

North Central West Seattle

Area: 048

Residential Revalue for 2015 Assessment Roll



Obtained from LMER.com

Area 48 includes much of the interior core of the north end of West Seattle, and excludes the waterfront and most of the perimeter hillsides. The area has good access to downtown Seattle, Highway 99 and I-5 via the West Seattle Freeway. In addition, the area has its own business and commercial centers, including the West Seattle Junction, and the Morgan Street Junction. The West Seattle Junction runs through the core of Area 48 and has a number of restaurants as well as retail stores. Currently at the West Seattle junction there is construction of a 7 story mixed use building with ground floor retail, multi-family housing and underground parking. West Seattle also offers many attractions which include the West Seattle Golf Course, Schmitz Park, and several miles of waterfront parks and beaches which draw visitors from throughout the greater Seattle area.



King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

500 Fourth Avenue, ADM-AS 0708

Seattle, WA 98104-2384

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

Email: assessor.info@kingcounty.gov

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



King County

Department of Assessments

Accounting Division

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

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

Email: assessor.info@kingcounty.gov

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

Lloyd Hara
Assessor

Dear Property Owners:

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

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

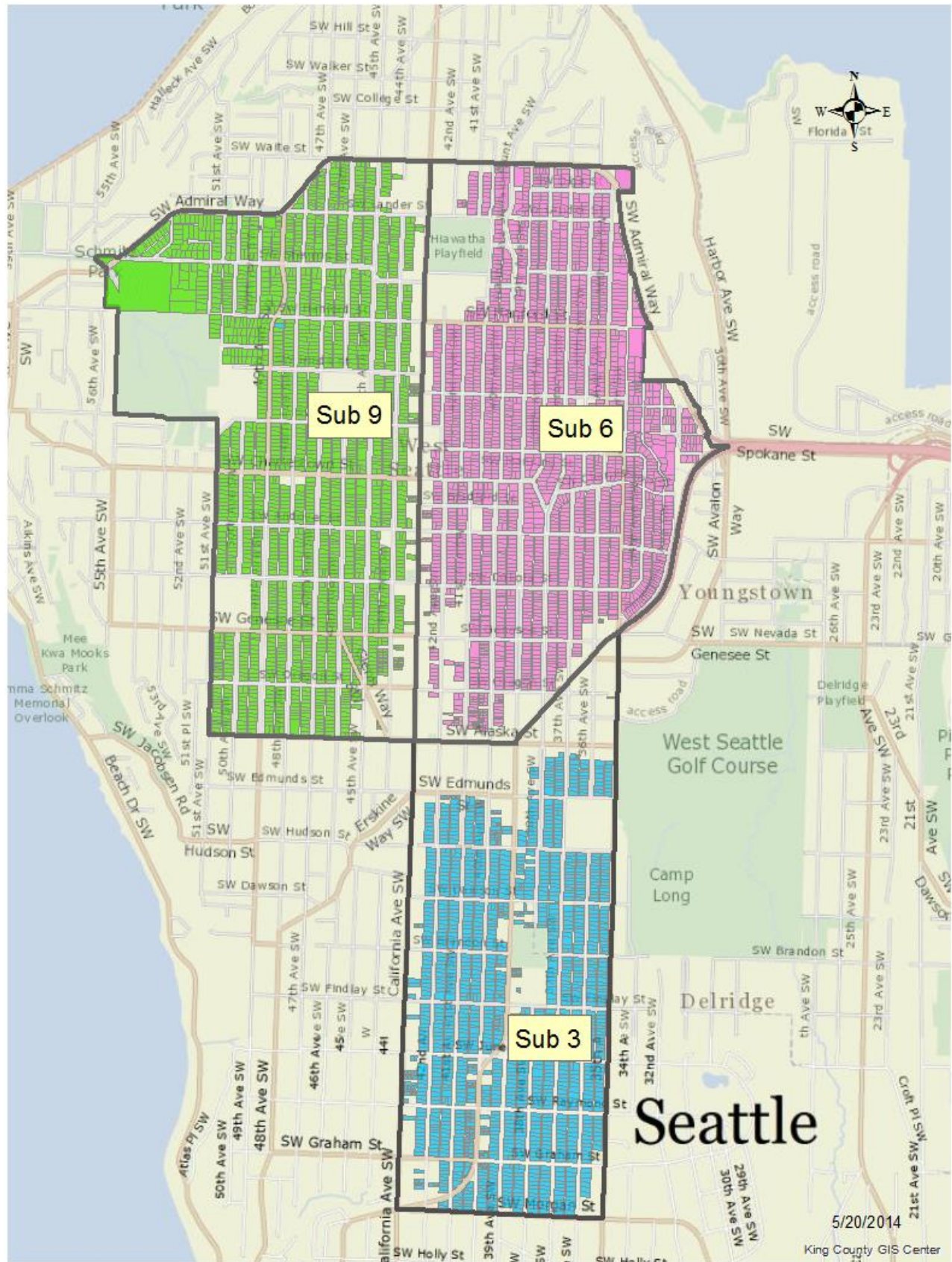
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

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

Sincerely,

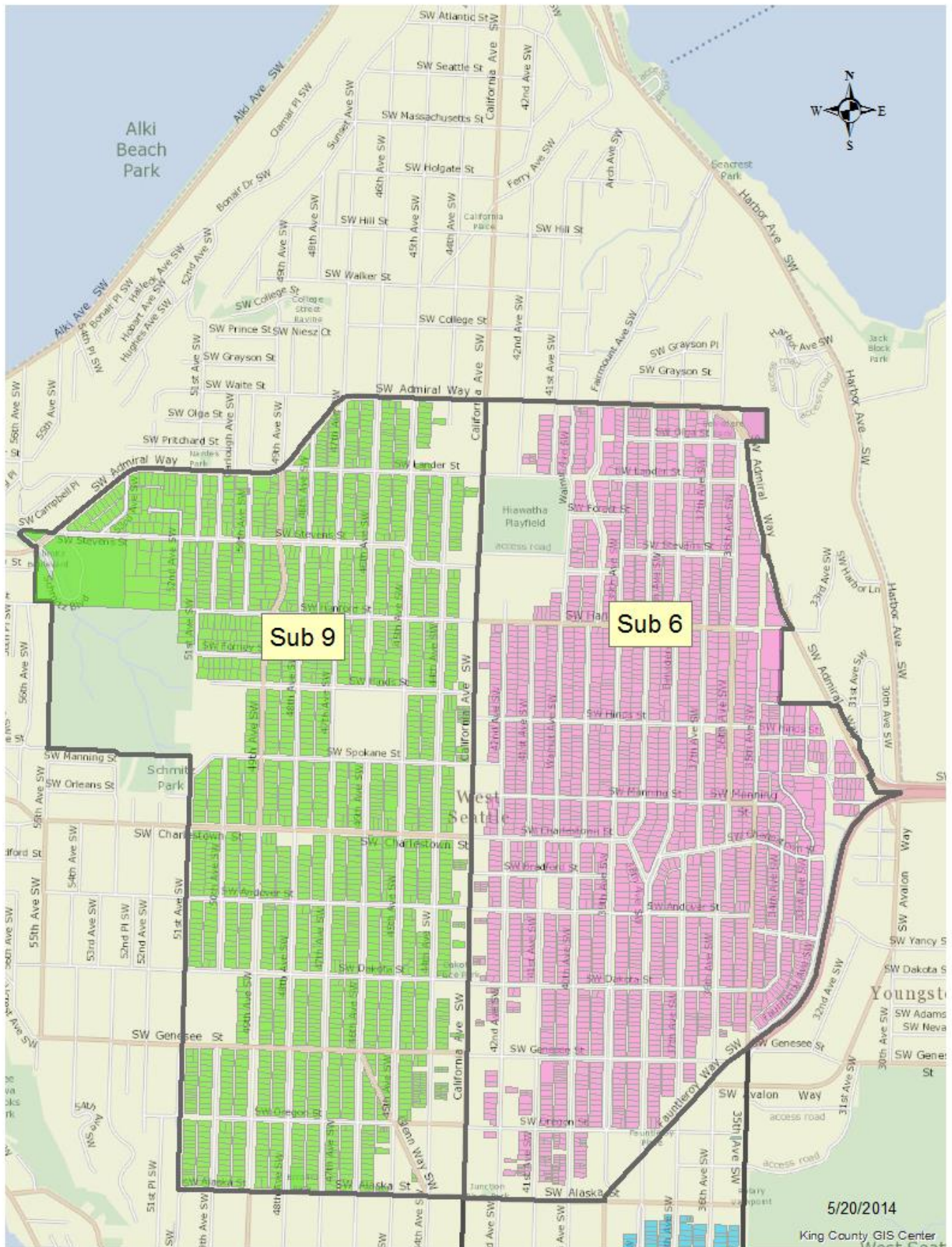
Lloyd Hara
Assessor

Area 048 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.

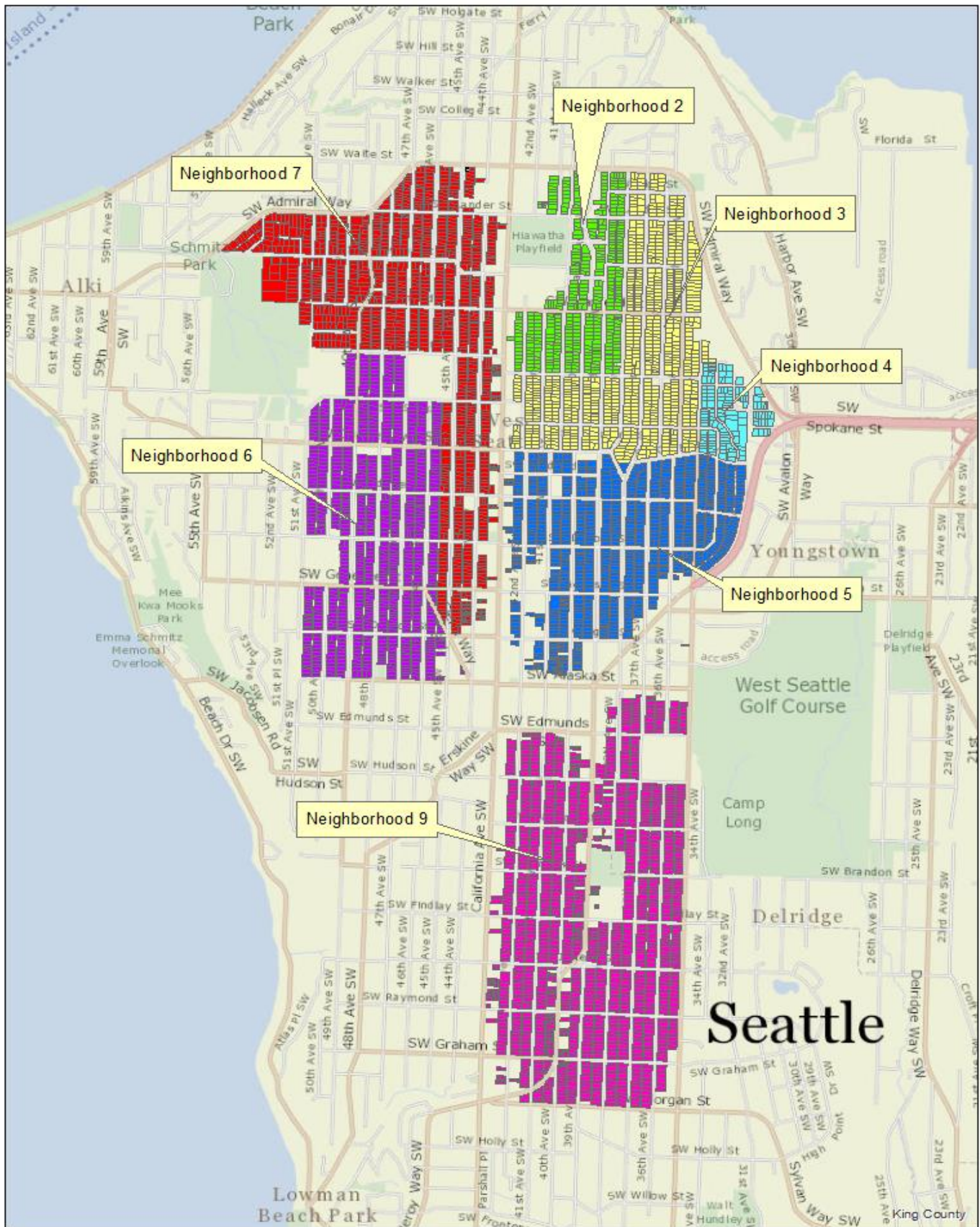
Sub Area 6 & 9 Map



Sub Area 3 Map



Neighborhood Map



Area 048 Housing Profile



Grade 5/ Year Built 1947/ Total Living Area 590
Account Number 348830-0120



Grade 6/ Year Built 1916/ Total Living Area 1080
Account Number 281310-0055



Grade 7/ Year Built 1958/ Total Living Area 1900
Account Number 239160-2010



Grade 8/ Year Built 1992/ Total Living Area 2180
Account Number 149280-0460



Grade 9/ Year Built 2009/ Total Living Area 2260
Account Number 239160-2505



Grade 10/ Year Built 2013/ Total Living Area 2560
Account Number 095200-2945

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

North Central West Seattle - Area 048

Annual Update

Characteristics Based Market Adjustment for 2015 Assessment Roll

Previous Physical Inspection: 2011
Number of Improved Sales: 706
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	\$194,700	\$254,300	\$449,000			7.86%
2015 Value	\$215,200	\$281,100	\$496,300	\$526,400	94.7%	7.77%
\$ Change	+\$20,500	+\$26,800	+\$47,300			
% Change	+10.5%	+10.5%	+10.5%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2015 COD of 7.77% is an improvement from the previous COD of 7.86%. 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	\$202,600	\$233,500	\$436,100
2015 Value	\$224,000	\$258,000	\$482,000
\$ Change	+\$21,400	+\$24,500	+\$45,900
% Change	+10.6%	+10.5%	+10.5%

Number of one to three unit residences in the population: 5,540

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 Sub Area based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Sub Area 3 was generally at lower assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.

Area 048 - Model Adjustments

1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+9.82%	4,051	73%

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
Sub Area 3	+13.12%	202	1489	14%

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

Generally, Sub Area 3 parcels were at a lower assessment level than the rest of the population. This model corrects for these strata differences.

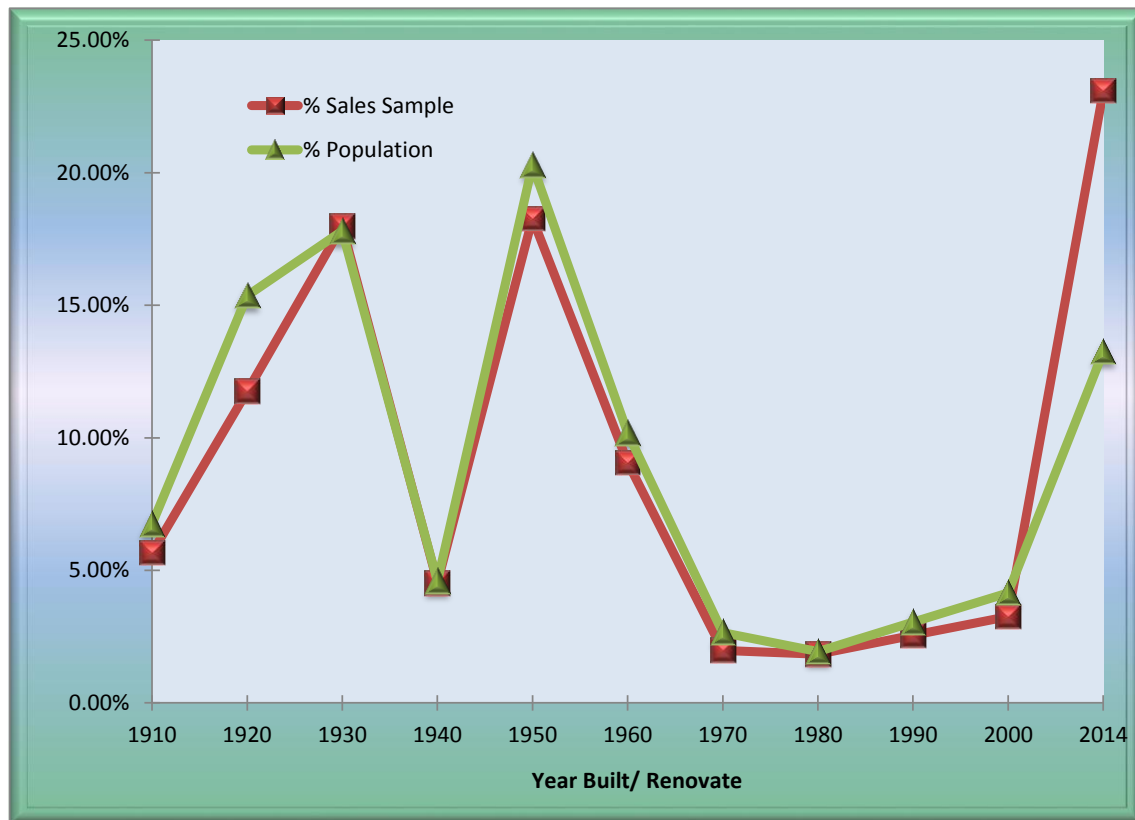
Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	40	5.67%
1920	83	11.76%
1930	127	17.99%
1940	32	4.53%
1950	129	18.27%
1960	64	9.07%
1970	14	1.98%
1980	13	1.84%
1990	18	2.55%
2000	23	3.26%
2014	163	23.09%
	706	

Population

Year Built/Ren	Frequency	% Population
1910	374	6.75%
1920	851	15.36%
1930	986	17.80%
1940	254	4.58%
1950	1,124	20.29%
1960	564	10.18%
1970	147	2.65%
1980	107	1.93%
1990	169	3.05%
2000	230	4.15%
2014	734	13.25%
	5,540	



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

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

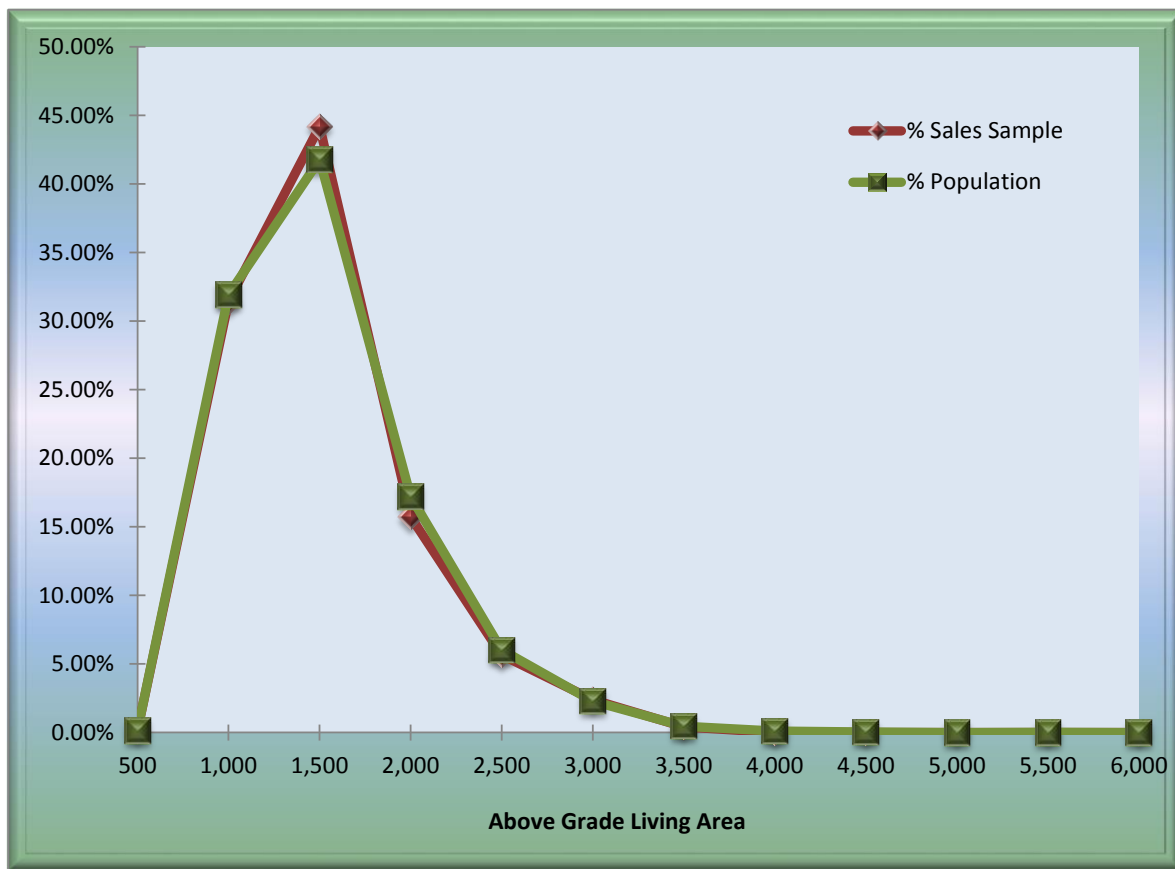
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	1	0.14%
1,000	222	31.44%
1,500	312	44.19%
2,000	111	15.72%
2,500	40	5.67%
3,000	17	2.41%
3,500	3	0.42%
4,000	0	0.00%
4,500	0	0.00%
5,000	0	0.00%
5,500	0	0.00%
6,000	0	0.00%
706		

Population

AGLA	Frequency	% Population
500	8	0.14%
1,000	1,769	31.93%
1,500	2,314	41.77%
2,000	953	17.20%
2,500	334	6.03%
3,000	127	2.29%
3,500	26	0.47%
4,000	6	0.11%
4,500	2	0.04%
5,000	0	0.00%
5,500	1	0.02%
6,000	0	0.00%
5,540		



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.

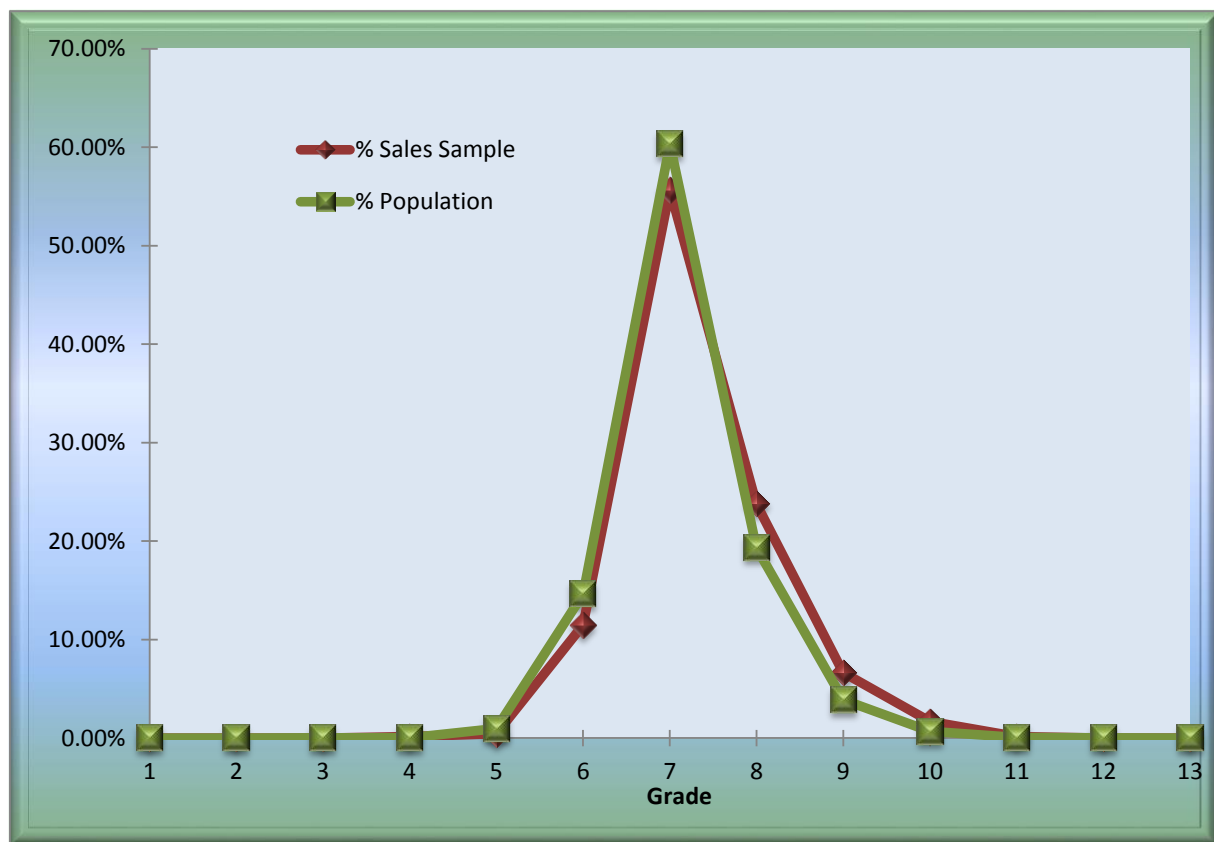
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.14%
5	3	0.42%
6	81	11.47%
7	393	55.67%
8	168	23.80%
9	47	6.66%
10	12	1.70%
11	1	0.14%
12	0	0.00%
13	0	0.00%
706		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.02%
4	1	0.02%
5	54	0.97%
6	811	14.64%
7	3,343	60.34%
8	1,072	19.35%
9	215	3.88%
10	38	0.69%
11	4	0.07%
12	1	0.02%
13	0	0.00%
5,540		



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 048 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, 2012 would be adjusted by the time trend factor of 1.201, resulting in an adjusted value of \$570,000 ($\$475,000 \times 1.201 = \$570,400$) – truncated to the nearest \$1000.

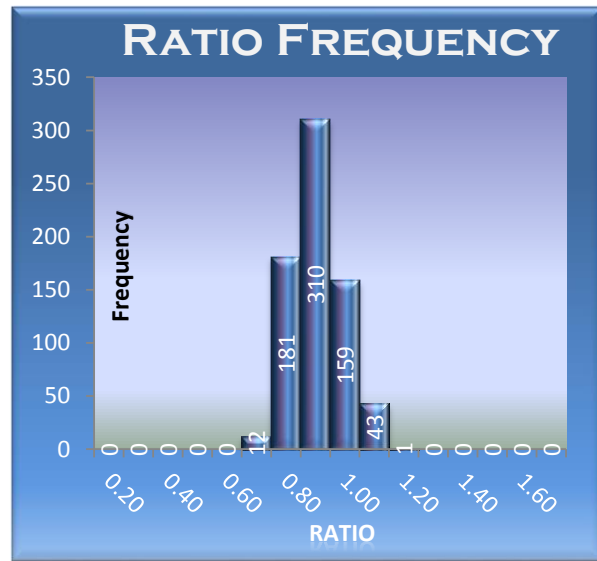
SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.268	26.8%
2/1/2012	1.260	26.0%
3/1/2012	1.253	25.3%
4/1/2012	1.245	24.5%
5/1/2012	1.238	23.8%
6/1/2012	1.231	23.1%
7/1/2012	1.223	22.3%
8/1/2012	1.216	21.6%
9/1/2012	1.208	20.8%
10/1/2012	1.201	20.1%
11/1/2012	1.193	19.3%
12/1/2012	1.186	18.6%
1/1/2013	1.178	17.8%
2/1/2013	1.171	17.1%
3/1/2013	1.164	16.4%
4/1/2013	1.156	15.6%
5/1/2013	1.149	14.9%
6/1/2013	1.141	14.1%
7/1/2013	1.134	13.4%
8/1/2013	1.127	12.7%
9/1/2013	1.119	11.9%
10/1/2013	1.112	11.2%
11/1/2013	1.104	10.4%
12/1/2013	1.097	9.7%
1/1/2014	1.089	8.9%
2/1/2014	1.082	8.2%
3/1/2014	1.075	7.5%
4/1/2014	1.067	6.7%
5/1/2014	1.060	6.0%
6/1/2014	1.052	5.2%
7/1/2014	1.045	4.5%
8/1/2014	1.037	3.7%
9/1/2014	1.030	3.0%
10/1/2014	1.022	2.2%
11/1/2014	1.015	1.5%
12/1/2014	1.008	0.8%
1/1/2015	1.000	0.0%

The time adjustment formula for Area 048 is: $(.865066497686214 - 0.00020951590054515 * \text{SaleDay} - 0.0252692746041208 * 0.286119) / (.865066497686214 - 0.0252692746041208 * 0.286119)$
SaleDay = SaleDate - 42005
SaleDaySq = (SaleDate - 42005)^2

Annual Update Ratio Study Report (Before) – 2014 Assessments

District: WC / Team: 2	Appr. Date:	Date of Report:	Sales Dates:
Area Name: North Central West Seattle	1/1/2014	3/3/2015	1/2012 - 12/2014
Area Number: 048	Appr ID:	Property Type:	Adjusted for time?
	MDEL	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	706
Mean Assessed Value	\$449,000
Mean Adj. Sales Price	\$526,400
Standard Deviation AV	\$132,378
Standard Deviation SP	\$155,785
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.858
Median Ratio	0.855
Weighted Mean Ratio	0.853
UNIFORMITY	
Lowest ratio	0.641
Highest ratio:	1.103
Coefficient of Dispersion	7.86%
Standard Deviation	0.084
Coefficient of Variation	9.75%
Price Related Differential (PRD)	1.006
RELIABILITY	
95% Confidence: Median	
Lower limit	0.843
Upper limit	0.862
95% Confidence: Mean	
Lower limit	0.852
Upper limit	0.864
SAMPLE SIZE EVALUATION	
N (population size)	5,540
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.084
Recommended minimum:	11
Actual sample size:	706
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	364
# ratios above mean:	342
z:	0.828
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

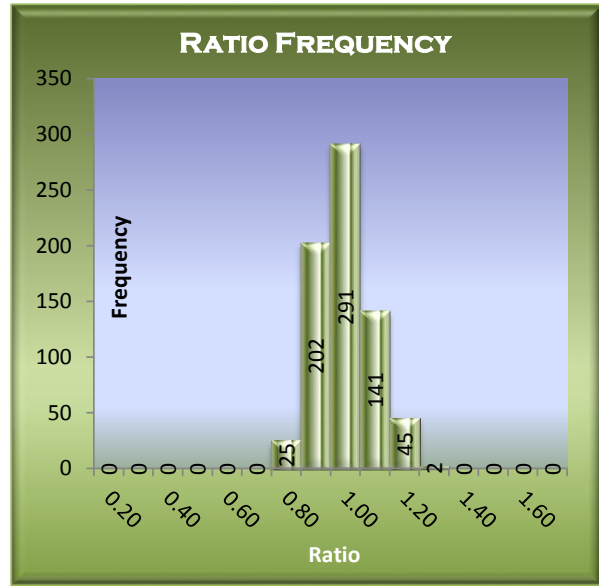
1 to 3 Unit Residences throughout Area 048

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

Annual Update Ratio Study Report (After) – 2015 Assessments

District: WC / Team: 2	Appr. Date:	Date of Report:	Sales Dates:
Area Name: North Central West Seattle	1/1/2015	3/3/2015	1/2012 - 12/2014
	Appr. ID:	Property Type:	Adjusted for time?
Area Number: 048	MDEL	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	706
Mean Assessed Value	\$496,300
Mean Sales Price	\$526,400
Standard Deviation AV	\$144,641
Standard Deviation SP	\$155,785
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.949
Median Ratio	0.947
Weighted Mean Ratio	0.943
UNIFORMITY	
Lowest ratio	0.715
Highest ratio:	1.211
Coefficient of Dispersion	7.77%
Standard Deviation	0.092
Coefficient of Variation	9.67%
Price Related Differential (PRD)	1.007
RELIABILITY	
95% Confidence: Median	
Lower limit	0.937
Upper limit	0.953
95% Confidence: Mean	
Lower limit	0.942
Upper limit	0.956
SAMPLE SIZE EVALUATION	
N (population size)	5,540
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.092
Recommended minimum:	13
Actual sample size:	706
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	365
# ratios above mean:	341
z:	0.903
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 048 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: March 3, 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 +10.6% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value * 1.1075, 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 Sub Area based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Sub Area 3 was generally at lower assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.

With the exception of real property mobile home parcels and parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 706 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:

$$\text{2015 Total Value} = \text{2014 Total Value} * (1 - 0.05) / (.865066497686214 - 0.0252692746041208 * \text{Sub3})$$

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 no mobile homes in this area.

Results

The resulting assessment level is 0.947. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2015 assessment year (taxes payable in 2016) results in an average total change from the 2014 assessments of +10.5%. This increase is due partly to market changes over time and the previous assessment levels.

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

Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (Previous Year Land Value + Previous Year Improvement Value) * 1.105.
- 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) * 1.105.
- 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 048 -- 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	9	246190	0845	09/03/14	\$310,000	\$319,000	570	5	1918	2	6,000	N	N	5613 41ST AVE SW
3	9	762570	3065	06/04/14	\$375,000	\$394,000	820	5	1922	4	6,250	N	N	6018 41ST AVE SW
3	9	762570	0020	09/29/14	\$340,000	\$348,000	640	6	1918	3	4,800	N	N	5219 FAUNTLEROY WAY SW
3	9	762570	3030	03/05/14	\$324,900	\$349,000	720	6	1943	4	6,250	N	N	6050 41ST AVE SW
3	9	762570	3000	08/29/12	\$275,000	\$332,000	730	6	1942	5	1,944	N	N	6037 FAUNTLEROY WAY SW
3	9	246190	0510	09/26/14	\$350,000	\$358,000	750	6	1925	3	6,000	N	N	5606 40TH AVE SW
3	9	762570	3240	04/17/13	\$342,000	\$394,000	750	6	1925	5	6,250	N	N	6035 42ND AVE SW
3	9	309500	0040	10/16/14	\$315,000	\$321,000	770	6	1910	4	4,600	N	N	5031 35TH AVE SW
3	9	633200	0005	04/23/12	\$289,950	\$360,000	780	6	1943	3	6,738	N	N	6303 37TH AVE SW
3	9	762570	2585	12/14/13	\$328,000	\$359,000	850	6	1917	4	6,250	N	N	5916 42ND AVE SW
3	9	172580	0210	10/12/12	\$364,000	\$436,000	910	6	1928	5	2,800	N	N	5253 35TH AVE SW
3	9	246190	0325	10/07/13	\$365,000	\$405,000	930	6	1911	4	3,751	N	N	4010 SW FINDLAY ST
3	9	762570	0105	08/23/12	\$335,000	\$405,000	940	6	1918	3	6,000	N	N	5216 40TH AVE SW
3	9	129730	0080	12/28/12	\$325,000	\$383,000	950	6	1915	4	6,250	Y	N	5040 41ST AVE SW
3	9	762570	3070	02/14/12	\$340,000	\$427,000	950	6	1925	5	6,250	N	N	6010 41ST AVE SW
3	9	762570	2400	07/30/14	\$355,000	\$368,000	960	6	1916	3	6,250	N	N	5943 42ND AVE SW
3	9	757920	1135	06/26/12	\$393,000	\$481,000	1,020	6	1916	4	5,750	N	N	4853 42ND AVE SW
3	9	762570	2500	10/09/12	\$299,000	\$358,000	1,110	6	1917	4	6,000	N	N	5917 41ST AVE SW
3	9	762570	2765	05/09/12	\$318,950	\$394,000	720	7	1943	4	6,000	N	N	5941 39TH AVE SW
3	9	082600	0360	07/09/13	\$267,000	\$302,000	740	7	1944	3	5,000	N	N	6352 41ST AVE SW
3	9	762570	2975	04/25/14	\$380,000	\$403,000	760	7	2003	3	2,322	N	N	6013 FAUNTLEROY WAY SW
3	9	232403	9122	01/25/12	\$265,000	\$334,000	770	7	1949	3	5,632	N	N	6041 36TH AVE SW
3	9	757920	0590	09/25/13	\$440,000	\$490,000	780	7	1956	4	5,750	Y	N	4840 41ST AVE SW
3	9	757920	0685	04/16/14	\$418,500	\$445,000	780	7	1922	4	5,750	N	N	4837 40TH AVE SW
3	9	762570	2770	11/20/12	\$315,000	\$374,000	780	7	1943	4	6,000	N	N	5947 39TH AVE SW
3	9	006600	0020	12/23/13	\$380,000	\$415,000	790	7	1944	4	6,300	N	N	5911 37TH AVE SW
3	9	139430	0040	05/24/12	\$380,000	\$468,000	800	7	1942	4	6,400	N	N	5936 37TH AVE SW
3	9	762570	2616	11/21/14	\$219,000	\$221,000	809	7	2003	3	940	N	N	5909 B 40TH AVE SW
3	9	129730	0010	06/29/12	\$347,000	\$425,000	810	7	1944	3	6,000	N	N	5007 40TH AVE SW
3	9	139430	0070	07/09/12	\$320,000	\$391,000	810	7	1944	3	6,400	N	N	6006 37TH AVE SW
3	9	246190	0715	03/16/12	\$342,500	\$428,000	819	7	1999	3	3,000	N	N	5625 40TH AVE SW



Improved Sales Used in This Annual Update Analysis

Area 048 -- 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	9	006600	0265	01/25/13	\$330,000	\$387,000	820	7	2012	3	6,550	N	N	6017 38TH AVE SW
3	9	006600	0265	08/07/14	\$370,000	\$383,000	820	7	2012	3	6,550	N	N	6017 38TH AVE SW
3	9	139430	0005	05/07/14	\$361,280	\$382,000	820	7	1944	4	6,400	N	N	5902 37TH AVE SW
3	9	762570	2612	08/06/13	\$237,000	\$267,000	825	7	2003	3	867	N	N	5911 A 40TH AVE SW
3	9	762570	0065	09/12/13	\$464,950	\$519,000	830	7	1945	4	6,000	N	N	5256 40TH AVE SW
3	9	762570	0175	08/23/12	\$362,500	\$439,000	830	7	1948	4	6,000	N	N	5253 40TH AVE SW
3	9	234930	0069	05/12/14	\$301,500	\$319,000	830	7	2005	3	1,333	N	N	5650 B FAUNTLEROY WAY SW
3	9	762570	3007	10/14/14	\$271,115	\$276,000	830	7	2005	3	1,325	N	N	6045 B FAUNTLEROY WAY SW
3	9	762570	0012	12/02/14	\$370,000	\$373,000	830	7	2006	3	1,655	N	N	5205 A FAUNTLEROY AVE SW
3	9	082600	0575	12/16/13	\$445,000	\$486,000	840	7	1943	4	5,760	Y	N	6317 39TH AVE SW
3	9	310050	0070	08/28/13	\$421,300	\$472,000	850	7	1918	4	5,040	Y	N	5440 37TH AVE SW
3	9	757920	0945	04/14/14	\$492,000	\$523,000	850	7	1918	4	5,750	Y	N	4827 41ST AVE SW
3	9	612660	1004	04/12/13	\$241,500	\$279,000	858	7	2006	3	1,444	N	N	4818 A 40TH AVE SW
3	9	139330	0010	10/18/13	\$405,000	\$449,000	860	7	1939	4	5,650	Y	N	5907 35TH AVE SW
3	9	082600	0295	12/15/14	\$379,950	\$382,000	870	7	1947	3	7,500	N	N	4023 SW GRAHAM ST
3	9	528820	0370	03/06/14	\$465,950	\$500,000	900	7	1949	4	5,750	Y	N	4740 36TH AVE SW
3	9	762570	3176	08/19/13	\$315,000	\$353,000	900	7	1916	3	4,125	N	N	6024 42ND AVE SW
3	9	246190	0675	03/05/13	\$500,000	\$581,000	910	7	1915	5	6,250	N	N	5656 41ST AVE SW
3	9	731240	0075	12/16/14	\$422,500	\$424,000	910	7	1923	4	4,800	N	N	5400 36TH AVE SW
3	9	762570	3205	12/07/12	\$335,000	\$397,000	920	7	1917	3	6,250	N	N	6003 42ND AVE SW
3	9	246190	0260	06/12/13	\$511,500	\$582,000	940	7	1919	4	6,250	N	N	5406 41ST AVE SW
3	9	309500	0025	09/25/12	\$358,000	\$430,000	940	7	1918	4	4,560	N	N	5017 35TH AVE SW
3	9	731240	0030	03/12/14	\$380,000	\$407,000	940	7	1918	4	5,000	Y	N	5422 37TH AVE SW
3	9	743550	0055	08/30/13	\$395,000	\$442,000	940	7	1948	3	6,000	N	N	5046 40TH AVE SW
3	9	939670	0022	03/06/14	\$324,000	\$348,000	951	7	2007	3	960	N	N	5418 B FAUNTLEROY WAY SW
3	9	082600	0270	04/21/14	\$410,000	\$436,000	960	7	1953	3	4,800	N	N	6319 41ST AVE SW
3	9	082600	0275	05/29/13	\$385,000	\$440,000	960	7	1953	3	4,800	N	N	6315 41ST AVE SW
3	9	612660	1445	05/30/14	\$490,000	\$516,000	960	7	1947	4	5,405	Y	N	4832 38TH AVE SW
3	9	762570	2639	03/04/14	\$375,000	\$403,000	960	7	2008	3	1,473	N	N	5937 A FAUNTLEROY WAY SW
3	9	743550	0035	06/06/12	\$404,000	\$497,000	980	7	1948	4	6,000	N	N	5026 40TH AVE SW
3	9	743550	0040	01/02/14	\$415,000	\$452,000	980	7	1948	3	6,000	N	N	5032 40TH AVE SW



Improved Sales Used in This Annual Update Analysis

Area 048 -- 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	9	743550	0045	11/26/12	\$418,000	\$496,000	980	7	1948	5	6,000	N	N	5042 40TH AVE SW
3	9	232403	9107	03/04/14	\$334,995	\$360,000	990	7	1948	3	6,400	Y	N	6007 36TH AVE SW
3	9	246190	0125	11/13/13	\$404,950	\$446,000	1,000	7	1918	4	6,250	N	N	5407 42ND AVE SW
3	9	762570	0190	08/23/13	\$475,000	\$533,000	1,000	7	1953	5	6,250	N	N	5252 41ST AVE SW
3	9	246190	0492	05/11/14	\$368,000	\$389,000	1,010	7	2007	3	1,350	N	N	5413 A FAUNTLEROY WAY SW
3	9	309500	0085	02/21/13	\$387,000	\$451,000	1,020	7	1925	4	4,800	N	N	5052 36TH AVE SW
3	9	762570	0017	05/31/12	\$260,000	\$320,000	1,020	7	2007	3	1,508	N	N	5213 A FAUNTLEROY WAY SW
3	9	006600	0445	06/13/13	\$425,000	\$484,000	1,040	7	1928	4	6,550	N	N	6042 38TH AVE SW
3	9	246190	0175	05/22/14	\$400,000	\$422,000	1,040	7	1942	3	6,250	N	N	5440 42ND AVE SW
3	9	516670	0095	08/02/12	\$402,000	\$489,000	1,040	7	1956	4	6,300	N	N	5028 38TH AVE SW
3	9	762570	2865	12/04/13	\$500,000	\$548,000	1,040	7	1942	5	4,920	Y	N	6021 39TH AVE SW
3	9	762570	2903	08/11/14	\$299,950	\$310,000	1,040	7	2006	3	1,933	N	N	6056 FAUNTLEROY WAY SW
3	9	762570	2907	01/24/14	\$283,000	\$307,000	1,040	7	2006	3	1,124	N	N	6052 FAUNTLEROY WAY SW
3	9	762570	2909	03/14/14	\$301,000	\$323,000	1,040	7	2006	3	1,579	N	N	6050 FAUNTLEROY WAY SW
3	9	139280	0005	03/24/14	\$447,200	\$478,000	1,050	7	1940	4	6,784	Y	N	3520 SW RAYMOND ST
3	9	139280	0035	06/18/14	\$559,000	\$586,000	1,060	7	1938	4	6,400	Y	N	5926 36TH AVE SW
3	9	234930	0205	05/17/12	\$315,000	\$389,000	1,060	7	1954	3	5,080	N	N	5640 38TH AVE SW
3	9	246190	0290	07/23/12	\$365,000	\$445,000	1,070	7	1922	4	6,250	N	N	5436 41ST AVE SW
3	9	516670	0100	08/08/12	\$405,000	\$492,000	1,080	7	1956	4	6,300	N	N	5022 38TH AVE SW
3	9	762570	0305	06/05/14	\$564,000	\$593,000	1,090	7	1910	5	6,250	Y	N	5256 42ND AVE SW
3	9	082600	0390	10/12/12	\$442,500	\$530,000	1,110	7	1976	5	4,800	N	N	6341 40TH AVE SW
3	9	762570	2427	03/08/12	\$249,000	\$312,000	1,110	7	2011	3	675	N	N	5950 A CALIFORNIA AVE SW
3	9	762570	2429	03/09/12	\$249,000	\$312,000	1,110	7	2011	3	1,265	N	N	5950 CALIFORNIA AVE SW
3	9	139380	0050	08/20/12	\$343,500	\$416,000	1,120	7	1940	3	6,400	Y	N	6010 36TH AVE SW
3	9	731240	0140	06/04/13	\$393,500	\$449,000	1,120	7	1947	4	7,320	N	N	5427 35TH AVE SW
3	9	139380	0055	09/26/12	\$420,000	\$505,000	1,130	7	1939	4	6,400	Y	N	6006 36TH AVE SW
3	9	612660	0944	04/24/12	\$212,000	\$263,000	1,130	7	1990	3	1,626	N	N	4846 D 40TH AVE SW
3	9	082600	0385	08/08/12	\$384,500	\$467,000	1,140	7	1953	3	4,800	N	N	6345 40TH AVE SW
3	9	172580	0280	06/16/14	\$373,000	\$391,000	1,140	7	1926	4	5,720	N	N	5233 35TH AVE SW
3	9	516670	0010	09/20/13	\$445,000	\$496,000	1,140	7	1954	3	6,324	Y	N	5007 37TH AVE SW
3	9	528820	0260	09/03/14	\$597,000	\$614,000	1,140	7	1916	4	4,600	Y	N	4739 36TH AVE SW



Improved Sales Used in This Annual Update Analysis

Area 048 -- 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	9	772360	0210	02/22/13	\$432,621	\$504,000	1,140	7	1953	3	7,440	Y	N	5216 37TH AVE SW
3	9	612660	0215	07/10/12	\$367,500	\$449,000	1,150	7	1921	4	5,060	N	N	4718 38TH AVE SW
3	9	762570	3225	05/22/12	\$351,750	\$434,000	1,150	7	1919	3	6,250	N	N	6021 42ND AVE SW
3	9	082600	0191	12/10/14	\$383,000	\$385,000	1,154	7	2006	3	1,241	N	N	6330 A 42ND AVE SW
3	9	633200	0240	04/23/13	\$433,000	\$498,000	1,160	7	1952	3	4,217	Y	N	6302 39TH AVE SW
3	9	743550	0065	02/20/13	\$425,000	\$496,000	1,180	7	1948	4	6,000	N	N	5036 40TH AVE SW
3	9	246190	0718	11/14/12	\$450,000	\$536,000	1,190	7	1928	4	6,011	N	N	5621 40TH AVE SW
3	9	939670	0120	09/03/13	\$586,500	\$656,000	1,190	7	2007	3	6,350	N	N	5403 37TH AVE SW
3	9	516670	0065	04/08/13	\$414,950	\$479,000	1,200	7	1959	4	7,720	N	N	5058 38TH AVE SW
3	9	246190	0270	06/17/13	\$601,000	\$684,000	1,220	7	1947	5	6,250	N	N	5416 41ST AVE SW
3	9	762570	2967	06/09/14	\$398,000	\$418,000	1,240	7	2004	3	1,715	N	N	6009 B FAUNTLEROY WAY SW
3	9	232403	9069	08/22/14	\$463,000	\$478,000	1,250	7	1943	4	5,650	Y	N	5923 35TH AVE SW
3	9	234930	0090	05/16/14	\$340,000	\$359,000	1,250	7	1951	4	4,800	N	N	5609 38TH AVE SW
3	9	612660	0100	04/16/13	\$445,000	\$513,000	1,250	7	1927	3	4,171	Y	N	4741 37TH AVE SW
3	9	731240	0070	05/14/13	\$501,000	\$574,000	1,250	7	1949	3	7,625	Y	N	5427 36TH AVE SW
3	9	633200	0015	11/04/13	\$406,500	\$448,000	1,260	7	1943	4	6,550	N	N	6311 37TH AVE SW
3	9	762570	2690	02/24/14	\$505,000	\$543,000	1,260	7	1917	3	6,250	N	N	5932 41ST AVE SW
3	9	325940	0030	11/25/14	\$370,000	\$373,000	1,270	7	2000	3	1,399	N	N	5214 B FAUNTLEROY WAY SW
3	9	528820	0225	11/25/14	\$437,500	\$441,000	1,290	7	1988	3	2,875	Y	N	4727 36TH AVE SW
3	9	633200	0080	03/08/13	\$410,000	\$476,000	1,290	7	1988	3	6,550	N	N	6342 38TH AVE SW
3	9	082600	0480	08/26/14	\$448,500	\$463,000	1,300	7	1912	4	4,800	Y	N	6330 40TH AVE SW
3	9	762570	3160	11/11/13	\$445,000	\$490,000	1,300	7	1925	5	6,250	N	N	6040 42ND AVE SW
3	9	772360	0075	06/18/13	\$460,000	\$523,000	1,320	7	1960	3	6,250	N	N	5206 36TH AVE SW
3	9	232403	9092	05/28/13	\$681,000	\$778,000	1,350	7	1952	5	7,560	Y	N	3603 SW FINDLAY ST
3	9	387490	0080	12/05/13	\$387,500	\$425,000	1,370	7	1918	3	7,769	N	N	6326 36TH AVE SW
3	9	762470	0050	12/23/14	\$565,000	\$566,000	1,370	7	1921	4	6,250	N	N	5012 42ND AVE SW
3	9	731240	0080	07/14/14	\$550,000	\$573,000	1,400	7	1960	4	4,800	N	N	5406 36TH AVE SW
3	9	246190	0609	07/17/14	\$346,100	\$360,000	1,400	7	2003	3	2,036	N	N	5613 B FAUNTLEROY WAY SW
3	9	139430	0020	02/11/13	\$549,000	\$641,000	1,430	7	1944	5	6,400	N	N	5916 37TH AVE SW
3	9	246190	0590	08/16/13	\$309,000	\$347,000	1,430	7	1945	4	2,620	N	N	5627 FAUNTLEROY WAY SW
3	9	757920	0745	12/12/13	\$511,500	\$560,000	1,430	7	2000	3	2,875	Y	N	4815 40TH AVE SW



Improved Sales Used in This Annual Update Analysis

Area 048 -- 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	9	105300	0040	04/24/12	\$419,000	\$519,000	1,450	7	1940	3	7,198	Y	N	5656 36TH AVE SW
3	9	528820	0070	07/30/14	\$450,000	\$467,000	1,450	7	1919	4	3,350	N	N	4708 37TH AVE SW
3	9	528820	0070	06/03/13	\$375,000	\$428,000	1,450	7	1919	4	3,350	N	N	4708 37TH AVE SW
3	9	246190	0295	07/31/13	\$480,000	\$541,000	1,490	7	1925	3	6,250	N	N	5440 41ST AVE SW
3	9	246190	0850	11/20/13	\$349,000	\$384,000	1,490	7	1918	3	6,000	N	N	5607 41ST AVE SW
3	9	762570	0170	03/08/13	\$515,000	\$599,000	1,500	7	1911	5	6,000	N	N	5247 40TH AVE SW
3	9	172580	0105	08/22/13	\$505,000	\$566,000	1,530	7	1925	4	6,250	Y	N	5241 36TH AVE SW
3	9	082600	0500	06/08/12	\$443,000	\$544,000	1,550	7	1916	4	7,200	N	N	6344 40TH AVE SW
3	9	528820	0280	04/28/14	\$462,250	\$490,000	1,560	7	1911	3	5,175	Y	N	4747 36TH AVE SW
3	9	082600	0495	06/13/13	\$460,000	\$524,000	1,580	7	1912	3	4,800	Y	N	6340 40TH AVE SW
3	9	528820	0200	03/18/13	\$420,000	\$487,000	1,580	7	1946	4	5,750	Y	N	4754 37TH AVE SW
3	9	309500	0115	07/21/14	\$538,000	\$560,000	1,610	7	1927	4	4,800	N	N	5030 36TH AVE SW
3	9	309500	0130	02/23/12	\$405,000	\$508,000	1,660	7	1929	3	4,800	N	N	5016 36TH AVE SW
3	9	743550	0085	05/28/14	\$380,000	\$400,000	1,660	7	1949	3	8,281	N	N	5021 FAUNTLEROY WAY SW
3	9	232403	9149	01/31/14	\$529,500	\$573,000	1,700	7	1961	4	5,850	N	N	5013 38TH AVE SW
3	9	612660	0870	08/06/13	\$430,000	\$484,000	1,730	7	1952	3	6,000	N	N	4835 FAUNTLEROY WAY SW
3	9	762570	2421	08/28/13	\$415,000	\$465,000	1,760	7	1930	4	2,500	N	N	5956 CALIFORNIA AVE SW
3	9	246190	0745	08/20/13	\$580,000	\$651,000	1,840	7	1910	5	6,250	N	N	5606 42ND AVE SW
3	9	246190	0355	07/01/13	\$625,000	\$709,000	1,890	7	2003	4	6,000	N	N	5427 40TH AVE SW
3	9	105300	0065	06/01/13	\$690,000	\$788,000	1,950	7	1940	5	9,440	Y	N	5634 36TH AVE SW
3	9	246190	0495	11/26/12	\$515,000	\$611,000	2,150	7	1912	4	6,000	N	N	5407 FAUNTLEROY WAY SW
3	9	232403	9157	04/25/12	\$528,000	\$655,000	2,210	7	1981	4	6,731	N	N	5243 37TH AVE SW
3	9	762570	0453	01/02/13	\$319,950	\$377,000	950	8	2012	3	1,486	N	N	5232 A CALIFORNIA AVE SW
3	9	762570	0457	01/22/13	\$324,000	\$380,000	950	8	2012	3	1,963	N	N	5232 D CALIFORNIA AVE SW
3	9	387490	0115	03/18/13	\$410,000	\$475,000	1,000	8	1953	3	7,777	N	N	6315 36TH AVE SW
3	9	246190	0445	09/05/14	\$415,000	\$427,000	1,060	8	2014	3	1,292	N	N	3900 SW FINDLAY ST
3	9	246190	0444	10/17/14	\$410,000	\$418,000	1,060	8	2014	3	1,584	N	N	3908 SW FINDLAY ST
3	9	246190	0446	10/23/14	\$372,000	\$378,000	1,060	8	2014	3	1,042	N	N	3902 SW FINDLAY ST
3	9	246190	0449	10/10/14	\$379,500	\$387,000	1,060	8	2014	3	1,042	N	N	3906 SW FINDLAY ST
3	9	762570	0454	12/30/12	\$320,000	\$377,000	1,070	8	2012	3	800	N	N	5232 B CALIFORNIA AVE SW
3	9	762570	0456	11/28/12	\$290,000	\$344,000	1,070	8	2012	3	800	N	N	5232 C CALIFORNIA AVE SW



Improved Sales Used in This Annual Update Analysis

Area 048 -- 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	9	528820	0071	01/03/12	\$322,500	\$409,000	1,100	8	2011	3	889	Y	N	4710 A 37TH AVE SW
3	9	528820	0072	02/21/12	\$329,000	\$413,000	1,100	8	2011	3	725	Y	N	4710 B 37TH AVE SW
3	9	528820	0072	10/01/14	\$427,000	\$437,000	1,100	8	2011	3	725	Y	N	4710 B 37TH AVE SW
3	9	528820	0073	03/28/12	\$330,000	\$411,000	1,100	8	2011	3	1,285	Y	N	4710 C 37TH AVE SW
3	9	082600	0111	06/04/12	\$314,000	\$386,000	1,140	8	2008	3	1,225	N	N	6327 A 42ND AVE SW
3	9	082600	0112	10/28/13	\$379,000	\$419,000	1,140	8	2008	3	1,268	N	N	6327 B 42ND AVE SW
3	9	129730	0210	08/13/12	\$595,000	\$722,000	1,220	8	2000	3	6,250	Y	N	5047 42ND AVE SW
3	9	232403	9104	12/17/12	\$512,500	\$606,000	1,230	8	1950	4	6,400	Y	N	5957 36TH AVE SW
3	9	232403	9119	08/06/12	\$699,499	\$849,000	1,240	8	2011	3	6,528	Y	N	5919 36TH AVE SW
3	9	762570	2935	09/05/13	\$329,950	\$369,000	1,240	8	2007	3	1,500	N	N	6024 B FAUNTLEROY WAY SW
3	9	731240	0015	07/15/13	\$533,000	\$603,000	1,270	8	1989	3	5,000	Y	N	5410 37TH AVE SW
3	9	762570	2431	07/16/14	\$389,500	\$406,000	1,270	8	2006	3	874	N	N	5942 E CALIFORNIA AVE SW
3	9	762570	2432	10/02/13	\$362,500	\$403,000	1,270	8	2006	3	886	N	N	5942 D CALIFORNIA AVE SW
3	9	762570	2438	04/25/12	\$282,150	\$350,000	1,270	8	2006	3	886	N	N	5940 C CALIFORNIA AVE SW
3	9	762570	2439	06/19/12	\$280,000	\$343,000	1,270	8	2006	3	874	N	N	5940 D CALIFORNIA AVE SW
3	9	762570	2441	08/08/14	\$377,500	\$391,000	1,270	8	2006	3	886	N	N	5940 E CALIFORNIA AVE SW
3	9	762570	2442	06/11/13	\$350,000	\$399,000	1,270	8	2006	3	1,230	N	N	5940 F CALIFORNIA AVE SW
3	9	762570	2444	05/10/14	\$394,950	\$418,000	1,270	8	2006	3	1,250	N	N	5940 A CALIFORNIA AVE SW
3	9	757920	1185	04/14/14	\$680,000	\$724,000	1,280	8	2014	3	5,750	Y	N	4827 42ND AVE SW
3	9	612660	0950	07/17/14	\$470,000	\$489,000	1,360	8	2007	3	1,693	N	N	4840 A 40TH AVE SW
3	9	612660	0952	12/30/13	\$460,000	\$501,000	1,380	8	2007	3	1,712	N	N	4842 A 40TH AVE SW
3	9	612660	0954	05/15/12	\$327,000	\$404,000	1,380	8	2007	3	1,720	N	N	4842 B 40TH AVE SW
3	9	232403	9083	04/30/14	\$571,000	\$605,000	1,390	8	1958	3	6,400	Y	N	5951 36TH AVE SW
3	9	006600	0350	02/28/12	\$544,950	\$683,000	1,420	8	2011	3	6,600	N	N	6016 39TH AVE SW
3	9	309500	0100	04/15/13	\$534,000	\$616,000	1,430	8	1928	5	4,800	N	N	5040 36TH AVE SW
3	9	232403	9152	08/18/14	\$624,000	\$645,000	1,440	8	1961	3	9,216	N	N	5445 37TH AVE SW
3	9	232403	9154	07/30/12	\$500,000	\$608,000	1,470	8	1969	3	6,731	N	N	5257 37TH AVE SW
3	9	246190	0090	05/02/13	\$585,000	\$672,000	1,470	8	1919	5	6,250	N	N	5441 42ND AVE SW
3	9	757920	0737	10/19/13	\$416,450	\$461,000	1,610	8	2003	3	1,458	N	N	4809 B 40TH AVE SW
3	9	757920	0738	08/06/13	\$399,950	\$450,000	1,610	8	2003	3	1,427	Y	N	4807 B 40TH AVE SW
3	9	762570	2430	02/22/12	\$379,000	\$476,000	1,640	8	1925	4	3,409	N	N	5948 CALIFORNIA AVE SW



Improved Sales Used in This Annual Update Analysis

Area 048 -- 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	9	232403	9100	11/12/14	\$525,000	\$531,000	1,750	8	1960	3	5,080	N	N	5233 37TH AVE SW
3	9	762470	0080	09/12/12	\$600,000	\$723,000	1,940	8	1929	4	6,250	N	N	5015 42ND AVE SW
3	9	082600	0280	03/14/13	\$620,000	\$720,000	1,950	8	1996	3	4,800	N	N	6309 41ST AVE SW
3	9	246190	0448	06/16/14	\$435,000	\$456,000	1,980	8	2007	3	2,674	N	N	5453 FAUNTLEROY WAY SW
3	9	129130	0009	01/17/14	\$505,000	\$548,000	2,160	8	2000	3	5,900	N	N	5607 35TH AVE SW
3	9	762570	0265	04/05/12	\$620,000	\$772,000	2,160	8	1911	5	6,000	N	N	5223 41ST AVE SW
3	9	762570	0245	09/13/12	\$618,000	\$745,000	2,280	8	2003	3	6,000	N	N	4111 SW DAWSON ST
3	9	246190	0770	01/06/14	\$700,000	\$762,000	2,560	8	1946	4	6,250	N	N	5632 42ND AVE SW
3	9	762570	2685	01/09/14	\$755,000	\$821,000	2,740	8	2013	3	6,250	N	N	5936 41ST AVE SW
3	9	757920	0765	10/06/14	\$439,000	\$448,000	870	9	2004	3	944	Y	N	4802 42ND AVE SW
3	9	757920	0767	11/05/14	\$435,000	\$441,000	960	9	2004	3	1,170	Y	N	4121 SW EDMUNDS ST
3	9	757920	0769	04/04/13	\$400,000	\$462,000	1,070	9	2004	3	1,350	Y	N	4119 SW EDMUNDS ST
3	9	609520	0090	08/05/13	\$467,000	\$526,000	1,520	9	2007	3	1,621	N	N	5924 C CALIFORNIA AVE SW
3	9	609520	0100	03/15/13	\$490,000	\$569,000	1,520	9	2007	3	1,143	N	N	5926 A CALIFORNIA AVE SW
3	9	757920	0925	08/26/14	\$996,000	\$1,027,000	2,080	9	2014	3	5,750	Y	N	4837 41ST AVE SW
3	9	633200	0075	02/23/12	\$639,000	\$802,000	2,158	9	1998	3	6,550	Y	N	6346 38TH AVE SW
6	5	095200	0355	06/05/14	\$225,000	\$237,000	440	4	1948	2	5,750	N	N	4035 36TH AVE SW
6	5	095200	1650	08/22/12	\$218,250	\$264,000	570	6	1944	3	1,750	N	N	4109 SW ANDOVER ST
6	3	757770	0046	10/22/12	\$345,000	\$412,000	600	6	1918	5	3,329	N	N	3730 41ST AVE SW
6	3	757770	0047	04/16/14	\$375,000	\$399,000	600	6	1918	4	3,350	N	N	4060 SW CHARLESTOWN ST
6	5	095200	0925	09/22/14	\$430,000	\$441,000	720	6	1917	4	4,025	Y	N	4045 38TH AVE SW
6	5	929730	1690	06/25/12	\$302,800	\$371,000	720	6	1930	4	4,900	N	N	4046 35TH AVE SW
6	5	095200	3955	06/20/13	\$337,500	\$384,000	740	6	1923	3	4,600	N	N	4112 36TH AVE SW
6	5	095200	5630	08/29/12	\$354,950	\$429,000	740	6	1918	4	5,750	N	N	4457 40TH AVE SW
6	5	929730	1710	04/29/13	\$381,600	\$439,000	740	6	1940	4	4,000	Y	N	4030 35TH AVE SW
6	5	928580	0755	07/14/14	\$515,000	\$537,000	770	6	2014	3	6,100	N	N	3811 36TH AVE SW
6	5	928580	0760	06/25/13	\$445,000	\$505,000	770	6	1944	5	6,100	N	N	3817 36TH AVE SW
6	5	095200	0600	06/27/12	\$314,000	\$384,000	780	6	1924	3	5,750	Y	N	4025 37TH AVE SW
6	5	095200	3340	07/09/14	\$380,000	\$396,000	780	6	1918	3	3,910	N	N	4111 38TH AVE SW
6	5	095200	3480	11/17/14	\$445,000	\$450,000	780	6	1946	3	4,600	Y	N	4112 38TH AVE SW
6	5	095200	5165	09/04/13	\$390,500	\$437,000	780	6	1949	3	5,750	Y	N	4434 39TH AVE SW



Improved Sales Used in This Annual Update Analysis

Area 048 -- 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
6	5	095200	0900	06/07/12	\$367,875	\$452,000	790	6	1917	4	4,025	Y	N	4039 38TH AVE SW
6	5	095200	1765	07/07/14	\$558,000	\$582,000	790	6	1910	5	5,750	N	N	4055 41ST AVE SW
6	5	928580	0801	09/26/14	\$364,500	\$373,000	800	6	1944	3	4,489	Y	N	3848 37TH AVE SW
6	5	929730	0445	05/21/13	\$415,000	\$475,000	810	6	1925	4	7,000	Y	N	3815 33RD AVE SW
6	5	095200	3435	08/26/14	\$420,000	\$433,000	820	6	1922	5	4,025	Y	N	4155 38TH AVE SW
6	5	095200	3875	07/19/12	\$275,000	\$335,000	830	6	1909	3	2,875	N	N	4129 36TH AVE SW
6	4	929730	0195	10/23/12	\$275,000	\$329,000	850	6	1941	3	3,668	Y	N	3733 34TH AVE SW
6	5	095200	0260	11/19/12	\$395,000	\$470,000	860	6	1926	4	5,750	N	N	4054 36TH AVE SW
6	5	757770	0465	03/05/12	\$331,618	\$415,000	870	6	1912	4	5,175	N	N	4109 SW BRADFORD ST
6	5	929730	1475	08/22/12	\$332,000	\$402,000	870	6	2006	3	3,630	Y	N	4107 FAUNTLEROY WAY SW
6	5	095200	4725	11/06/14	\$280,000	\$284,000	880	6	1939	3	5,750	N	N	4413 37TH AVE SW
6	5	095200	4715	05/25/12	\$330,000	\$407,000	890	6	1939	3	5,750	N	N	4407 37TH AVE SW
6	5	095200	4830	11/27/12	\$327,500	\$389,000	900	6	1944	3	5,750	Y	N	4406 38TH AVE SW
6	5	095200	1985	12/30/13	\$292,000	\$318,000	910	6	1918	4	4,313	N	N	4031 42ND AVE SW
6	5	095200	4915	02/10/12	\$329,950	\$415,000	910	6	1926	4	5,750	N	N	4446 38TH AVE SW
6	5	095200	0230	10/22/12	\$405,000	\$484,000	950	6	1926	5	5,750	N	N	4040 36TH AVE SW
6	5	095200	3880	06/28/12	\$283,500	\$347,000	950	6	1910	3	2,875	N	N	4135 36TH AVE SW
6	4	929730	0085	03/13/12	\$260,000	\$325,000	960	6	1910	3	5,849	Y	N	3710 34TH AVE SW
6	5	095200	1160	07/30/12	\$317,000	\$386,000	960	6	1918	3	5,750	Y	N	4031 39TH AVE SW
6	5	095200	0830	06/15/13	\$345,000	\$393,000	970	6	1924	3	5,750	N	N	4007 38TH AVE SW
6	5	095200	0725	10/21/14	\$442,000	\$450,000	990	6	1917	4	4,313	Y	N	4020 38TH AVE SW
6	2	870160	0070	06/08/12	\$342,500	\$421,000	1,000	6	1942	3	5,000	N	N	3232 39TH AVE SW
6	5	095200	0165	05/02/13	\$389,125	\$447,000	1,010	6	1923	4	5,750	N	N	4010 36TH AVE SW
6	3	231390	0740	11/19/14	\$425,000	\$429,000	1,030	6	1940	3	3,750	N	N	3414 40TH AVE SW
6	5	928580	0735	08/12/14	\$406,650	\$421,000	1,070	6	1940	3	6,100	N	N	3806 36TH AVE SW
6	5	095200	4570	12/06/14	\$320,000	\$322,000	1,140	6	1911	3	3,834	N	N	4414 37TH AVE SW
6	3	432120	0410	02/06/13	\$317,500	\$371,000	1,180	6	1947	3	5,571	Y	N	3279 35TH AVE SW
6	5	929730	1485	05/03/12	\$264,000	\$327,000	1,200	6	1947	3	3,628	N	N	4117 FAUNTLEROY WAY SW
6	2	231390	0240	10/08/12	\$443,000	\$531,000	710	7	1919	4	5,000	N	N	3261 40TH AVE SW
6	2	347580	0050	05/15/13	\$417,500	\$478,000	720	7	1926	4	4,674	N	N	4072 SW HANFORD ST
6	5	095200	6728	06/13/14	\$330,000	\$346,000	720	7	2005	3	1,155	N	N	4535 C 41ST AVE SW



Improved Sales Used in This Annual Update Analysis

Area 048 -- 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
6	3	757770	0100	01/09/13	\$315,000	\$371,000	730	7	1929	3	4,179	N	N	3729 42ND AVE SW
6	5	095200	2045	09/12/13	\$317,000	\$354,000	760	7	1924	3	2,875	N	N	4202 SW DAKOTA ST
6	5	095200	6987	02/11/14	\$316,700	\$342,000	760	7	2004	3	1,044	N	N	4543 A 40TH AVE SW
6	3	928580	0255	05/30/12	\$392,000	\$483,000	780	7	1940	4	5,000	Y	N	3703 38TH AVE SW
6	5	095200	3464	08/14/12	\$475,000	\$576,000	780	7	1946	4	4,600	Y	N	4110 38TH AVE SW
6	5	095200	3655	03/22/13	\$409,700	\$475,000	790	7	1946	4	5,750	N	N	4141 37TH AVE SW
6	3	928580	0150	02/05/14	\$450,000	\$486,000	800	7	1941	4	5,055	Y	N	3440 BELVIDERE AVE SW
6	5	095200	6635	04/18/14	\$375,000	\$399,000	820	7	1927	4	4,125	N	N	4107 SW OREGON ST
6	2	083800	0040	12/12/12	\$432,000	\$511,000	830	7	1923	4	3,680	N	N	2716 39TH AVE SW
6	5	929730	0505	03/06/14	\$345,000	\$370,000	840	7	1951	4	4,000	Y	N	3859 33RD AVE SW
6	2	083800	0045	03/22/13	\$420,500	\$487,000	858	7	1923	3	3,680	N	N	2720 39TH AVE SW
6	2	051300	0475	09/11/12	\$360,000	\$434,000	860	7	1924	4	3,440	N	N	3032 WALNUT AVE SW
6	2	608710	1015	07/30/13	\$330,000	\$372,000	860	7	1906	3	3,158	N	N	2650 42ND AVE SW
6	3	746590	0185	04/06/12	\$380,000	\$473,000	870	7	1910	5	3,750	N	N	3428 39TH AVE SW
6	3	928580	0100	09/04/13	\$499,950	\$559,000	870	7	1949	5	5,073	Y	N	3440 37TH AVE SW
6	5	929730	0500	10/23/14	\$435,000	\$442,000	870	7	1950	3	4,000	Y	N	3855 33RD AVE SW
6	3	757820	0225	02/28/12	\$327,000	\$410,000	880	7	1946	3	4,800	N	N	3453 WALNUT AVE SW
6	3	928580	0610	12/06/12	\$300,000	\$355,000	890	7	1928	3	5,000	N	N	3712 36TH AVE SW
6	5	095200	1330	03/28/12	\$345,000	\$430,000	890	7	1927	3	4,313	Y	N	4048 40TH AVE SW
6	5	929730	0420	04/30/13	\$503,000	\$578,000	890	7	1927	5	4,000	Y	N	3806 35TH AVE SW
6	2	051300	0045	10/15/13	\$318,700	\$353,000	900	7	1915	3	4,750	N	N	2715 39TH AVE SW
6	5	095200	0955	04/29/14	\$393,310	\$417,000	900	7	1950	4	5,750	Y	N	4059 38TH AVE SW
6	5	132403	9081	03/28/13	\$405,000	\$469,000	900	7	1948	3	5,658	Y	N	3830 33RD AVE SW
6	5	929730	0410	04/04/12	\$449,000	\$559,000	900	7	2001	3	4,000	Y	N	3816 35TH AVE SW
6	3	757770	0101	03/01/13	\$499,900	\$582,000	910	7	1929	5	5,180	N	N	3725 42ND AVE SW
6	3	928580	0115	12/01/12	\$280,000	\$332,000	910	7	1928	3	4,000	Y	N	3453 37TH AVE SW
6	3	928580	0496	11/28/12	\$399,000	\$473,000	910	7	1930	4	3,680	N	N	3603 SW MANNING ST
6	5	095200	3645	06/27/12	\$452,500	\$554,000	910	7	1952	4	5,750	N	N	4137 37TH AVE SW
6	2	301630	0440	10/05/12	\$337,500	\$405,000	920	7	1906	4	5,341	N	N	3210 41ST AVE SW
6	5	095200	0465	11/21/13	\$514,250	\$565,000	920	7	1943	5	5,750	Y	N	4026 37TH AVE SW
6	5	928580	0715	03/07/14	\$510,500	\$548,000	930	7	1917	4	4,880	N	N	3824 36TH AVE SW



King County

Department of Assessments

Improved Sales Used in This Annual Update Analysis

Area 048 -- 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
6	5	095200	6823	12/02/14	\$380,000	\$383,000	940	7	2007	3	900	N	N	4522 B 41ST AVE SW
6	3	928580	0345	06/26/14	\$320,000	\$335,000	950	7	1948	3	5,316	Y	N	3743 BELVIDERE AVE SW
6	5	095200	7055	10/21/14	\$500,000	\$509,000	950	7	1930	3	4,600	N	N	4500 40TH AVE SW
6	5	757770	0220	07/03/13	\$465,000	\$527,000	950	7	1930	4	3,300	Y	N	4107 SW CHARLESTOWN ST
6	3	757770	0081	04/26/13	\$344,500	\$396,000	960	7	1924	3	5,000	Y	N	3723 41ST AVE SW
6	3	928580	0240	04/28/14	\$445,800	\$473,000	970	7	1926	3	5,000	N	N	3452 39TH AVE SW
6	5	929730	0615	04/15/14	\$534,325	\$568,000	980	7	1955	4	3,387	Y	N	3850 33RD AVE SW
6	3	764590	0290	04/23/13	\$426,150	\$490,000	990	7	1918	3	3,680	Y	N	3053 BELVIDERE AVE SW
6	2	422940	0085	08/08/13	\$440,000	\$495,000	1,000	7	1953	3	5,038	N	N	3281 41ST AVE SW
6	5	929730	1580	05/16/14	\$451,000	\$476,000	1,000	7	1926	3	4,049	Y	N	4042 34TH AVE SW
6	2	051300	0065	06/22/12	\$410,000	\$502,000	1,010	7	1917	4	5,000	N	N	2727 39TH AVE SW
6	3	296090	0075	04/24/12	\$479,000	\$594,000	1,030	7	1940	4	4,000	N	N	3045 37TH AVE SW
6	3	928580	0585	06/11/14	\$460,000	\$483,000	1,030	7	1929	3	4,437	N	N	3721 35TH AVE SW
6	3	757770	0070	08/28/14	\$577,000	\$595,000	1,040	7	2011	3	4,879	N	N	4114 SW CHARLESTOWN ST
6	4	929730	0210	02/27/14	\$450,000	\$484,000	1,040	7	1950	5	4,000	Y	N	3722 35TH AVE SW
6	5	929730	0430	06/23/13	\$429,000	\$487,000	1,050	7	1948	3	7,070	Y	N	3803 33RD AVE SW
6	2	347580	0020	04/19/12	\$450,000	\$558,000	1,060	7	1927	4	3,608	N	N	3115 WALNUT AVE SW
6	2	791510	0490	08/12/14	\$589,000	\$609,000	1,060	7	1919	5	4,862	N	N	3225 WALNUT AVE SW
6	2	934540	0570	10/19/12	\$325,000	\$389,000	1,060	7	1910	3	5,000	N	N	2666 39TH AVE SW
6	3	757820	0185	08/26/13	\$424,950	\$476,000	1,060	7	1940	3	5,000	N	N	3447 40TH AVE SW
6	2	301630	0155	10/26/12	\$365,000	\$436,000	1,070	7	1940	3	5,000	N	N	3227 42ND AVE SW
6	2	791510	0410	05/30/13	\$365,000	\$417,000	1,070	7	1910	3	5,000	N	N	3206 WALNUT AVE SW
6	3	296090	0040	05/21/14	\$450,000	\$475,000	1,070	7	1940	3	4,000	N	N	3025 37TH AVE SW
6	5	929730	0265	09/05/12	\$380,000	\$459,000	1,080	7	1985	3	4,000	Y	N	3821 34TH AVE SW
6	5	095200	0850	06/12/13	\$295,000	\$336,000	1,100	7	1923	3	5,750	N	N	4017 38TH AVE SW
6	5	757770	0440	05/28/14	\$450,000	\$474,000	1,100	7	1917	3	4,600	N	N	3920 42ND AVE SW
6	5	929730	0255	07/16/14	\$565,000	\$588,000	1,110	7	1965	4	4,000	Y	N	3815 34TH AVE SW
6	5	095200	2854	01/03/12	\$379,950	\$481,000	1,120	7	1930	4	4,408	N	N	4119 40TH AVE SW
6	5	095200	3203	09/03/12	\$450,000	\$543,000	1,120	7	2004	3	4,830	Y	N	4110 39TH AVE SW
6	5	929730	0330	05/11/12	\$507,000	\$626,000	1,120	7	1963	4	4,510	Y	N	3869 34TH AVE SW
6	3	432120	0565	02/25/13	\$390,000	\$454,000	1,140	7	1959	3	6,938	Y	N	3431 35TH AVE SW



Improved Sales Used in This Annual Update Analysis

Area 048 -- 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
6	5	095200	3575	05/27/14	\$480,000	\$506,000	1,150	7	1943	3	4,945	Y	N	4103 37TH AVE SW
6	5	929730	0600	08/05/13	\$410,000	\$461,000	1,150	7	1927	4	6,656	Y	N	3836 33RD AVE SW
6	5	929730	1560	04/22/13	\$423,800	\$488,000	1,150	7	1957	3	7,384	N	N	4058 34TH AVE SW
6	5	757770	0479	02/20/13	\$380,000	\$443,000	1,160	7	2007	3	1,320	N	N	3908 B CALIFORNIA AVE SW
6	3	548920	0115	08/24/12	\$570,000	\$690,000	1,170	7	1941	5	5,300	N	N	3766 SW STEVENS ST
6	5	095200	0610	03/24/14	\$541,000	\$578,000	1,170	7	1951	3	5,750	Y	N	4029 37TH AVE SW
6	2	051300	0310	10/07/13	\$520,000	\$577,000	1,180	7	1941	5	5,750	N	N	3025 39TH AVE SW
6	2	301630	0370	10/25/13	\$410,000	\$453,000	1,180	7	1941	3	5,000	N	N	3227 41ST AVE SW
6	2	608710	1005	03/26/12	\$270,000	\$337,000	1,180	7	1907	3	2,280	N	N	2646 42ND AVE SW
6	2	870160	0060	04/17/14	\$480,000	\$510,000	1,180	7	2002	3	5,000	N	N	3228 39TH AVE SW
6	5	757770	0187	08/20/13	\$472,000	\$530,000	1,180	7	1929	4	3,150	N	N	4116 SW BRADFORD ST
6	2	870160	0030	11/13/14	\$518,000	\$524,000	1,190	7	1929	3	5,000	N	N	3212 39TH AVE SW
6	5	095200	5750	08/10/12	\$379,000	\$460,000	1,190	7	1958	3	5,750	N	N	4452 41ST AVE SW
6	5	757770	0521	10/01/14	\$539,000	\$551,000	1,200	7	1919	3	5,175	N	N	3911 42ND AVE SW
6	3	231390	0510	10/28/14	\$532,500	\$541,000	1,210	7	1909	4	5,000	N	N	3423 WALNUT AVE SW
6	3	548920	0165	03/13/12	\$447,000	\$559,000	1,210	7	1941	3	5,000	N	N	2737 BELVIDERE AVE SW
6	5	095200	4850	11/30/12	\$479,000	\$568,000	1,210	7	2004	3	5,750	Y	N	4416 38TH AVE SW
6	5	928580	0920	12/26/13	\$440,000	\$480,000	1,210	7	2014	3	5,202	N	N	3820 BELVIDERE AVE SW
6	5	757770	0156	02/05/14	\$427,000	\$461,000	1,220	7	1924	3	4,600	N	N	3807 42ND AVE SW
6	5	095200	3845	08/20/12	\$410,000	\$497,000	1,230	7	1910	4	5,750	N	N	4117 36TH AVE SW
6	3	231390	0820	04/25/14	\$471,500	\$500,000	1,250	7	1974	3	5,821	N	N	3425 39TH AVE SW
6	4	929730	0040	07/18/13	\$410,000	\$463,000	1,260	7	1958	3	3,865	Y	N	3601 33RD AVE SW
6	5	929730	0395	05/27/14	\$435,000	\$458,000	1,270	7	1928	3	4,000	Y	N	3826 35TH AVE SW
6	2	083800	0085	12/07/12	\$340,000	\$403,000	1,290	7	1923	3	3,956	N	N	2918 39TH AVE SW
6	3	231390	0560	08/25/14	\$554,000	\$571,000	1,290	7	1909	5	3,500	N	N	3400 WALNUT AVE SW
6	5	929730	0590	11/03/14	\$435,000	\$441,000	1,290	7	1959	3	4,400	Y	N	3800 34TH AVE SW
6	5	929730	0465	03/25/14	\$467,000	\$499,000	1,310	7	1926	4	4,000	Y	N	3827 33RD AVE SW
6	5	929730	0375	10/12/12	\$305,000	\$365,000	1,320	7	1927	3	4,000	Y	N	3842 35TH AVE SW
6	3	757820	0205	08/03/12	\$400,000	\$486,000	1,330	7	1907	4	4,418	N	N	3441 WALNUT AVE SW
6	5	095200	1660	09/16/14	\$500,000	\$513,000	1,330	7	1915	3	5,750	Y	N	4007 41ST AVE SW
6	5	929730	0300	10/23/12	\$455,000	\$544,000	1,330	7	1926	5	4,000	N	N	3849 34TH AVE SW



King County

Department of Assessments

Improved Sales Used in This Annual Update Analysis

Area 048 -- 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
6	5	095200	5055	03/26/13	\$350,000	\$405,000	1,340	7	1968	3	5,750	Y	N	4437 38TH AVE SW
6	2	870160	0120	11/15/13	\$420,000	\$462,000	1,350	7	1930	3	4,100	N	N	3243 38TH AVE SW
6	2	231390	0295	10/22/12	\$445,000	\$532,000	1,360	7	1928	4	3,750	N	N	3264 41ST AVE SW
6	2	301630	0165	05/14/13	\$540,000	\$619,000	1,360	7	1916	4	5,000	N	N	3231 42ND AVE SW
6	3	032400	0175	09/17/13	\$462,000	\$515,000	1,370	7	1929	4	3,750	N	N	3706 42ND AVE SW
6	3	928580	0020	08/27/14	\$622,500	\$642,000	1,380	7	1928	4	4,550	Y	N	3617 35TH AVE SW
6	5	929730	1535	05/29/14	\$540,000	\$569,000	1,400	7	1940	4	5,085	N	N	4118 35TH AVE SW
6	3	928580	0015	07/16/13	\$548,000	\$619,000	1,420	7	1927	4	4,567	Y	N	3613 35TH AVE SW
6	3	928580	0140	07/18/12	\$450,000	\$549,000	1,420	7	1921	3	5,000	Y	N	3452 BELVIDERE AVE SW
6	3	231390	0575	11/22/13	\$360,000	\$396,000	1,430	7	1928	3	5,000	N	N	3410 WALNUT AVE SW
6	5	095200	3865	02/25/13	\$469,500	\$547,000	1,430	7	1918	4	5,750	N	N	4127 36TH AVE SW
6	5	757770	0185	07/09/14	\$550,000	\$574,000	1,440	7	1924	4	3,600	N	N	3822 42ND AVE SW
6	2	934540	0580	07/24/13	\$365,000	\$412,000	1,450	7	1908	3	5,000	N	N	2676 39TH AVE SW
6	5	095200	5000	08/15/14	\$545,000	\$564,000	1,450	7	1925	5	5,750	Y	N	4411 38TH AVE SW
6	5	929730	1505	08/06/13	\$435,000	\$490,000	1,450	7	1926	5	4,000	N	N	4135 FAUNTLEROY WAY SW
6	5	929730	1505	05/09/14	\$536,500	\$568,000	1,450	7	1926	5	4,000	N	N	4135 FAUNTLEROY WAY SW
6	2	791510	0295	11/07/13	\$365,000	\$402,000	1,460	7	1925	3	3,750	N	N	3239 40TH AVE SW
6	3	928580	0570	11/20/13	\$457,500	\$503,000	1,470	7	1928	4	4,482	N	N	3707 35TH AVE SW
6	2	347580	0035	03/11/12	\$428,750	\$536,000	1,480	7	1926	4	4,920	N	N	4060 SW HANFORD ST
6	2	501950	0240	12/27/12	\$649,950	\$767,000	1,480	7	1927	5	5,382	N	N	2654 WALNUT AVE SW
6	5	095200	3785	11/06/12	\$480,000	\$572,000	1,500	7	1975	3	5,750	N	N	4146 37TH AVE SW
6	2	231390	0165	07/30/14	\$479,200	\$497,000	1,510	7	1928	4	3,750	N	N	3266 WALNUT AVE SW
6	3	282460	0235	12/18/13	\$518,000	\$566,000	1,510	7	1992	3	5,300	Y	N	3217 37TH AVE SW
6	2	791510	0030	06/20/12	\$502,000	\$615,000	1,520	7	1924	4	5,380	N	N	3219 39TH AVE SW
6	3	231390	0410	09/21/12	\$482,000	\$580,000	1,530	7	1980	5	4,000	N	N	3410 41ST AVE SW
6	5	095200	1965	07/18/13	\$355,000	\$401,000	1,540	7	1926	3	5,750	N	N	4023 42ND AVE SW
6	5	757770	0406	02/26/13	\$469,000	\$546,000	1,540	7	1928	3	5,175	N	N	3915 40TH AVE SW
6	5	929730	0515	07/25/12	\$467,500	\$569,000	1,540	7	1925	4	4,510	Y	N	3866 34TH AVE SW
6	5	095200	2767	02/21/12	\$415,000	\$521,000	1,550	7	2002	3	3,050	N	N	4138 41ST AVE SW
6	3	032400	0045	08/28/12	\$450,000	\$544,000	1,590	7	1919	3	5,000	N	N	3462 41ST AVE SW
6	5	095200	1110	02/27/13	\$629,950	\$733,000	1,590	7	1928	4	5,750	Y	N	4007 39TH AVE SW



Improved Sales Used in This Annual Update Analysis

Area 048 -- 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
6	5	757770	0531	10/22/13	\$535,000	\$592,000	1,620	7	1925	4	5,175	N	N	3905 42ND AVE SW
6	3	296090	0045	07/18/14	\$605,000	\$630,000	1,630	7	1940	4	6,000	N	N	3031 37TH AVE SW
6	2	231390	0320	06/20/13	\$420,000	\$477,000	1,650	7	1925	3	5,000	N	N	3278 41ST AVE SW
6	3	432120	0975	06/24/13	\$542,500	\$616,000	1,660	7	1926	4	5,000	Y	N	3407 BELVIDERE AVE SW
6	5	095200	0015	08/02/13	\$447,000	\$503,000	1,670	7	1928	3	5,060	Y	N	4007 35TH AVE SW
6	5	095200	0640	10/27/14	\$715,000	\$727,000	1,670	7	1925	5	5,060	Y	N	4045 37TH AVE SW
6	3	032400	0080	03/13/12	\$566,000	\$708,000	1,700	7	2011	3	5,000	N	N	3714 41ST AVE SW
6	2	505230	0085	02/03/14	\$460,000	\$497,000	1,750	7	1910	3	6,200	N	N	3259 42ND AVE SW
6	2	791510	0430	06/26/13	\$402,000	\$456,000	1,790	7	1918	4	4,648	N	N	3207 WALNUT AVE SW
6	5	757770	0295	05/23/12	\$450,000	\$555,000	1,840	7	1958	4	4,830	N	N	3818 40TH AVE SW
6	3	548920	0435	09/04/14	\$550,000	\$566,000	2,670	7	1978	3	5,000	Y	N	2727 36TH AVE SW
6	5	095200	3459	09/19/13	\$509,250	\$568,000	780	8	2007	3	4,600	Y	N	4106 38TH AVE SW
6	5	095200	7067	11/12/12	\$345,000	\$411,000	1,010	8	2004	3	1,888	N	N	4506 B 40TH AVE SW
6	3	857540	0290	05/30/12	\$730,000	\$899,000	1,060	8	1939	5	6,839	Y	N	3507 SW HANFORD ST
6	5	095200	2154	04/11/14	\$444,950	\$474,000	1,060	8	2014	3	786	N	N	4046 B CALIFORNIA AVE SW
6	5	095200	2155	03/26/14	\$460,000	\$492,000	1,060	8	2014	3	2,190	N	N	4046 C CALIFORNIA AVE SW
6	5	095200	3155	07/03/13	\$540,000	\$612,000	1,090	8	1950	4	5,750	Y	N	4147 39TH AVE SW
6	5	095200	3155	06/20/12	\$470,000	\$576,000	1,090	8	1950	4	5,750	Y	N	4147 39TH AVE SW
6	5	095200	5825	10/03/13	\$439,950	\$489,000	1,090	8	2007	3	1,618	N	N	4431 A 41ST AVE SW
6	5	095200	2482	10/17/12	\$399,950	\$479,000	1,090	8	2007	3	1,436	N	N	4122 B 42ND AVE SW
6	5	095200	2153	03/26/14	\$364,950	\$390,000	1,100	8	2014	3	786	N	N	4046 A CALIFORNIA AVE SW
6	3	928580	0365	07/09/13	\$561,300	\$635,000	1,120	8	1910	3	5,125	Y	N	3802 38TH AVE SW
6	5	095200	2330	04/30/13	\$441,000	\$507,000	1,130	8	2006	3	1,436	N	N	4111 A 42ND AVE SW
6	5	095200	2342	05/02/13	\$430,000	\$494,000	1,130	8	2006	3	1,436	N	N	4117 A 42ND AVE SW
6	5	929730	1625	07/30/12	\$455,000	\$553,000	1,140	8	1975	4	4,000	Y	N	4008 34TH AVE SW
6	5	095200	2484	11/12/13	\$440,000	\$485,000	1,140	8	2007	3	1,436	N	N	4120 B 42ND AVE SW
6	5	095200	6783	10/14/14	\$399,500	\$407,000	1,180	8	2006	3	1,722	N	N	4506 C 41ST AVE SW
6	5	095200	6789	11/29/12	\$364,950	\$433,000	1,180	8	2006	3	1,150	N	N	4504 B 41ST AVE SW
6	5	095200	1655	08/22/12	\$392,000	\$475,000	1,190	8	1952	3	4,000	Y	N	4001 41ST AVE SW
6	3	548920	0485	07/24/12	\$520,000	\$633,000	1,200	8	1927	3	4,500	Y	N	2707 36TH AVE SW
6	4	929730	0145	05/11/12	\$485,000	\$599,000	1,210	8	1965	3	4,830	Y	N	3667 33RD AVE SW



Improved Sales Used in This Annual Update Analysis

Area 048 -- 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
6	5	757770	0505	11/25/13	\$499,950	\$549,000	1,230	8	1931	5	3,000	N	N	3921 42ND AVE SW
6	5	095200	6941	11/06/13	\$417,500	\$460,000	1,260	8	2003	3	1,537	N	N	4523 A 40TH AVE SW
6	4	929730	0045	07/09/14	\$550,000	\$574,000	1,270	8	1929	5	4,166	Y	N	3607 33RD AVE SW
6	3	764590	0055	06/24/14	\$530,000	\$555,000	1,280	8	1941	3	3,680	Y	N	3041 36TH AVE SW
6	3	548920	0225	05/21/13	\$605,000	\$692,000	1,290	8	1947	5	5,000	N	N	2707 BELVIDERE AVE SW
6	3	934540	0350	07/18/14	\$665,000	\$692,000	1,300	8	1926	5	5,000	N	N	2620 BELVIDERE AVE SW
6	2	301630	0175	05/22/13	\$550,000	\$629,000	1,320	8	1908	4	6,000	N	N	3235 42ND AVE SW
6	3	928580	0475	03/28/13	\$472,500	\$547,000	1,320	8	1977	3	5,000	Y	N	3716 BELVIDERE AVE SW
6	5	095200	2075	03/05/14	\$410,000	\$440,000	1,320	8	2004	3	1,430	N	N	4006 A CALIFORNIA AVE SW
6	2	870160	0215	05/02/13	\$425,000	\$488,000	1,330	8	1987	3	2,500	N	N	3201 38TH AVE SW
6	3	032400	0195	10/24/12	\$589,000	\$704,000	1,360	8	1929	4	5,000	N	N	3441 41ST AVE SW
6	3	691120	0150	04/13/12	\$506,000	\$629,000	1,360	8	1937	3	10,000	Y	N	3012 36TH AVE SW
6	2	791510	0510	08/15/13	\$508,900	\$572,000	1,370	8	1993	3	3,942	N	N	3239 WALNUT AVE SW
6	2	791510	0510	05/07/13	\$500,000	\$574,000	1,370	8	1993	3	3,942	N	N	3239 WALNUT AVE SW
6	4	929730	0111	04/25/14	\$525,000	\$557,000	1,370	8	1931	4	4,000	Y	N	3724 34TH AVE SW
6	3	282460	0140	04/28/14	\$526,000	\$558,000	1,390	8	1946	3	6,618	Y	N	3232 37TH AVE SW
6	3	957780	0170	09/10/13	\$592,500	\$662,000	1,390	8	1930	4	5,000	N	N	2746 BELVIDERE AVE SW
6	3	757770	0025	11/14/12	\$385,000	\$458,000	1,400	8	1929	3	5,208	N	N	3724 WALNUT AVE SW
6	3	764590	0260	12/18/12	\$611,994	\$723,000	1,440	8	1927	4	3,680	Y	N	3031 BELVIDERE AVE SW
6	3	764590	0280	11/09/12	\$652,000	\$777,000	1,440	8	1935	4	3,680	Y	N	3047 BELVIDERE AVE SW
6	4	798740	1120	09/13/13	\$479,000	\$535,000	1,460	8	1977	3	5,000	Y	N	3400 SW HINDS ST
6	3	928580	0055	10/14/14	\$619,500	\$631,000	1,480	8	1912	4	5,077	N	N	3441 36TH AVE SW
6	3	764590	0230	06/26/12	\$599,000	\$733,000	1,510	8	2012	3	3,680	N	N	3005 BELVIDERE AVE SW
6	2	083800	0150	02/19/13	\$448,000	\$523,000	1,530	8	1926	5	3,680	N	N	2719 38TH AVE SW
6	3	422940	0250	03/23/12	\$475,000	\$593,000	1,530	8	1928	4	3,737	N	N	3437 41ST AVE SW
6	5	095200	0310	05/20/14	\$525,000	\$554,000	1,540	8	2009	3	4,773	N	N	4017 36TH AVE SW
6	2	051300	0120	07/19/12	\$383,000	\$467,000	1,590	8	1983	3	8,784	N	N	3915 SW LANDER ST
6	4	762870	0230	03/25/14	\$531,000	\$568,000	1,610	8	2010	3	3,680	Y	N	3035 SW MANNING ST
6	5	095200	1280	04/20/12	\$569,000	\$706,000	1,650	8	1930	5	5,750	Y	N	4024 40TH AVE SW
6	2	300980	0185	06/10/14	\$625,000	\$656,000	1,670	8	2006	3	3,800	N	N	3029 38TH AVE SW
6	3	432120	0065	03/08/13	\$502,500	\$584,000	1,670	8	1907	5	3,000	Y	N	3262 BELVIDERE AVE SW



Improved Sales Used in This Annual Update Analysis

Area 048 -- 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
6	2	300980	0120	10/01/13	\$551,000	\$613,000	1,680	8	1928	3	5,605	N	N	3056 39TH AVE SW
6	3	432120	0970	06/10/14	\$555,000	\$583,000	1,680	8	1930	4	4,976	Y	N	3401 BELVIDERE AVE SW
6	3	857540	0195	03/01/12	\$618,050	\$774,000	1,680	8	2009	3	5,555	Y	N	3246 36TH AVE SW
6	3	432120	0475	02/05/14	\$550,000	\$594,000	1,720	8	1968	5	7,500	Y	N	3404 36TH AVE SW
6	5	095200	5525	06/27/14	\$589,500	\$617,000	1,730	8	2005	3	3,075	N	N	4405 40TH AVE SW
6	3	764590	0235	07/10/14	\$880,000	\$918,000	1,760	8	1922	5	3,680	N	N	3009 BELVIDERE AVE SW
6	2	051300	0550	09/22/14	\$650,000	\$666,000	1,790	8	1957	3	5,980	N	N	3000 WALNUT AVE SW
6	3	231390	0830	01/11/13	\$640,000	\$753,000	1,840	8	1910	5	4,424	N	N	3417 39TH AVE SW
6	3	432120	0055	04/03/14	\$640,000	\$683,000	1,850	8	1908	5	3,000	Y	N	3260 BELVIDERE AVE SW
6	3	764590	0165	10/16/14	\$810,000	\$825,000	1,850	8	1926	4	3,588	Y	N	3022 37TH AVE SW
6	4	798740	0790	03/21/14	\$635,000	\$679,000	1,900	8	2009	3	2,916	N	N	3416 33RD AVE SW
6	3	691120	0175	06/14/12	\$650,000	\$798,000	1,910	8	1938	4	9,000	Y	N	3036 36TH AVE SW
6	4	798740	1010	07/03/14	\$633,000	\$661,000	1,980	8	1977	3	10,000	Y	N	3323 33RD AVE SW
6	3	928580	0330	07/02/14	\$732,000	\$765,000	2,020	8	1977	4	6,517	Y	N	3733 BELVIDERE AVE SW
6	5	929730	0280	11/20/12	\$549,950	\$654,000	2,020	8	1997	3	4,000	Y	N	3831 34TH AVE SW
6	3	548920	0304	10/29/13	\$597,000	\$660,000	2,050	8	1948	3	5,000	Y	N	2726 37TH AVE SW
6	5	095200	1735	10/04/14	\$750,000	\$766,000	2,100	8	2004	3	6,613	Y	N	4045 41ST AVE SW
6	3	231390	0461	09/26/12	\$540,000	\$649,000	2,120	8	1910	4	6,750	N	N	3435 WALNUT AVE SW
6	3	957780	0085	06/28/12	\$812,000	\$994,000	2,140	8	1926	5	5,000	N	N	2737 37TH AVE SW
6	3	757820	0310	11/12/14	\$650,000	\$658,000	2,208	8	1917	5	5,000	N	N	3702 WALNUT AVE SW
6	4	929730	0220	07/12/12	\$699,000	\$853,000	2,380	8	2003	3	4,000	Y	N	3716 35TH AVE SW
6	5	095200	2311	02/07/14	\$515,000	\$556,000	1,600	9	2014	3	899	N	N	4201 SW DAKOTA ST
6	4	762870	0065	02/09/12	\$579,000	\$728,000	1,620	9	2008	3	3,605	Y	N	3656 FAUNTLEROY AVE SW
6	3	282460	0180	10/24/14	\$713,414	\$725,000	1,730	9	1954	3	6,000	Y	N	3212 37TH AVE SW
6	3	757820	0070	04/18/13	\$630,000	\$726,000	1,750	9	2013	3	2,857	N	N	3453 39TH AVE SW
6	5	928580	0355	01/07/13	\$665,000	\$783,000	1,880	9	1946	4	11,221	Y	N	3820 38TH AVE SW
6	3	757820	0075	04/23/13	\$665,000	\$765,000	1,890	9	2013	3	2,860	N	N	3451 39TH AVE SW
6	3	691120	0135	10/26/12	\$775,000	\$926,000	1,980	9	1936	3	19,000	Y	N	3002 36TH AVE SW
6	5	095200	3285	08/05/14	\$679,900	\$705,000	1,980	9	2000	3	5,750	Y	N	4150 39TH AVE SW
6	3	934540	0140	02/10/14	\$1,145,000	\$1,236,000	2,030	9	1924	5	5,000	Y	N	2657 36TH AVE SW
6	4	132403	9110	11/26/14	\$750,000	\$757,000	2,050	9	1984	3	7,020	Y	N	3706 33RD AVE SW



Improved Sales Used in This Annual Update Analysis

Area 048 -- 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
6	3	764590	0095	03/12/12	\$700,000	\$875,000	2,060	9	1926	5	3,588	Y	N	3050 37TH AVE SW
6	3	432120	0295	12/20/12	\$585,000	\$691,000	2,070	9	1990	3	3,750	Y	N	3259 36TH AVE SW
6	5	095200	2935	07/26/13	\$805,000	\$908,000	2,180	9	2013	3	6,440	N	N	4010 SW GENESEE ST
6	3	934540	0125	05/22/14	\$895,000	\$944,000	2,240	9	2013	3	5,000	Y	N	2671 36TH AVE SW
6	3	757820	0390	03/08/12	\$612,500	\$766,000	2,330	9	1997	3	5,000	N	N	3707 40TH AVE SW
6	4	762870	0045	01/08/13	\$644,000	\$758,000	2,360	9	2008	3	4,120	N	N	3046 SW MANNING ST
6	4	762870	0050	10/28/13	\$724,000	\$800,000	2,360	9	2008	3	4,120	N	N	3048 SW MANNING ST
6	5	929730	1510	06/02/14	\$759,000	\$798,000	2,460	9	2014	3	4,000	N	N	4137 FAUNTLEROY WAY SW
6	3	928580	0410	08/20/12	\$705,000	\$854,000	2,470	9	1998	3	5,000	Y	N	3703 37TH AVE SW
6	3	432120	0595	04/15/14	\$885,000	\$941,000	2,490	9	2014	3	3,780	Y	N	3417 35TH AVE SW
6	2	301630	0120	10/23/13	\$725,000	\$802,000	2,710	9	2007	3	3,403	N	N	3209 42ND AVE SW
6	3	957780	0005	10/22/14	\$775,000	\$788,000	2,780	9	2000	3	5,467	Y	N	2703 37TH AVE SW
6	3	432120	0200	12/12/14	\$941,500	\$946,000	2,840	9	2007	3	5,000	Y	N	3258 37TH AVE SW
6	3	432120	0200	07/03/13	\$850,000	\$964,000	2,840	9	2007	3	5,000	Y	N	3258 37TH AVE SW
6	3	957780	0150	06/13/13	\$780,000	\$888,000	2,350	10	2013	3	3,000	N	N	2750 BELVIDERE AVE SW
6	5	929730	1595	04/25/13	\$665,000	\$765,000	2,520	10	2013	3	3,152	Y	N	4032 34TH AVE SW
6	3	928580	0185	01/03/12	\$724,000	\$917,000	2,530	10	2005	3	5,000	Y	N	3456 38TH AVE SW
6	5	095200	2945	07/19/13	\$909,000	\$1,027,000	2,560	10	2013	3	5,750	N	N	4100 40TH AVE SW
6	5	095200	1545	01/10/14	\$954,000	\$1,037,000	2,720	10	2006	3	5,750	N	N	4016 41ST AVE SW
6	4	798740	1275	01/25/13	\$810,000	\$950,000	2,800	10	2012	3	3,773	Y	N	3416 35TH AVE SW
6	3	691120	0011	07/17/12	\$1,193,500	\$1,455,000	1,660	11	2007	3	6,088	Y	N	2714 36TH AVE SW
9	7	570850	0220	10/17/12	\$287,000	\$343,000	690	5	1909	3	4,336	N	N	3209 44TH AVE SW
9	6	916110	0075	04/22/14	\$220,000	\$234,000	650	6	1956	3	2,875	N	N	4035 47TH AVE SW
9	6	239160	0185	07/09/12	\$319,950	\$391,000	710	6	1916	3	4,255	Y	N	4432 48TH AVE SW
9	6	550570	0058	05/12/14	\$321,500	\$340,000	720	6	1946	3	5,607	N	N	4822 SW CHARLESTOWN ST
9	7	927820	0025	05/21/13	\$321,500	\$368,000	740	6	1920	3	6,075	N	N	3237 47TH AVE SW
9	7	927820	0005	01/08/13	\$305,000	\$359,000	770	6	1949	4	7,425	N	N	3219 47TH AVE SW
9	7	677520	0045	11/15/12	\$406,000	\$483,000	810	6	1931	5	6,100	N	N	3241 48TH AVE SW
9	7	385290	0115	11/26/13	\$358,000	\$393,000	820	6	1988	3	5,750	N	N	3049 46TH AVE SW
9	6	790520	0230	07/24/14	\$330,000	\$343,000	850	6	1919	3	3,978	N	N	3636 46TH AVE SW
9	7	927820	0018	06/29/12	\$378,000	\$463,000	850	6	1917	4	5,450	N	N	3226 48TH AVE SW



Improved Sales Used in This Annual Update Analysis

Area 048 -- 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	7	570850	0208	10/03/14	\$412,000	\$421,000	860	6	1909	4	3,873	N	N	3211 44TH AVE SW
9	6	239160	2185	05/16/13	\$365,000	\$418,000	870	6	1947	4	5,750	N	N	4553 49TH AVE SW
9	6	301030	0325	03/18/13	\$310,000	\$360,000	870	6	1910	3	3,680	N	N	4007 46TH AVE SW
9	7	927820	0095	12/17/14	\$465,000	\$467,000	900	6	1941	5	8,690	N	N	3224 48TH AVE SW
9	6	348830	0080	08/27/12	\$410,000	\$496,000	950	6	1920	3	5,600	N	N	4417 46TH AVE SW
9	6	550570	0020	06/18/14	\$400,000	\$419,000	950	6	1928	4	6,150	N	N	3616 49TH AVE SW
9	6	916110	0795	06/14/12	\$398,000	\$488,000	960	6	1910	4	5,758	N	N	4035 50TH AVE SW
9	6	019400	0365	07/17/13	\$405,000	\$458,000	970	6	1909	4	3,393	N	N	4154 46TH AVE SW
9	6	348830	0110	09/10/14	\$374,000	\$384,000	980	6	1920	3	5,650	Y	N	4447 46TH AVE SW
9	7	927620	0790	05/30/12	\$364,500	\$449,000	1,030	6	1908	3	3,700	N	N	2643 47TH AVE SW
9	7	150130	0071	07/29/14	\$350,000	\$363,000	1,080	6	1923	3	6,250	N	N	3227 45TH AVE SW
9	7	293960	0015	03/08/13	\$305,000	\$354,000	1,200	6	1949	3	7,140	N	N	5203 SW ADMIRAL WAY
9	7	927620	1990	01/03/14	\$350,000	\$381,000	1,227	6	1920	4	4,255	N	N	2731 46TH AVE SW
9	6	942440	0200	05/15/14	\$451,555	\$477,000	1,320	6	1971	3	4,520	Y	N	4138 49TH AVE SW
9	6	348830	0085	09/19/14	\$435,000	\$446,000	720	7	1920	4	5,600	N	N	4421 46TH AVE SW
9	7	855990	0060	04/24/14	\$373,000	\$396,000	750	7	1950	3	4,400	N	N	2745 49TH AVE SW
9	6	550570	0050	04/17/12	\$361,500	\$449,000	770	7	1928	3	6,150	N	N	3642 49TH AVE SW
9	7	790470	0146	07/24/14	\$290,000	\$301,000	770	7	2006	3	850	N	N	4410 A 44TH AVE SW
9	7	500850	0115	08/28/13	\$264,000	\$296,000	780	7	1940	3	2,850	N	N	4516 SW HANFORD ST
9	6	539860	0075	08/25/14	\$523,500	\$540,000	800	7	1950	4	5,969	N	N	3837 48TH AVE SW
9	6	916110	0420	08/15/13	\$375,000	\$421,000	800	7	1948	4	5,500	N	N	4026 49TH AVE SW
9	6	001000	0039	07/18/13	\$380,500	\$430,000	810	7	1947	4	5,750	N	N	4128 48TH AVE SW
9	6	942440	0230	09/23/13	\$405,000	\$451,000	810	7	1947	4	5,252	Y	N	4157 48TH AVE SW
9	6	942440	0260	06/28/12	\$341,000	\$417,000	810	7	1947	4	5,460	Y	N	4131 48TH AVE SW
9	6	790520	0381	10/28/14	\$483,000	\$491,000	820	7	1927	4	4,720	N	N	4620 SW CHARLESTOWN ST
9	6	501350	0110	11/12/14	\$425,000	\$430,000	830	7	1950	3	6,625	N	N	3408 48TH AVE SW
9	6	638500	0135	08/26/13	\$445,950	\$500,000	830	7	1950	3	5,700	N	N	3637 50TH AVE SW
9	6	239160	0105	12/17/13	\$399,950	\$437,000	840	7	1942	4	4,600	N	N	4453 47TH AVE SW
9	6	927770	0075	08/18/14	\$355,000	\$367,000	840	7	1952	3	6,720	N	N	3648 50TH AVE SW
9	7	272670	0010	05/28/13	\$438,000	\$500,000	840	7	1952	4	6,440	N	N	3208 49TH AVE SW
9	6	239160	0025	12/05/13	\$425,000	\$466,000	850	7	1942	3	4,600	N	N	4413 47TH AVE SW



King County

Department of Assessments

Improved Sales Used in This Annual Update Analysis

Area 048 -- 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	6	001000	0004	10/09/13	\$400,000	\$444,000	860	7	1947	3	6,900	N	N	4102 48TH AVE SW
9	6	501350	0180	11/16/12	\$304,000	\$362,000	860	7	1950	3	6,678	N	N	3435 47TH AVE SW
9	6	501400	0100	09/24/14	\$537,000	\$550,000	860	7	1950	4	6,413	N	N	3415 49TH AVE SW
9	7	790520	0265	04/23/13	\$355,000	\$409,000	860	7	1918	3	4,680	N	N	3845 45TH AVE SW
9	6	239160	0555	06/30/14	\$406,500	\$425,000	870	7	1947	4	5,750	N	N	4437 49TH AVE SW
9	6	916110	0360	05/30/12	\$370,000	\$455,000	870	7	1948	3	6,380	N	N	4057 48TH AVE SW
9	6	501400	0085	06/23/14	\$425,000	\$445,000	880	7	1950	3	6,413	N	N	3429 49TH AVE SW
9	6	501400	0215	08/18/14	\$454,000	\$469,000	880	7	1950	4	6,731	N	N	3829 49TH AVE SW
9	6	916110	0876	07/23/12	\$402,500	\$490,000	880	7	1948	3	8,050	N	N	4012 51ST AVE SW
9	6	019400	0265	05/14/13	\$486,250	\$557,000	890	7	1949	4	5,750	N	N	4108 46TH AVE SW
9	6	239160	0705	10/17/12	\$455,000	\$545,000	890	7	1947	4	5,750	Y	N	4452 50TH AVE SW
9	7	800960	0185	06/22/12	\$349,000	\$428,000	890	7	1918	3	3,234	N	N	3003 44TH AVE SW
9	6	790520	0330	11/19/12	\$335,500	\$399,000	900	7	1951	4	6,201	N	N	3848 47TH AVE SW
9	7	441810	0015	06/06/12	\$321,500	\$395,000	900	7	1920	3	4,680	N	N	3410 45TH AVE SW
9	6	539860	0080	09/09/13	\$387,000	\$432,000	910	7	1950	4	5,969	N	N	3843 48TH AVE SW
9	6	501400	0145	03/26/13	\$348,850	\$404,000	920	7	1950	4	6,731	N	N	3812 50TH AVE SW
9	7	500850	0155	09/12/13	\$340,000	\$380,000	920	7	1938	3	6,250	N	N	3041 45TH AVE SW
9	6	239160	2570	06/27/13	\$482,500	\$548,000	930	7	1947	4	5,750	N	N	4507 47TH AVE SW
9	7	790520	0120	04/30/14	\$479,100	\$508,000	930	7	1927	4	4,563	N	N	3843 44TH AVE SW
9	6	338990	0850	05/07/13	\$525,000	\$602,000	950	7	1918	5	5,850	N	N	4527 46TH AVE SW
9	6	790520	0280	11/01/13	\$489,000	\$540,000	950	7	1948	3	7,493	Y	N	3844 46TH AVE SW
9	6	916110	0380	11/07/13	\$451,000	\$497,000	950	7	1948	4	5,500	N	N	4006 49TH AVE SW
9	6	574260	0100	08/05/13	\$456,000	\$513,000	960	7	1951	4	6,555	N	N	3854 48TH AVE SW
9	7	329770	0100	09/03/14	\$577,000	\$594,000	970	7	1953	5	5,500	N	N	3016 50TH AVE SW
9	7	800960	0196	10/09/13	\$435,000	\$483,000	970	7	1941	4	4,200	N	N	4321 SW STEVENS ST
9	6	239160	2200	02/28/13	\$359,000	\$418,000	980	7	1947	4	5,750	N	N	4502 49TH AVE SW
9	6	501400	0120	06/17/14	\$430,000	\$451,000	980	7	1950	4	7,200	N	N	3609 49TH AVE SW
9	7	927620	0170	07/18/13	\$429,000	\$485,000	980	7	1922	4	6,250	N	N	2626 45TH AVE SW
9	7	537320	0035	04/30/13	\$521,000	\$599,000	990	7	1941	5	6,100	N	N	3032 52ND AVE SW
9	7	790520	0201	05/23/12	\$367,000	\$452,000	990	7	1938	3	5,616	N	N	3606 45TH AVE SW
9	6	790520	0397	08/20/12	\$382,000	\$463,000	1,000	7	1951	3	6,380	N	N	3608 47TH AVE SW



Improved Sales Used in This Annual Update Analysis

Area 048 -- 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	7	385290	0075	02/13/12	\$425,500	\$535,000	1,000	7	1969	4	5,750	N	N	3029 46TH AVE SW
9	7	927620	2125	07/09/13	\$452,100	\$512,000	1,000	7	1910	3	5,750	N	N	2724 47TH AVE SW
9	6	239160	2320	09/25/12	\$366,000	\$440,000	1,010	7	1942	4	5,750	N	N	4503 48TH AVE SW
9	7	790520	0037	11/19/14	\$515,000	\$520,000	1,010	7	1926	4	5,733	N	N	3636 44TH AVE SW
9	7	927720	0170	09/17/13	\$411,250	\$459,000	1,010	7	1950	3	7,295	N	N	5057 SW STEVENS ST
9	7	927820	0131	08/04/14	\$442,000	\$458,000	1,010	7	1955	3	6,110	N	N	5009 SW HANFORD ST
9	6	638450	0525	07/12/12	\$465,000	\$568,000	1,020	7	1954	4	6,250	N	N	3820 51ST AVE SW
9	6	790520	0331	03/28/13	\$408,250	\$472,000	1,020	7	1951	4	6,435	N	N	3854 47TH AVE SW
9	6	790520	0386	07/29/14	\$410,000	\$426,000	1,020	7	1951	3	6,903	N	N	3636 47TH AVE SW
9	6	638450	0605	02/13/14	\$555,600	\$599,000	1,030	7	1951	5	7,000	N	N	5002 SW ANDOVER ST
9	7	281310	0025	04/03/13	\$420,000	\$485,000	1,030	7	1908	3	6,250	N	N	3046 48TH AVE SW
9	6	550570	0055	07/30/14	\$345,000	\$358,000	1,040	7	1950	3	6,150	N	N	3646 49TH AVE SW
9	7	790520	0050	02/20/12	\$380,000	\$477,000	1,050	7	1930	4	4,680	N	N	3610 44TH AVE SW
9	7	790520	0165	04/26/12	\$425,000	\$527,000	1,050	7	1925	4	4,680	N	N	3633 44TH AVE SW
9	6	501350	0250	08/19/13	\$465,000	\$522,000	1,060	7	1950	4	6,466	N	N	3440 49TH AVE SW
9	6	916110	0516	04/29/13	\$366,800	\$422,000	1,070	7	1948	3	4,840	N	N	4015 49TH AVE SW
9	6	239160	2115	03/11/13	\$368,000	\$427,000	1,080	7	1947	3	5,750	N	N	4517 49TH AVE SW
9	6	942440	0080	11/27/12	\$459,950	\$546,000	1,080	7	1947	4	6,027	Y	N	4157 49TH AVE SW
9	7	790520	0205	10/21/14	\$410,000	\$417,000	1,090	7	1924	3	7,020	N	N	3605 45TH AVE SW
9	6	239160	1965	04/11/12	\$417,500	\$519,000	1,100	7	1955	5	6,000	N	N	4917 SW OREGON ST
9	6	574260	0035	01/25/12	\$392,000	\$495,000	1,100	7	1953	4	5,700	N	N	3820 48TH AVE SW
9	7	927620	0200	01/24/13	\$325,000	\$381,000	1,100	7	1913	3	6,250	N	N	2612 45TH AVE SW
9	6	638450	0590	11/13/14	\$526,000	\$532,000	1,120	7	1958	3	6,125	N	N	3854 51ST AVE SW
9	7	385290	0026	08/01/14	\$499,950	\$519,000	1,120	7	1955	3	4,984	N	N	3013 46TH AVE SW
9	7	570850	0250	02/07/13	\$375,000	\$438,000	1,120	7	1928	4	3,150	N	N	3201 44TH AVE SW
9	7	149280	0106	10/08/12	\$337,000	\$404,000	1,130	7	1953	3	6,725	N	N	3223 49TH AVE SW
9	7	800960	0010	04/24/14	\$425,000	\$451,000	1,130	7	1919	3	4,181	N	N	2768 44TH AVE SW
9	7	927620	2190	08/08/14	\$545,000	\$564,000	1,130	7	1954	3	6,250	N	N	2707 45TH AVE SW
9	7	570850	0145	07/04/13	\$458,000	\$519,000	1,140	7	1925	3	5,850	N	N	3245 44TH AVE SW
9	7	927620	0295	10/26/12	\$450,000	\$538,000	1,140	7	1906	5	4,625	N	N	2633 45TH AVE SW
9	7	301030	0595	11/29/12	\$389,950	\$463,000	1,170	7	1924	3	4,582	N	N	4004 45TH AVE SW



Improved Sales Used in This Annual Update Analysis

Area 048 -- 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	7	927620	2070	07/05/12	\$535,000	\$654,000	1,180	7	1910	4	5,750	N	N	2750 47TH AVE SW
9	7	927720	0090	04/10/13	\$358,950	\$414,000	1,180	7	1949	3	7,200	N	N	2714 50TH AVE SW
9	7	329770	0040	09/24/12	\$380,000	\$457,000	1,200	7	1950	3	7,480	N	N	3023 50TH AVE SW
9	6	790520	0310	07/29/14	\$545,000	\$566,000	1,210	7	1953	4	6,731	N	N	3831 46TH AVE SW
9	6	927770	0070	08/09/13	\$451,500	\$508,000	1,210	7	1952	4	6,720	N	N	3642 50TH AVE SW
9	7	957180	0040	02/01/13	\$422,000	\$494,000	1,240	7	1946	3	6,721	N	N	3033 48TH AVE SW
9	6	239160	0735	09/09/14	\$550,000	\$565,000	1,250	7	1947	3	5,750	Y	N	4407 50TH AVE SW
9	6	927770	0045	07/19/13	\$345,000	\$390,000	1,250	7	1952	3	7,200	N	N	3614 50TH AVE SW
9	7	790520	0207	10/16/13	\$441,200	\$489,000	1,250	7	1926	3	5,850	N	N	3611 45TH AVE SW
9	6	019400	0345	12/04/13	\$430,000	\$471,000	1,260	7	1953	3	5,850	N	N	4146 46TH AVE SW
9	7	281310	0015	08/14/12	\$405,000	\$491,000	1,260	7	1910	4	6,250	N	N	3052 48TH AVE SW
9	7	441810	0045	05/24/13	\$420,000	\$480,000	1,290	7	1918	4	5,634	N	N	4317 SW HINDS ST
9	7	927720	0235	10/09/12	\$475,000	\$569,000	1,290	7	1985	3	6,817	N	N	3018 GARLOUGH AVE SW
9	6	574260	0130	03/03/14	\$593,884	\$638,000	1,310	7	1963	4	5,750	N	N	3847 47TH AVE SW
9	7	801010	0435	03/11/13	\$440,000	\$511,000	1,320	7	1914	4	5,650	N	N	2724 44TH AVE SW
9	6	301030	0240	06/23/14	\$577,000	\$604,000	1,330	7	1976	3	5,750	N	N	4045 46TH AVE SW
9	7	790520	0082	04/25/13	\$425,000	\$489,000	1,330	7	1928	3	5,733	N	N	3842 44TH AVE SW
9	7	019400	0575	10/14/14	\$455,000	\$464,000	1,340	7	1914	3	5,800	Y	N	4126 45TH AVE SW
9	6	501350	0135	09/17/13	\$400,000	\$446,000	1,360	7	1950	3	6,625	N	N	3434 48TH AVE SW
9	6	574260	0180	09/13/13	\$520,000	\$580,000	1,360	7	1951	4	5,700	N	N	3823 47TH AVE SW
9	7	149280	0296	07/03/14	\$575,000	\$601,000	1,410	7	1955	3	6,743	N	N	4931 SW FORNEY ST
9	6	001000	0110	04/28/13	\$410,000	\$471,000	1,430	7	1952	4	4,600	N	N	4141 47TH AVE SW
9	6	348830	0095	10/16/13	\$540,000	\$598,000	1,430	7	1957	5	5,311	N	N	4433 46TH AVE SW
9	6	916110	0730	07/01/14	\$620,000	\$648,000	1,440	7	1948	5	6,325	N	N	4003 50TH AVE SW
9	7	801010	0030	09/11/12	\$415,000	\$500,000	1,440	7	2000	3	5,750	N	N	2713 44TH AVE SW
9	7	801010	0050	05/15/13	\$558,000	\$639,000	1,460	7	1918	5	3,795	N	N	2725 44TH AVE SW
9	7	790520	0041	02/10/12	\$460,000	\$579,000	1,480	7	1945	5	6,903	N	N	3628 44TH AVE SW
9	6	916110	0250	07/15/13	\$445,000	\$503,000	1,490	7	1948	3	5,500	N	N	4003 48TH AVE SW
9	7	570850	0185	10/21/13	\$475,000	\$526,000	1,490	7	1981	4	5,800	N	N	3225 44TH AVE SW
9	7	801010	0405	05/25/12	\$400,000	\$493,000	1,540	7	1996	3	5,672	N	N	2732 44TH AVE SW
9	6	239160	0845	11/19/13	\$587,000	\$645,000	1,550	7	2010	3	6,250	Y	N	5015 SW GENESEE ST



Improved Sales Used in This Annual Update Analysis

Area 048 -- 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	7	927620	0485	12/18/12	\$500,000	\$591,000	1,560	7	1921	4	5,290	N	N	2607 46TH AVE SW
9	6	916110	0035	02/06/14	\$627,500	\$678,000	1,570	7	1911	4	5,750	N	N	4019 47TH AVE SW
9	6	501400	0080	11/13/13	\$459,000	\$505,000	1,580	7	1950	4	6,413	N	N	3433 49TH AVE SW
9	7	149330	0115	09/10/14	\$415,000	\$426,000	1,620	7	1927	3	4,329	N	N	3434 44TH AVE SW
9	6	550570	0030	05/28/14	\$590,000	\$621,000	1,650	7	1993	4	6,150	N	N	3630 49TH AVE SW
9	7	790520	0147	11/04/14	\$546,000	\$554,000	1,657	7	1910	3	5,031	N	N	3808 45TH AVE SW
9	6	239160	2155	03/21/13	\$449,950	\$521,000	1,670	7	1984	3	5,750	N	N	4537 49TH AVE SW
9	7	500850	0105	04/01/14	\$616,200	\$658,000	1,700	7	1911	4	5,750	N	N	3052 46TH AVE SW
9	7	570850	0360	09/20/13	\$515,000	\$574,000	1,710	7	1916	5	5,550	N	N	3242 44TH AVE SW
9	7	019400	0725	07/19/12	\$685,000	\$835,000	1,720	7	1908	5	8,700	Y	N	4117 44TH AVE SW
9	6	239160	2250	01/09/12	\$350,000	\$443,000	1,770	7	1947	3	5,750	N	N	4526 49TH AVE SW
9	6	239160	2250	06/26/14	\$440,000	\$460,000	1,770	7	1947	3	5,750	N	N	4526 49TH AVE SW
9	6	916110	0210	05/08/12	\$525,000	\$649,000	1,880	7	1985	3	8,625	N	N	4042 48TH AVE SW
9	7	149280	0450	12/13/13	\$509,000	\$557,000	1,960	7	1908	4	5,000	N	N	5010 SW HINDS ST
9	6	301030	0260	11/25/13	\$562,000	\$617,000	2,000	7	1996	4	5,750	N	N	4037 46TH AVE SW
9	6	550570	0040	09/09/13	\$564,700	\$631,000	2,050	7	2004	3	7,011	N	N	3638 49TH AVE SW
9	6	916110	0450	07/24/12	\$620,000	\$755,000	2,190	7	1928	4	5,500	Y	N	4042 49TH AVE SW
9	7	927620	0850	06/16/14	\$460,000	\$482,000	970	8	1951	3	4,000	N	N	2646 48TH AVE SW
9	7	927620	0466	07/27/12	\$355,000	\$432,000	990	8	1949	3	4,160	N	N	4521 SW ADMIRAL WAY
9	7	790470	0032	10/02/14	\$375,000	\$383,000	1,000	8	2006	3	912	N	N	4433 B 44TH AVE SW
9	7	013600	0270	07/25/13	\$535,000	\$604,000	1,090	8	1970	5	6,000	N	N	5015 SW ADMIRAL WAY
9	7	790470	0011	08/26/13	\$429,500	\$481,000	1,090	8	2006	3	1,504	N	N	4415 A 44TH AVE SW
9	7	790470	0058	07/08/13	\$494,000	\$559,000	1,100	8	1948	3	6,000	Y	N	4446 45TH AVE SW
9	7	790470	0122	04/10/13	\$412,500	\$476,000	1,100	8	2006	3	1,451	N	N	4438 D 44TH AVE SW
9	7	790470	0126	11/20/14	\$388,000	\$392,000	1,100	8	2006	3	915	N	N	4428 C 44TH AVE SW
9	7	790470	0128	11/10/14	\$385,000	\$390,000	1,100	8	2006	3	1,540	N	N	4428 D 44TH AVE SW
9	7	790470	0134	06/26/14	\$390,000	\$408,000	1,100	8	2006	3	913	N	N	4436 C 44TH AVE SW
9	7	790470	0030	04/04/14	\$400,500	\$427,000	1,150	8	2006	3	1,185	N	N	4433 A 44TH AVE SW
9	7	790520	0061	09/05/14	\$419,700	\$432,000	1,160	8	2006	3	1,486	N	N	3819 D CALIFORNIA AVE SW
9	7	149330	0057	08/07/14	\$420,000	\$435,000	1,180	8	2007	3	1,571	N	N	4312 SW SPOKANE ST
9	7	790470	0026	05/24/13	\$423,500	\$484,000	1,220	8	2005	3	1,471	N	N	4423 A 44TH AVE SW



Improved Sales Used in This Annual Update Analysis

Area 048 -- 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	7	790470	0022	06/17/13	\$445,000	\$506,000	1,220	8	2005	3	1,537	N	N	4421 A 44TH AVE SW
9	7	294010	0030	11/13/13	\$715,000	\$787,000	1,250	8	1959	3	6,252	Y	N	5238 SW STEVENS ST
9	7	570850	0270	05/16/14	\$523,000	\$552,000	1,260	8	1931	3	3,135	N	N	3200 44TH AVE SW
9	6	942440	0225	03/26/14	\$599,990	\$641,000	1,270	8	1963	4	5,175	Y	N	4818 SW GENESEE ST
9	7	790470	0036	11/26/12	\$387,000	\$459,000	1,280	8	2006	3	1,637	N	N	4435 C 44TH AVE SW
9	7	790520	0180	05/14/13	\$489,400	\$561,000	1,330	8	1946	4	3,904	N	N	4420 SW CHARLESTOWN ST
9	7	927620	0835	06/07/13	\$511,000	\$583,000	1,330	8	1930	3	3,300	N	N	2654 48TH AVE SW
9	7	129430	0031	07/23/12	\$400,000	\$487,000	1,360	8	2008	3	1,216	N	N	3411 D CALIFORNIA AVE SW
9	7	129430	0036	09/19/14	\$439,000	\$450,000	1,380	8	2008	3	912	N	N	3421 C CALIFORNIA AVE SW
9	7	129430	0038	07/11/14	\$450,000	\$469,000	1,380	8	2008	3	914	N	N	3421 B CALIFORNIA AVE SW
9	7	129430	0027	07/23/13	\$420,950	\$475,000	1,380	8	2008	3	910	N	N	3411 B CALIFORNIA AVE SW
9	6	916110	0165	11/13/12	\$635,000	\$756,000	1,390	8	2012	3	5,750	N	N	4018 48TH AVE SW
9	7	801010	0040	08/01/14	\$672,600	\$698,000	1,400	8	2006	3	5,750	N	N	2717 44TH AVE SW
9	7	801010	0135	10/30/14	\$580,000	\$589,000	1,420	8	1947	3	6,250	N	N	2750 45TH AVE SW
9	7	294010	0025	08/22/14	\$645,000	\$666,000	1,470	8	1954	3	7,200	Y	N	5226 SW STEVENS ST
9	7	790520	0125	10/18/12	\$560,000	\$670,000	1,500	8	1931	4	4,299	N	N	3847 44TH AVE SW
9	7	149280	0284	10/28/13	\$535,500	\$592,000	1,540	8	1994	3	5,000	N	N	4947 SW FORNEY ST
9	7	294010	0075	07/22/13	\$649,950	\$734,000	1,540	8	1959	3	10,860	Y	N	5132 SW FOREST ST
9	7	129430	0026	05/01/13	\$410,000	\$471,000	1,560	8	2008	3	871	N	N	3423 B CALIFORNIA AVE SW
9	7	129430	0020	07/11/13	\$420,000	\$475,000	1,620	8	2008	3	1,227	N	N	3409 A CALIFORNIA AVE SW
9	7	927620	1015	08/01/13	\$577,500	\$651,000	1,620	8	1948	3	6,900	N	N	2651 48TH AVE SW
9	7	129430	0024	02/14/13	\$405,000	\$473,000	1,620	8	2008	3	1,266	N	N	3423 A CALIFORNIA AVE SW
9	7	927720	0300	08/29/12	\$517,500	\$626,000	1,720	8	1989	3	5,794	N	N	3047 50TH AVE SW
9	6	239160	0950	05/02/14	\$439,950	\$466,000	1,770	8	1990	3	2,875	Y	N	4458 51ST AVE SW
9	7	019400	0655	10/15/12	\$700,000	\$838,000	1,840	8	1915	3	5,850	Y	N	4153 44TH AVE SW
9	6	019400	0305	05/23/13	\$700,000	\$801,000	1,890	8	2001	3	5,800	Y	N	4126 46TH AVE SW
9	7	152403	9068	12/10/13	\$615,000	\$673,000	1,890	8	1971	3	9,000	N	N	3215 51ST AVE SW
9	7	019400	0425	04/11/13	\$804,500	\$928,000	2,010	8	1911	5	5,800	N	N	4137 45TH AVE SW
9	7	019400	0850	12/17/13	\$525,000	\$574,000	2,250	8	1989	3	2,903	N	N	4132 44TH AVE SW
9	7	927620	0455	11/21/14	\$724,950	\$732,000	2,270	8	1909	4	5,760	N	N	2608 46TH AVE SW
9	6	338990	0965	08/27/14	\$625,000	\$644,000	2,330	8	2003	3	3,141	N	N	4522 47TH AVE SW



Improved Sales Used in This Annual Update Analysis

Area 048 -- 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	7	927620	0569	05/09/14	\$769,900	\$814,000	2,400	8	2006	3	3,047	N	N	2653 46TH AVE SW
9	6	019400	0125	09/06/13	\$675,000	\$754,000	2,490	8	2003	3	3,245	N	N	4610 SW GENESEE ST
9	7	790470	0076	08/27/13	\$725,000	\$812,000	1,460	9	1911	5	6,000	Y	N	4412 45TH AVE SW
9	6	338990	0649	07/09/13	\$445,000	\$504,000	1,510	9	1996	3	2,237	Y	N	4504 SW ALASKA ST
9	7	294010	0015	10/24/12	\$862,000	\$1,030,000	1,590	9	1963	3	5,700	Y	N	5217 SW FOREST ST
9	6	338990	0535	08/12/13	\$565,000	\$635,000	1,610	9	2013	3	1,851	Y	N	4509 SW OREGON ST
9	6	338990	0536	10/08/13	\$532,000	\$590,000	1,610	9	2013	3	927	Y	N	4507 SW OREGON ST
9	6	338990	0537	11/01/13	\$525,000	\$580,000	1,610	9	2013	3	927	Y	N	4505 SW OREGON ST
9	6	338990	0538	12/23/13	\$501,688	\$548,000	1,610	9	2013	3	927	Y	N	4503 SW OREGON ST
9	6	338990	0539	08/28/13	\$559,000	\$626,000	1,640	9	2013	3	1,223	Y	N	4501 SW OREGON ST
9	6	942440	0110	12/16/14	\$725,000	\$728,000	1,930	9	2007	3	5,930	N	N	4131 49TH AVE SW
9	6	239160	0355	12/17/13	\$701,000	\$766,000	2,310	9	2013	3	5,060	N	N	4457 48TH AVE SW
9	7	855990	0180	07/18/14	\$810,000	\$843,000	2,610	9	2014	3	4,050	N	N	4806 SW STEVENS ST
9	7	149280	0065	03/17/14	\$665,000	\$712,000	2,620	9	2004	3	7,250	N	N	4928 SW FORNEY ST
9	6	301030	0125	10/28/12	\$715,000	\$854,000	2,650	9	2012	3	5,850	N	N	4040 47TH AVE SW
9	6	501350	0230	09/24/12	\$702,000	\$844,000	2,780	9	2012	3	6,466	N	N	3418 49TH AVE SW
9	7	669350	0045	05/24/13	\$815,000	\$932,000	3,020	9	1994	3	7,500	N	N	2901 52ND AVE SW
9	6	019400	0165	07/24/13	\$837,000	\$945,000	3,040	9	2008	3	5,650	N	N	4143 46TH AVE SW
9	7	152403	9066	05/20/13	\$836,500	\$957,000	1,840	10	1965	3	9,000	N	N	3203 51ST AVE SW
9	7	927620	1680	06/11/13	\$779,900	\$888,000	2,200	10	2013	3	3,004	Y	N	2701 47TH AVE SW
9	7	927620	1685	06/25/13	\$797,000	\$905,000	2,200	10	2013	3	3,004	Y	N	2705 47TH AVE SW
9	7	301030	0645	02/27/14	\$1,225,000	\$1,317,000	2,380	10	2013	3	5,750	Y	N	4016 45TH AVE SW
9	7	294010	0010	05/02/12	\$930,000	\$1,151,000	2,640	10	1992	3	5,460	Y	N	5225 SW FOREST ST
9	7	152403	9067	08/23/12	\$900,000	\$1,089,000	3,020	10	2012	3	9,000	N	N	3209 51ST AVE SW

Improved Sales Removed in This Annual Update Analysis

Area 048 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	9	006600	0025	12/09/13	\$420,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	9	006600	0065	01/10/14	\$387,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	9	006600	0075	10/07/14	\$250,000	PERCENT NET CONDITION; PREVIOUS IMP. VALUE <= 25K
3	9	006600	0095	10/26/12	\$429,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	9	006600	0140	11/20/14	\$398,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	9	006600	0170	07/01/14	\$310,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	9	006600	0175	01/10/14	\$500,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	9	006600	0265	10/08/12	\$198,000	DOR RATIO; NO MARKET EXPOSURE
3	9	006600	0385	08/31/12	\$279,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	9	006600	0405	08/09/12	\$208,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	9	006600	0480	10/23/12	\$375,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	9	082600	0435	05/23/12	\$229,950	STATISTICAL OUTLIER; MODEL DEVELOPMENT EXCLUSION
3	9	082600	0443	05/31/12	\$236,850	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
3	9	082600	0445	05/15/12	\$229,950	STATISTICAL OUTLIER; MODEL DEVELOPMENT EXCLUSION
3	9	082600	0485	08/18/14	\$138,976	DOR RATIO; QUIT CLAIM DEED
3	9	082600	0485	02/19/13	\$240,000	NON-REPRESENTATIVE SALE
3	9	082600	0535	08/27/14	\$447,000	SALES DATA DOES MATCH ASSESSED VALUE
3	9	105300	0015	09/26/14	\$172,471	DOR RATIO; QUIT CLAIM DEED; DIVORCE
3	9	129130	0004	12/15/14	\$263,312	DOR RATIO; AUCTION SALE; EXEMPT FROM EXCISE TAX
3	9	139330	0020	07/22/13	\$313,000	FORCED SALE; EXEMPT FROM EXCISE TAX
3	9	139330	0020	07/11/14	\$265,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	9	172580	0085	08/18/14	\$515,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	9	172580	0165	01/26/12	\$257,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	9	172580	0210	05/23/12	\$180,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	9	172580	0220	07/30/13	\$306,428	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	9	232403	9076	04/22/14	\$361,118	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
3	9	232403	9093	12/18/12	\$195,000	OBSERVATION OUTSIDE THE NORM; DIAGNOSTIC OUTLIER
3	9	232403	9114	02/19/13	\$206,494	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
3	9	234930	0060	11/15/13	\$172,000	NON-REPRESENTATIVE SALE
3	9	234930	0155	03/27/12	\$217,000	STATISTICAL OUTLIER; MODEL DEVELOPMENT EXCLUSION

Improved Sales Removed in This Annual Update Analysis

Area 048 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	9	246190	0355	04/03/13	\$387,201	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	9	246190	0445	04/22/13	\$375,000	NO MARKET EXPOSURE
3	9	246190	0447	10/23/14	\$372,000	BUILDER OR DEVELOPER SALES
3	9	246190	0455	10/31/13	\$283,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	9	246190	0550	12/16/14	\$500,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	9	246190	0550	09/24/14	\$325,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	9	246190	0670	03/25/14	\$446,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	9	246190	0670	10/31/13	\$458,423	SALES DATA DOES NOT MATCH ASSESSED VALUE; BANKRUPTCY
3	9	246190	0675	09/06/12	\$240,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	9	246190	0680	06/09/14	\$350,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
3	9	246190	0745	12/05/12	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	9	246190	0770	07/16/13	\$432,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	9	246190	0960	01/29/13	\$70,982	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
3	9	309500	0050	11/27/12	\$388,500	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	9	309500	0050	01/23/12	\$130,000	DOR RATIO; NO MARKET EXPOSURE
3	9	309500	0095	07/14/14	\$580,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	9	309500	0100	09/07/12	\$280,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	9	309500	0115	07/08/14	\$575,000	RELOCATION - SALE TO SERVICE
3	9	309500	0145	08/02/13	\$280,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	9	309500	0145	03/04/13	\$255,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	9	309500	0185	10/13/14	\$526,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	9	310050	0065	07/08/14	\$970,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	9	516670	0055	01/16/14	\$793,967	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE
3	9	516670	0055	07/08/14	\$442,050	IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR
3	9	516670	0090	04/22/13	\$500,000	NO MARKET EXPOSURE
3	9	516670	0105	03/06/12	\$320,000	NON-REPRESENTATIVE SALE
3	9	528820	0080	07/24/13	\$337,800	NON-REPRESENTATIVE SALE
3	9	528820	0485	11/13/14	\$344,950	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	9	609520	0050	05/15/12	\$484,000	OBSERVATION OUTSIDE THE NORM; DIAGNOSTIC OUTLIER
3	9	612660	0205	11/16/12	\$257,250	NON-REPRESENTATIVE SALE

Improved Sales Removed in This Annual Update Analysis

Area 048 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	9	612660	0880	07/29/13	\$412,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	9	612660	0935	07/03/13	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	9	612660	0936	11/12/14	\$469,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	9	612660	0937	12/10/14	\$474,500	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	9	633200	0050	08/06/14	\$278,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	9	633200	0165	01/06/14	\$392,500	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	9	731240	0015	07/15/13	\$533,000	RELOCATION - SALE TO SERVICE
3	9	731240	0030	10/22/13	\$263,001	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	9	757920	0715	12/05/14	\$400,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	9	757920	0715	02/27/14	\$331,500	SALES DATA DOES NOT MATCH ASSESSED VALUE; BANKRUPTCY
3	9	757920	0736	03/18/13	\$370,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	9	757920	1185	05/01/13	\$395,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	9	762470	0061	08/28/12	\$300,000	OBSERVATION OUTSIDE THE NORM; DIAGNOSTIC OUTLIER
3	9	762570	0017	01/27/12	\$340,789	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	9	762570	0325	03/20/14	\$468,598	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
3	9	762570	0420	10/25/12	\$608,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	9	762570	2440	12/30/14	\$469,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	9	762570	2440	12/04/13	\$550,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	9	762570	2442	03/13/13	\$258,116	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
3	9	762570	2505	09/28/14	\$265,000	NON-NORMAL DISTRIBUTION; DIAGNOSTIC OUTLIER
3	9	762570	2780	10/17/14	\$415,000	RELOCATION - SALE TO SERVICE
3	9	762570	2780	10/20/14	\$415,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	9	762570	2911	07/06/12	\$176,000	NON-REPRESENTATIVE SALE
3	9	762570	3030	12/10/12	\$267,484	NO MARKET EXPOSURE; GOV'T TO GOV'T
3	9	762570	3095	05/20/13	\$520,000	NO MARKET EXPOSURE
3	9	762570	3175	04/26/13	\$385,000	IMP. COUNT > 1
3	9	762570	3245	04/01/13	\$255,000	PREVIOUS IMP. VALUE <= 25K
3	9	762570	3260	09/24/14	\$400,950	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	9	772360	0005	08/12/13	\$466,123	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	9	772360	0005	12/09/14	\$450,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in This Annual Update Analysis

Area 048 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	9	772360	0125	07/28/14	\$17,676	DOR RATIO; QUIT CLAIM DEED
3	9	772360	0170	09/17/14	\$355,250	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	9	939670	0024	07/31/14	\$360,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	9	939670	0028	07/22/14	\$358,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	9	939670	0120	04/11/13	\$771,926	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	9	939670	0120	04/24/13	\$557,263	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
6	2	051300	0445	11/11/14	\$554,950	SALES DATA DOES NOT MATCH ASSESSED VALUE
6	2	051300	0585	10/23/12	\$479,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	051300	0585	07/07/14	\$631,500	SALES DATA DOES NOT MATCH ASSESSED VALUE
6	2	083800	0065	03/19/14	\$660,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
6	2	300980	0185	06/02/14	\$625,000	RELOCATION - SALE TO SERVICE
6	2	301630	0075	06/27/14	\$527,000	NO MARKET EXPOSURE
6	2	347580	0020	09/09/13	\$450,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	2	422940	0050	06/23/14	\$359,900	SALES DATA DOES NOT MATCH ASSESSED VALUE
6	2	422940	0050	10/07/13	\$280,000	SALES DATA DOES NOT MATCH ASSESSED VALUE; BANKRUPTCY
6	2	501950	0240	03/27/12	\$380,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	791510	0180	08/13/14	\$585,000	IMP. COUNT > 1
6	3	032400	0370	07/21/14	\$502,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
6	3	032400	0370	05/25/12	\$390,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	032400	0530	07/08/14	\$201,500	DOR RATIO
6	3	231390	0440	10/03/14	\$295,000	MODEL DEVELOPMENT EXCLUSION; DIAGNOSTIC OUTLIER
6	3	231390	0765	05/06/14	\$399,950	SALES DATA DOES NOT MATCH ASSESSED VALUE
6	3	432120	0200	11/26/14	\$941,500	RELOCATION - SALE TO SERVICE
6	3	432120	0200	07/03/13	\$922,500	RELOCATION - SALE TO SERVICE
6	3	432120	0315	11/26/14	\$275,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOREXCISE TAX
6	3	432120	0440	08/01/13	\$390,000	DOR RATIO; OBSOLESCENCE
6	3	548920	0425	05/23/13	\$540,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	548920	0425	03/24/14	\$775,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
6	3	691120	0015	11/30/12	\$215,000	DOR RATIO; QUIT CLAIM DEED
6	3	746590	0205	10/24/14	\$675,000	SALES DATA DOES NOT MATCH ASSESSED VALUE

Improved Sales Removed in This Annual Update Analysis

Area 048 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	3	746590	0255	03/09/12	\$260,000	NON-REPRESENTATIVE SALE
6	3	746590	0275	04/14/14	\$497,500	SALES DATA DOES NOT MATCH ASSESSED VALUE
6	3	757820	0300	08/01/14	\$513,728	SALES DATA DOES NOT MATCH ASSESSED VALUE
6	3	764590	0235	02/12/14	\$562,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	764590	0370	03/18/14	\$598,500	SALES DATA DOES NOT MATCH ASSESSED VALUE
6	3	787250	0145	04/04/14	\$408,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
6	3	857540	0135	03/30/12	\$672,000	OBSOLESCENCE
6	3	928580	0180	06/26/14	\$900,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
6	3	928580	0200	01/02/13	\$560,000	OBSOLESCENCE
6	3	928580	0250	06/03/13	\$469,500	SALES DATA DOES NOT MATCH ASSESSED VALUE
6	3	928580	0275	08/14/14	\$835,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
6	3	934540	0210	12/23/13	\$1,270,000	OBSOLESCENCE; AUCTION SALE; NO MARKET EXPOSURE
6	3	957780	0140	11/26/12	\$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	957780	0140	09/25/12	\$360,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	957780	0170	06/04/13	\$526,161	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
6	4	132403	9107	01/31/13	\$610,000	NON-REPRESENTATIVE SALE; SHORT SALE
6	4	798740	0475	07/09/12	\$450,100	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
6	4	798740	1010	11/12/13	\$509,038	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE
6	4	798740	1095	11/13/14	\$549,950	SALES DATA DOES NOT MATCH ASSESSED VALUE
6	4	929730	0020	08/29/12	\$270,171	DOR RATIO; QUIT CLAIM DEED
6	4	929730	0126	09/13/12	\$320,000	MODEL DEVELOPMENT EXCLUSION; DIAGNOSTIC OUTLIER
6	4	929730	0210	05/16/13	\$252,800	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
6	5	095200	0870	07/25/14	\$437,000	NO MARKET EXPOSURE
6	5	095200	0900	06/07/12	\$367,875	RELOCATION - SALE TO SERVICE
6	5	095200	1630	11/06/14	\$365,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
6	5	095200	1805	07/11/14	\$507,000	IMP. COUNT > 1
6	5	095200	2309	10/25/13	\$585,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; TEAR DOWN
6	5	095200	2765	11/14/14	\$460,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
6	5	095200	2765	03/18/14	\$458,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
6	5	095200	2765	02/21/13	\$299,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in This Annual Update Analysis

Area 048 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	5	095200	3255	05/21/14	\$298,000	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE
6	5	095200	3585	03/07/13	\$240,000	PERCENT COMPLETE
6	5	095200	3745	03/07/13	\$560,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
6	5	095200	3945	01/09/13	\$100,000	DOR RATIO; QUIT CLAIM DEED; DIVORCE
6	5	095200	4155	11/27/12	\$248,000	NO MARKET EXPOSURE
6	5	095200	4755	06/06/14	\$163,627	DOR RATIO; QUIT CLAIM DEED
6	5	095200	4875	06/02/14	\$661,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
6	5	095200	4895	11/09/12	\$299,000	NON-REPRESENTATIVE SALE
6	5	095200	5224	11/05/14	\$409,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
6	5	095200	5580	01/27/14	\$315,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
6	5	095200	5580	04/17/13	\$381,687	SALES DATA DOES NOT MATCH ASSESSED VALUE; BANKRUPTCY
6	5	095200	6090	03/28/14	\$825,000	NO MARKET EXPOSURE
6	5	095200	6630	03/15/13	\$445,000	NO MARKET EXPOSURE
6	5	095200	6906	01/17/12	\$265,000	STATISTICAL OUTLIER; MODEL DEVELOPMENT EXCLUSION
6	5	095200	6917	03/28/12	\$259,950	NON-NORMAL DISTRIBUTION; DIAGNOSTIC OUTLIER
6	5	095200	7139	10/24/13	\$95,000	DOR RATIO; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	5	757770	0507	09/18/13	\$400,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
6	5	928580	0755	01/08/14	\$334,250	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	5	928580	0775	11/03/14	\$465,000	FINANCIAL INSTITUTION RESALE; GOV'T TO NON-GOV'T
6	5	928580	0920	06/06/13	\$305,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	5	928580	0935	01/27/12	\$220,900	OBSOLESCENCE
6	5	929730	0300	10/23/12	\$455,000	QUIT CLAIM DEED; DIVORCE; EXEMPT FROM EXCISE TAX
6	5	929730	0345	05/30/14	\$340,000	NON-REPRESENTATIVE SALE
6	5	929730	0475	10/06/14	\$397,000	NO MARKET EXPOSURE; QUIT CLAIM DEED
6	5	929730	0475	10/06/14	\$397,000	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
6	5	929730	0480	12/12/14	\$765,000	ACTIVE PERMIT BEFORE SALE >25K; OBSOLESCENCE
6	5	929730	0480	06/03/13	\$335,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	5	929730	1590	04/16/12	\$354,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	5	929730	1590	06/13/12	\$369,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	6	001000	0039	12/31/12	\$359,745	NO MARKET EXPOSURE; GOV'T TO GOV'T

Improved Sales Removed in This Annual Update Analysis

Area 048 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	6	001000	0046	04/16/14	\$530,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	6	001000	0060	06/25/13	\$502,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	6	001000	0100	06/28/12	\$335,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	6	001000	0100	05/04/12	\$335,000	RELOCATION - SALE TO SERVICE
9	6	001000	0105	04/17/14	\$399,950	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	6	019400	0055	02/09/12	\$363,750	NON-REPRESENTATIVE SALE
9	6	019400	0185	11/25/13	\$421,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	6	019400	0285	09/23/13	\$366,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	6	019400	0335	08/04/14	\$430,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	6	019400	0335	08/06/13	\$354,142	SALES DATA DOES NOT MATCH ASSESSED VALUE; GOV'T TO GOV'T
9	6	239160	0165	12/12/12	\$399,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	6	239160	0165	06/17/14	\$475,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	6	239160	0525	09/21/12	\$309,000	NON-REPRESENTATIVE SALE
9	6	239160	1753	10/29/12	\$485,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	6	239160	1753	10/29/12	\$485,000	RELOCATION - SALE TO SERVICE
9	6	239160	1970	08/08/13	\$353,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	6	239160	1970	04/03/14	\$760,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	6	239160	2500	05/15/14	\$512,500	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	6	239160	2500	03/14/14	\$385,001	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	6	239160	2615	06/30/14	\$370,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
9	6	301030	0220	12/23/13	\$615,000	NO MARKET EXPOSURE
9	6	301030	0415	02/12/13	\$401,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
9	6	338990	0545	08/16/12	\$325,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
9	6	338990	0800	10/22/14	\$395,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	6	338990	0801	05/01/14	\$235,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	6	338990	0820	03/26/13	\$373,777	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	6	348830	0095	10/16/13	\$540,000	RELOCATION - SALE TO SERVICE
9	6	501350	0190	05/22/13	\$414,000	NO MARKET EXPOSURE
9	6	501350	0335	04/20/12	\$237,500	NON-REPRESENTATIVE SALE
9	6	501350	0335	01/23/12	\$259,681	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE

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Area 048 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	6	501400	0130	08/29/13	\$415,000	NO MARKET EXPOSURE
9	6	501400	0145	10/27/14	\$164,572	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
9	6	501400	0225	12/22/14	\$337,500	MODEL DEVELOPMENT EXCLUSION; DIAGNOSTIC OUTLIER
9	6	638450	0581	06/18/14	\$555,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	6	638450	0581	03/11/14	\$360,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	6	638450	0605	09/27/13	\$364,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	6	638500	0025	10/17/14	\$521,450	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	6	790520	0230	12/09/14	\$610,000	ACTIVE PERMIT BEFORE SALE >25K
9	6	790520	0326	08/16/13	\$337,100	AUCTION SALE; NO MARKET EXPOSURE
9	6	916110	0730	03/10/14	\$365,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	6	942440	0105	07/10/14	\$525,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	6	942440	0146	11/14/13	\$320,422	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
9	7	013600	0111	09/10/12	\$420,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	7	013600	0121	01/23/13	\$455,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	7	013600	0155	09/19/14	\$161,667	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
9	7	013600	0155	09/18/14	\$161,667	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
9	7	013600	0185	03/19/13	\$534,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	7	013600	0195	05/22/12	\$430,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	7	013600	0230	03/10/14	\$410,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	7	019400	0505	09/04/14	\$651,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	7	019400	0685	11/30/12	\$115,333	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
9	7	019400	0715	08/28/14	\$109,594	DOR RATIO; QUIT CLAIM DEED
9	7	019400	0935	10/17/13	\$1,065,000	DOR RATIO
9	7	129430	0027	02/22/12	\$106,291	DOR RATIO; QUIT CLAIM DEED
9	7	149330	0220	03/22/13	\$510,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	7	150130	0030	05/24/12	\$220,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
9	7	150130	0030	11/21/13	\$482,500	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	7	281310	0100	07/14/14	\$600,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	7	294010	0035	12/12/14	\$610,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
9	7	329770	0085	01/02/13	\$137,749	DOR RATIO; QUIT CLAIM DEED

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Area 048 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	7	329770	0100	02/12/14	\$325,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	7	500850	0115	05/08/13	\$252,475	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
9	7	500850	0195	11/02/12	\$450,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	7	570850	0185	06/23/13	\$310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	7	570850	0315	06/23/14	\$615,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	7	669350	0123	10/04/14	\$475,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	7	677520	0010	03/28/12	\$485,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
9	7	757220	0050	11/14/14	\$610,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	7	757220	0100	05/06/14	\$515,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	7	790470	0030	12/13/13	\$375,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
9	7	790470	0066	04/24/14	\$565,000	NO MARKET EXPOSURE
9	7	790470	0124	02/15/12	\$252,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
9	7	790470	0132	09/25/12	\$250,000	NON-REPRESENTATIVE SALE; SHORT SALE
9	7	790520	0037	09/18/13	\$219,500	DOR RATIO
9	7	790520	0059	06/28/12	\$240,000	NON-REPRESENTATIVE SALE
9	7	790520	0100	02/27/13	\$190,856	DOR RATIO; QUIT CLAIM DEED
9	7	790520	0176	05/24/13	\$357,450	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	7	790520	0186	08/20/13	\$589,000	NO MARKET EXPOSURE; RELOCATION - SALE BY SERVICE
9	7	790520	0186	08/19/13	\$589,000	NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE
9	7	790520	0205	09/27/14	\$325,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
9	7	790520	0260	07/01/13	\$405,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
9	7	801010	0220	10/14/14	\$999,950	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	7	801010	0225	12/17/14	\$958,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	7	855990	0150	07/02/13	\$459,000	NO MARKET EXPOSURE
9	7	927620	0200	05/18/12	\$292,000	FORCED SALE; BANKRUPTCY - RECEIVER OR TRUSTEE
9	7	927620	0220	07/17/14	\$375,000	ACTIVE PERMIT BEFORE SALE >25K; IMP. COUNT > 1
9	7	927620	1895	08/20/14	\$615,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	7	927620	1945	12/27/12	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	7	927620	2070	06/19/12	\$535,000	RELOCATION - SALE TO SERVICE
9	7	927620	2160	03/27/14	\$288,143	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in This Annual Update Analysis

Area 048 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	7	927620	2160	11/26/14	\$660,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
9	7	927720	0045	12/27/12	\$460,000	PREVIOUS IMP. VALUE <= 25K
9	7	927720	0205	04/02/13	\$341,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	7	927820	0005	10/03/12	\$232,200	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
9	7	927820	0090	03/09/14	\$317,500	NON-REPRESENTATIVE SALE
9	7	927820	0095	06/26/13	\$307,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	7	927820	0095	06/26/13	\$307,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Vacant Sales Used in this Annual Update Analysis

Area 048

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
3	9	387490	0085	09/10/13	\$175,000	7,770	N	N
3	9	762570	2685	05/23/13	\$235,000	6,250	N	N
6	3	432120	0595	04/29/13	\$175,000	3,780	Y	N
6	3	432120	0810	04/01/13	\$315,000	5,000	Y	N
6	3	746590	0345	11/25/13	\$310,000	5,000	Y	N
6	3	757820	0070	06/14/12	\$150,000	2,857	N	N
6	3	757820	0075	06/14/12	\$150,000	2,860	N	N
6	3	934540	0125	01/28/12	\$380,000	5,000	Y	N
6	4	798740	0700	10/18/13	\$190,000	10,000	Y	N
6	4	798740	0930	11/07/12	\$27,500	4,165	N	N
6	4	798740	0940	10/09/12	\$27,500	4,165	N	N
6	4	798740	0925	10/09/12	\$21,500	4,165	N	N
6	5	095200	2935	09/25/12	\$220,000	6,440	N	N
6	5	095200	2945	05/15/12	\$240,000	5,750	N	N
9	6	239160	0355	04/02/13	\$205,000	5,060	N	N
9	6	338990	0535	06/21/12	\$300,000	1,851	Y	N
9	7	301030	0645	11/29/12	\$321,800	5,750	Y	N
9	7	855990	0180	08/15/13	\$247,000	4,050	N	N

Vacant Sales Removed in this Annual Update Analysis

Area 048

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	9	757920	0925	05/21/12	\$210,000	NO MARKET EXPOSURE; TEAR DOWN
6	0	282460	0090	11/26/14	\$100,000	RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	5	095200	5860	12/18/13	\$512,000	NO MARKET EXPOSURE; TEAR DOWN
6	5	095200	3105	02/06/13	\$150,000	NO MARKET EXPOSURE; TEAR DOWN
9	0	927620	0215	05/29/14	\$255,000	SEGREGATION AND/OR MERGER
9	6	239160	2421	12/16/13	\$250,000	NO MARKET EXPOSURE
9	6	301030	0125	03/24/12	\$125,000	TEAR DOWN
9	7	149280	0480	02/13/14	\$57,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	7	855990	0180	06/23/13	\$145,000	NON-REPRESENTATIVE SALE; SHORT SALE



Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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

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

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

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (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
- Physical Inspection Model Development and Report Preparation
- Land and total Valuation
- New Construction Evaluation



3/3/2015

Appraiser II

Date



King County

Department of Assessments

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

Lloyd Hara

Assessor

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

Please follow these standards as you perform your tasks.

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

Lloyd Hara
King County Assessor