$360,356	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX

## Improved Sales Removed in This Annual Update Analysis

### Area 030 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	381130	0110	08/25/14	\$329,654	NO MARKET EXPOSURE; NON-GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
2	5	564050	0031	06/25/12	\$395,310	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	5	564050	0108	08/14/12	\$550,000	NO MARKET EXPOSURE; NON-NORMAL DISTRIBUTION
2	0	667305	0220	08/09/13	\$232,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	0	667306	0030	03/27/14	\$118,472	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	667306	0210	06/05/12	\$152,900	DOR RATIO; NON-REPRESENTATIVE SALE
2	0	667306	0240	07/26/12	\$235,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	667307	0130	11/02/13	\$2,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
2	0	684300	0080	07/09/14	\$287,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	5	722140	0160	04/16/12	\$117,000	DOR RATIO; IMP. CHAR CHANGED SINCE SALE; ESTATE ADMIN, GUARDIAN, OR EXECUTOR
2	5	722140	0320	10/03/14	\$213,000	INSUFFICIENT REPRESENTATION FOR AGLA LESS THAN 801SF
2	5	722140	0443	12/20/12	\$295,001	AUCTION SALE; EXEMPT FROM EXCISE TAX
2	5	722140	0447	08/09/13	\$310,100	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	722910	0010	07/10/12	\$291,845	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
2	0	722910	0010	10/12/12	\$265,000	NON-REPRESENTATIVE SALE; GOV'T TO NON-GOV'T; FINANCIAL INSTITUTION RESALE
2	5	723150	0355	04/04/12	\$275,950	INSUFFICIENT REPRESENTATION FOR AGLA LESS THAN 801SF
2	5	723150	0370	02/29/12	\$105,000	DOR RATIO; IMP. CHAR CHANGED SINCE SALE; ESTATE ADMIN, GUARDIAN, OR EXECUTOR
2	5	723150	0380	03/26/12	\$210,401	AUCTION SALE; EXEMPT FROM EXCISE TAX
2	0	739900	0030	05/16/12	\$183,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	739910	0050	05/09/13	\$95,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	739920	0220	05/19/14	\$403,000	RELOCATION - SALE TO SERVICE
2	0	739920	0240	10/20/14	\$130,000	DOR RATIO; NO MARKET EXPOSURE
2	0	739920	0510	06/11/13	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	739920	0510	08/12/14	\$383,000	SALE DATA DOES NOT MATCH ASSESSED VALUE; ESTATE ADMIN, GUARDIAN, OR EXECUTOR
2	0	739930	1090	02/08/13	\$181,171	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	739930	1090	03/22/13	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	863710	0360	03/06/13	\$158,479	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	864550	0650	05/04/12	\$175,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	864550	0790	04/05/12	\$190,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	0	864550	1290	01/05/12	\$137,308	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX



## Improved Sales Removed in This Annual Update Analysis

### Area 030 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	864550	1311	12/19/14	\$150,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
2	0	864550	1530	09/05/14	\$20,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); NON-REPRESENTATIVE SALE
2	0	864551	0010	09/29/14	\$230,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
2	0	864551	0020	12/05/12	\$180,000	QUIT CLAIM DEED
2	0	864551	1330	03/14/12	\$156,000	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	864551	1530	05/24/12	\$216,149	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
2	0	864551	1530	09/10/12	\$217,000	NON-REPRESENTATIVE SALE; GOV'T TO NON-GOV'T; EXEMPT FROM EXCISE TAX
2	0	864552	0320	05/10/12	\$182,919	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	864552	0320	10/09/12	\$188,000	IMP CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
2	0	864554	0290	09/03/14	\$250,800	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHAR. CHANGED SINCE SALE
2	0	864554	0290	11/26/14	\$358,000	SALE DATA DOES NOT MATCH ASSESSED VALUE; ESTATE ADMIN, GUARDIAN, OR EXECUTOR
2	0	889870	0120	06/04/14	\$400,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	0	889870	0230	03/14/13	\$212,800	RELATED PARTY, FRIEND, OR NEIGHBOR; NO MARKET EXPOSURE; ESTATE SALE
2	0	889870	0600	09/18/12	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR; SALE DATA DOES NOT MATCH ASSESSED VALUE
2	0	889870	0820	07/07/14	\$170,500	MODEL DEVELOPMENT EXCLUSION; DIAGNOSTIC OUTLIER
2	0	889870	0960	06/20/14	\$329,950	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	0	889870	1040	11/26/13	\$275,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	889870	1370	01/30/12	\$42,500	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	889870	1400	01/11/12	\$307,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
2	0	941595	0080	12/01/14	\$119,600	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM; RELATED PARTY, FRIEND, OR NEIGH
2	0	941595	0080	12/01/14	\$117,250	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM; RELATED PARTY, FRIEND, OR NEIGH
3	0	132830	0380	01/06/12	\$230,000	NON-REPRESENTATIVE SALE; GOV'T TO NON- GOV'T; FINANCIAL INSTITUTION RESALE
3	0	132830	0490	10/17/13	\$239,338	AUCTION SALE; EXEMPT FROM EXCISE TAX
3	0	132830	0700	03/28/14	\$269,200	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE
3	0	132830	1080	06/06/13	\$242,200	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	132830	1230	12/18/12	\$279,947	GOV'T TO GOV'T; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
3	0	132830	1250	10/17/13	\$255,100	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	132832	0070	12/04/12	\$287,000	QUIT CLAIM DEED; DIVORCE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
3	0	132832	0320	01/17/12	\$264,350	NON-REPRESENTATIVE SALE; GOV'T TO NON-GOV'T; FINANCIAL INSTITUTION RESALE
3	0	132832	0410	05/10/13	\$204,150	IMP. CHARACTERISTICS CHANGED SINCE SALE

## Improved Sales Removed in This Annual Update Analysis

### Area 030 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	132832	0410	11/25/13	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	132832	0420	04/30/13	\$367,333	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	132832	0660	04/25/12	\$228,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	132832	0770	05/13/13	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	132833	0210	05/31/13	\$328,522	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
3	0	132833	0350	04/23/14	\$57,500	DOR RATIO; SHERIFF / TAX SALE; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
3	0	132833	0350	09/17/14	\$112,000	DOR RATIO; NO MARKET EXPOSURE
3	0	132833	0350	04/04/14	\$16,000	DOR RATIO; QUIT CLAIM DEED; SHERIFF / TAX SALE; EXEMPT FROM EXCISE TAX
3	0	132833	0460	04/14/14	\$204,000	NON-NORMAL DISTRIBUTION
3	0	132833	0770	02/08/12	\$179,900	NON-REPRESENTATIVE SALE; GOV'T TO NON-GOV'T; FINANCIAL INSTITUTION RESALE
3	0	132833	0780	10/28/14	\$180,000	NO MARKET EXPOSURE; IMP CHARACTERISTICS CHANGED SINCE SALE
3	0	132834	0160	08/06/13	\$185,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE; ESTATE SALE
3	0	132834	0190	03/22/12	\$180,000	RETENTION EXCLUSION FOR THE SAMPLE SET
3	0	132834	0300	04/26/12	\$182,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
3	0	132834	0380	06/12/14	\$205,700	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
3	0	132834	0380	10/27/14	\$315,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	132835	0020	06/25/12	\$190,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
3	0	132835	0090	06/27/14	\$308,000	RELOCATION - SALE TO SERVICE
3	0	132835	0150	03/15/13	\$239,600	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTIT. RESALE; EXEMPT FROM EXCISE TAX
3	0	247300	0080	12/09/13	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
3	0	247300	0290	02/05/13	\$250,000	NON-REPRESENTATIVE SALE; SHORT SALE
3	0	247300	0720	07/17/14	\$380,000	NO MARKET EXPOSURE; OBSERVATION OUTSIDE THE NORM
3	0	247300	0920	04/09/14	\$345,000	RELOCATION - SALE TO SERVICE
3	0	247300	1100	06/03/13	\$293,600	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	247300	1160	06/25/13	\$240,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
3	0	247300	1560	10/15/12	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	247300	2060	05/19/14	\$442,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	247300	2210	05/13/14	\$348,100	RELOCATION - SALE TO SERVICE
3	0	247300	2290	09/10/14	\$271,000	NON-NORMAL DISTRIBUTION
3	0	247300	2570	08/13/14	\$555,000	NO MARKET EXPOSUR; RETENTION EXCLUSION FOR THE SAMPLE SET

## Improved Sales Removed in This Annual Update Analysis

### Area 030 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	247300	2720	09/19/13	\$260,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
3	0	247300	2720	04/15/13	\$430,758	AUCTION SALE; EXEMPT FROM EXCISE TAX
3	0	247300	2720	04/15/13	\$375,338	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	0	247300	2950	04/27/12	\$188,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE; ESTATE ADMIN, GUARDIAN, OR EXECUTOR
3	0	247300	3070	05/07/14	\$290,100	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	247300	3540	10/29/13	\$236,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	247300	3540	11/05/13	\$236,000	CORRECTION DEED; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTIT RESALE
3	0	247320	0190	02/22/12	\$340,000	RELOCATION - SALE TO SERVICE
3	0	247335	0560	04/17/12	\$199,950	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	247335	0690	04/17/13	\$434,013	AUCTION SALE; EXEMPT FROM EXCISE TAX
3	0	247335	0690	06/05/13	\$382,046	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	0	247335	0940	11/28/12	\$272,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
3	0	247335	1030	02/23/12	\$195,000	OBSERVATION OUTSIDE THE NORM
3	0	247335	1490	05/21/13	\$365,000	IMP. COUNT > 1
3	0	247337	0100	06/21/13	\$260,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	0	247337	0110	11/14/14	\$370,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	247337	0140	08/14/14	\$286,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
3	0	247337	0160	04/15/13	\$487,362	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	247337	0580	08/19/13	\$302,936	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	247337	0600	05/31/13	\$278,800	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	247337	0790	07/31/12	\$215,000	NON-REPRESENTATIVE SALE; SHORT SALE
3	0	247337	1540	10/03/13	\$224,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
3	0	247337	1660	11/19/14	\$262,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
3	0	247337	1910	05/24/13	\$339,950	MULTI-PARCEL
3	0	247337	2170	05/27/14	\$297,500	AUCTION SALE; EXEMPT FROM EXCISE TAX
3	0	247337	2170	08/06/14	\$432,000	SALE DATA DOES NOT MATCH ASSESSED VALUE; FINANCIAL INSTITUTION RESALE
3	0	247337	2590	09/13/12	\$349,209	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
3	0	247337	2590	05/13/13	\$310,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
3	0	247341	0090	10/28/12	\$196,500	NON-REPRESENTATIVE SALE; OBSERVATION OUTSIDE THE NORM
3	0	247341	0450	11/20/14	\$170,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE; ESTATE ADMIN, GUARDIAN, OR EXECUTOR

## Improved Sales Removed in This Annual Update Analysis

### Area 030 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	247341	0680	11/09/12	\$170,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	247341	0680	02/12/13	\$305,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	247341	0820	03/12/12	\$235,000	RETENTION EXCLUSION FOR THE SAMPLE SET
3	0	247341	0880	02/14/14	\$212,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	247341	1050	01/10/13	\$232,545	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	247341	1050	06/24/13	\$227,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	0	247345	0580	04/17/13	\$225,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	247345	0690	01/29/13	\$255,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	247345	1090	06/14/12	\$237,000	NON-REPRESENTATIVE SALE; GOV'T TO NON-GOV'T; FINANCIAL INSTITUTION RESALE
3	0	247346	0260	03/20/13	\$216,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
3	0	247346	0750	04/10/14	\$336,473	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	247346	0860	10/27/14	\$260,000	MODEL DEVELOPMENT EXCLUSION; STATISTICAL OUTLIER
3	0	247348	0090	04/11/12	\$118,277	DOR RATIO; QUIT CLAIM DEED
3	0	247348	1010	10/16/14	\$195,250	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	247349	0080	01/10/14	\$215,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
3	0	247349	0140	04/23/14	\$109,338	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FR EXCISE TAX
3	0	247353	0330	07/16/13	\$84,000	DOR RATIO; QUIT CLAIM; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
3	0	352305	9060	05/31/13	\$310,834	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
3	0	951220	0500	01/07/12	\$342,500	RELOCATION - SALE TO SERVICE
3	0	951220	0540	07/12/12	\$116,121	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); RELATED PARTY, FRIEND, OR NEIGHBOR

## Vacant Sales Used in this Annual Update Analysis

### Area 030

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
002	0	292305	9022	2/5/2013	\$1,500,000	394,036	N	N
002	5	329470	0125	6/13/2012	\$90,000	8,450	N	N
002	0	337810	0090	5/23/2013	\$35,000	7,168	N	N
002	0	864550	0110	5/25/2012	\$62,000	7,480	N	N
002	0	864551	0350	4/23/2013	\$90,000	7,125	N	N
003	0	951220	0450	5/3/2013	\$208,000	90,483	N	N

## Vacant Sales Removed in this Annual Update Analysis

### Area 030

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
002	0	008700	0171	5/28/2014	\$20,000	DOR RATIO; NO MARKET EXPOSURE
002	0	008800	0032	2/9/2013	\$65,000	DOR RATIO, NON-REPRESENTATIVE SALE
002	0	864551	0350	1/15/2013	\$65,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE



## Mobile Home Sales Used in this Annual Update Analysis

### Area 030

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
002	0	008800	0026	2/10/2012	\$117,000	1300	4	1989	4	11048	N	16111 111TH PL SE
002	0	282305	9110	7/5/2012	\$135,000	1232	4	1986	6	13296	N	17245 117TH AVE SE

# Uniform Standards of Professional Appraisal Practice Compliance

## Client and Intended Use of the Appraisal:

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

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

## Definition and date of value estimate:

### Market Value

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

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

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

### Highest and Best Use

#### **RCW 84.40.030**

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

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

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

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

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

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

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

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

**Date of Value Estimate**

**RCW 84.36.005**

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

**RCW 36.21.080**

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

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



## Property Rights Appraised: Fee Simple

### **Wash Constitution Article 7 § 1 Taxation:**

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

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

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

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

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

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

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

## Assumptions and Limiting Conditions:

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

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

### **Scope of Work Performed:**

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

## Certification:

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

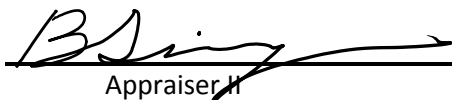
- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present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

None

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

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

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

  
Appraiser H

5/18/2015

Date