

Enumclaw Plateau

Area: 040

Residential Revalue for 2015 Assessment Roll



Obtained from Redfin.com

The Enumclaw plateau is a large and diverse area of approximately 77,000 acres that starts in the north at the town of Selleck southward to the King/Pierce County border. The area is bounded by many small lakes, ponds, and streams as well as two major watercourses. Many of the properties have good to excellent Mt. Rainier views. In the last few years, there has been little appreciation in real estate in the rural Enumclaw area; however, in the past year, the economy has been improving, and with little inventory available, the market is on an upswing. There appears to be a strong desire for acreage parcels, not to develop, but to use for horse farms and estate size properties.



King County

Department of Assessments

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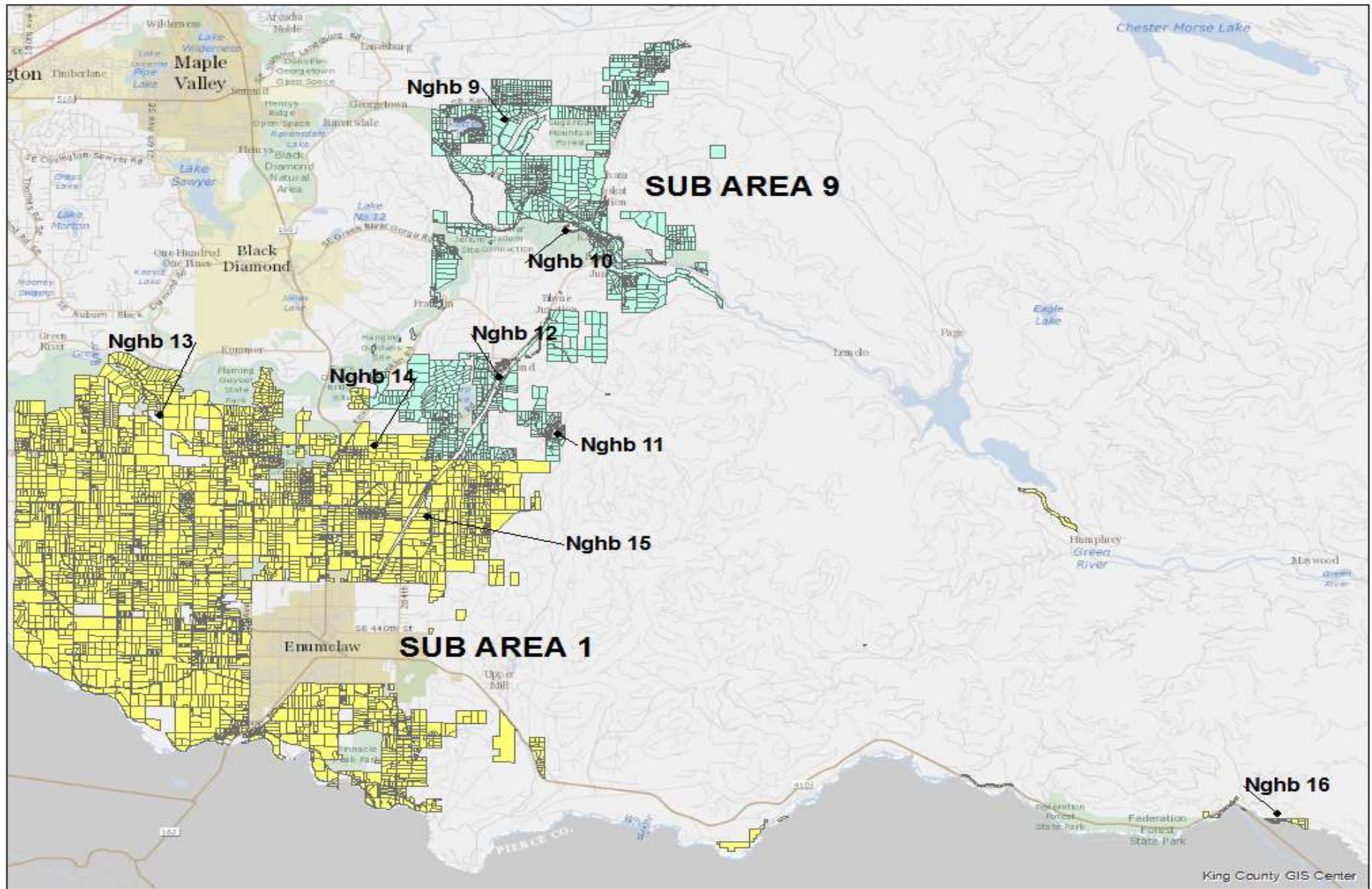
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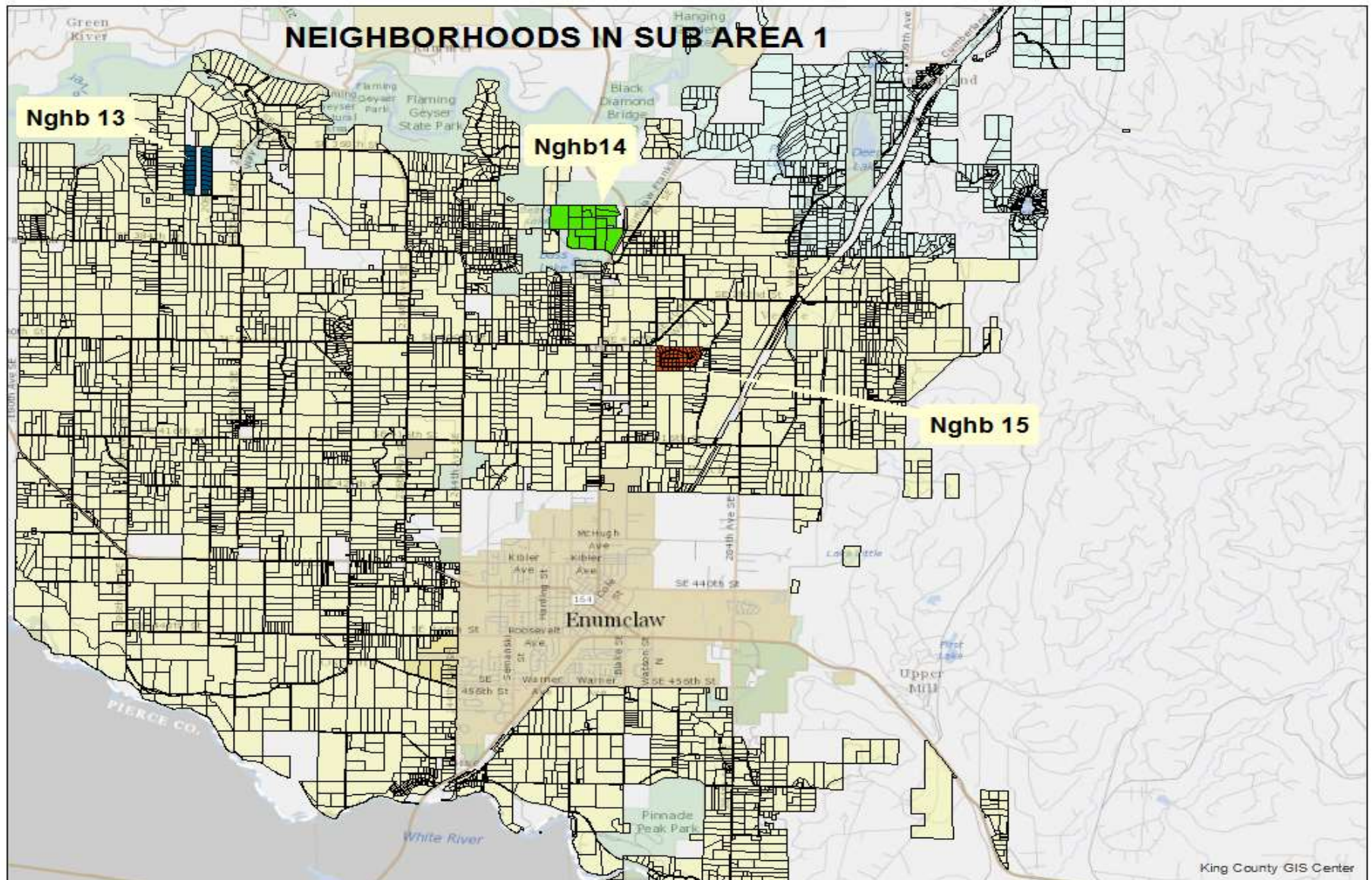
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Area 040 Map

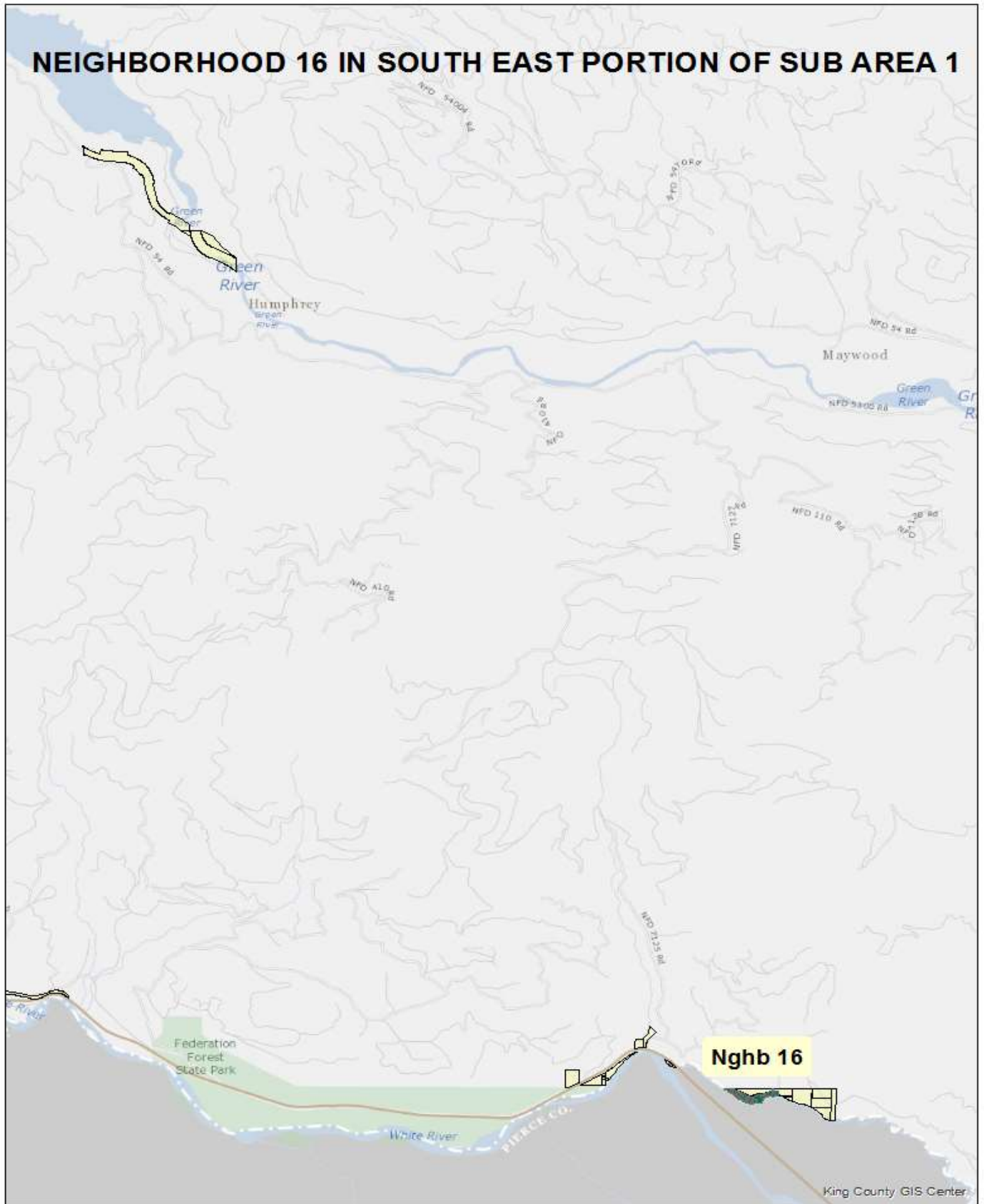


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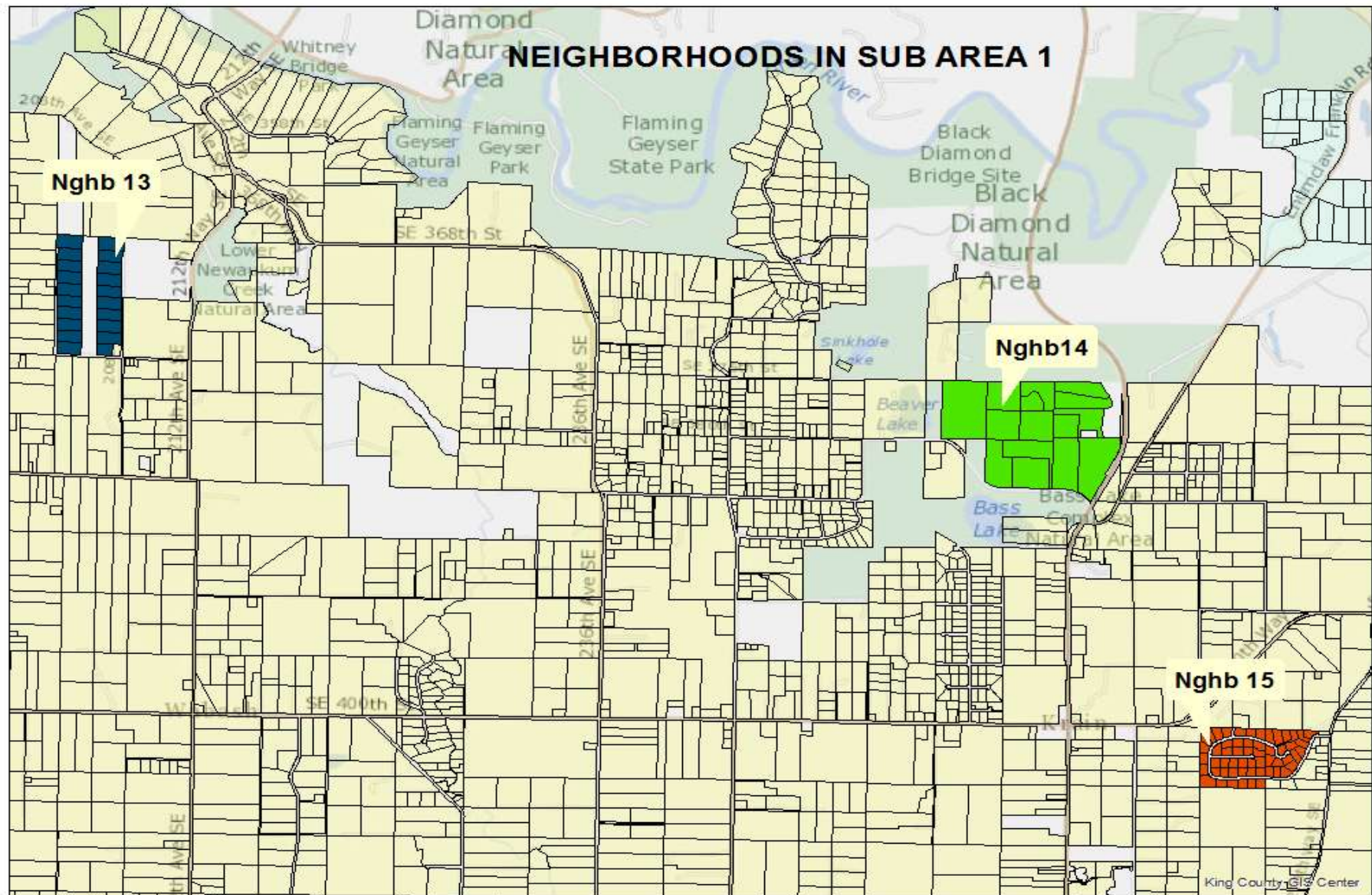
Neighborhood Map



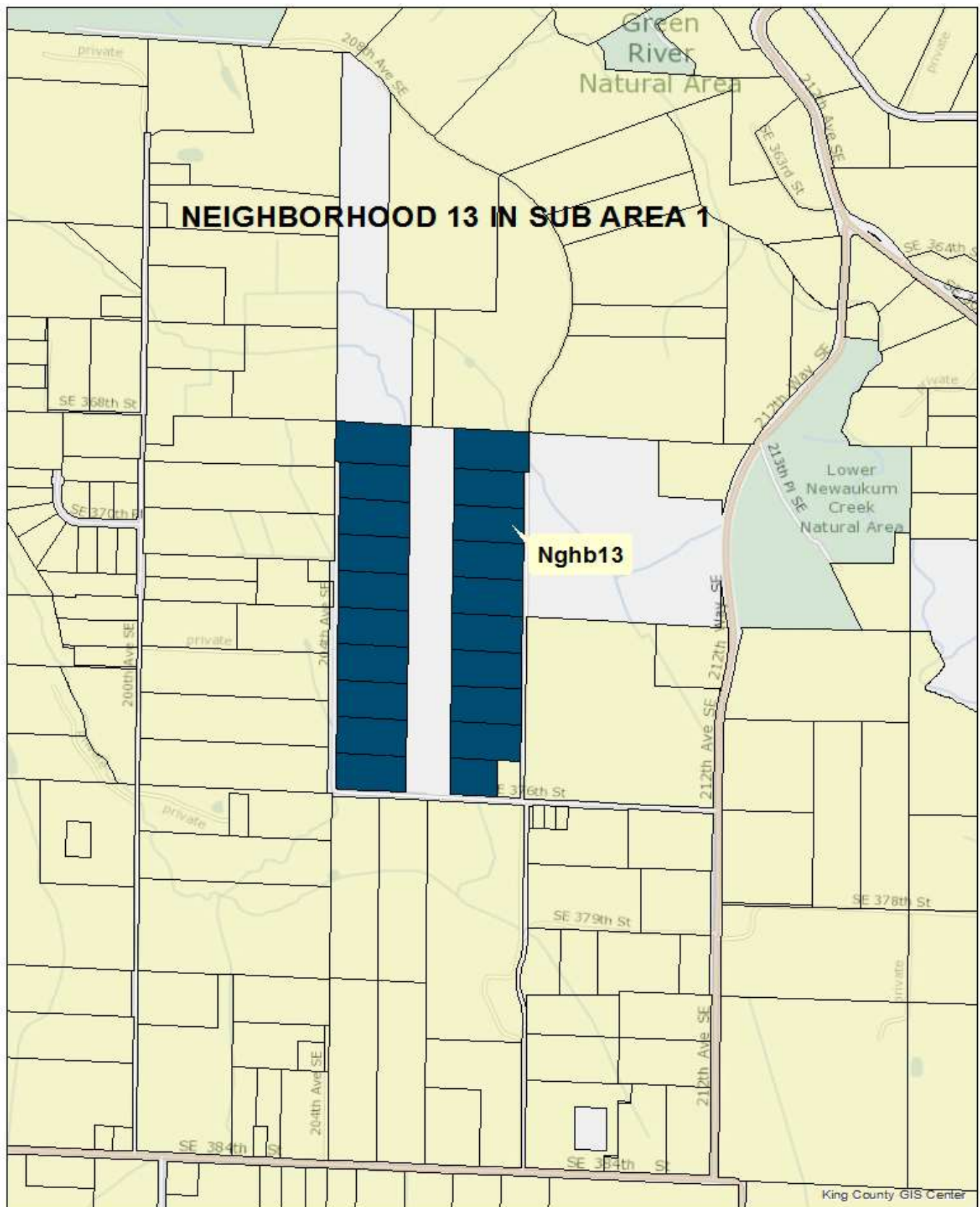
Neighborhood Map



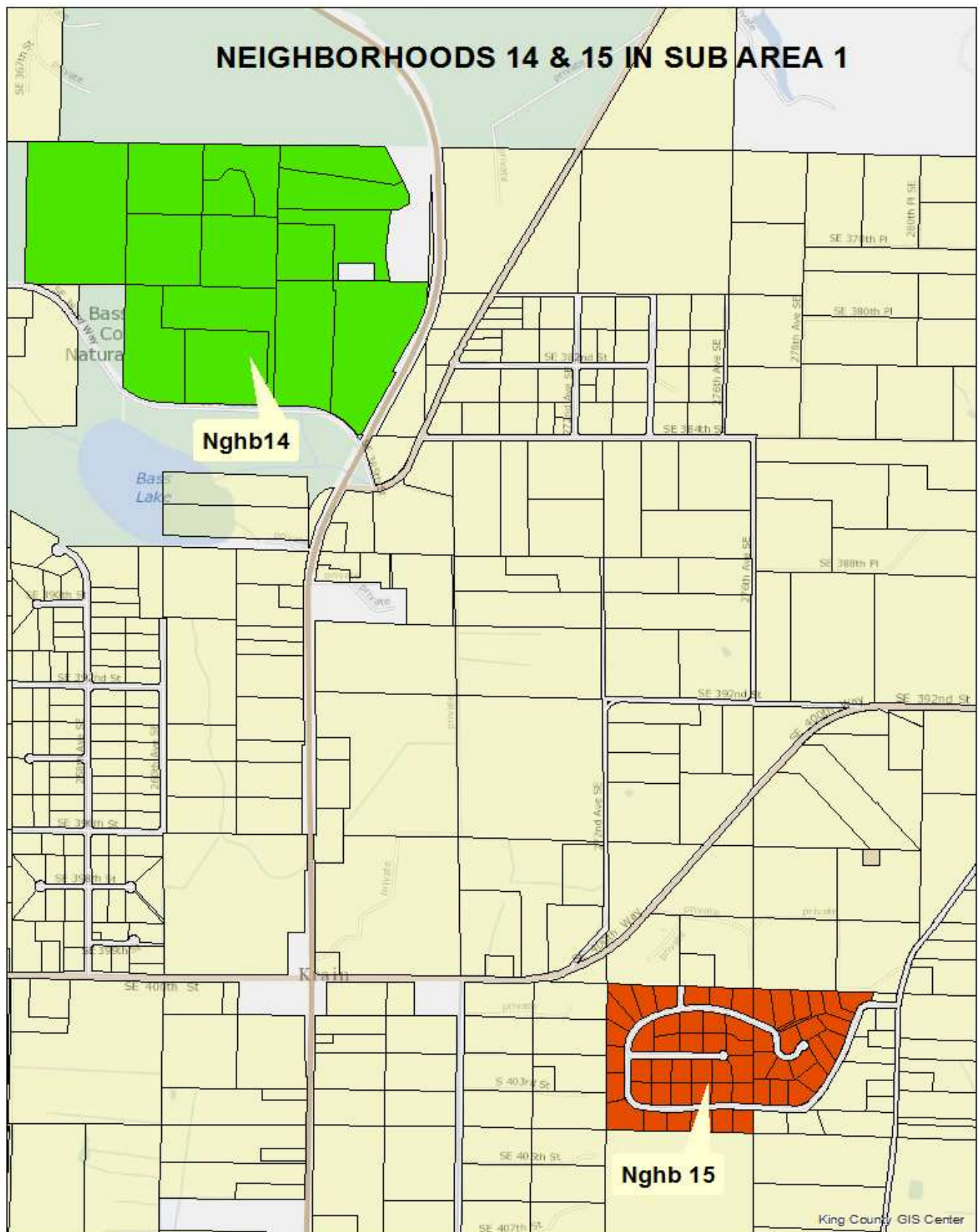
Neighborhood Map



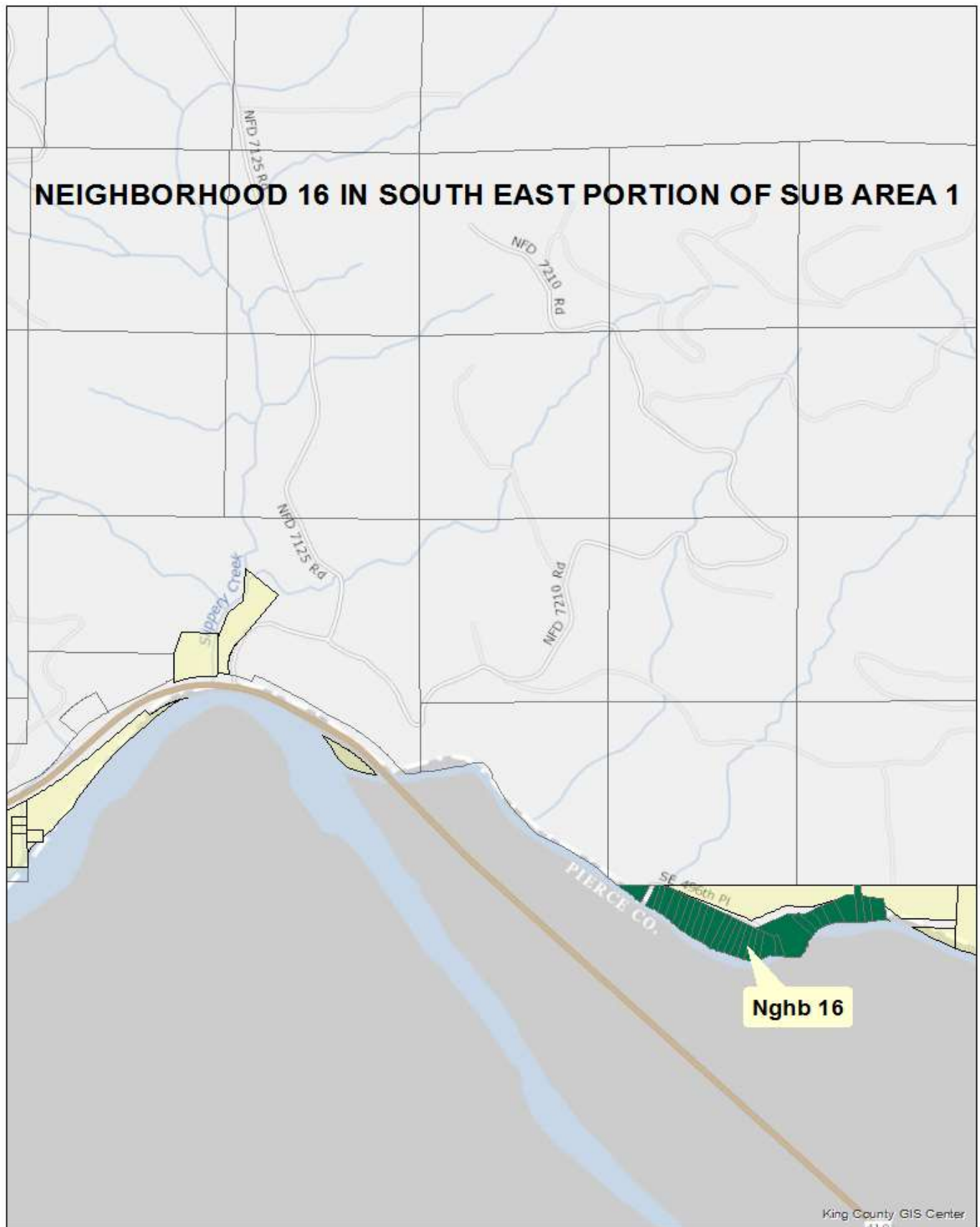
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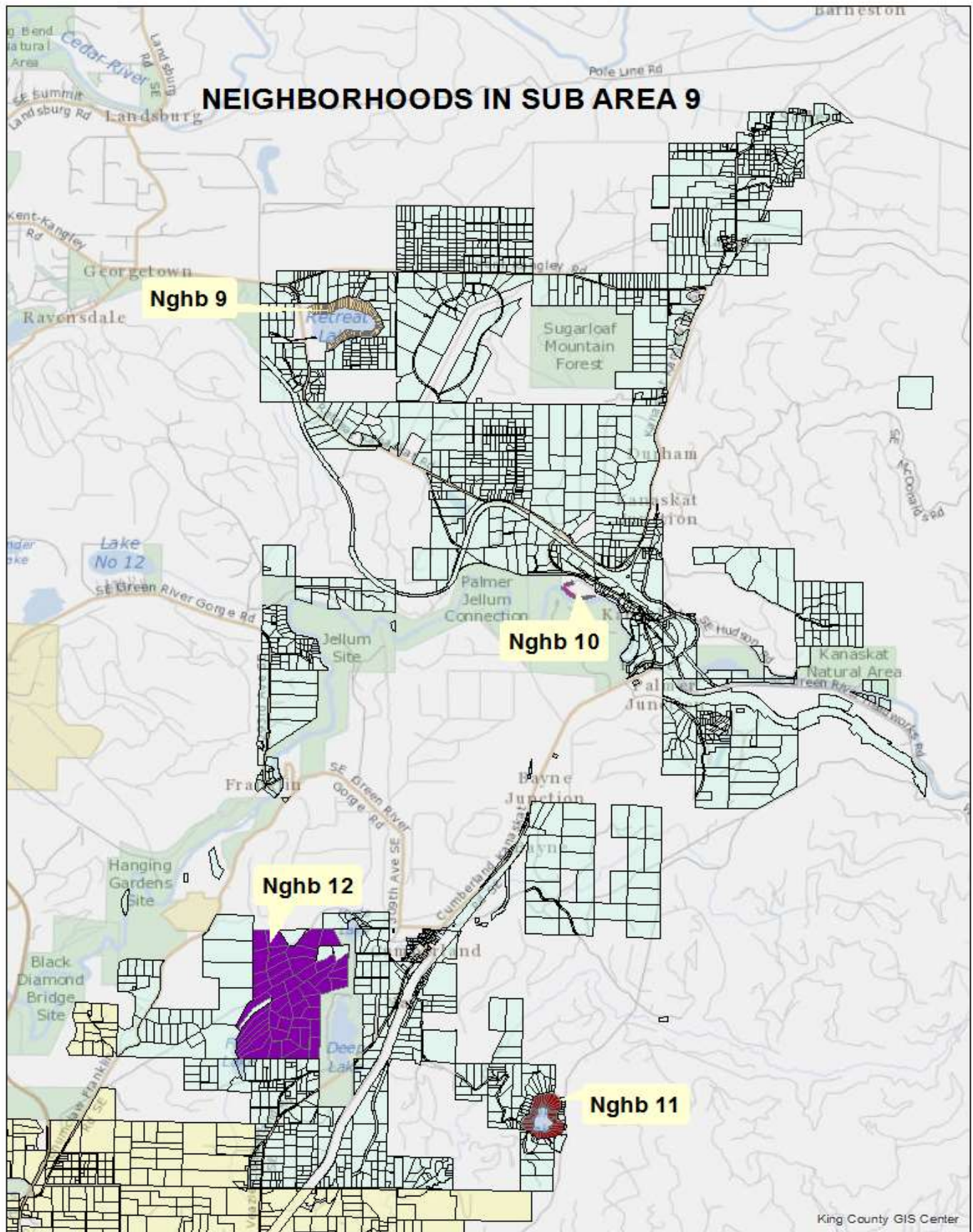
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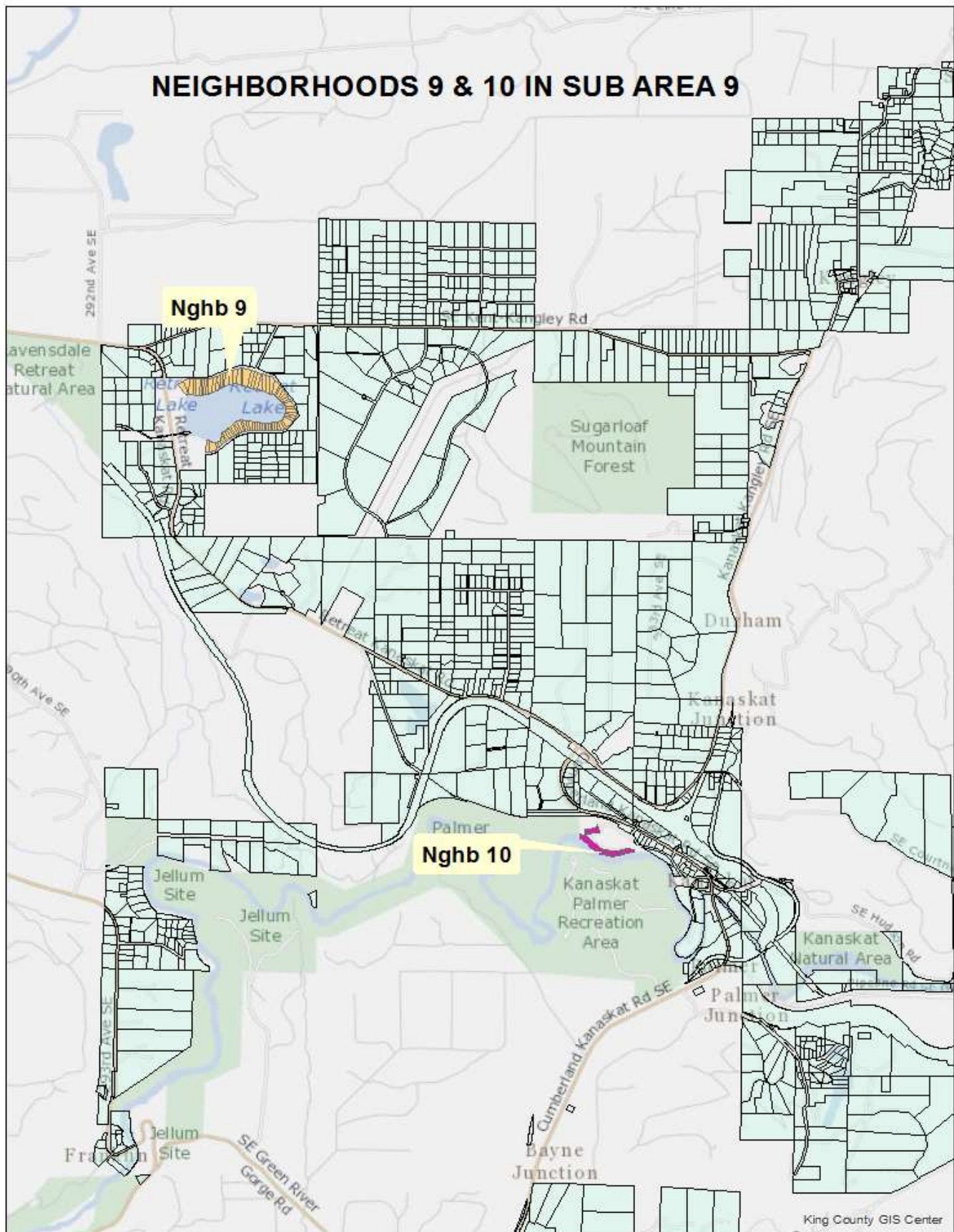
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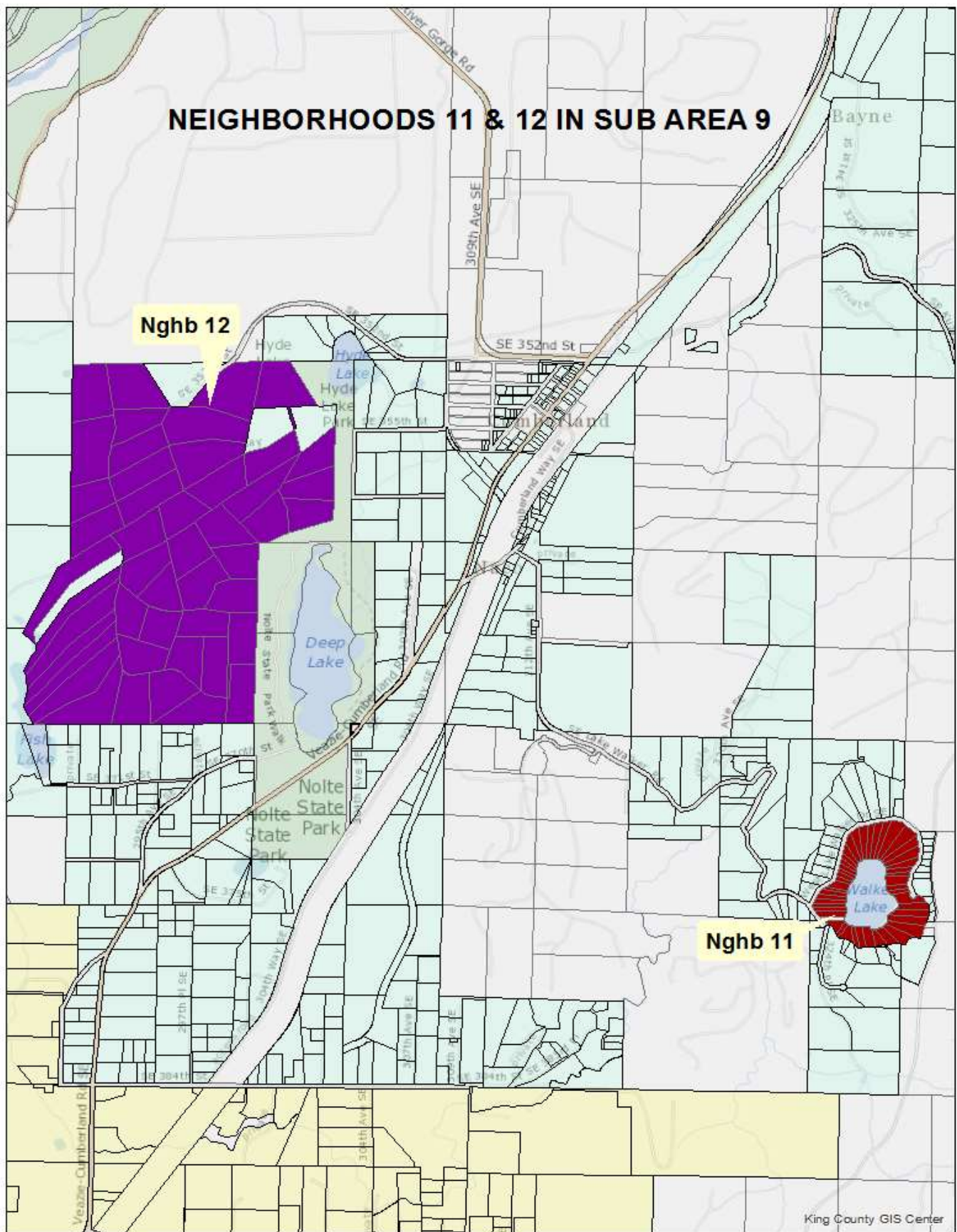
Neighborhood Map



Neighborhood Map



Neighborhood Map



Area 040 Housing Profile



Grade 4/ Year Built 1953/ Total Living Area 430
Account Number 410200-0120



Grade 5/ Year Built 1929/ Total Living Area 900
Account Number 222006-9037



Grade 6/ Year Built 1951/ Total Living Area 1320
Account Number 312107-9021



Grade 7/ Year Built 1972/ Total Living Area 1860
Account Number 062006-9055



Grade 8/ Year Built 1987/ Total Living Area 2250
Account Number 162006-9074



Grade 9/ Year Built 1992/ Total Living Area 3120
Account Number 082007-9065

Area 040 Housing Profile



Grade 10/ Year Built 1999/Total Living Area 3321
Account Number 122006-9091



Grade 11/ Year Built 2004/ Total Living Area 4240
Account Number 172007-9010



Grade 12/ Year Built 2003/ Total Living Area 5670
Account Number 172006-9135

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

Enumclaw Plateau - Area 040

Annual Update

Characteristics Based Market Adjustment for 2015 Assessment Roll

Previous Physical Inspection: 2013
Number of Improved Sales: 253
Range of Sale Dates: 1/1/2012 – 12/31/2014 Sales were time adjusted to 1/1/2015

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
2014 Value	\$139,200	\$178,400	\$317,600			10.80%
2015 Value	\$146,200	\$220,400	\$366,600	\$392,600	93.6%	10.80%
\$ Change	+\$7,000	+\$42,000	+\$49,000			
% Change	+5.0%	+23.5%	+15.4%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. No characteristic based variables were warranted, therefore there is no change to the COD. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards.

Population - Improved Valuation Change Summary:			
	Land	Improvements	Total
2014 Value	\$149,900	\$178,100	\$328,000
2015 Value	\$157,500	\$221,100	\$378,600
\$ Change	+\$7,600	+\$43,000	+\$50,600
% Change	+5.1%	+24.1%	+15.4%

Number of one to three unit residences in the population: 3,699

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The area required a single standard area adjustment.

Area 040 - Model Adjustments 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+15.59%	3699	100%

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

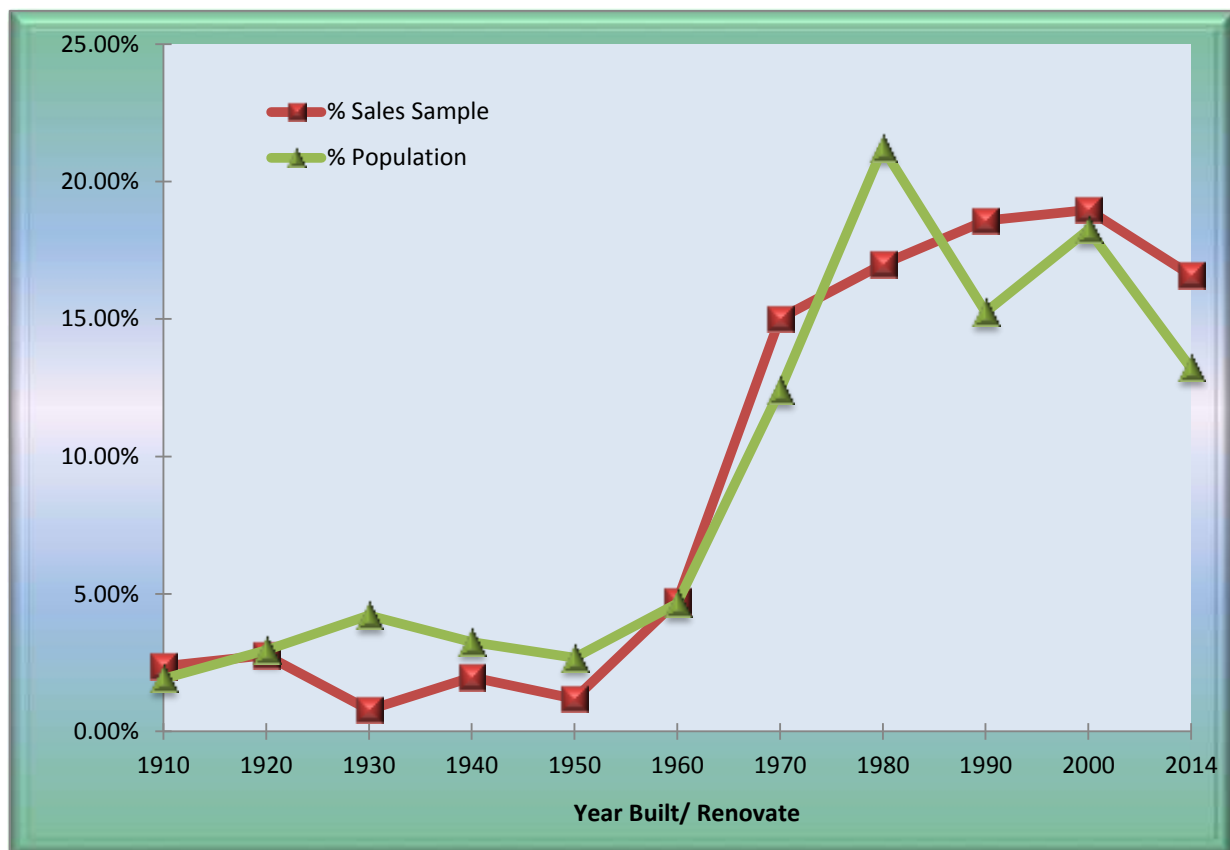
Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	6	2.37%
1920	7	2.77%
1930	2	0.79%
1940	5	1.98%
1950	3	1.19%
1960	12	4.74%
1970	38	15.02%
1980	43	17.00%
1990	47	18.58%
2000	48	18.97%
2014	42	16.60%
	253	

Population

Year Built/Ren	Frequency	% Population
1910	71	1.92%
1920	109	2.95%
1930	156	4.22%
1940	120	3.24%
1950	99	2.68%
1960	172	4.65%
1970	459	12.41%
1980	785	21.22%
1990	564	15.25%
2000	675	18.25%
2014	489	13.22%
	3,699	



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

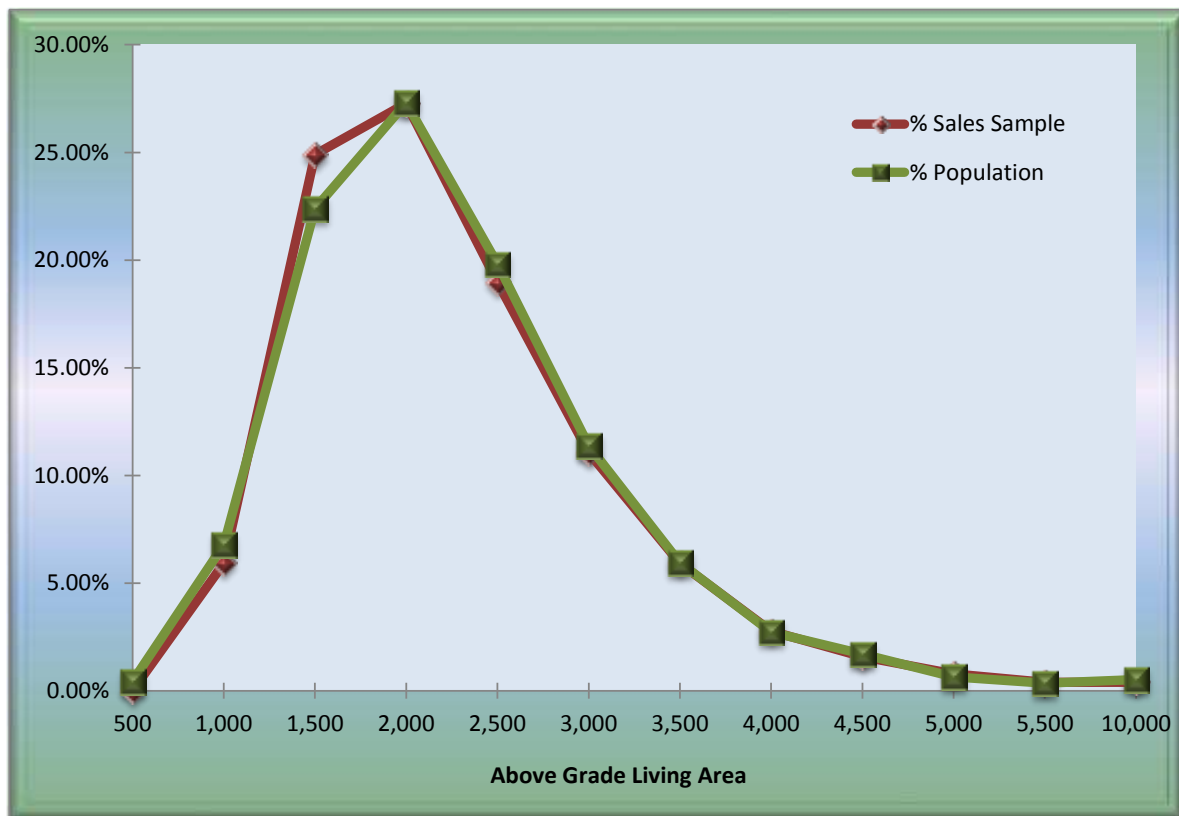
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	15	5.93%
1,500	63	24.90%
2,000	69	27.27%
2,500	48	18.97%
3,000	28	11.07%
3,500	15	5.93%
4,000	7	2.77%
4,500	4	1.58%
5,000	2	0.79%
5,500	1	0.40%
10,000	1	0.40%
253		

Population

AGLA	Frequency	% Population
500	16	0.43%
1,000	251	6.79%
1,500	828	22.38%
2,000	1,010	27.30%
2,500	733	19.82%
3,000	421	11.38%
3,500	220	5.95%
4,000	101	2.73%
4,500	63	1.70%
5,000	24	0.65%
5,500	13	0.35%
10,000	19	0.51%
3,699		



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.



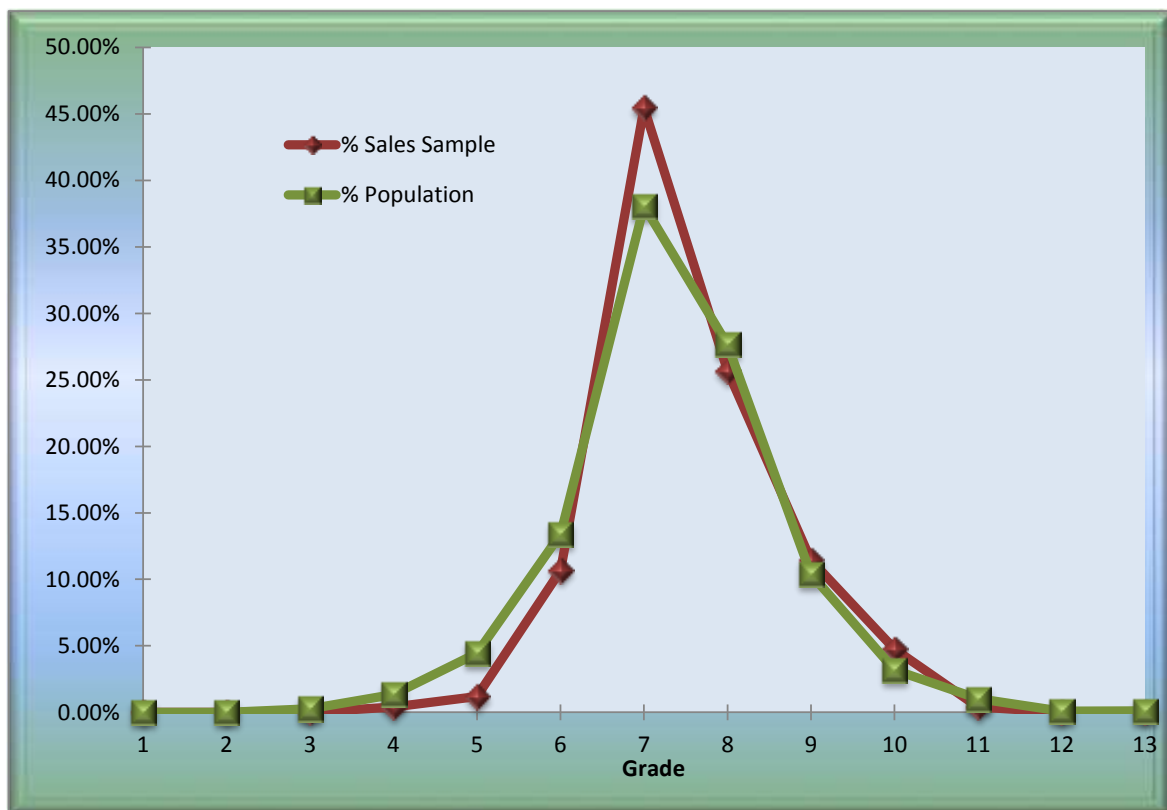
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.40%
5	3	1.19%
6	27	10.67%
7	115	45.45%
8	65	25.69%
9	29	11.46%
10	12	4.74%
11	1	0.40%
12	0	0.00%
13	0	0.00%
253		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	10	0.27%
4	50	1.35%
5	164	4.43%
6	496	13.41%
7	1,408	38.06%
8	1,023	27.66%
9	385	10.41%
10	118	3.19%
11	38	1.03%
12	3	0.08%
13	4	0.11%
3,699		



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 040 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 1.041, resulting in an adjusted value of \$494,000 ($\$475,000 \times 1.041 = \$494,475$) – truncated to the nearest \$1000.

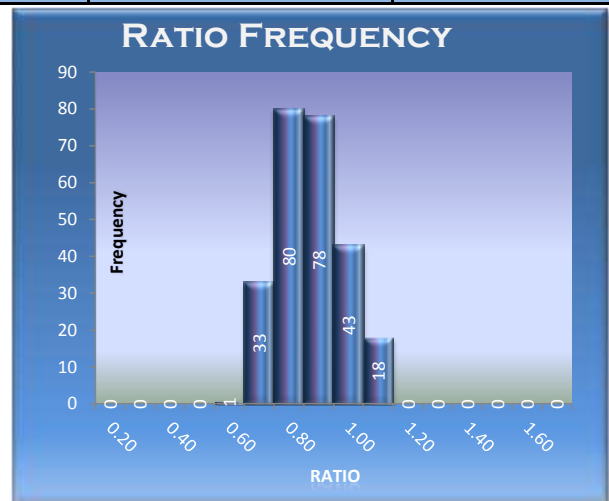
SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.235	23.5%
2/1/2012	1.222	22.2%
3/1/2012	1.210	21.0%
4/1/2012	1.198	19.8%
5/1/2012	1.186	18.6%
6/1/2012	1.174	17.4%
7/1/2012	1.163	16.3%
8/1/2012	1.153	15.3%
9/1/2012	1.142	14.2%
10/1/2012	1.132	13.2%
11/1/2012	1.122	12.2%
12/1/2012	1.113	11.3%
1/1/2013	1.104	10.4%
2/1/2013	1.096	9.6%
3/1/2013	1.088	8.8%
4/1/2013	1.080	8.0%
5/1/2013	1.073	7.3%
6/1/2013	1.066	6.6%
7/1/2013	1.059	5.9%
8/1/2013	1.053	5.3%
9/1/2013	1.046	4.6%
10/1/2013	1.041	4.1%
11/1/2013	1.036	3.6%
12/1/2013	1.031	3.1%
1/1/2014	1.026	2.6%
2/1/2014	1.022	2.2%
3/1/2014	1.018	1.8%
4/1/2014	1.015	1.5%
5/1/2014	1.012	1.2%
6/1/2014	1.009	0.9%
7/1/2014	1.007	0.7%
8/1/2014	1.005	0.5%
9/1/2014	1.003	0.3%
10/1/2014	1.002	0.2%
11/1/2014	1.001	0.1%
12/1/2014	1.000	0.0%
1/1/2015	1.000	0.0%

The time adjustment formula for Area 040 is: $(.821882736545449 + 1.60846004124149E-07 * \text{SaleDaySq}) / (0.821882737)$
 $\text{SaleDaySq} = (\text{SaleDate} - 42005)^2$

Annual Update Ratio Study Report (Before) – 2014 Assessments

District: SE / Team: 3	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Enumclaw Plateau	1/1/2014	5/6/2015	1/2012 - 12/2014
Area Number: 040	Appr ID:	Property Type:	Adjusted for time?
	JMET	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	253
Mean Assessed Value	\$317,600
Mean Adj. Sales Price	\$392,600
Standard Deviation AV	\$120,975
Standard Deviation SP	\$153,566
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.822
Median Ratio	0.812
Weighted Mean Ratio	0.809
UNIFORMITY	
Lowest ratio	0.599
Highest ratio:	1.074
Coefficient of Dispersion	10.80%
Standard Deviation	0.107
Coefficient of Variation	12.98%
Price Related Differential (PRD)	1.016
RELIABILITY	
95% Confidence: Median	
Lower limit	0.794
Upper limit	0.828
95% Confidence: Mean	
Lower limit	0.809
Upper limit	0.835
SAMPLE SIZE EVALUATION	
N (population size)	3,699
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.107
Recommended minimum:	18
Actual sample size:	253
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	137
# ratios above mean:	116
z:	1.320
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

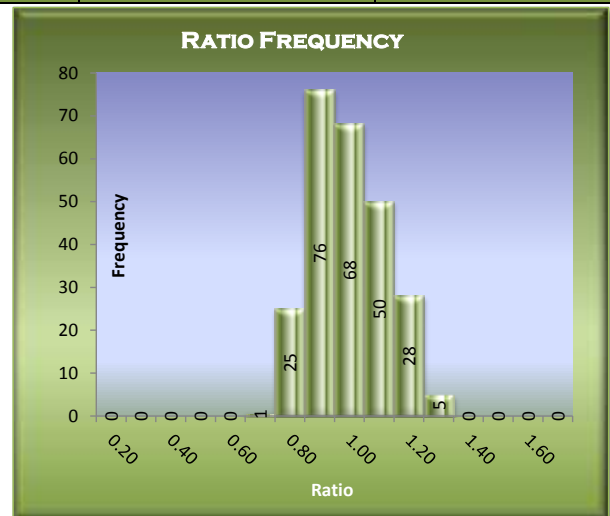
1 to 3 Unit Residences throughout Area 040

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

Annual Update Ratio Study Report (After) – 2015 Assessments

District: SE / Team: 3	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Enumclaw Plateau	1/1/2015	5/6/2015	1/2012 - 12/2014
Area Number: 040	Appr. ID:	Property Type:	Adjusted for time?
	JMET	1 to 3 Unit	YES

SAMPLE STATISTICS	
Sample size (n)	253
Mean Assessed Value	\$366,600
Mean Sales Price	\$392,600
Standard Deviation AV	\$139,869
Standard Deviation SP	\$153,566
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.948
Median Ratio	0.936
Weighted Mean Ratio	0.934
UNIFORMITY	
Lowest ratio	0.692
Highest ratio:	1.235
Coefficient of Dispersion	10.80%
Standard Deviation	0.123
Coefficient of Variation	12.97%
Price Related Differential (PRD)	1.016
RELIABILITY	
95% Confidence: Median	
Lower limit	0.916
Upper limit	0.956
95% Confidence: Mean	
Lower limit	0.933
Upper limit	0.964
SAMPLE SIZE EVALUATION	
N (population size)	3,699
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.123
Recommended minimum:	24
Actual sample size:	253
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	137
# ratios above mean:	116
z:	1.320
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 040 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 6, 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 18 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 +5.1% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value * 1.054, with the result truncated to the next \$1,000.

Improved Parcel Update;

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The area required a single standard area adjustment.

With the exception of real property mobile home parcels and parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 253 useable residential sales in the area.

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

The derived adjustment formula is:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * (1 - 0.05) / (0.821882737)$$

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

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

Mobile Home Update

There were 32 sales of mobile homes within Area 40. Analysis of the mobile home sales indicated a value increase of 5%. The adjustment formula is:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * 1.05$$

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

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

Results

The resulting assessment level is 0.936. 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 +15.4%. 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) * 1.154.
- 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 indicated by market changes over time, is used to arrive at a new total value. (Previous Year Land Value + Previous Year Improvement Value) * 1.05.
- 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 040 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	272006	9038	09/11/13	\$234,000	\$244,000	1,520	5	1900	Fair	112,384	Y	N	23024 SE 452ND ST
1	0	132006	9087	09/13/12	\$165,000	\$188,000	890	6	1942	Good	37,024	Y	N	41804 264TH AVE SE
1	0	132006	9167	02/04/14	\$195,000	\$199,000	930	6	1956	Avg	28,546	Y	N	42210 264TH AVE SE
1	0	092006	9015	10/08/13	\$345,000	\$359,000	940	6	1912	VGood	415,998	Y	N	22328 SE 416TH ST
1	0	212006	9003	11/24/14	\$220,000	\$220,000	1,000	6	1933	Good	223,462	Y	N	22331 SE 436TH ST
1	0	302007	9036	08/01/13	\$265,000	\$279,000	1,032	6	1939	VGood	32,531	N	N	46001 284TH AVE SE
1	0	172006	9006	08/12/14	\$474,000	\$476,000	1,050	6	1905	VGood	403,365	Y	N	42225 212TH AVE SE
1	0	212006	9018	06/15/12	\$245,000	\$286,000	1,080	6	1900	Good	831,996	Y	N	44203 228TH AVE SE
1	0	062007	9042	06/03/14	\$205,000	\$207,000	1,180	6	1947	Fair	105,850	Y	N	27805 SE 400TH WAY
1	0	312106	9015	11/09/12	\$310,000	\$347,000	1,200	6	1936	VGood	267,894	N	N	19126 SE 384TH ST
1	0	721550	0274	02/26/14	\$222,500	\$227,000	1,200	6	1974	Avg	21,548	N	N	38104 ENUMCLAW-FRANKLIN RD SE
1	0	182006	9023	08/01/12	\$250,000	\$288,000	1,220	6	1918	Good	425,581	Y	N	18307 SE 416TH ST
1	0	222006	9196	08/11/14	\$253,500	\$255,000	1,220	6	1959	VGood	20,400	Y	N	23905 SE 440TH ST
1	0	338000	0040	05/08/12	\$174,900	\$207,000	1,230	6	1968	VGood	11,396	N	N	43833 241ST PL SE
1	0	222006	9190	02/07/14	\$195,500	\$200,000	1,370	6	1974	Good	18,150	N	N	24117 SE 436TH ST
1	0	128400	0010	08/05/14	\$330,000	\$331,000	1,550	6	1967	Good	50,094	Y	N	42522 212TH AVE SE
1	0	932610	0100	01/08/14	\$205,000	\$210,000	1,640	6	1974	Avg	12,939	N	N	41302 213TH AVE SE
1	0	272006	9002	03/26/12	\$380,000	\$456,000	1,710	6	1937	VGood	427,323	Y	N	23715 SE 448TH ST
1	0	122006	9007	07/23/13	\$300,000	\$316,000	1,730	6	1900	Good	158,994	Y	N	26023 SE 400TH ST
1	0	342106	9025	10/09/13	\$380,000	\$395,000	2,090	6	2012	Avg	308,840	N	N	24200 SE 371ST ST
1	0	092006	9053	09/17/14	\$201,000	\$201,000	960	7	1963	Good	15,273	N	N	40502 228TH WAY SE
1	0	932610	0140	05/04/13	\$247,500	\$265,000	970	7	1978	Good	11,530	N	N	21310 SE 412TH PL
1	0	092006	9099	07/03/13	\$326,000	\$345,000	1,010	7	1973	Good	82,764	Y	N	22431 SE 405TH ST
1	0	032006	9021	02/16/12	\$295,000	\$359,000	1,050	7	1967	Good	228,254	Y	N	39524 236TH AVE SE
1	0	082007	9034	06/04/12	\$281,450	\$330,000	1,080	7	1972	Good	138,520	Y	N	40626 302ND AVE SE
1	0	122006	9062	04/10/12	\$208,804	\$249,000	1,080	7	1960	Avg	40,000	Y	N	40311 264TH AVE SE
1	0	272006	9019	11/03/14	\$316,000	\$316,000	1,120	7	1917	Good	98,445	Y	N	46319 244TH AVE SE
1	0	272006	9028	05/07/14	\$266,894	\$270,000	1,120	7	1929	VGood	208,216	Y	N	45203 244TH AVE SE
1	0	092006	9072	10/29/13	\$285,000	\$295,000	1,150	7	1980	Avg	180,338	N	N	40826 218TH AVE SE
1	0	132006	9086	02/23/13	\$223,100	\$243,000	1,200	7	1963	Good	37,024	Y	N	41720 264TH AVE SE
1	0	282106	9023	08/10/12	\$100,000	\$115,000	1,200	7	1951	Avg	77,536	Y	N	36606 224TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 040 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	052007	9051	10/14/13	\$292,000	\$303,000	1,250	7	2008	Avg	232,610	N	N	30412 SE 392ND ST
1	0	182006	9050	07/01/13	\$200,000	\$212,000	1,250	7	1967	Avg	42,032	Y	N	42808 AUBURN-ENUMCLAW RD SE
1	0	222006	9065	11/24/14	\$350,000	\$350,000	1,250	7	1974	Good	213,008	Y	N	43906 228TH AVE SE
1	0	342006	9001	05/28/13	\$144,000	\$154,000	1,250	7	1930	Good	21,375	Y	N	46529 244TH AVE SE
1	0	042006	9015	04/11/14	\$320,000	\$324,000	1,270	7	1959	Good	437,778	Y	N	39517 224TH AVE SE
1	0	278131	0080	03/18/14	\$214,950	\$218,000	1,270	7	1969	Good	12,320	N	N	23807 SE 472ND ST
1	0	278131	0110	02/13/14	\$199,000	\$203,000	1,270	7	1969	Avg	16,400	N	N	23831 SE 472ND ST
1	0	302007	9042	03/20/14	\$289,950	\$295,000	1,280	7	1962	Avg	219,336	Y	N	46202 276TH AVE SE
1	0	342106	9118	11/20/14	\$297,000	\$297,000	1,280	7	1996	Good	37,373	N	N	24225 SE 376TH ST
1	0	032006	9038	04/04/14	\$285,000	\$289,000	1,300	7	1968	Good	206,910	Y	N	38626 236TH AVE SE
1	0	282106	9041	08/10/12	\$285,000	\$328,000	1,310	7	1966	VGood	42,215	Y	N	36602 224TH AVE SE
1	0	322106	9057	11/05/14	\$280,000	\$280,000	1,310	7	1968	Avg	22,652	N	N	20220 SE 384TH ST
1	0	032006	9040	07/19/13	\$250,000	\$264,000	1,370	7	1970	Good	42,000	Y	N	23729 SE 384TH ST
1	0	980450	0170	06/21/12	\$233,000	\$272,000	1,390	7	1974	Avg	44,666	N	N	25810 SE 392ND ST
1	0	052006	9014	01/24/14	\$410,000	\$419,000	1,410	7	2004	Avg	415,998	Y	N	21100 SE 394TH ST
1	0	042007	9038	08/08/13	\$342,000	\$359,000	1,450	7	1978	Avg	153,331	N	N	39304 310TH AVE SE
1	0	062006	9074	12/30/13	\$265,000	\$272,000	1,460	7	1984	Avg	221,284	Y	N	18313 SE 396TH ST
1	0	172006	9066	04/23/13	\$285,000	\$306,000	1,500	7	1971	Good	242,193	Y	N	41900 196TH AVE SE
1	0	132006	9161	12/13/12	\$213,300	\$237,000	1,510	7	1953	VGood	52,707	Y	N	42203 264TH AVE SE
1	0	152006	9052	07/21/14	\$327,000	\$329,000	1,510	7	1964	Good	344,124	Y	N	43005 234TH PL SE
1	0	352006	9052	10/22/13	\$226,000	\$234,000	1,520	7	1967	Good	81,661	Y	N	47302 252ND AVE SE
1	0	212006	9062	09/19/13	\$300,000	\$313,000	1,530	7	1964	Good	35,150	Y	N	44429 228TH AVE SE
1	0	322106	9022	07/09/13	\$250,000	\$264,000	1,540	7	1979	Good	172,062	N	N	38105 204TH AVE SE
1	0	278132	0020	12/03/13	\$226,000	\$233,000	1,560	7	1973	Good	17,164	N	N	23726 SE 473RD ST
1	0	112006	9036	12/18/14	\$325,000	\$325,000	1,570	7	1967	Good	43,350	Y	N	40520 244TH AVE SE
1	0	082007	9043	08/19/14	\$428,000	\$430,000	1,580	7	1985	Good	507,038	Y	N	41315 305TH AVE SE
1	0	032006	9049	05/14/14	\$305,000	\$308,000	1,590	7	1966	Good	131,551	Y	N	23819 SE 384TH ST
1	0	052007	9054	10/28/14	\$195,000	\$195,000	1,660	7	1980	Good	11,035	N	N	29615 SE 384TH ST
1	0	056150	0290	07/11/14	\$315,000	\$317,000	1,660	7	1991	Good	37,642	Y	N	38407 251ST PL SE
1	0	278133	0120	03/18/14	\$219,000	\$223,000	1,660	7	1977	Avg	20,700	N	N	23515 SE 473RD ST
1	0	022006	9015	06/12/14	\$342,000	\$345,000	1,670	7	1967	Good	224,334	Y	N	39631 252ND AVE SE

Improved Sales Used in This Annual Update Analysis

Area 040 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	152006	9059	06/13/13	\$379,950	\$404,000	1,690	7	1969	Good	165,963	Y	N	43103 234TH PL SE
1	0	052006	9039	08/07/12	\$278,000	\$320,000	1,710	7	2005	Avg	227,250	N	N	19607 SE 384TH ST
1	0	122006	9033	03/12/13	\$280,000	\$304,000	1,740	7	1919	VGood	211,661	Y	N	41021 264TH AVE SE
1	0	092006	9033	09/14/12	\$279,000	\$317,000	1,750	7	1953	VGood	244,807	N	N	40427 228TH WAY SE
1	0	142006	9022	10/23/12	\$269,000	\$303,000	1,760	7	1995	Avg	50,965	Y	N	42132 252ND WAY SE
1	0	082007	9058	10/22/12	\$291,500	\$328,000	1,790	7	1969	Good	128,000	Y	N	30517 SE 408TH ST
1	0	112006	9059	09/18/14	\$475,000	\$476,000	1,790	7	1987	Avg	229,125	Y	N	41305 250TH AVE SE
1	0	182006	9037	01/12/12	\$365,000	\$449,000	1,810	7	1956	Avg	94,960	N	N	19311 SE 416TH ST
1	0	278132	0050	08/06/13	\$310,000	\$326,000	1,810	7	1974	Good	20,790	N	N	23702 SE 473RD ST
1	0	362006	9036	10/21/14	\$265,000	\$265,000	1,820	7	1966	Good	32,666	N	N	46901 276TH AVE SE
1	16	941340	0165	06/24/14	\$380,000	\$383,000	1,860	7	1963	Good	15,559	Y	Y	52435 SE 496TH PL
1	0	052006	9032	07/16/14	\$267,300	\$269,000	1,890	7	1964	Good	93,218	N	N	20325 SE 384TH ST
1	0	322007	9022	10/18/13	\$253,000	\$263,000	1,920	7	1967	Good	17,370	N	N	29520 SE 472ND ST
1	0	032006	9064	02/28/14	\$354,500	\$361,000	1,950	7	1985	Avg	386,812	Y	N	23516 SE 392ND ST
1	0	352006	9007	06/04/12	\$200,000	\$235,000	1,980	7	1911	Fair	17,674	Y	N	46618 248TH WAY SE
1	0	082006	9050	01/09/12	\$385,000	\$474,000	2,000	7	1989	Avg	216,493	N	N	40622 196TH AVE SE
1	0	072006	9064	08/27/12	\$345,000	\$395,000	2,020	7	1968	Avg	209,523	Y	N	40823 196TH AVE SE
1	0	061907	9061	06/19/14	\$335,000	\$338,000	2,030	7	1969	Good	103,672	N	N	27610 SE MUD MOUNTAIN RD
1	0	022006	9098	07/10/12	\$325,000	\$377,000	2,040	7	1984	Good	62,726	Y	N	25825 SE 396TH ST
1	0	022006	9098	02/20/14	\$385,000	\$392,000	2,040	7	1984	Good	62,726	Y	N	25825 SE 396TH ST
1	0	082007	9101	12/22/14	\$525,000	\$525,000	2,040	7	1983	Good	435,600	Y	N	29609 SE 408TH ST
1	0	022006	9058	10/02/12	\$288,600	\$327,000	2,080	7	1999	Avg	195,584	Y	N	39817 254TH AVE SE
1	0	342106	9044	12/23/14	\$390,000	\$390,000	2,092	7	1981	Avg	250,905	N	N	37310 236TH AVE SE
1	0	222006	9203	09/08/14	\$379,500	\$380,000	2,120	7	1985	Good	53,578	Y	N	44219 240TH PL SE
1	0	338000	0050	08/06/12	\$225,000	\$259,000	2,130	7	1967	VGood	11,102	N	N	43821 241ST PL SE
1	0	342006	9065	08/25/14	\$360,000	\$361,000	2,150	7	1974	Good	16,980	N	N	23855 SE 472ND ST
1	0	282106	9034	08/29/13	\$295,000	\$309,000	2,200	7	1987	Good	53,143	N	N	36514 212TH WAY SE
1	0	272006	9013	09/06/13	\$415,000	\$434,000	2,320	7	1911	Good	98,010	Y	N	23117 SE 452ND ST
1	0	082006	9049	07/02/13	\$350,000	\$371,000	2,370	7	1977	Good	206,474	N	N	40510 196TH AVE SE
1	0	122006	9035	11/20/14	\$438,950	\$439,000	2,470	7	1991	Avg	385,506	Y	N	40333 264TH AVE SE
1	0	122006	9056	01/17/13	\$518,000	\$570,000	2,540	7	2005	Avg	217,800	Y	N	40145 268TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 040 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	041909	9025	11/13/13	\$270,000	\$279,000	2,550	7	1963	VGood	26,000	Y	Y	50721 SE ENUMCLAW-CHINOOK PASS
1	0	022006	9110	05/01/13	\$330,000	\$354,000	2,680	7	1993	Avg	108,464	Y	N	39711 248TH AVE SE
1	0	342106	9090	02/22/13	\$379,950	\$414,000	2,730	7	1991	Good	217,800	N	N	23724 SE 380TH ST
1	0	332007	9038	04/23/13	\$405,000	\$435,000	2,794	7	1998	Avg	368,159	N	N	47802 323RD AVE SE
1	0	342106	9020	10/20/14	\$314,000	\$314,000	1,100	8	1953	Avg	217,852	N	N	37629 236TH AVE SE
1	0	342106	9022	05/16/12	\$357,500	\$422,000	1,120	8	1972	Good	162,043	N	N	23523 SE 380TH ST
1	0	192006	9039	04/24/13	\$358,500	\$385,000	1,230	8	2004	Avg	210,394	Y	N	19133 SE 436TH ST
1	0	980450	0310	05/17/12	\$295,000	\$348,000	1,280	8	1979	Avg	36,884	N	N	25630 SE 390TH ST
1	0	172006	9133	05/28/13	\$395,000	\$421,000	1,320	8	1984	Good	132,422	Y	N	42125 212TH AVE SE
1	0	142240	0210	03/24/14	\$330,000	\$335,000	1,500	8	1966	Good	43,539	N	Y	39824 226TH AVE SE
1	0	142240	0210	08/14/12	\$298,000	\$342,000	1,500	8	1966	Good	43,539	N	Y	39824 226TH AVE SE
1	0	312007	9107	03/06/13	\$399,950	\$435,000	1,510	8	1975	VGood	285,430	N	N	47323 288TH AVE SE
1	15	605500	0280	06/07/13	\$391,000	\$416,000	1,510	8	1969	Good	41,770	Y	N	27619 SE 401ST ST
1	0	342106	9157	12/12/12	\$315,000	\$350,000	1,530	8	1991	Good	44,431	N	N	23913 SE 374TH ST
1	0	312007	9092	03/05/13	\$420,000	\$457,000	1,570	8	2007	Avg	45,600	N	N	47503 288TH AVE SE
1	0	172006	9146	07/15/14	\$399,950	\$402,000	1,590	8	1998	Avg	87,120	Y	N	42033 202ND PL SE
1	0	980450	0150	03/20/12	\$325,000	\$391,000	1,630	8	1978	Avg	47,480	Y	N	39437 260TH AVE SE
1	0	342106	9048	07/01/13	\$395,000	\$418,000	1,680	8	1997	Avg	206,038	N	N	37122 237TH PL SE
1	0	212006	9090	10/27/14	\$293,000	\$293,000	1,780	8	1968	Good	107,157	Y	N	22215 SE 436TH ST
1	0	312007	9070	12/31/13	\$392,500	\$403,000	1,780	8	2004	Avg	40,635	Y	N	29005 SE 472ND ST
1	0	980450	0470	10/02/13	\$415,000	\$432,000	1,820	8	2012	Avg	45,302	N	N	39237 258TH AVE SE
1	0	980450	0550	05/07/13	\$329,452	\$353,000	1,820	8	1972	Good	44,720	Y	N	39441 258TH AVE SE
1	0	062006	9008	11/01/13	\$360,000	\$373,000	1,850	8	1978	Good	130,244	Y	N	18703 SE 384TH ST
1	0	052007	9083	09/13/12	\$400,000	\$455,000	1,900	8	1982	Good	237,837	Y	N	30406 SE 392ND ST
1	0	342106	9126	04/13/13	\$399,000	\$430,000	1,900	8	1986	VGood	49,658	N	N	38020 236TH AVE SE
1	0	642700	0010	01/09/14	\$399,900	\$410,000	2,080	8	1965	Good	134,499	N	N	24714 SE MUD MOUNTAIN RD
1	0	112006	9035	04/24/12	\$329,900	\$392,000	2,100	8	1989	Good	127,890	Y	N	24928 SE 416TH ST
1	0	112006	9012	07/23/12	\$435,000	\$503,000	2,150	8	1988	Good	222,126	Y	N	24900 SE 416TH ST
1	0	022006	9083	05/09/14	\$705,000	\$713,000	2,200	8	2007	Avg	188,200	Y	N	39612 254TH AVE SE
1	0	352106	9104	06/12/14	\$386,000	\$389,000	2,240	8	2009	Avg	43,586	N	N	24515 SE 376TH ST
1	0	162006	9074	01/17/13	\$485,000	\$533,000	2,250	8	1987	Good	221,720	Y	N	41901 218TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 040 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	072007	9001	06/26/14	\$667,000	\$672,000	2,260	8	1982	Good	478,288	Y	N	40201 292ND AVE SE
1	0	052007	9055	02/09/13	\$350,000	\$383,000	2,370	8	1996	Good	50,965	N	N	39415 302ND AVE SE
1	0	056150	0170	07/08/13	\$323,500	\$342,000	2,370	8	1994	Avg	38,022	N	N	24631 SE 387TH ST
1	0	352106	9051	12/23/14	\$330,000	\$330,000	2,380	8	1984	Good	122,038	N	N	24503 SE 376TH ST
1	0	112006	9047	10/19/12	\$321,000	\$362,000	2,410	8	1978	Good	217,800	Y	N	25019 SE 406TH ST
1	0	072006	9080	09/05/12	\$559,000	\$638,000	2,470	8	1991	Avg	435,600	Y	N	41003 196TH AVE SE
1	0	142240	0160	04/25/13	\$350,000	\$376,000	2,500	8	1975	Good	34,162	N	Y	39616 226TH AVE SE
1	0	182006	9038	05/09/12	\$425,000	\$503,000	2,530	8	1988	Avg	179,902	Y	N	42019 196TH AVE SE
1	0	061907	9098	09/19/12	\$369,000	\$419,000	2,560	8	1994	Good	75,024	N	N	48902 284TH AVE SE
1	0	322106	9035	06/20/14	\$400,000	\$403,000	2,670	8	1972	Avg	189,486	Y	N	38205 212TH AVE SE
1	0	056150	0010	06/28/13	\$412,000	\$437,000	2,730	8	1991	Good	43,500	N	N	24807 SE 384TH ST
1	15	605500	0010	07/25/14	\$470,000	\$472,000	2,760	8	2005	Avg	35,512	Y	N	40109 273RD AVE SE
1	0	732770	0120	05/23/12	\$357,199	\$421,000	2,810	8	1993	Avg	255,261	N	N	22015 SE 358TH ST
1	0	312106	9036	12/08/14	\$617,000	\$617,000	3,020	8	1992	Avg	360,241	N	N	37304 188TH AVE SE
1	0	732770	0012	03/16/12	\$475,000	\$572,000	3,060	8	1997	Avg	217,364	N	N	22126 SE 358TH ST
1	0	302007	9075	04/16/13	\$450,000	\$484,000	3,300	8	1990	Avg	217,902	Y	N	46031 284TH AVE SE
1	0	312007	9130	11/27/12	\$371,500	\$414,000	3,480	8	1987	Good	207,168	N	N	47622 284TH AVE SE
1	0	092006	9123	01/24/13	\$310,000	\$340,000	3,640	8	2006	Avg	30,833	N	N	40317 228TH AVE SE
1	0	342106	9081	03/30/12	\$365,000	\$437,000	3,870	8	1986	Good	54,450	N	N	24212 SE 380TH ST
1	15	605500	0540	05/09/13	\$469,999	\$503,000	1,810	9	1974	Good	35,747	Y	N	27341 SE 403RD ST
1	0	022006	9105	06/18/12	\$560,000	\$654,000	1,960	9	1988	Good	108,900	Y	N	25519 SE 392ND ST
1	0	172006	9091	12/12/12	\$500,000	\$555,000	2,110	9	1972	Good	205,459	Y	N	20415 SE 416TH ST
1	0	322106	9091	11/06/14	\$500,000	\$500,000	2,110	9	1977	Avg	208,737	Y	N	37219 204TH AVE SE
1	13	242360	0100	05/02/14	\$491,500	\$497,000	2,190	9	1968	Avg	125,452	Y	N	36850 204TH AVE SE
1	0	082007	9093	07/05/12	\$539,250	\$627,000	2,220	9	1975	Good	208,216	Y	N	40414 292ND AVE SE
1	15	605500	0450	01/07/14	\$450,000	\$461,000	2,360	9	1994	Avg	32,701	N	N	27304 SE 403RD ST
1	0	022006	9112	02/04/13	\$465,000	\$509,000	2,430	9	1994	Avg	108,464	Y	N	39725 248TH AVE SE
1	0	352106	9150	10/17/14	\$431,000	\$431,000	2,440	9	1996	Good	71,002	N	N	36923 249TH AVE SE
1	0	980451	0020	09/06/13	\$500,000	\$523,000	2,460	9	2013	Avg	44,174	Y	N	25722 SE 398TH ST
1	0	342106	9053	06/19/14	\$600,000	\$605,000	2,540	9	2007	Avg	237,402	Y	N	23838 SE 371ST ST
1	0	012006	9087	08/02/13	\$549,000	\$578,000	2,580	9	1995	Avg	396,396	Y	N	38515 276TH AVE SE

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Area 040 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	202006	9039	06/08/13	\$430,000	\$458,000	2,700	9	1985	Good	110,206	Y	N	44709 199TH PL SE
1	0	082007	9091	09/12/12	\$601,000	\$684,000	2,830	9	1992	Good	204,732	Y	N	40206 292ND AVE SE
1	0	132006	9239	03/12/13	\$560,000	\$608,000	2,900	9	1966	VGood	224,334	Y	N	27124 SE 424TH ST
1	0	012006	9059	08/04/14	\$550,000	\$552,000	2,920	9	1990	Avg	169,448	N	N	27507 SE 392ND ST
1	0	352106	9023	07/10/12	\$449,900	\$522,000	2,980	9	2002	Avg	94,090	N	N	36902 244TH AVE SE
1	0	082007	9065	06/25/12	\$449,500	\$524,000	3,120	9	1992	Avg	217,800	N	N	41410 299TH AVE SE
1	0	342106	9057	11/15/12	\$439,000	\$491,000	3,130	9	1986	Good	141,134	N	N	24004 SE 384TH ST
1	15	605500	0310	07/01/14	\$530,000	\$534,000	3,260	9	1989	Good	39,478	Y	N	40121 278TH AVE SE
1	0	681783	0080	04/22/14	\$521,000	\$528,000	3,270	9	2001	Avg	116,659	N	N	24922 SE 367TH WAY
1	0	172006	9130	08/08/14	\$533,450	\$536,000	3,280	9	1986	Avg	102,300	Y	N	20505 SE 416TH ST
1	0	032006	9061	05/03/12	\$505,000	\$599,000	3,310	9	1987	Good	198,198	N	N	38924 232ND AVE SE
1	13	322106	9054	10/28/14	\$760,000	\$761,000	4,040	9	2004	Avg	147,856	N	N	36827 208TH AVE SE
1	0	061907	9016	06/02/14	\$687,000	\$693,000	4,400	9	1993	Good	186,846	N	N	28808 SE MUD MOUNTAIN RD
1	0	061907	9016	06/19/12	\$663,000	\$774,000	4,400	9	1993	Good	186,846	N	N	28808 SE MUD MOUNTAIN RD
1	0	642700	0400	01/25/13	\$587,500	\$645,000	5,270	9	2006	Avg	42,148	N	N	24727 SE MUD MOUNTAIN RD
1	0	102006	9042	10/01/14	\$858,000	\$859,000	2,580	10	1978	Good	422,967	Y	N	41025 236TH AVE SE
1	0	122006	9097	08/15/13	\$674,500	\$708,000	3,150	10	1987	Good	207,781	Y	N	26848 SE 411TH ST
1	0	122006	9091	12/17/12	\$685,000	\$759,000	3,321	10	1999	Avg	202,989	Y	N	26927 SE 407TH ST
1	0	262106	9048	02/13/14	\$569,000	\$581,000	3,520	10	1992	Avg	187,743	N	N	36606 249TH AVE SE
1	13	242360	0150	11/27/12	\$650,000	\$724,000	3,710	10	1981	Avg	125,017	Y	N	37302 204TH AVE SE
1	0	222006	9119	01/25/12	\$537,500	\$658,000	4,010	10	1991	Good	93,218	Y	N	44704 228TH AVE SE
1	0	681783	0020	03/25/14	\$685,000	\$696,000	4,620	10	2002	Avg	218,166	N	N	25023 SE 367TH WAY
9	9	322207	9047	03/19/13	\$275,000	\$298,000	550	4	1942	Good	35,220	Y	Y	29807 SE LAKE RETREAT NORTH DR
9	0	042107	9018	05/14/13	\$174,000	\$186,000	620	5	1990	Avg	138,520	N	N	31515 SE RETREAT-KANASKAT RD
9	0	262207	9009	06/12/13	\$385,000	\$409,000	1,820	5	1914	Avg	906,661	N	N	26131 348TH AVE SE
9	9	322207	9120	10/01/14	\$330,000	\$331,000	580	6	2000	Avg	32,251	Y	Y	30421 SE LAKE RETREAT NORTH DR
9	0	042107	9069	07/20/12	\$323,500	\$374,000	830	6	1981	VGood	280,090	N	N	30119 321ST AVE SE
9	0	342207	9073	11/12/13	\$144,000	\$149,000	830	6	1984	Avg	51,836	N	N	27505 337TH AVE SE
9	0	187140	0395	08/28/13	\$133,500	\$140,000	910	6	1906	Good	5,500	N	N	31218 SE 354TH ST
9	0	312107	9036	12/07/12	\$227,500	\$253,000	920	6	1994	Avg	217,800	N	N	36829 286TH AVE SE
9	0	322107	9043	11/06/12	\$175,000	\$196,000	960	6	1936	Avg	74,923	N	N	29422 SE 384TH ST

Improved Sales Used in This Annual Update Analysis

Area 040 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	10	712340	0045	05/23/14	\$225,000	\$227,000	1,300	6	1975	Good	11,867	Y	Y	33013 SE 310TH ST
9	0	122107	9027	03/17/14	\$180,000	\$183,000	1,640	6	1977	Avg	107,101	N	N	35631 SE COURTNEY RD
9	0	187140	0335	01/16/13	\$149,000	\$164,000	1,000	7	1900	VGood	12,375	N	N	35314 312TH WAY SE
9	0	322107	9054	09/11/13	\$251,000	\$262,000	1,060	7	1972	Good	85,813	N	N	38301 307TH AVE SE
9	0	240880	0231	03/28/12	\$205,000	\$246,000	1,100	7	1967	Good	49,658	N	N	31803 SE 268TH ST
9	0	187140	0495	07/29/13	\$169,000	\$178,000	1,150	7	2012	Avg	5,500	N	N	35225 VEAZIE-CUMBERLAND RD SE
9	0	322207	9162	08/13/14	\$322,000	\$323,000	1,160	7	1988	Avg	43,575	N	N	30305 SE 273RD PL
9	0	332107	9044	06/24/14	\$278,900	\$281,000	1,190	7	1981	Good	61,419	N	N	31300 SE 383RD PL
9	0	322207	9136	08/18/14	\$213,000	\$214,000	1,200	7	1977	VGood	55,321	N	N	28125 307TH AVE SE
9	0	187140	0135	12/14/12	\$159,000	\$176,000	1,230	7	1990	Avg	9,865	N	N	31307 SE 354TH ST
9	0	102107	9147	07/10/12	\$175,000	\$203,000	1,280	7	2011	Avg	19,747	N	N	33544 SE 309TH PL
9	0	042107	9121	06/28/12	\$310,000	\$361,000	1,290	7	1991	Avg	48,787	N	N	31926 SE 291ST ST
9	0	322207	9137	07/08/13	\$339,950	\$359,000	1,340	7	1978	Good	111,949	N	N	27709 293RD AVE SE
9	0	322207	9205	04/19/12	\$160,000	\$191,000	1,340	7	1953	Avg	29,724	N	N	27406 RETREAT-KANASKAT RD SE
9	0	240880	0091	02/13/14	\$355,000	\$362,000	1,360	7	1979	Good	90,169	N	N	27123 320TH AVE SE
9	0	187140	0250	01/24/14	\$175,000	\$179,000	1,390	7	1996	Avg	13,537	N	N	31216 SE 356TH ST
9	0	332107	9060	10/20/14	\$378,000	\$378,000	1,390	7	1981	Avg	117,176	N	N	31404 SE 383RD PL
9	0	405800	0010	05/09/14	\$325,000	\$329,000	1,470	7	1976	Avg	70,800	N	N	29620 SE 286TH ST
9	0	042107	9097	07/17/13	\$365,000	\$385,000	1,480	7	1989	Avg	97,138	N	N	31701 SE 291ST ST
9	0	322207	9127	12/24/14	\$295,000	\$295,000	1,490	7	1975	Avg	88,426	N	N	28561 298TH PL SE
9	0	282207	9056	02/26/13	\$225,000	\$245,000	1,576	7	1986	Avg	54,586	N	N	26911 312TH AVE SE
9	0	322207	9169	05/08/12	\$243,000	\$288,000	1,590	7	1983	Good	65,340	N	N	28226 303RD AVE SE
9	0	342207	9020	09/26/13	\$280,000	\$292,000	1,610	7	2000	Avg	74,488	Y	N	33618 SE 287TH ST
9	0	042107	9117	04/06/13	\$280,000	\$302,000	1,640	7	1990	Avg	39,300	N	N	29708 322ND AVE SE
9	0	282107	9109	09/12/13	\$330,000	\$345,000	1,670	7	2005	Avg	140,895	N	N	36410 VEAZIE-CUMBERLAND RD SE
9	0	342107	9074	04/17/13	\$349,000	\$376,000	1,700	7	1997	Avg	165,528	N	N	37213 WEST LAKE WALKER DR SE
9	0	322107	9089	02/16/12	\$249,900	\$304,000	1,800	7	1972	Good	236,966	N	N	37920 VEAZIE-CUMBERLAND RD SE
9	0	042107	9144	11/19/12	\$316,500	\$354,000	1,810	7	1991	VGood	48,787	N	N	29435 322ND AVE SE
9	0	292107	9058	08/20/13	\$395,000	\$414,000	1,830	7	2008	Avg	218,696	N	N	36536 VEAZIE-CUMBERLAND RD SE
9	0	262207	9003	07/11/12	\$357,000	\$414,000	1,860	7	2008	Avg	242,685	N	N	26030 348TH AVE SE
9	0	187140	0182	04/15/14	\$235,000	\$238,000	1,910	7	2002	Avg	10,800	N	N	35500 VEAZIE-CUMBERLAND RD SE

Improved Sales Used in This Annual Update Analysis

Area 040 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	0	240880	0450	09/05/13	\$270,000	\$282,000	1,950	7	1970	Avg	99,752	N	N	31621 SE 266TH ST
9	0	322207	9108	05/09/13	\$380,000	\$407,000	2,080	7	1994	Avg	218,671	N	N	30606 SE LAKE RETREAT NORTH DR
9	0	322207	9183	01/12/12	\$258,150	\$318,000	2,110	7	1984	Good	59,241	N	N	28537 298TH PL NE
9	0	240880	0120	04/29/13	\$311,000	\$334,000	2,140	7	1959	VGood	49,658	N	N	31620 SE KENT-KANGLEY RD
9	0	240880	0120	07/16/14	\$360,000	\$362,000	2,140	7	1959	VGood	49,658	N	N	31620 SE KENT-KANGLEY RD
9	0	282207	9045	08/30/12	\$335,000	\$383,000	2,170	7	1987	Good	54,686	N	N	30922 SE 268TH ST
9	0	292107	9027	09/24/14	\$400,000	\$401,000	2,170	7	1980	Good	204,296	N	N	30718 SE 358TH ST
9	0	102107	9138	07/25/13	\$189,950	\$200,000	2,170	7	1995	Avg	23,225	N	N	33724 SE HUDSON RD
9	0	032107	9073	03/06/13	\$420,000	\$456,000	3,210	7	2005	Avg	609,404	N	N	29815 KANASKAT-KANGLEY RD SE
9	0	102107	9099	11/06/14	\$345,000	\$345,000	1,410	8	1987	Good	20,466	N	N	30462 KANASKAT-KANGLEY RD SE
9	0	332107	9062	01/16/14	\$308,800	\$316,000	1,630	8	1981	Avg	252,648	N	N	31714 SE LAKE WALKER RD
9	0	122107	9044	08/09/13	\$420,000	\$441,000	1,810	8	1992	Good	132,376	N	N	35700 SE 311TH ST
9	0	342107	9021	03/11/13	\$318,000	\$345,000	1,840	8	2008	Avg	52,272	N	N	37425 WEST LAKE WALKER DR SE
9	0	282107	9108	11/21/14	\$384,500	\$385,000	1,910	8	2003	Avg	129,373	N	N	36403 312TH AVE SE
9	0	092107	9032	07/17/12	\$448,000	\$519,000	1,920	8	2000	Avg	261,364	N	N	31720 SE 307TH ST
9	0	240880	0220	06/27/12	\$351,750	\$410,000	2,050	8	2000	Avg	39,079	N	N	31727 SE 268TH ST
9	0	082107	9037	06/15/12	\$280,000	\$327,000	2,400	8	2004	Avg	77,972	N	N	31926 293RD AVE SE
9	0	042107	9046	12/18/13	\$418,000	\$430,000	2,460	8	2004	Avg	53,143	N	N	29328 318TH AVE SE
9	0	282107	9081	10/10/14	\$590,000	\$591,000	2,490	8	2002	Avg	339,332	N	N	36531 312TH AVE SE
9	0	032107	9071	07/20/12	\$340,000	\$393,000	2,570	8	2002	Avg	44,866	N	N	33528 SE 301ST ST
9	0	292107	9094	12/06/13	\$415,000	\$427,000	2,680	8	2008	Avg	154,202	N	N	36118 307TH AVE SE
9	0	042107	9182	02/15/12	\$475,000	\$578,000	2,730	8	1995	Avg	266,587	Y	N	30228 321ST AVE SE
9	0	342207	9064	11/28/12	\$380,570	\$424,000	2,830	8	2004	Avg	234,353	Y	N	33720 SE 287TH ST
9	0	240880	0130	07/23/14	\$424,900	\$427,000	2,950	8	1998	Good	49,658	N	N	31607 SE 270TH ST
9	0	042107	9142	05/09/14	\$415,000	\$420,000	3,060	8	1992	Avg	48,787	N	N	31827 SE 291ST ST
9	0	332107	9074	04/04/12	\$425,000	\$509,000	3,500	8	2006	Avg	120,661	N	N	37422 323RD AVE SE
9	0	332107	9076	04/17/14	\$580,000	\$588,000	3,820	8	1999	Avg	176,853	N	N	38231 309TH AVE SE
9	0	322207	9114	04/15/14	\$749,000	\$759,000	3,950	8	2000	Avg	216,057	N	N	29203 SE KENT-KANGLEY RD
9	0	102107	9015	10/11/12	\$523,000	\$590,000	2,330	9	1979	VGood	155,944	Y	Y	31407 CUMBERLAND-KANASKAT RD
9	0	322107	9069	08/15/14	\$475,000	\$477,000	2,770	9	1991	Avg	98,881	N	N	29320 SE 384TH ST
9	0	032107	9078	08/21/12	\$550,000	\$630,000	2,600	10	2005	Avg	298,678	Y	N	32338 SE 307TH ST

Improved Sales Used in This Annual Update Analysis

Area 040 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	0	342207	9079	04/01/13	\$645,000	\$697,000	2,860	10	2010	Avg	221,284	Y	N	28237 338TH AVE SE
9	0	322207	9109	04/26/13	\$559,000	\$600,000	2,900	10	2008	Avg	45,738	N	N	28204 305TH AVE SE
9	0	082107	9102	10/17/14	\$780,000	\$781,000	3,720	10	2007	Avg	213,073	Y	N	30213 SE 312TH WAY
9	0	092107	9028	11/30/12	\$1,071,000	\$1,193,000	6,260	10	2005	Avg	755,207	N	N	32028 SE 307TH ST
9	0	322207	9167	04/25/13	\$840,000	\$902,000	4,890	11	2005	Good	212,568	Y	N	30721 SE KENT-KANGLEY RD

Improved Sales Removed in This Annual Update Analysis

Area 040 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	012006	9003	12/01/14	\$495,000	MODEL DEVELOPMENT EXCLUSION; DIAGNOSTIC OUTLIER
1	0	012006	9019	04/25/12	\$300,000	OBSOLESCENCE
1	0	012006	9052	03/24/14	\$313,500	ACTIVE PERMIT BEFORE SALE >25K; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	012006	9085	03/21/14	\$559,336	UNFINISHED AREA; EXEMPT FROM EXCISE TAX
1	0	012006	9085	06/12/14	\$422,500	UNFINISHED AREA; FINANCIAL INSTITUTION RESALE
1	0	022006	9015	01/29/14	\$455,613	NO MARKET EXPOSURE; BANKRUPTCY; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
1	0	022006	9022	04/26/13	\$2,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.)
1	0	022006	9042	07/23/13	\$40,000	DOR RATIO; IMP. COUNT > 1; QCD; RELATED PARTY, FRIEND, OR NEIGHBOR; SEG AND/OR MERGER
1	0	022006	9042	07/23/13	\$385,000	IMP. COUNT > 1; NO MARKET EXPOSURE; RELATED PARTY OR NEIGHBOR; SEG AND/OR MERGER
1	0	022006	9112	01/28/13	\$465,000	RELOCATION - SALE TO SERVICE
1	0	032006	9015	03/22/13	\$300,000	OPEN SPACE; RELATED PARTY, FRIEND, OR NEIGHBOR; CORPORATE AFFILIATES
1	0	032006	9019	12/12/12	\$175,700	NON-REPRESENTATIVE SALE
1	0	032006	9060	05/03/13	\$395,000	OPEN SPACE
1	0	032006	9070	07/04/12	\$217,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	042006	9021	10/27/14	\$246,000	OPEN SPACE
1	0	042007	9052	04/23/12	\$220,000	IMP CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT EXCISE TAX
1	0	052006	9037	11/26/14	\$488,174	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT FROM EXCISE TAX
1	0	052006	9068	11/04/13	\$650,500	OPEN SPACE
1	0	052007	9054	10/10/13	\$288,700	NO MARKET EXPOSURE; BANRUPTCY; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX;
1	0	052007	9081	06/25/13	\$590,000	OPEN SPACE
1	0	052007	9103	05/10/12	\$360,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	056150	0160	04/01/14	\$685,000	OPEN SPACE; OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
1	0	056150	0170	12/19/12	\$295,288	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
1	0	056150	0200	02/22/12	\$290,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	0	061907	9046	03/06/14	\$260,000	OBSOLESCENCE; FINANCIAL INSTITUTION RESALE
1	0	061907	9098	07/12/12	\$215,800	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; NO MARKET EXPOSURE
1	0	062006	9038	08/02/12	\$325,000	OPEN SPACE
1	0	062006	9071	12/18/13	\$577,000	OPEN SPACE
1	0	062006	9074	10/18/13	\$380,668	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	062007	9039	10/30/13	\$1,500	DOR RATIO; NO MARKET EXPOSURE; PARTIAL INTEREST (1/3, 1/2, ETC.)

Improved Sales Removed in This Annual Update Analysis

Area 040 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	062007	9049	08/06/14	\$8,000	DOR RATIO
1	0	062007	9052	07/31/12	\$590,000	OPEN SPACE
1	0	072006	9019	09/12/14	\$590,000	OPEN SPACE; OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
1	0	072006	9041	10/01/12	\$385,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
1	0	072007	9076	10/19/12	\$495,000	OPEN SPACE
1	0	081700	0460	01/24/14	\$325,000	OPEN SPACE
1	0	082006	9038	07/22/14	\$603,000	IMP. COUNT > 1
1	0	082006	9042	12/17/14	\$460,000	OPEN SPACE
1	0	082006	9043	07/28/14	\$770,000	OPEN SPACE; MOBILE HOME; OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
1	0	082006	9075	10/03/12	\$475,000	OPEN SPACE
1	0	082006	9078	08/01/14	\$785,000	OPEN SPACE; OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
1	0	082007	9028	03/01/12	\$310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
1	0	082007	9081	12/31/13	\$515,000	IMP CHARACTERISTICS CHANGED SINCE SALE; UNFINISHED AREA
1	0	082007	9081	09/11/14	\$570,000	UNFINISHED AREA
1	0	092006	9011	10/02/12	\$506,400	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	092006	9018	04/23/13	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	092006	9033	03/27/12	\$100,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	092006	9116	08/24/14	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR; OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
1	0	092006	9119	08/24/14	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR; OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
1	0	112006	9001	08/27/12	\$720,000	OPEN SPACE
1	0	112006	9027	09/12/13	\$110,275	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	112006	9039	06/05/14	\$476,500	OPEN SPACE; OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
1	0	122006	9020	08/27/14	\$1,950,000	PERCENT COMPLETE; OPEN SPACE; OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
1	0	122006	9046	09/18/14	\$142,000	ACCY ONLY
1	0	122006	9054	07/19/13	\$198,959	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	122006	9054	12/31/13	\$171,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
1	0	122006	9062	08/29/12	\$155,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	0	122006	9109	04/15/13	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	0	132006	9086	09/18/12	\$140,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	132006	9167	09/25/13	\$44,000	DOR RATIO; QUIT CLAIM DEED; CORPORATE AFFILIATES

Improved Sales Removed in This Annual Update Analysis

Area 040 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	142006	9031	10/07/13	\$76,699	DOR RATIO; BANKRUPTCY; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
1	0	142006	9103	09/24/14	\$415,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
1	0	144330	0030	07/09/13	\$182,673	IMP CHAR CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	0	144330	0090	02/03/12	\$262,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	0	144330	0100	07/20/12	\$188,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	152006	9063	03/03/14	\$418,250	OBSOLESCENCE; BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED; SHORT SALE
1	0	162006	9025	01/03/12	\$599,000	IMP. COUNT > 1
1	0	162006	9035	08/28/13	\$210,250	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; STATEMENT TO DOR
1	0	162006	9043	09/20/12	\$275,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	162007	9007	11/12/12	\$495,400	OPEN SPACE
1	0	172006	9114	02/07/12	\$450,000	NO MARKET EXPOSURE; BANKRUPTCY; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
1	0	172006	9114	08/10/12	\$410,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	0	182006	9019	05/29/14	\$302,000	NON-NORMAL DISTRIBUTION; DIAGNOSTIC OUTLIER
1	0	182007	9072	10/10/12	\$560,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	192006	9050	05/21/14	\$748,000	OPEN SPACE; OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
1	0	202006	9004	08/26/13	\$50,000	DOR RATIO; IMP. COUNT > 1; OPEN SPACE; QUIT CLAIM DEED
1	0	202006	9004	09/09/13	\$450,000	IMP. COUNT > 1; OPEN SPACE
1	0	202006	9013	03/26/13	\$172,900	OBSOLESCENCE
1	0	202006	9013	01/24/13	\$204,829	OBSOLESCENCE; BANKRUPTCY; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	212006	9006	05/05/12	\$400,000	OPEN SPACE
1	0	212006	9074	04/18/14	\$330,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
1	0	222006	9006	01/25/13	\$224,950	MODEL DEVELOPMENT EXCLUSION; DIAGNOSTIC OUTLIER
1	0	222006	9013	10/22/14	\$200,000	DOR RATIO; IMP. COUNT > 1; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	222006	9030	09/27/13	\$245,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	222006	9199	05/09/13	\$315,000	OPEN SPACE; OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
1	0	262006	9021	06/27/12	\$4,600	DOR RATIO; GOV'T TO GOV'T
1	0	262006	9127	04/11/13	\$336,107	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
1	0	262006	9127	03/18/14	\$210,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	0	262106	9060	05/22/12	\$401,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	0	272006	9004	05/02/14	\$442,000	OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE

Improved Sales Removed in This Annual Update Analysis

Area 040 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	272006	9071	11/05/14	\$440,000	OPEN SPACE; OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
1	0	272106	9035	04/11/14	\$200,000	NON-REPRESENTATIVE SALE
1	0	278132	0010	12/04/12	\$306,040	FORCED SALE; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
1	0	278132	0010	05/07/13	\$200,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
1	0	278133	0120	09/20/13	\$218,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	0	302007	9078	10/27/14	\$487,000	OBSOLESCENCE
1	0	312007	9038	04/18/14	\$137,000	OBSOLESCENCE
1	0	312007	9038	09/07/12	\$183,986	OBSOLESCENCE; BANKRUPTCY; FINANCIAL INSTITUTION RESALE; EXEMPT EXCISE TAX
1	0	312007	9038	03/07/13	\$125,000	OBSOLESCENCE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
1	0	312007	9048	08/22/12	\$198,000	IMP. COUNT > 1; BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
1	0	312106	9009	06/14/13	\$440,000	IMP. COUNT > 1
1	0	312106	9048	11/04/13	\$150,000	OBSERVATION OUTSIDE THE NORM; DIAGNOSTIC OUTLIER
1	0	322007	9017	05/28/14	\$279,952	IMP CHARACTERISTICS CHANGED SINCE SALE; AUCTION SALE; BANKRUPTCY; NO MARKET EXPOSURE;
1	0	322007	9022	11/07/12	\$401,422	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
1	0	322007	9037	02/14/14	\$328,000	NO MARKET EXPOSURE; AUCTION SALE; BANKRUPTCY; EXEMPT FROM EXCISE TAX
1	0	322106	9082	04/10/12	\$800,000	IMP. COUNT > 1; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	332106	9006	12/31/14	\$905,000	UNFINISHED AREA
1	0	332106	9008	10/17/14	\$701,250	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	0	342006	9033	08/25/14	\$284,478	NO MARKET EXPOSURE; BANKRUPTCY; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
1	0	342006	9038	04/17/14	\$171,000	IMP. COUNT > 1; BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
1	0	342006	9039	07/26/13	\$389,000	OPEN SPACE; OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
1	0	342006	9055	12/03/14	\$350,000	IMP. COUNT > 1
1	0	342006	9060	11/07/14	\$790,000	UNFINISHED AREA
1	0	342106	9022	02/23/12	\$391,681	NO MARKET EXPOSURE; BANKRUPTCY; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
1	0	342106	9026	12/06/12	\$299,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	342106	9049	10/21/14	\$565,000	IMP. COUNT > 1
1	0	342106	9126	03/07/12	\$248,900	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	352006	9007	03/26/12	\$385,610	BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
1	0	352006	9033	06/23/14	\$230,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
1	0	352006	9048	01/21/13	\$244,800	OPEN SPACE; RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE ADMINISTRATOR

Improved Sales Removed in This Annual Update Analysis

Area 040 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	352106	9001	12/12/12	\$375,000	NO MARKET EXPOSURE; NON-GOV'T TO GOV'T
1	0	362006	9017	08/21/12	\$175,000	IMP CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMIN; OPEN SPACE DESIGNATION CONTINUED
1	0	362006	9025	09/06/12	\$304,000	IMP CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR; OPEN SPACE DESIGNATION
1	0	362006	9047	10/17/12	\$124,000	OBSOLESCENCE; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	0	362006	9047	08/29/12	\$186,426	OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
1	14	362106	9050	05/16/12	\$695,000	NON-REPRESENTATIVE SALE; OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
1	15	605500	0080	11/20/13	\$346,000	IMP CHARACTERISTICS CHANGED SINCE SALE; AUCTION SALE; BANKRUPTCY; NO MARKET EXPOSURE
1	15	605500	0080	04/09/14	\$445,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
1	15	605500	0210	02/22/12	\$280,000	NON-REPRESENTATIVE SALE; SHORT SALE
1	15	605500	0500	08/19/13	\$296,500	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
1	15	605500	0540	05/14/12	\$350,000	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	0	721550	0282	04/04/12	\$139,100	NON-REPRESENTATIVE SALE; SHORT SALE
1	0	732771	0060	06/13/14	\$375,000	DOR RATIO; IMP. COUNT > 1
1	0	932610	0030	06/05/14	\$137,300	ANOMALY DETECTION; DIAGNOSTIC OUTLIER
1	0	932610	0030	08/22/13	\$146,850	RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
1	0	932610	0030	09/09/13	\$146,850	BANKRUPTCY; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	932610	0100	08/13/13	\$120,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	0	932610	0140	05/21/12	\$99,900	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	0	932610	0210	06/24/13	\$131,750	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	932610	0210	10/11/13	\$174,900	SALE DATA DOES NOT MATCH ASSESSED VALUE
1	0	980450	0520	12/07/12	\$275,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE; RELATED PARTY, FRIEND, OR NEIGHBOR
9	0	032107	9080	07/02/13	\$380,000	NON-REPRESENTATIVE SALE
9	0	032107	9090	03/01/12	\$485,000	OPEN SPACE
9	0	042107	9045	03/26/12	\$397,014	BANKRUPTCY; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
9	0	042107	9045	08/23/12	\$203,000	NON-REPRESENTATIVE SALE; GOV'T TO NON-GOV'T; EXEMPT FROM EXCISE TAX
9	0	042107	9063	05/25/13	\$80,000	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
9	0	082107	9020	09/13/14	\$135,000	DOR RATIO; FORCED SALE
9	0	082107	9034	11/19/12	\$215,824	UNFINISHED AREA; BANKRUPTCY; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
9	0	102107	9083	03/23/12	\$190,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
9	0	102107	9086	12/27/12	\$1,804	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.)

Improved Sales Removed in This Annual Update Analysis

Area 040 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	0	112107	9030	06/04/13	\$150,000	DOR RATIO; IMP. COUNT > 1; RELATED PARTY, FRIEND, OR NEIGHBOR
9	0	122107	9045	01/15/14	\$28,000	DOR RATIO; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
9	0	122107	9045	01/08/13	\$63,155	DOR RATIO; GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
9	0	122107	9058	08/27/14	\$435,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
9	0	142107	9010	07/02/13	\$278,126	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
9	0	187140	0030	03/14/13	\$93,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
9	0	187140	0030	08/20/13	\$85,000	DOR RATIO; GOV'T TO GOV'T; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
9	0	187140	0040	09/04/12	\$73,000	DOR RATIO; IMP. COUNT > 1; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
9	0	187140	0040	02/22/12	\$142,462	IMP. COUNT > 1; BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
9	0	187140	0335	06/01/12	\$50,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
9	0	187140	0490	01/24/13	\$100,000	NON-REPRESENTATIVE SALE
9	0	187140	1075	05/30/13	\$80,000	DOR RATIO; GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
9	0	232207	9054	07/23/13	\$281,932	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
9	0	232207	9054	08/05/14	\$81,375	DOR RATIO; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
9	0	240880	0130	04/04/14	\$303,500	AUCTION SALE; BANKRUPTCY; NO MARKET EXPOSURE; EXCEMPT FROM EXCISE TAX
9	0	240880	0450	12/12/12	\$412,700	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
9	0	262207	9003	02/13/12	\$181,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
9	0	262207	9089	06/19/13	\$68,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
9	0	262207	9089	02/18/13	\$141,193	PREVIOUS IMP. VALUE <= 25K; BANKRUPTCY; GOV'T TO GOV'T; NO MARKET EXPOSURE
9	0	262207	9101	04/05/12	\$25,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K; NON-REPRESENTATIVE SALE
9	0	262207	9120	02/21/13	\$335,000	OPEN SPACE; OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
9	0	282107	9035	07/26/12	\$122,099	DOR RATIO; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
9	0	282107	9088	03/13/13	\$248,158	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
9	0	282207	9047	03/21/13	\$365,088	NO MARKET EXPOSURE; RECEIVER OR TRUSTEE; GOV'T TO GOV'T
9	0	282207	9047	03/10/14	\$261,500	NON-REPRESENTATIVE SALE; GOV'T TO NON-GOV'T; EXEMPT FROM EXCISE TAX
9	0	282207	9063	10/22/14	\$497,001	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
9	12	292107	9084	06/22/12	\$495,000	OPEN SPACE
9	12	292107	9091	05/15/12	\$500,000	NON-REPRESENTATIVE SALE; OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
9	0	312107	9030	08/30/13	\$479,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	0	322107	9054	03/25/13	\$199,750	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis

Area 040 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	0	322107	9108	02/05/14	\$412,500	MULTI-PARCEL SALE
9	0	322107	9139	03/07/13	\$215,000	NON-REPRESENTATIVE SALE
9	0	322107	9145	07/03/12	\$467,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	0	322107	9185	10/04/13	\$412,750	SELLING OR BUYING COSTS AFFECTING SALE PRICE; QUIT CLAIM DEED
9	9	322207	9062	01/11/12	\$125,000	PERCENT NET CONDITION; PREVIOUS IMP. VALUE <= 25K; NON-REP SALE; ESTATE ADMINISTRATOR
9	9	322207	9083	05/14/14	\$499,000	UNFINISHED AREA
9	0	332107	9022	12/21/12	\$53,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
9	0	332107	9044	02/25/14	\$312,125	GOV'T TO GOV'T; NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT FROM EXCISE TAX
9	0	342107	9035	11/20/14	\$447,715	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	0	342107	9060	04/17/12	\$59,900	DOR RATIO; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
9	0	342107	9072	07/01/14	\$6,825	DOR RATIO; CORRECTION DEED; QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
9	0	342107	9072	07/01/14	\$149,625	FULL SALES PRICE NOT REPORTED; FINANCIAL INSTITUTION RESALE
9	0	342107	9072	01/22/14	\$162,600	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT FROM EXCISE TAX
9	0	342207	9020	04/25/13	\$184,001	AUCTION SALE; BANKRUPTCY; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
9	0	342207	9064	06/28/12	\$275,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
9	0	342207	9073	04/30/13	\$269,156	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
9	0	342207	9073	06/03/13	\$269,156	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
9	0	352207	9024	05/15/12	\$730,000	OPEN SPACE
9	0	352207	9028	05/14/12	\$189,597	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
9	0	352207	9028	01/28/13	\$112,500	NON-REPRESENTATIVE SALE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
9	0	352207	9030	07/11/13	\$796,450	OPEN SPACE
9	0	405800	0060	07/25/14	\$261,000	IMP CHARACTERISTICS CHANGED SINCE SALE; AUCTION SALE; BANKRUPTCY; NO MARKET EXPOSURE
9	11	410200	0075	05/22/14	\$275,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
9	0	422440	0140	10/18/13	\$210,000	OBSERVATION OUTSIDE THE NORM; DIAGNOSTIC OUTLIER
9	10	712340	0030	05/28/14	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	10	712340	0185	10/01/14	\$52,514	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
9	10	712340	0185	07/17/13	\$100,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Vacant Sales Used in this Annual Update Analysis

Area 040

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
1	0	019300	0040	10/21/14	\$50,000	27,876	Y	0
1	0	052007	9093	05/22/12	\$112,500	219,542	N	0
1	0	052007	9127	09/17/12	\$130,000	53,579	N	0
1	0	072007	9034	11/18/14	\$170,000	83,319	Y	0
1	0	072007	9034	08/26/13	\$175,000	83,319	Y	0
1	0	092006	9103	01/10/12	\$255,000	440,391	Y	0
1	0	278130	0040	06/13/14	\$20,000	37,380	Y	0
1	0	278133	0130	09/22/14	\$30,000	14,070	N	0
1	0	312007	9125	05/31/12	\$250,000	218,005	Y	0
1	0	352106	9033	08/06/13	\$136,000	787,881	Y	0
1	0	980451	0020	08/29/12	\$120,000	44,174	Y	0
9	0	082107	9041	05/08/14	\$80,000	112,820	N	0
9	0	142107	9042	10/10/12	\$10,000	25,074	Y	0
9	0	322207	9151	08/13/14	\$145,000	222,591	N	0
9	0	322207	9211	12/24/12	\$160,000	217,800	N	0
9	0	332207	9001	12/08/14	\$289,500	261,198	N	0
9	0	332207	9006	12/08/14	\$309,000	268,653	N	0
9	0	332207	9007	09/29/14	\$329,500	460,164	N	0

Vacant Sales Removed in this Annual Update Analysis

Area 040

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	011906	9001	03/07/14	\$202,500	NO MARKET EXPOSURE; NON-GOV'T TO GOV'T
1	0	022006	9131	07/12/13	\$115,000	NON-GOV'T TO GOV'T; NO MARKET EXPOSURE
1	0	032006	9020	12/23/14	\$220,000	OPEN SPACE
1	0	052007	9080	09/05/14	\$115,000	OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
1	0	061907	9051	09/24/13	\$42,500	NO MARKET EXPOSURE; NON-GOV'T TO GOV'T
1	0	072007	9061	03/20/14	\$49,000	BANKRUPTCY - RECEIVER OR TRUSTEE; OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
1	0	081700	0430	12/13/13	\$75,000	QCD; ESTATE ADMINISTRATOR; OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
1	0	082006	9018	11/26/13	\$15,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
1	0	082006	9018	12/10/12	\$163,125	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	082007	9036	11/28/12	\$15,000	NON-REPRESENTATIVE SALE;
1	0	092006	9073	03/19/14	\$85,000	DOR RATIO
1	0	092006	9117	09/27/12	\$75,000	RELATED PARTY/FRIEND/OR NEIGHBOR; OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
1	0	112006	9016	08/21/14	\$50,000	DOR RATIO
1	0	122006	9011	08/21/14	\$172,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	122006	9017	05/31/13	\$175,000	OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE;
1	0	131911	9001	09/05/12	\$173,644	TIMBER AND FOREST LAND; OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
1	0	132006	9079	04/12/12	\$170,000	SEGREGATION AND/OR MERGER; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	0	152006	9043	04/11/13	\$102,000	NO MARKET EXPOSURE; OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
1	0	162006	9100	01/30/14	\$250,000	OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE; CONTRACT OR CASH SALE
1	0	222006	9159	06/11/12	\$32,000	OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE; CONTRACT OR CASH SALE
1	0	222006	9194	05/24/12	\$180,000	OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
1	0	271911	9002	08/26/13	\$3,642	GOV'T TO GOV'T; TIMBER AND FOREST LAND; EXEMPT FROM EXCISE TAX
1	0	271911	9002	08/23/13	\$3,642	NO MARKET EXPOSURE; GOV'T TO GOV'T
1	0	272006	9075	05/21/13	\$30,000	PARTIAL INTEREST (1/3, 1/2, ETC.); FINANCIAL INSTITUTION RESALE
1	0	312106	9068	03/17/14	\$50,000	DOR RATIO
1	0	322106	9020	05/22/13	\$414,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	332007	9006	11/05/13	\$167,576,638	MULTI-PARCEL SALE; TIMBER AND FOREST LAND
1	0	342106	9112	09/20/13	\$31,325	CORPORATE AFFILIATES
1	0	342106	9137	11/04/14	\$55,000	FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	342106	9137	02/21/14	\$51,712	BANKRUPTCY; EXEMPT EXCISE TAX; NO MARKET EXPOSURE

Vacant Sales Removed in this Annual Update Analysis

Area 040

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	342106	9155	01/20/12	\$46,400	NO MARKET EXPOSURE
1	0	351911	9001	08/13/14	\$15,815	MULTI-PARCEL SALE
1	0	352006	9021	12/24/14	\$131,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE; CORPORATE AFFILIATES
1	0	362006	9001	08/21/12	\$45,000	NON-REPRESENTATIVE SALE; OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
1	0	362006	9021	06/12/13	\$130,000	ESTATE ADMINISTRATOR; OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
1	15	605500	0130	12/06/12	\$72,000	NON-REPRESENTATIVE SALE
1	0	721550	0300	09/17/13	\$25,000	CORPORATE AFFILIATES; FINANCIAL INSTITUTION RESALE
9	0	032107	9007	03/13/14	\$160,000	OPEN SPACETIMBER AND FOREST LAND
9	0	032107	9084	10/25/13	\$115,000	OPEN SPACE; TIMBER AND FOREST LAND
9	0	032107	9087	01/03/12	\$140,000	OPEN SPACE; TIMBER AND FOREST LAND
9	0	032107	9094	07/24/14	\$160,000	OPEN SPACE; TIMBER AND FOREST LAND
9	0	032107	9095	07/24/14	\$145,000	OPEN SPACE; TIMBER AND FOREST LAND
9	0	042107	9052	10/24/14	\$32,500	DOR RATIO
9	0	082107	9006	05/21/12	\$75,000	NON-REPRESENTATIVE SALE
9	0	132107	9045	06/13/13	\$180,000	NO MARKET EXPOSURE; NON-GOV'T TO GOV'T
9	0	142107	9042	07/20/12	\$15,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
9	0	187140	0015	09/30/14	\$115,000	GOVERNMENT SALE; NO MARKET EXPOSURE; NON-GOV'T TO GOV'T
9	0	187140	1060	07/25/13	\$30,000	NO MARKET EXPOSURE
9	0	262207	9116	12/20/12	\$9,000	QUIT CLAIM DEED
9	0	262207	9121	10/21/14	\$184,000	OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
9	0	262207	9125	06/13/12	\$140,000	QUIT CLAIM DEED
9	0	282107	9084	06/20/13	\$3,500	QUIT CLAIM DEED
9	0	292107	9093	02/15/13	\$55,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
9	11	410200	0175	07/08/14	\$14,388	DOR RATIO

Mobile Home Sales Used in this Annual Update Analysis

Area 040

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
1	0	012006	9051	02/27/13	\$260,000	1,848	3	1990	Good	277,912	Y	27265 SE 400TH WAY
1	0	032006	9068	09/25/13	\$190,000	960	3	2000	Avg	98,010	Y	39506 236TH AVE SE
1	0	041909	9036	10/06/14	\$100,000	600	1	1969	Fair	161,172	N	50707 SE ENUMCLAW-CHINOOK PASS RD
1	0	042006	9038	11/23/12	\$92,000	840	1	1974	Fair	43,200	N	21531 SE 392ND ST
1	0	042007	9042	03/22/13	\$139,500	1,248	3	1987	Vgood	41,850	N	39107 310TH AVE SE
1	0	082006	9056	12/26/14	\$375,000	1,568	3	1987	Vgood	216,493	N	40514 196TH AVE SE
1	0	082007	9117	07/15/14	\$308,000	1,808	5	1996	Vgood	130,680	Y	41014 305TH AVE SE
1	0	162007	9006	10/25/13	\$160,000	920	1	1967	Good	217,800	Y	30819 SE 408TH ST
1	0	222006	9040	12/06/13	\$205,000	1,300	3	1997	Good	57,935	Y	23013 SE 436TH ST
1	0	332007	9051	07/03/14	\$245,000	1,188	3	1997	Good	227,526	Y	47419 323RD AVE SE
1	0	342106	9063	09/26/13	\$191,000	2,016	4	1988	Vgood	43,080	N	37605 244TH AVE SE
1	0	342106	9101	07/29/13	\$204,970	1,848	4	1981	Exc	44,431	N	24326 SE 380TH ST
1	0	342106	9102	10/22/12	\$250,000	1,848	4	1985	Vgood	47,045	N	24309 SE 378TH ST
1	0	342106	9135	09/10/14	\$263,000	1,344	3	1984	Vgood	445,428	N	22930 SE 384TH ST
9	0	032107	9069	10/19/12	\$215,000	2,706	3	1998	Vgood	43,995	N	33436 SE 301ST ST
9	0	042107	9136	12/16/13	\$125,000	1,848	3	1992	Avg	38,838	N	32215 SE 291ST ST
9	0	042107	9168	12/30/14	\$220,000	1,568	3	1989	Good	53,143	N	29317 318TH AVE SE
9	0	122107	9029	04/29/14	\$132,050	1,056	3	1978	Good	107,217	N	35802 SE 311TH ST
9	0	142107	9016	08/15/12	\$289,000	1,680	3	1986	Good	871,200	Y	33310 353RD AVE SE
9	0	142107	9054	10/08/13	\$150,000	1,344	3	1995	Good	217,900	N	34175 SE 327TH PL
9	0	240880	0530	06/04/13	\$199,000	1,848	3	1979	Avg	209,959	N	32310 SE 266TH ST
9	0	262207	9077	11/14/14	\$148,100	1,120	3	1966	Avg	42,969	N	34730 SE 257TH ST
9	0	282107	9074	04/01/14	\$115,000	1,344	3	1969	Good	42,400	N	36207 VEAZIE-CUMBERLAND RD SE
9	0	282207	9021	12/18/14	\$230,000	1,680	4	1986	Avg	54,640	N	26828 314TH AVE SE
9	0	282207	9024	04/16/14	\$254,000	1,782	3	1992	Avg	109,419	N	27015 314TH AVE SE
9	0	282207	9027	11/25/13	\$305,000	2,760	4	2004	Exc	49,920	N	27129 312TH AVE SE
9	0	282207	9078	12/10/12	\$265,000	1,620	4	1984	Vgood	87,507	N	26609 312TH AVE SE
9	0	322107	9173	01/17/13	\$279,999	2,400	3	2008	Avg	43,146	N	29413 SE 371ST ST
9	0	322207	9176	05/28/14	\$120,000	1,560	3	1981	Good	44,693	N	28220 305TH AVE SE
9	0	342107	9049	04/23/13	\$120,000	1,960	2	1978	Fair	261,795	N	36911 327TH PL SE
9	0	342207	9053	08/20/13	\$134,900	1,080	3	1990	Good	61,419	N	27533 337TH AVE SE



Mobile Home Sales Used in this Annual Update Analysis

Area 040

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
9	0	342207	9072	09/12/14	\$238,450	1,848	3	1990	Avg	56,628	N	27419 337TH AVE SE

Mobile Home Sales Removed in this Annual Update Analysis

Area 040

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	102006	9038	04/21/14	\$270,000	NO MARKET EXPOSURE; BANKRUPTCY; MOBILE HOME; EXEMPT FROM EXCISE TAX
1	0	182006	9031	08/09/12	\$65,000	GOV'T TO NON-GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	222006	9022	06/02/14	\$112,500	PARTIAL INTEREST; NO MARKET EXPOSURE; QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	222006	9064	04/18/14	\$134,168	NO MARKET EXPOSURE; MOBILE HOME; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	342106	9068	08/04/14	\$150,000	IMP CHARACTERISTICS CHANGED SINCE SALE; MOBILE HOME; FINANCIAL INSTITUTION RESALE
1	0	342106	9068	03/22/13	\$186,897	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; MOBILE HOME
1	0	342106	9160	06/24/13	\$100,000	MOBILE HOME; RELATED PARTY, FRIEND, OR NEIGHBOR
9	0	042107	9062	05/23/12	\$63,000	DOR RATIO; MOBILE HOME; FINANCIAL INSTITUTION RESALE
9	0	042107	9076	05/19/14	\$415,000	SALES DATA DOES NOT MATCH ASSESSED VALUE; MOBILE HOME
9	0	042107	9136	06/02/14	\$242,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	0	102107	9036	11/07/13	\$125,000	NON-REPRESENTATIVE SALE; GOV'T TO NON-GOV'T; MOBILE HOME; FINANCIAL INSTITUTION RESALE
9	0	102107	9036	04/12/13	\$191,448	BANKRUPTCY; NO MARKET EXPOSURE; MOBILE HOME; FINANCIAL INSTITUTION RESALE
9	0	102107	9036	04/08/13	\$256,812	RECEIVER OR TRUSTEE; MOBILE HOME; NO MARKET EXPOSURE
9	0	102107	9122	05/15/14	\$150,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
9	0	102107	9122	10/08/13	\$175,000	BANKRUPTCY; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
9	0	122107	9029	08/29/13	\$171,779	NO MARKET EXPOSURE; BANKRUPTCY; MOBILE HOME; FINANCIAL INSTITUTION RESALE
9	0	142107	9054	04/16/13	\$316,900	GOV'T TO GOV'T; MOBILE HOME; NO MARKET EXPOSURE; BANKRUPTCY
9	0	142107	9054	05/14/13	\$316,900	BANKRUPTCY - RECEIVER OR TRUSTEE; MOBILE HOME; NO MARKET EXPOSURE
9	0	232207	9036	12/20/13	\$222,500	BANKRUPTCY; NO MARKET EXPOSURE; MOBILE HOME; EXEMPT FROM EXCISE TAX
9	0	240880	0380	03/20/13	\$155,755	BANKRUPTCY - RECEIVER OR TRUSTEE; MOBILE HOME; NO MARKET EXPOSURE
9	0	282207	9041	05/20/14	\$88,942	BANKRUPTCY; NO MARKET EXPOSURE; MOBILE HOME; EXEMPT FROM EXCISE TAX
9	0	322107	9073	03/12/14	\$139,900	DOR RATIO; GOV'T TO NON-GOV'T; EXEMPT FROM EXCISE TAX
9	0	322107	9073	07/08/13	\$329,135	BANKRUPTCY - RECEIVER OR TRUSTEE; MOBILE HOME; NO MARKET EXPOSURE
9	0	322107	9155	10/16/12	\$110,000	MOBILE HOME; RELATED PARTY, FRIEND, OR NEIGHBOR
9	0	322207	9164	06/14/13	\$204,700	BANKRUPTCY - RECEIVER OR TRUSTEE; MOBILE HOME; NO MARKET EXPOSURE
9	0	322207	9176	03/27/13	\$249,781	BANKRUPTCY - RECEIVER OR TRUSTEE; MOBILE HOME; NO MARKET EXPOSURE
9	0	332107	9061	02/07/13	\$150,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
9	0	332107	9061	05/10/12	\$100,867	BANKRUPTCY; MOBILE HOME; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
9	0	342207	9053	12/26/12	\$138,178	NO MARKET EXPOSURE; BANKRUPTCY; GOV'T TO GOV'T; MOBILE HOME; EXEMPT FROM EXCISE TAX
9	0	342207	9057	06/17/13	\$95,000	SALE DATA DOES NOT MATCH ASSESSED VALUE; CONTRACT OR CASH SALE; NO MARKET EXPOSURE

Mobile Home Sales Removed in this Annual Update Analysis

Area 040

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	0	342207	9057	04/02/13	\$86,936	BANKRUPTCY - RECEIVER OR TRUSTEE; MOBILE HOME; NO MARKET EXPOSURE
9	11	410200	0100	04/02/13	\$112,719	PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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

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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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

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

Scope of Work Performed:

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

Certification:

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

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

None

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

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

- Annual Update Model Development and Report Preparation
- Sales Verification


Appraiser II

5/6/15

Date