

East Auburn/SE Kent

Area: 058

Residential Revalue for 2015 Assessment Roll



Obtained from cityprofile.com

This is a very large and diverse area comprised of a mixture of rural acreage, older plats, new plats and older pre 1950's homes on large acreage. There are also residential properties along Lake Holms and Lake Morton as well as river frontage along the Cedar River and Green River. In the southern portion of the area known as Green Valley, there are large horse ranch equestrian type properties as well as local agricultural farms that supply local restaurants and grocery markets with seasonal hand harvested produce items. Three commercial centers in close proximity are Covington to the north, Maple Valley to the east, and Auburn to the south.



King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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King County

Department of Assessments

Accounting Division

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Lloyd Hara
Assessor

Dear Property Owners:

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

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

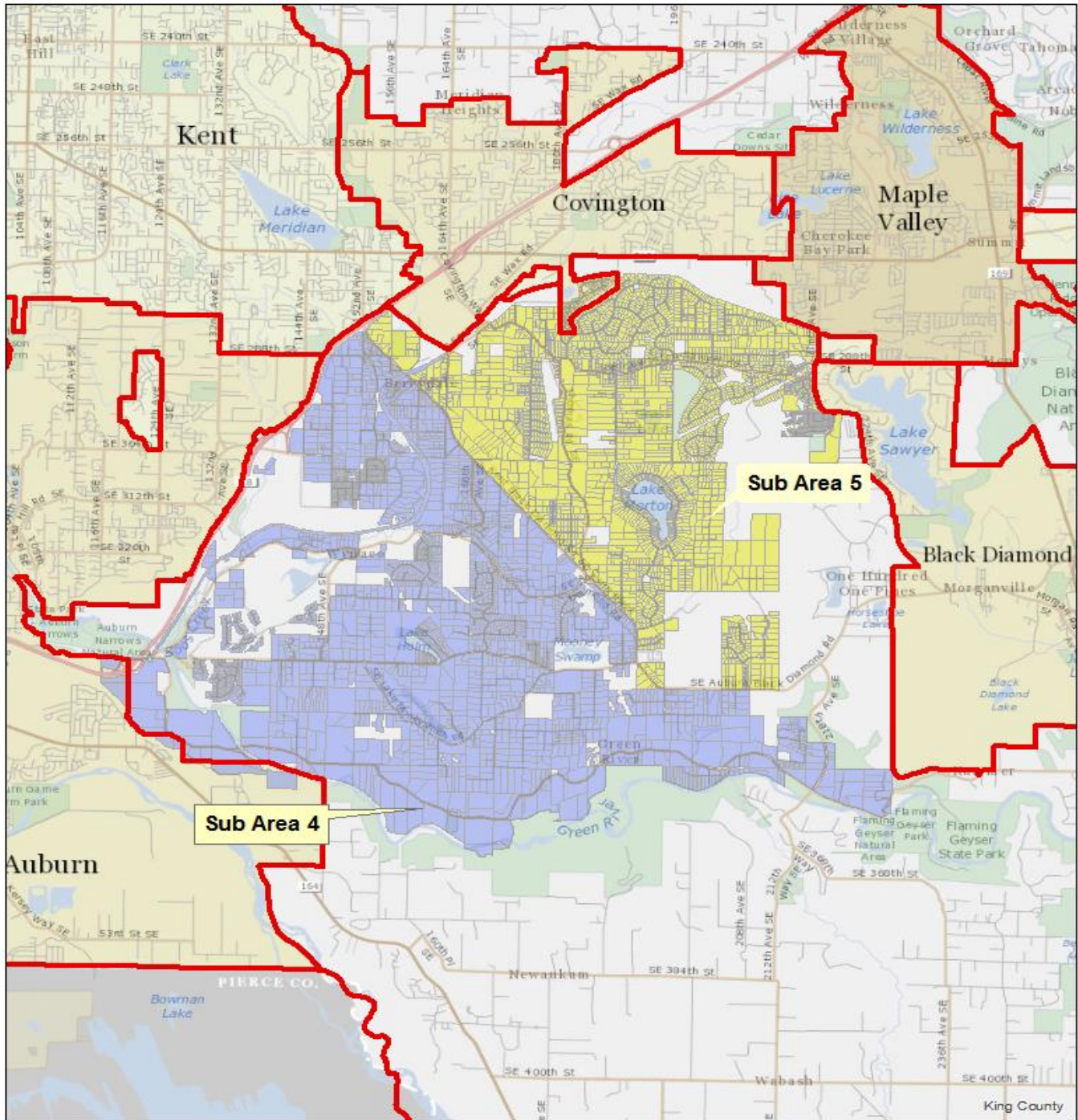
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

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

Sincerely,

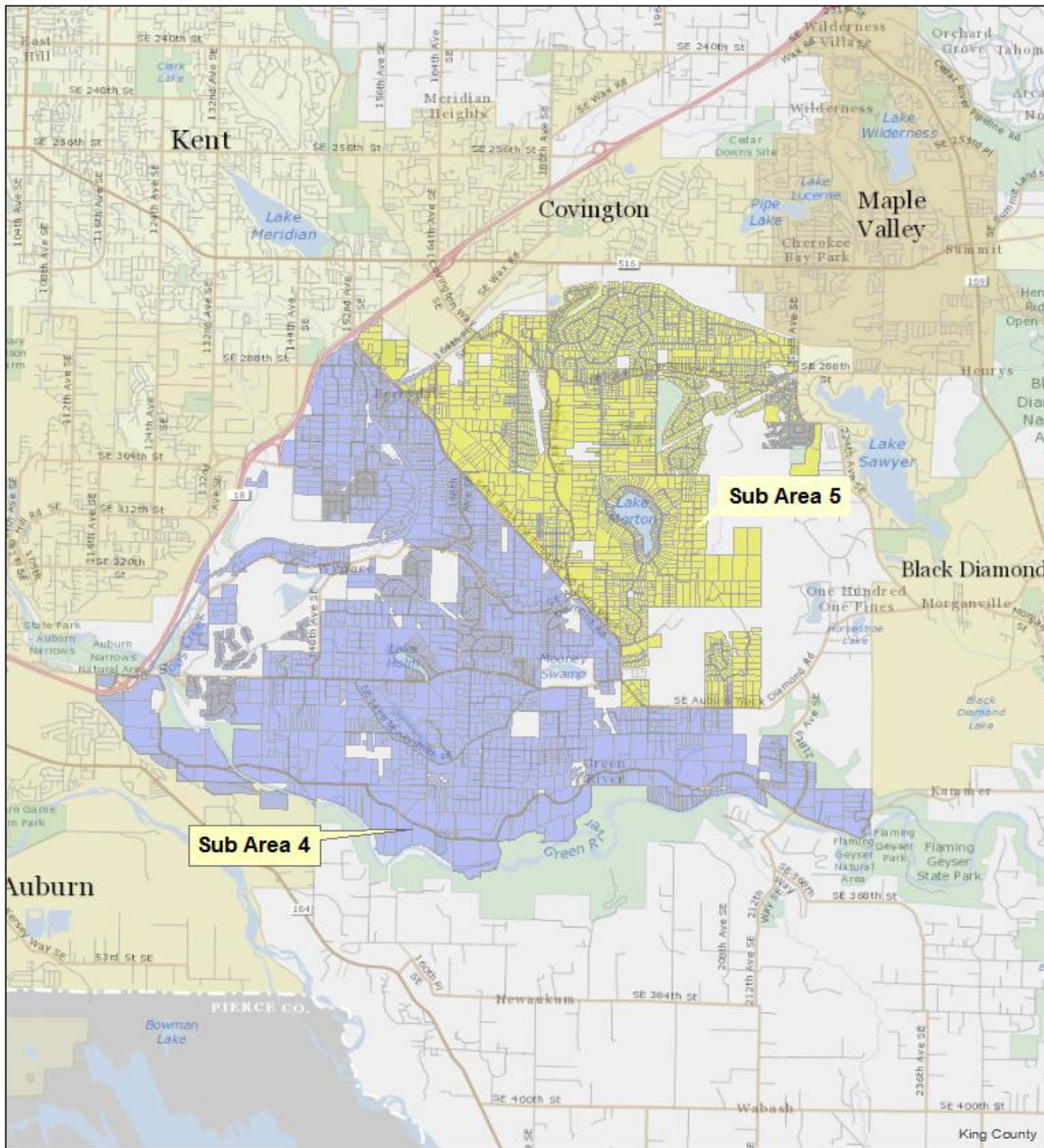
Lloyd Hara
Assessor

Area 058 Map

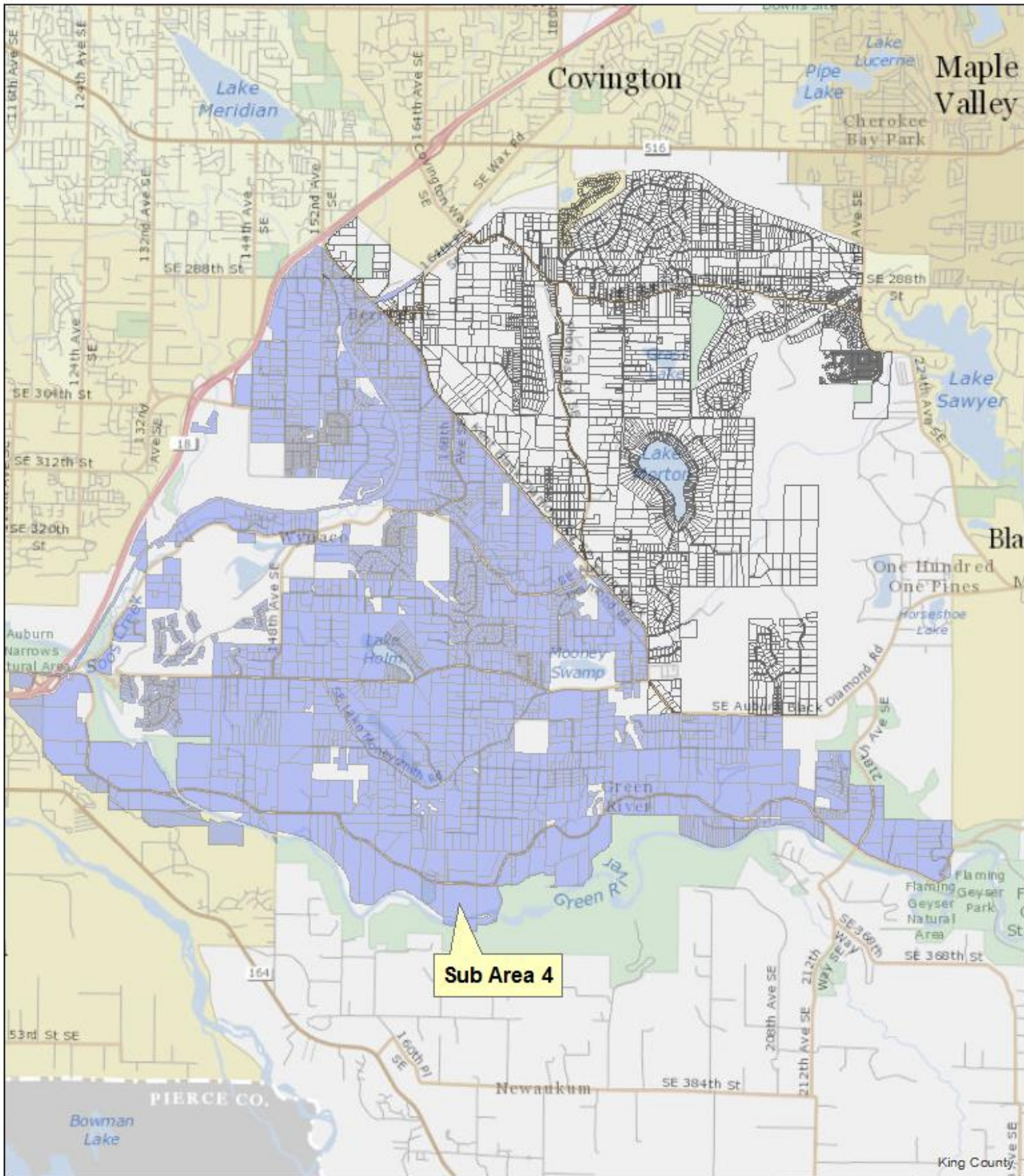


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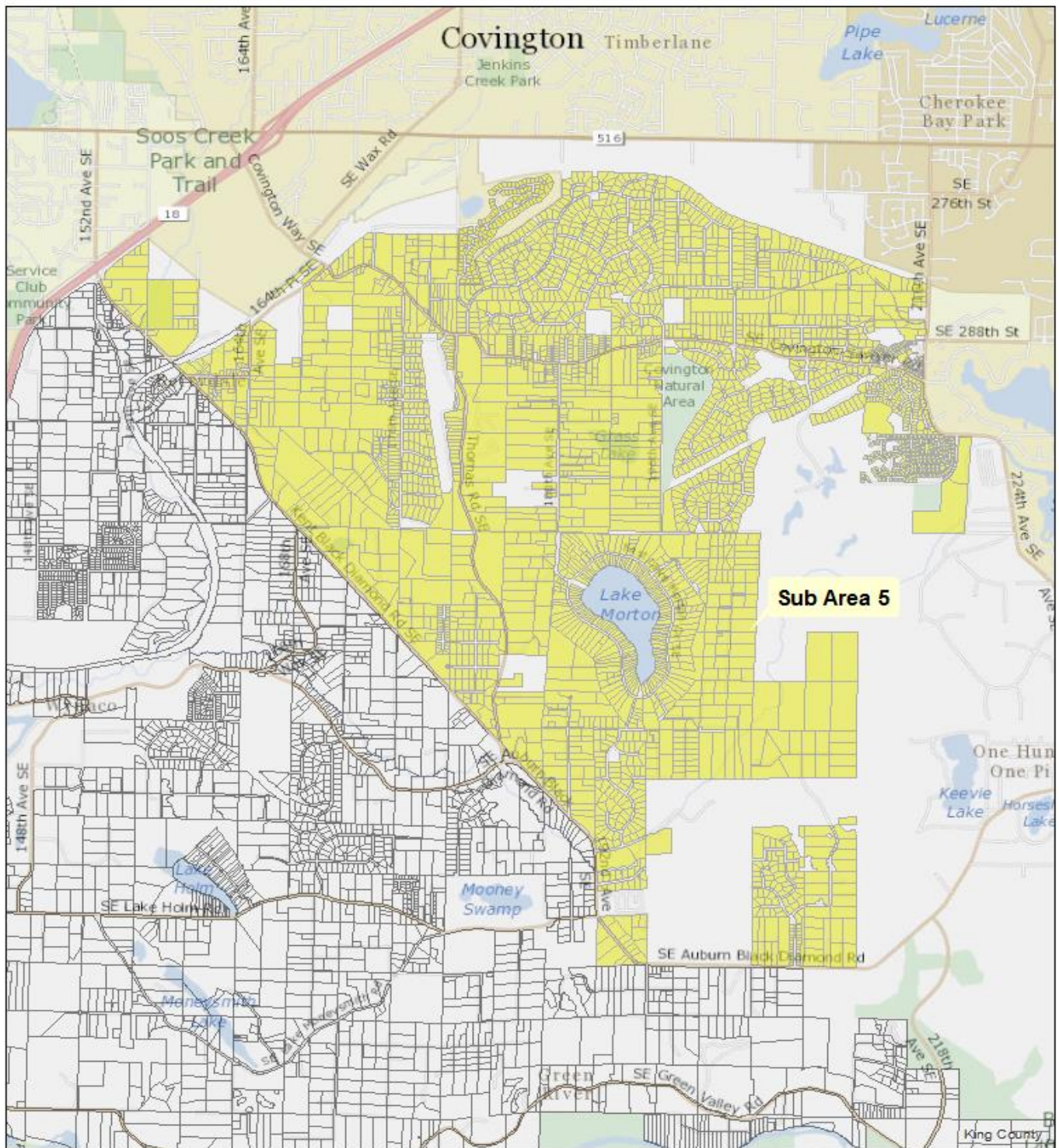
Sub Area Map



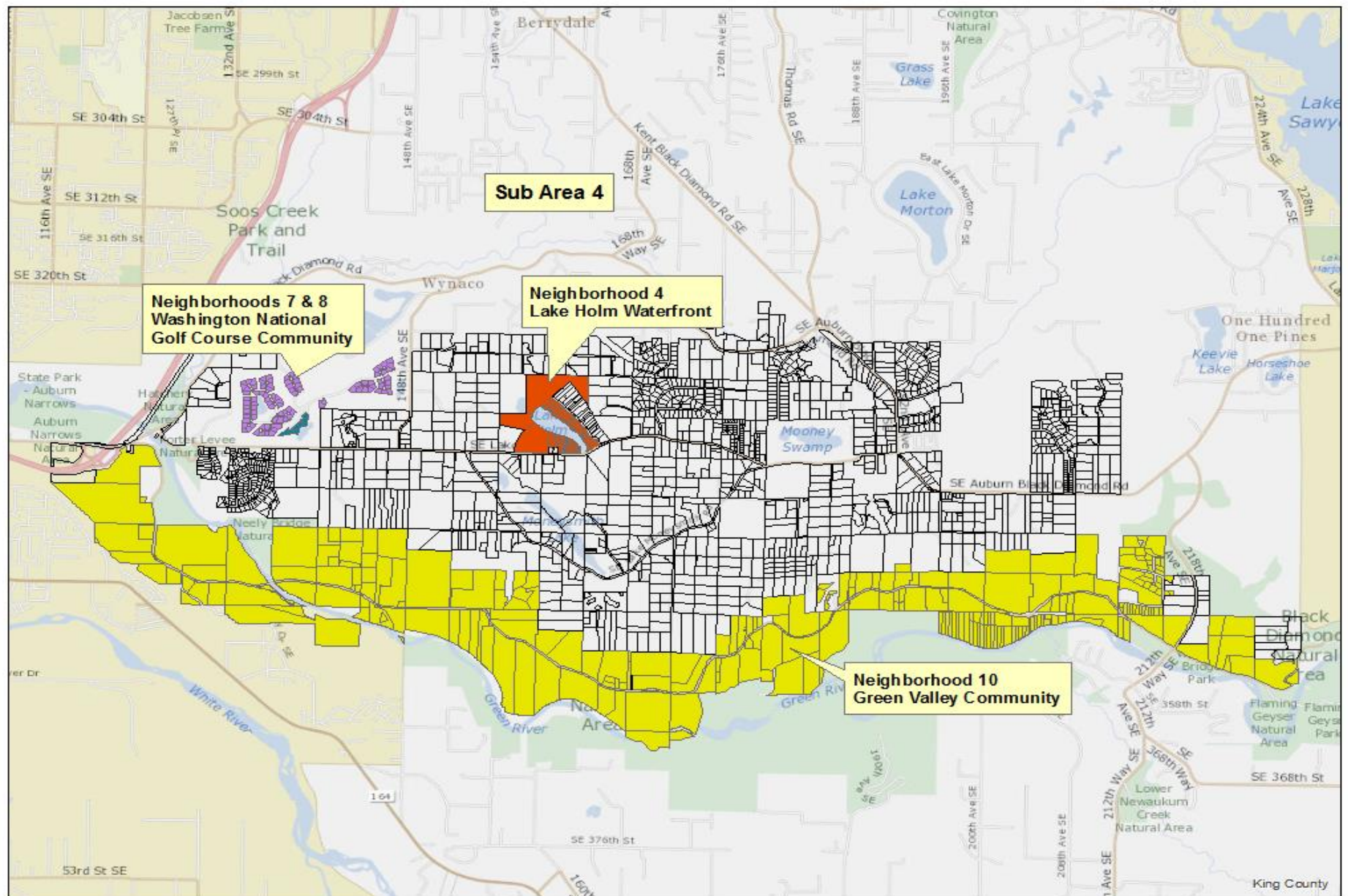
Sub Area 4 Map



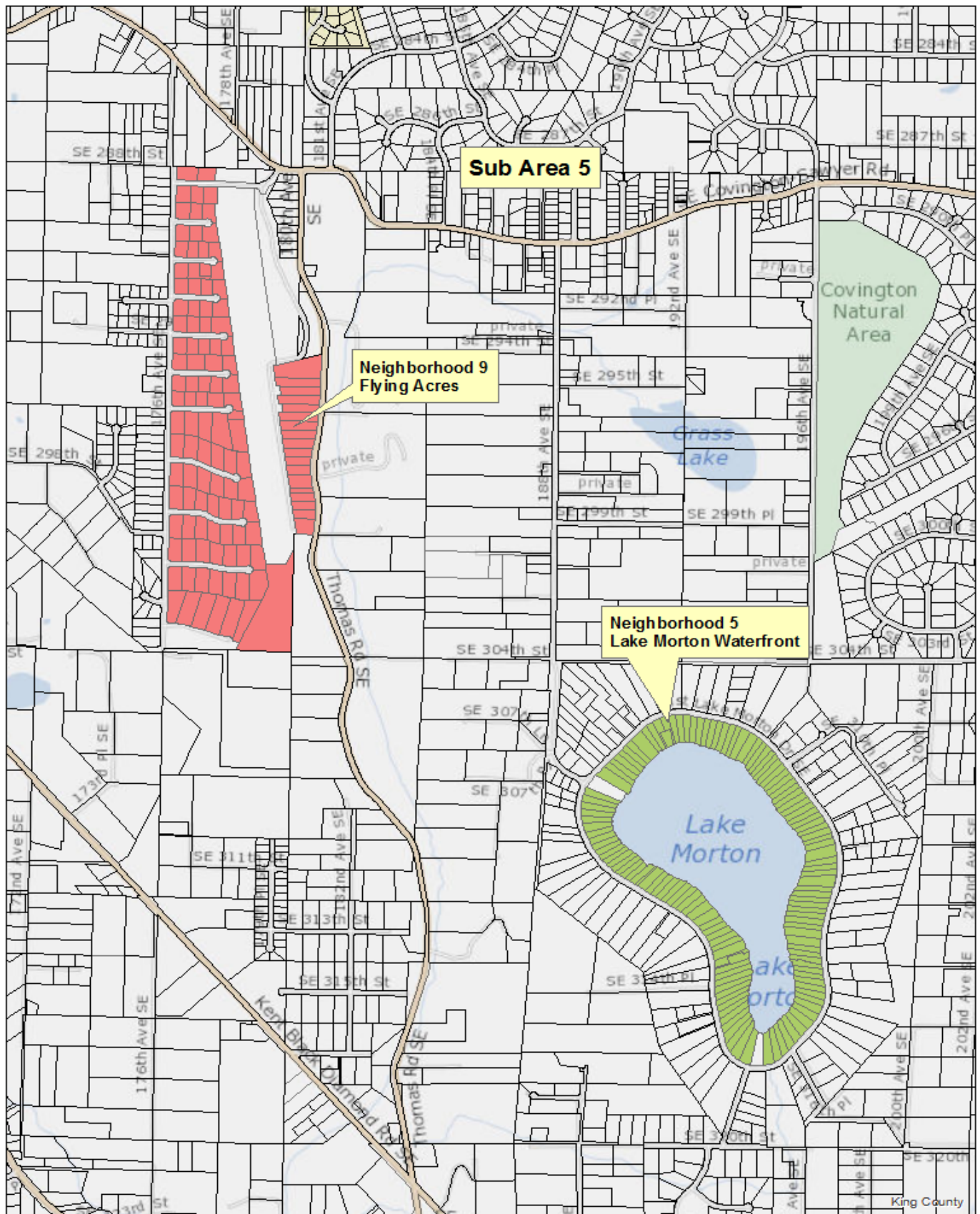
Sub Area 5 Map



Neighborhood Map



Neighborhood Map



Area 058 Housing Profile



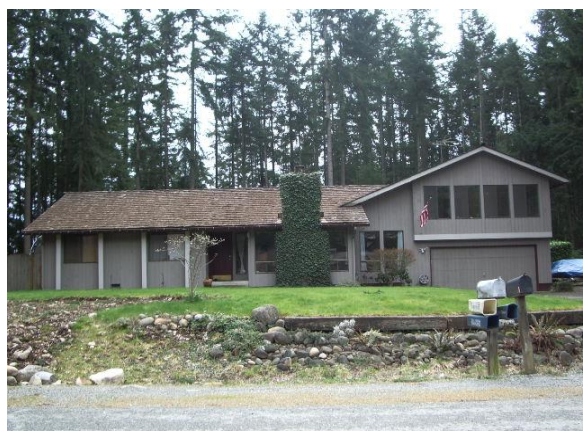
Grade 5/ Year Built 1922/ Total Living Area 870
Account Number 022105-9037



Grade 6/ Year Built 1969/ Total Living Area 1020
Account Number 221290-0860



Grade 7/ Year Built 1972/ Total Living Area 1360
Account Number 286890-0150



Grade 8/ Year Built 1981/ Total Living Area 1980
Account Number 184261-0120



Grade 9/ Year Built 1989/ Total Living Area 2820
Account Number 281791-0220



Grade 10/ Year Built 2002/ Total Living Area 3570
Account Number 202576-0080

Area 058 Housing Profile



Grade 11/ Year Built 1993/ Total Living Area 3880
Account Number 062106-9036



Grade 12/ Year Built 2001/ Total Living Area 4670
Account Number 202576-0340

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

East Auburn/ S.E. Kent - Area 058

Annual Update

Characteristics Based Market Adjustment for 2015 Assessment Roll

Previous Physical Inspection: 2010
Number of Improved Sales: 424
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	\$137,700	\$203,000	\$340,700			8.66%
2015 Value	\$150,400	\$221,700	\$372,100	\$394,900	93.8%	8.32%
\$ Change	+\$12,700	+\$18,700	+\$31,400			
% Change	+9.2%	+9.2%	+9.2%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2015 COD of 8.32% is an improvement from the previous COD of 8.66%. 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	\$136,600	\$190,400	\$327,000
2015 Value	\$149,200	\$207,200	\$356,400
\$ Change	+\$12,600	+\$16,800	+\$29,400
% Change	+9.2%	+8.8%	+9.0%

Number of one to three unit residences in the population: 4,721

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 two characteristic-based and two neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, fair condition parcels, parcels in Majors 321123-321127 (Heather Highlands), and parcels built before 1960 (except Lakefront homes on Lake Holms & Lake Morton and except fair condition parcels) were at a higher assessment level than the rest of the population which resulted in either a downward adjustment or less of an upward adjustment. Parcels in Majors 383205-383208 (Kentlake Highlands) were at a lower assessment level than the rest of the population which resulted in a higher upward adjustment for these properties than the standard adjustment. The remaining improved properties in the population will receive an upward adjustment as indicated by the standard adjustment. This annual update valuation model corrects for these strata differences.

Area 058 - Model Adjustments 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+9.87%	4,072	86%

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.

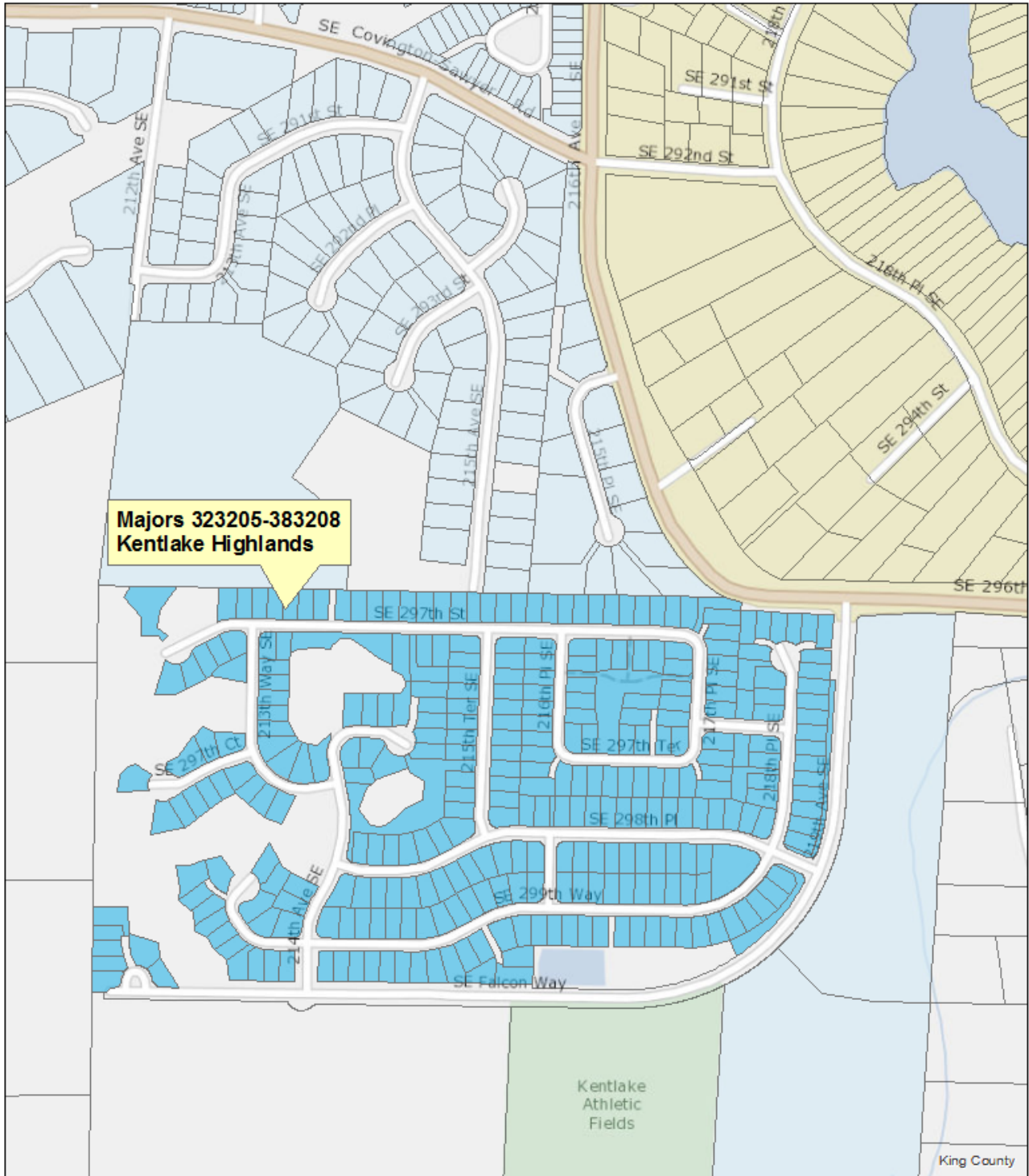
The percentages listed in the following table are total adjustments, not additive adjustments.

Model Variable	Adj %	# Sales	# in Pop	% Rep
Fair Condition	-2.51%	7	82	9%
Majors 321123-321127 Heather Highlands	+1.08%	19	163	12%
Majors 383205-383208 Kentlake Highlands	+15.33%	44	310	14%
Old YB/Ren<1960 except Lakefront on Lake Holms & Lake Morton and Fair Condition Parcels	-4.97%	10	94	11%

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

Generally, fair condition parcels, parcels in Majors 321123-321127 (Heather Highlands), and parcels built before 1960 (except Lakefront homes on Lake Holms & Lake Morton and except fair condition parcels) were at a higher assessment level than the rest of the population. Generally, parcels in Majors 383205-383208 (Kentlake Highlands) were at a lower assessment level than the rest of the population. This model corrects for these strata differences.

Area 058 – Plat Map



Area 058 – Plat Map



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Area 058 - Summary of Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% Pop	QSTR	Sub	Range of	Range of Year Built
321123-321127	Heather Highlands	19	163	12%	NW,SE,SW 132105	4	8 & 9	1983-1990
383205-383208	Kentlake Highlands	44	320	14%	SW042106	5	7	2005-2010

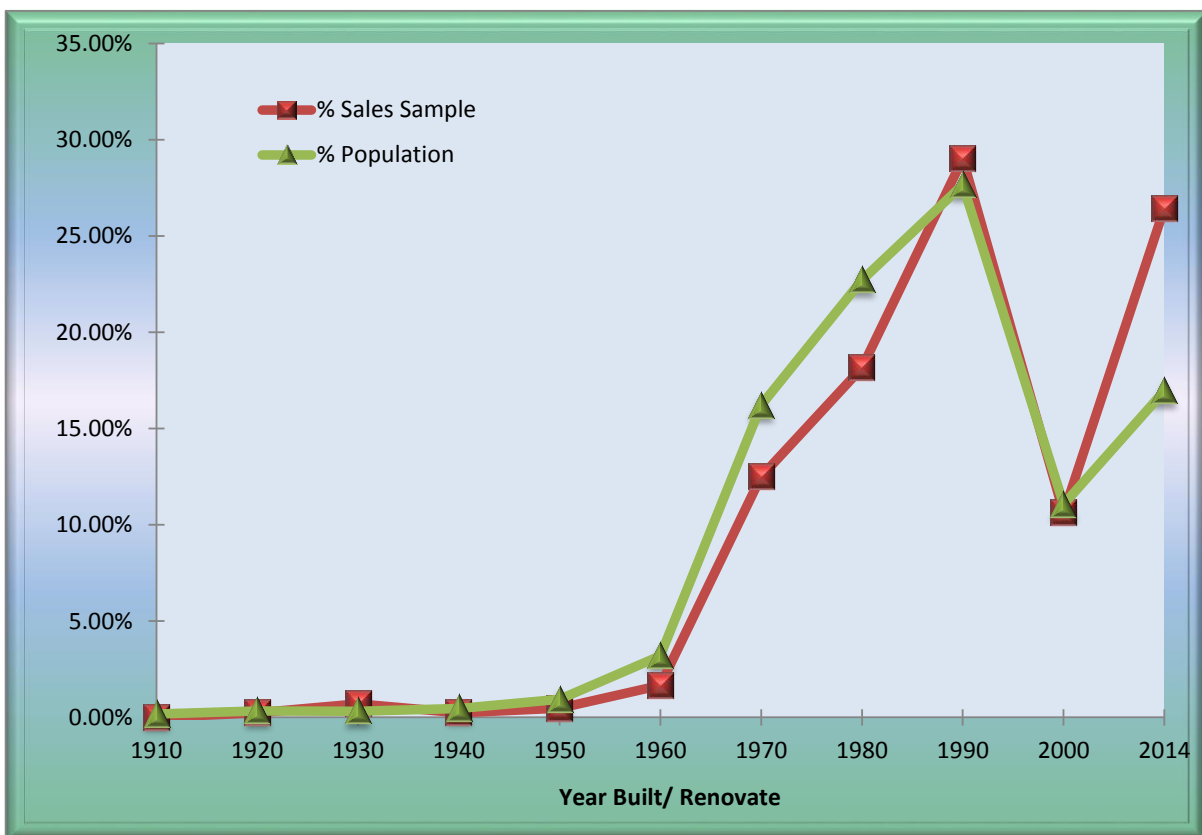
Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.24%
1930	3	0.71%
1940	1	0.24%
1950	2	0.47%
1960	7	1.65%
1970	53	12.50%
1980	77	18.16%
1990	123	29.01%
2000	45	10.61%
2014	112	26.42%
	424	

Population

Year Built/Ren	Frequency	% Population
1910	8	0.17%
1920	16	0.34%
1930	15	0.32%
1940	22	0.47%
1950	44	0.93%
1960	151	3.20%
1970	765	16.20%
1980	1,072	22.71%
1990	1,306	27.66%
2000	522	11.06%
2014	800	16.95%
	4,721	



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

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

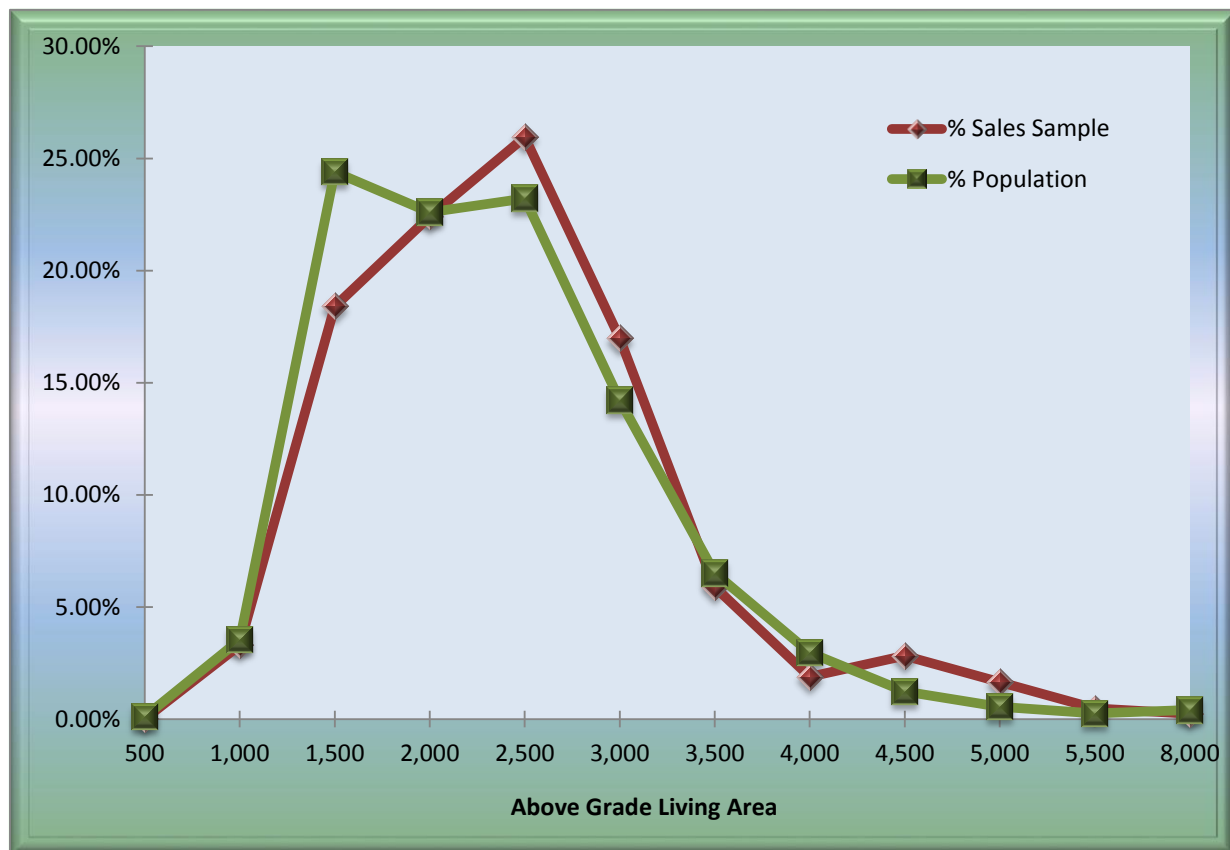
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	14	3.30%
1,500	78	18.40%
2,000	95	22.41%
2,500	110	25.94%
3,000	72	16.98%
3,500	25	5.90%
4,000	8	1.89%
4,500	12	2.83%
5,000	7	1.65%
5,500	2	0.47%
8,000	1	0.24%
424		

Population

AGLA	Frequency	% Population
500	5	0.11%
1,000	167	3.54%
1,500	1,152	24.40%
2,000	1,067	22.60%
2,500	1,096	23.22%
3,000	671	14.21%
3,500	308	6.52%
4,000	140	2.97%
4,500	58	1.23%
5,000	26	0.55%
5,500	12	0.25%
8,000	19	0.40%
4,721		



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

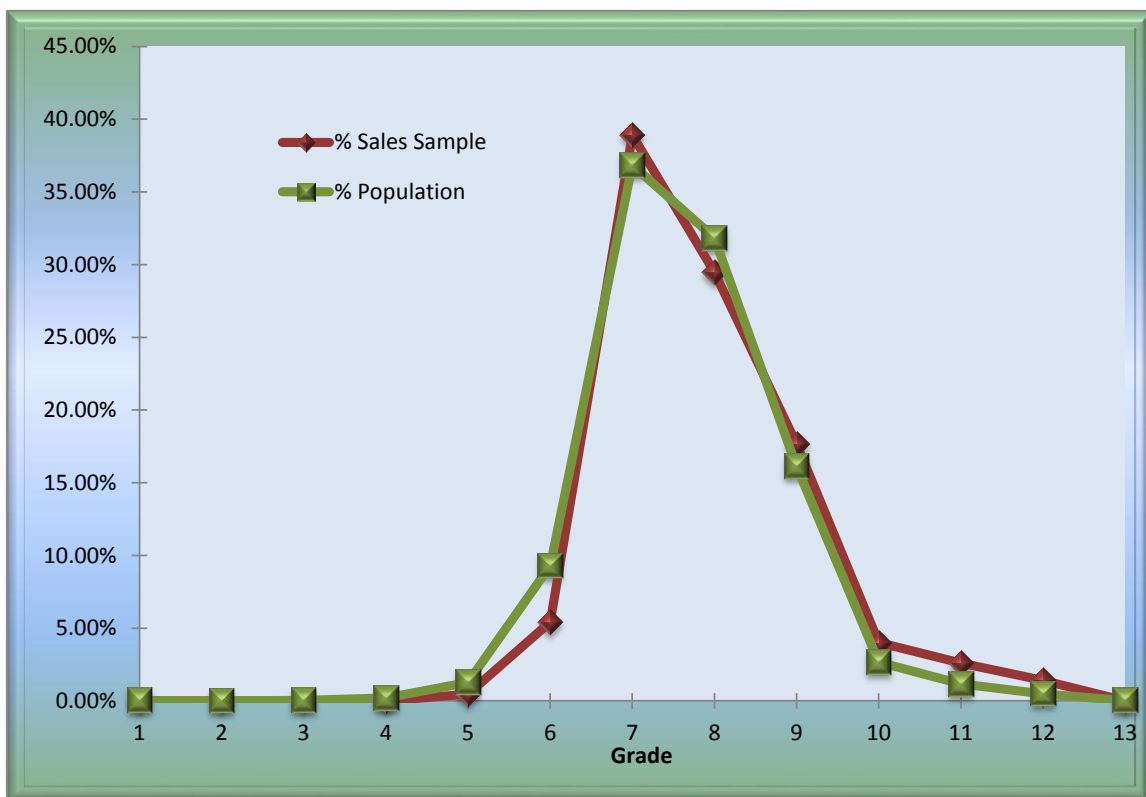
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	2	0.47%
6	23	5.42%
7	165	38.92%
8	125	29.48%
9	75	17.69%
10	17	4.01%
11	11	2.59%
12	6	1.42%
13	0	0.00%
424		

Population

Grade	Frequency	% Population
1	1	0.02%
2	0	0.00%
3	2	0.04%
4	9	0.19%
5	60	1.27%
6	439	9.30%
7	1,740	36.86%
8	1,503	31.84%
9	762	16.14%
10	126	2.67%
11	55	1.17%
12	23	0.49%
13	1	0.02%
4,721		



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 058 Market Value Changes Over Time

In a changing market, recognition of a sales trend to adjust a population of sold properties to a common date is required to allow for value differences over time between a range of sales dates and the assessment date. The following chart shows the % time adjustment required for sales to reflect the indicated market value as of the assessment date, **January 1, 2015**.

For example, a sale of \$475,000 which occurred on October 1, 2013 would be adjusted by the time trend factor of 1.115, resulting in an adjusted value of \$529,000 ($\$475,000 \times 1.115 = \$529,625$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.277	27.7%
2/1/2012	1.269	26.9%
3/1/2012	1.262	26.2%
4/1/2012	1.254	25.4%
5/1/2012	1.246	24.6%
6/1/2012	1.238	23.8%
7/1/2012	1.231	23.1%
8/1/2012	1.223	22.3%
9/1/2012	1.215	21.5%
10/1/2012	1.208	20.8%
11/1/2012	1.200	20.0%
12/1/2012	1.192	19.2%
1/1/2013	1.184	18.4%
2/1/2013	1.176	17.6%
3/1/2013	1.169	16.9%
4/1/2013	1.162	16.2%
5/1/2013	1.154	15.4%
6/1/2013	1.146	14.6%
7/1/2013	1.139	13.9%
8/1/2013	1.131	13.1%
9/1/2013	1.123	12.3%
10/1/2013	1.115	11.5%
11/1/2013	1.108	10.8%
12/1/2013	1.100	10.0%
1/1/2014	1.092	9.2%
2/1/2014	1.084	8.4%
3/1/2014	1.077	7.7%
4/1/2014	1.069	6.9%
5/1/2014	1.062	6.2%
6/1/2014	1.054	5.4%
7/1/2014	1.046	4.6%
8/1/2014	1.039	3.9%
9/1/2014	1.031	3.1%
10/1/2014	1.023	2.3%
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 058 is: $(.869556499770941 + 0.114396812648418 * 0.01650943 + 0.0691782904945934 * 0.04481132 - 0.0470555795896283 * 0.1037736 - 0.036637325264252 * 0.1721698 + 0.139175897355735 * 0.03066038 - 0.000221438753627436 * \text{SaleDay}) / (.869556499770941 + 0.114396812648418 * 0.01650943 + 0.0691782904945934 * 0.04481132 - 0.0470555795896283 * 0.1037736 - 0.036637325264252 * 0.1721698 + 0.139175897355735 * 0.03066038)$

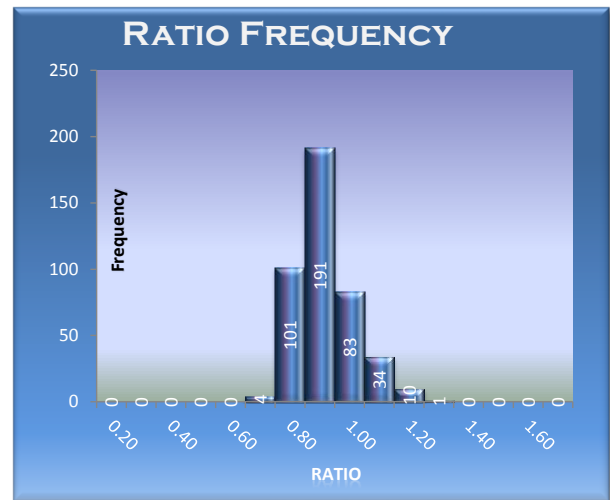
$\text{SaleDay} = \text{SaleDate} - 42005$

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

Annual Update Ratio Study Report (Before) – 2014 Assessments

District: SE / Team: 3	Appr. Date: 1/1/2014	Date of Report: 8/25/2015	Sales Dates: 1/2012 - 12/2014
Area Name: E. Auburn/S.E. Kent	Appr ID: CLIE/JMET	Property Type: 1 to 3 Unit Residences	Adjusted for time? YES
Area Number: 058			

SAMPLE STATISTICS	
Sample size (n)	424
Mean Assessed Value	\$340,700
Mean Adj. Sales Price	\$394,900
Standard Deviation AV	\$135,383
Standard Deviation SP	\$156,885
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.869
Median Ratio	0.857
Weighted Mean Ratio	0.863
UNIFORMITY	
Lowest ratio	0.637
Highest ratio:	1.210
Coefficient of Dispersion	8.66%
Standard Deviation	0.098
Coefficient of Variation	11.23%
Price Related Differential (PRD)	1.007
RELIABILITY	
95% Confidence: Median	
Lower limit	0.848
Upper limit	0.869
95% Confidence: Mean	
Lower limit	0.859
Upper limit	0.878
SAMPLE SIZE EVALUATION	
N (population size)	4,721
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.098
Recommended minimum:	15
Actual sample size:	424
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	233
# ratios above mean:	191
z:	2.040
Conclusion:	Normal



COMMENTS:

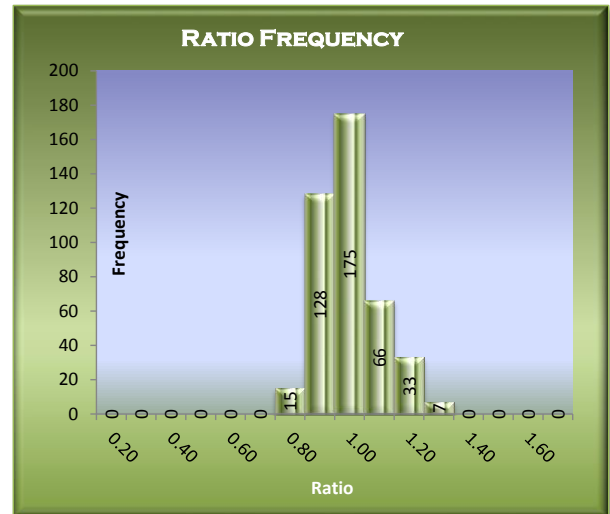
1 to 3 Unit Residences throughout Area 058

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

Annual Update Ratio Study Report (After) – 2015 Assessments

District: SE / Team: 3	Appr. Date:	Date of Report:	Sales Dates:
Area Name: E. Auburn/S.E. Kent	1/1/2015	8/25/2015	1/2012 - 12/2014
	Appr. ID:	Property Type:	Adjusted for time?
Area Number: 058	CLIE/JMET	1 to 3 Unit	YES

SAMPLE STATISTICS	
Sample size (n)	424
Mean Assessed Value	\$372,100
Mean Sales Price	\$394,900
Standard Deviation AV	\$147,676
Standard Deviation SP	\$156,885
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.949
Median Ratio	0.938
Weighted Mean Ratio	0.942
UNIFORMITY	
Lowest ratio	0.704
Highest ratio:	1.290
Coefficient of Dispersion	8.32%
Standard Deviation	0.102
Coefficient of Variation	10.71%
Price Related Differential (PRD)	1.007
RELIABILITY	
95% Confidence: Median	
Lower limit	0.929
Upper limit	0.948
95% Confidence: Mean	
Lower limit	0.939
Upper limit	0.958
SAMPLE SIZE EVALUATION	
N (population size)	4,721
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.102
Recommended minimum:	17
Actual sample size:	424
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	236
# ratios above mean:	188
z:	2.331
Conclusion:	Normal



COMMENTS:

1 to 3 Unit Residences throughout Area 058 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: August 25, 2015

Sales Screening for Improved Parcel Analysis

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

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

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

Land Update

Based on the 24 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 +9.2% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value * 1.096, 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 two characteristic-based and two neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, fair condition parcels, parcels in Majors 321123-321127 (Heather Highlands), and parcels built before 1960 (except Lakefront homes on Lake Holms & Lake Morton and except fair condition parcels) were at a higher assessment level than the rest of the population which resulted in



either a downward adjustment or less of an upward adjustment. Parcels in Majors 383205-383208 (Kentlake Highlands) were at a lower assessment level than the rest of the population which resulted in a higher upward adjustment for these properties than the standard adjustment. The remaining improved properties in the population will receive an upward adjustment as indicated by the standard adjustment. 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 424 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:

$$\begin{aligned} 2015 \text{ Total Value} = & 2014 \text{ Total Value} * (1 - 0.05) / (.864628224826387 + 0.10979653879422 * \text{Fair} \\ & + 0.0751958193796863 * \text{Maj321123_27} - 0.040898577850563 * \text{Maj383205_8} + \\ & 0.135069623135035 * \text{OldYB_1960noWftnoFair}) \end{aligned}$$

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

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

Mobile Home Update

There were 28 sales of mobile homes within Area 058. Analysis of the mobile home sales indicated a value increase in line with the Total % Change indicated by the Area’s sales sample as reflected on the Executive Summary page of +9.2%. The adjustment formula is:

$$\begin{aligned} 2015 \text{ Total Value} &= 2014 \text{ Total Value} * 1.092 \\ 2015 \text{ Improvements Value} &= 2015 \text{ Total Value} \text{ minus } 2015 \text{ Land Value} \end{aligned}$$

Results

The resulting assessment level is 0.938. 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 +9.0%. 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 $(\text{Previous Year Land Value} + \text{Previous Year Improvement Value}) * 1.092$.
 - 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. $(\text{Previous Year Land Value} + \text{Previous Year Improvement Value}) * 1.092$.
 - If adjusted land value falls $< \$1,000$, then land value = $\$1,000$ or previous, whichever is less.
 - If adjusted improvement value falls $< \$1,000$, then improvement value = $\$1,000$ or previous, whichever is less.
 - If land value $\leq \$10,000$ no adjustment is applied.
 - If improvements and accessories $\leq \$10,000$ no further adjustment applied.
 - If vacant parcel (no improvement value), the land adjustment applies.
 - If a parcel is coded “non-perc” (sewer system=3 or 4), there is no change from previous land value.
 - If a parcel is coded “unbuildable” = 1, there is no change from previous land value.
 - If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
 - If an improvement is coded “% net condition” or is in “poor” condition, then there is no change from previous improvement value, only the land adjustment applies.
- Any properties excluded from the annual up-date process are noted in RealProperty.

Improved Sales Used in This Annual Update Analysis

Area 058 -- 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
4	0	397763	0090	07/09/12	\$140,000	\$172,000	580	5	1978	Good	6,760	N	N	31813 160TH PL SE
4	0	202106	9092	03/08/13	\$180,000	\$210,000	950	5	1923	Good	172,497	N	N	20441 SE AUBURN-BLACK DIAMOND RD
4	10	192106	9059	12/30/14	\$250,000	\$250,000	720	6	1935	Good	123,710	N	N	19328 SE GREEN VALLEY RD
4	0	202106	9031	07/23/12	\$196,500	\$241,000	800	6	1970	Good	54,450	N	N	19615 SE 342ND ST
4	10	222105	9043	09/25/12	\$211,000	\$255,000	840	6	1970	Avg	99,752	N	N	34729 144TH AVE SE
4	10	192106	9019	10/31/12	\$122,000	\$146,000	850	6	1926	Good	14,840	N	N	18736 SE GREEN VALLEY RD
4	10	192106	9019	05/02/12	\$115,000	\$143,000	850	6	1926	Good	14,840	N	N	18736 SE GREEN VALLEY RD
4	0	222105	9004	07/30/13	\$155,600	\$176,000	890	6	1963	Good	214,315	N	N	33709 146TH AVE SE
4	0	431260	0030	03/20/13	\$139,950	\$163,000	960	6	1970	Avg	10,306	N	N	33440 179TH AVE SE
4	0	660041	0390	06/20/14	\$175,000	\$184,000	1,010	6	1977	Avg	9,785	N	N	31109 151ST AVE SE
4	0	397763	0240	02/24/14	\$198,000	\$214,000	1,010	6	2013	Avg	10,360	N	N	31728 160TH PL SE
4	0	660041	0480	08/28/14	\$179,900	\$186,000	1,010	6	1977	Avg	9,920	N	N	31012 151ST AVE SE
4	0	431270	0150	08/17/12	\$155,000	\$189,000	1,010	6	1970	Good	9,422	N	N	33116 177TH PL SE
4	0	397763	0020	04/18/12	\$165,000	\$206,000	1,290	6	1975	Good	10,500	N	N	31707 160TH PL SE
4	0	431270	0200	08/20/14	\$195,000	\$202,000	1,300	6	1975	Good	9,600	N	N	17610 SE 332ND PL
4	0	431270	0220	06/12/12	\$138,000	\$171,000	1,490	6	1970	Good	10,222	N	N	33203 176TH PL SE
4	0	397763	0150	03/12/13	\$205,102	\$239,000	1,630	6	1971	Good	10,275	N	N	31925 160TH PL SE
4	0	431270	0350	10/24/13	\$218,000	\$242,000	2,080	6	1970	Good	15,132	N	N	33307 177TH PL SE
4	0	221290	0800	07/26/13	\$120,000	\$136,000	930	7	1969	Fair	9,100	N	N	15325 SE 304TH PL
4	0	660040	0480	04/10/14	\$162,500	\$173,000	990	7	1968	Good	9,590	N	N	30921 151ST AVE SE
4	0	352205	9069	07/29/13	\$332,000	\$376,000	1,100	7	1982	Good	239,580	N	N	14912 SE 288TH ST
4	0	660041	0240	08/01/13	\$208,000	\$235,000	1,150	7	1970	Good	9,940	N	N	31008 149TH AVE SE
4	0	242105	9075	02/03/12	\$368,000	\$467,000	1,170	7	1976	Good	142,005	N	N	34020 170TH AVE SE
4	0	796845	0280	10/24/13	\$250,000	\$277,000	1,220	7	1987	Avg	35,431	N	N	16206 SE 322ND ST
4	0	221290	0990	04/08/13	\$189,900	\$220,000	1,230	7	1969	Avg	11,400	N	N	30455 154TH PL SE
4	0	660041	0220	06/05/13	\$215,373	\$247,000	1,230	7	2013	Avg	9,800	N	N	31024 149TH AVE SE
4	0	660041	0070	04/30/14	\$202,500	\$215,000	1,230	7	1970	Avg	9,750	N	N	31010 148TH AVE SE
4	0	221290	0840	05/13/13	\$211,000	\$243,000	1,230	7	1969	VGood	8,820	N	N	15417 SE 304TH PL
4	0	221290	0710	07/25/12	\$158,000	\$194,000	1,230	7	1969	Good	9,636	N	N	15310 SE 307TH ST
4	0	957800	0120	11/28/12	\$249,000	\$297,000	1,240	7	1975	Good	15,550	N	Y	16922 SE AUBURN-BLACK DIAMOND RD
4	4	341060	0100	06/13/14	\$345,000	\$363,000	1,240	7	1987	VGood	26,615	Y	Y	33405 E LAKE HOLM DR SE

Improved Sales Used in This Annual Update Analysis

Area 058 -- 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
4	0	660040	0140	05/16/12	\$175,000	\$217,000	1,240	7	1968	VGood	9,750	N	N	15018 SE 309TH ST
4	0	660040	0470	09/10/14	\$180,000	\$185,000	1,250	7	1968	Good	9,590	N	N	30913 151ST AVE SE
4	0	221290	0680	02/03/14	\$185,000	\$201,000	1,250	7	2013	Avg	9,636	N	N	15334 SE 307TH ST
4	10	202581	0090	12/18/14	\$231,000	\$232,000	1,290	7	1969	Good	27,090	N	N	21405 SE 351ST ST
4	10	202581	0090	06/15/12	\$215,000	\$265,000	1,290	7	1969	Good	27,090	N	N	21405 SE 351ST ST
4	0	796846	0090	05/02/12	\$240,000	\$299,000	1,300	7	1990	Avg	43,854	N	N	15614 SE 322ND PL
4	0	660041	0290	08/19/14	\$207,500	\$215,000	1,320	7	1970	Good	12,528	N	N	31027 150TH AVE SE
4	0	660041	0290	03/06/12	\$140,000	\$176,000	1,320	7	1970	Good	12,528	N	N	31027 150TH AVE SE
4	0	796846	0010	12/02/13	\$255,000	\$280,000	1,330	7	1989	Avg	35,240	N	N	15920 SE 322ND ST
4	0	796846	0070	05/06/13	\$255,000	\$294,000	1,330	7	1989	VGood	44,211	N	N	32209 157TH AVE SE
4	0	796846	0050	04/26/12	\$215,800	\$269,000	1,330	7	1989	Good	35,061	N	N	15804 SE 322ND ST
4	0	796846	0060	06/27/12	\$185,000	\$228,000	1,330	7	1990	Avg	40,015	N	N	32201 157TH AVE SE
4	0	221290	0490	01/16/14	\$203,000	\$221,000	1,340	7	2013	Avg	9,800	N	N	15422 SE 308TH ST
4	0	232105	9054	11/07/14	\$250,000	\$253,000	1,350	7	1972	Good	51,836	N	N	16006 SE LAKE MONEYSMITH RD
4	10	202581	0110	10/23/13	\$200,000	\$222,000	1,350	7	2012	Avg	24,570	N	N	21423 SE 351ST ST
4	0	202106	9030	12/12/13	\$354,500	\$389,000	1,380	7	1967	Good	108,900	N	N	19854 SE 342ND ST
4	0	796846	0340	11/05/12	\$274,500	\$329,000	1,390	7	1988	Good	30,400	N	N	15722 SE 323RD ST
4	0	221290	0080	08/13/13	\$160,000	\$180,000	1,390	7	1969	VGood	9,870	N	N	30411 153RD AVE SE
4	10	212106	9025	03/27/13	\$203,000	\$236,000	1,410	7	1968	Avg	54,885	N	N	34806 216TH AVE SE
4	0	660040	0260	05/12/14	\$201,000	\$213,000	1,460	7	1969	Good	9,750	N	N	30928 148TH AVE SE
4	0	202106	9059	06/26/14	\$254,600	\$267,000	1,470	7	1968	Good	20,000	N	N	19627 SE AUBURN-BLACK DIAMOND RD
4	0	242105	9105	02/21/13	\$334,000	\$391,000	1,470	7	1983	Avg	173,804	N	N	34716 172ND AVE SE
4	0	115600	0150	10/30/12	\$170,000	\$204,000	1,510	7	1967	Avg	15,725	N	N	29261 157TH AVE SE
4	0	022105	9150	04/17/12	\$347,500	\$434,000	1,550	7	1963	Good	217,364	N	N	30210 148TH AVE SE
4	0	957800	0130	04/23/13	\$255,000	\$295,000	1,600	7	1976	VGood	18,235	N	Y	16914 SE AUBURN-BLACK DIAMOND RD
4	0	115600	0100	12/24/14	\$246,700	\$247,000	1,610	7	1967	Good	13,309	N	N	29217 157TH AVE SE
4	0	022105	9101	12/02/13	\$257,500	\$283,000	1,620	7	1961	VGood	13,500	N	N	29404 160TH AVE SE
4	0	252105	9042	11/07/14	\$456,000	\$462,000	1,700	7	1968	Good	193,406	Y	N	16511 SE 352ND ST
4	0	179600	0110	03/29/12	\$219,950	\$276,000	1,710	7	1960	Good	118,483	N	N	32853 192ND AVE SE
4	0	102105	9049	04/12/12	\$275,000	\$344,000	1,740	7	1980	Good	222,156	N	Y	13606 SE AUBURN-BLACK DIAMOND RD
4	0	796846	0110	06/19/14	\$280,000	\$294,000	1,790	7	1990	Good	42,399	N	N	15611 SE 322ND PL

Improved Sales Used in This Annual Update Analysis

Area 058 -- 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
4	0	796846	0430	07/25/12	\$267,000	\$327,000	1,800	7	2003	Avg	35,070	N	N	15929 SE 322ND ST
4	0	329860	0080	05/06/13	\$245,000	\$282,000	1,810	7	1979	Avg	13,000	N	N	13225 SE 337TH ST
4	0	115600	0050	08/01/13	\$239,000	\$270,000	1,830	7	1967	Good	15,088	N	N	29226 157TH AVE SE
4	0	796845	0190	06/10/13	\$275,000	\$315,000	1,850	7	1987	Good	28,060	N	N	16207 SE 322ND ST
4	10	292106	9048	07/24/13	\$266,000	\$301,000	1,890	7	1980	Avg	43,000	N	N	20006 SE 353RD ST
4	0	132105	9099	07/05/12	\$340,000	\$418,000	1,910	7	1977	Good	141,570	N	N	33516 170TH AVE SE
4	0	022105	9169	04/15/14	\$400,000	\$426,000	1,920	7	2005	Avg	35,420	N	N	30207 154TH AVE SE
4	0	796846	0390	03/06/13	\$299,900	\$350,000	1,930	7	1989	Good	28,109	N	N	32206 157TH AVE SE
4	0	796845	0270	02/26/14	\$269,000	\$290,000	2,080	7	1987	Good	37,775	N	N	16216 SE 322ND ST
4	0	786150	0150	12/02/14	\$389,900	\$393,000	2,160	7	2007	Avg	59,241	N	N	15666 SE 303RD PL
4	0	022105	9004	06/26/13	\$263,000	\$300,000	2,220	7	1963	Good	53,578	N	Y	29220 158TH AVE SE
4	0	132105	9097	09/24/14	\$400,000	\$410,000	2,390	7	2007	Avg	32,109	N	N	33308 179TH AVE SE
4	0	122105	9018	03/04/13	\$310,000	\$362,000	2,400	7	2000	Avg	54,014	N	N	16523 SE 311TH ST
4	0	232105	9077	08/16/13	\$355,000	\$400,000	2,470	7	2007	Avg	52,708	N	N	15438 SE LAKE MONEYSMITH RD
4	0	232105	9037	06/11/14	\$419,950	\$442,000	2,560	7	1967	Avg	245,678	N	N	15441 SE 344TH ST
4	0	022105	9069	02/14/13	\$250,000	\$293,000	2,580	7	1959	Good	60,219	N	Y	28845 156TH AVE SE
4	4	341060	0130	10/29/12	\$300,000	\$360,000	1,030	8	1982	Avg	27,508	Y	Y	33315 E LAKE HOLM DR SE
4	0	022105	9072	05/13/13	\$341,956	\$394,000	1,210	8	1974	VGood	104,996	N	Y	29102 154TH AVE SE
4	0	329860	0300	04/02/14	\$295,000	\$315,000	1,240	8	1977	Good	14,950	N	N	33818 133RD AVE SE
4	0	112105	9075	12/11/13	\$216,299	\$237,000	1,270	8	1979	Fair	44,286	N	N	31920 162ND PL SE
4	0	282106	9065	01/08/13	\$360,000	\$426,000	1,270	8	1976	Good	190,792	Y	N	35521 227TH AVE SE
4	0	329860	0850	12/16/14	\$235,000	\$236,000	1,370	8	1977	Good	14,030	N	N	33944 134TH AVE SE
4	0	115600	0250	06/02/14	\$320,000	\$337,000	1,510	8	1978	Good	21,441	N	Y	29234 158TH AVE SE
4	0	329860	1000	05/23/12	\$195,200	\$242,000	1,540	8	1977	Good	12,190	N	N	13246 SE 336TH PL
4	0	329860	0820	03/21/13	\$249,900	\$291,000	1,630	8	1978	Good	15,648	N	N	33947 134TH AVE SE
4	10	262105	9022	08/21/12	\$760,000	\$926,000	1,640	8	1986	Good	1,071,576	N	Y	16303 SE GREEN VALLEY RD
4	0	329860	0510	01/23/13	\$420,000	\$495,000	1,690	8	1976	VGood	26,245	Y	N	13309 SE 342ND ST
4	0	329860	0320	06/11/13	\$296,000	\$339,000	1,700	8	1977	Good	30,000	N	N	33819 133RD AVE SE
4	0	329860	0520	07/02/13	\$250,000	\$285,000	1,890	8	1977	Good	32,096	Y	N	13317 SE 342ND ST
4	0	202106	9082	03/05/13	\$510,000	\$596,000	1,940	8	1977	VGood	110,206	Y	N	20229 SE 344TH ST
4	0	212106	9036	03/12/14	\$437,000	\$470,000	2,020	8	1972	Good	226,393	N	N	34911 218TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 058 -- 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
4	4	341060	0060	08/05/13	\$450,000	\$508,000	2,020	8	2004	Avg	44,012	Y	Y	16126 SE LAKE HOLM RD
4	0	179600	0051	05/22/13	\$262,000	\$301,000	2,020	8	1962	Good	42,772	N	N	33251 192ND AVE SE
4	0	232105	9093	08/05/14	\$506,000	\$525,000	2,100	8	1990	Avg	213,008	N	N	33807 149TH AVE SE
4	0	202106	9099	08/22/14	\$470,000	\$486,000	2,110	8	1988	Good	105,818	N	N	34218 204TH AVE SE
4	0	122105	9112	11/16/14	\$324,888	\$329,000	2,160	8	1978	Good	28,750	N	N	31233 168TH AVE SE
4	0	321127	0180	10/31/13	\$346,900	\$384,000	2,160	8	1987	Avg	35,088	N	N	33009 176TH AVE SE
4	0	242105	9130	10/29/13	\$440,000	\$488,000	2,170	8	1987	Good	214,315	N	N	34712 176TH AVE SE
4	0	122105	9173	04/03/13	\$355,000	\$412,000	2,210	8	1986	Good	54,014	N	N	16629 SE 311TH ST
4	0	341060	0335	06/03/14	\$325,000	\$342,000	2,250	8	1980	Avg	26,337	N	N	33316 E LAKE HOLM DR SE
4	0	122105	9117	04/10/13	\$229,000	\$265,000	2,270	8	1974	Fair	54,675	N	Y	16502 AUBURN-BLACK DIAMOND RD
4	0	202106	9043	06/21/12	\$430,000	\$530,000	2,290	8	1992	Avg	99,316	Y	N	19816 SE 344TH ST
4	10	212105	9024	12/29/12	\$345,000	\$409,000	2,300	8	1919	Good	485,585	N	N	12663 SE GREEN VALLEY RD
4	0	112105	9068	03/09/12	\$360,000	\$453,000	2,330	8	1978	Good	67,475	N	N	16325 SE AUBURN-BLACK DIAMOND RD
4	0	192106	9084	07/07/14	\$404,950	\$423,000	2,340	8	1982	Good	217,014	N	N	19415 SE 342ND ST
4	0	102105	9057	10/25/12	\$422,500	\$508,000	2,370	8	1962	VGood	72,309	N	Y	14508 SE 318TH ST
4	0	192106	9082	05/12/14	\$560,000	\$593,000	2,560	8	1986	Avg	216,777	N	N	19211 SE 342ND ST
4	0	242105	9128	05/29/13	\$390,000	\$447,000	2,810	8	1989	Good	213,879	N	N	34516 176TH AVE SE
4	0	242105	9017	05/23/14	\$549,900	\$581,000	2,830	8	1987	Good	213,879	N	N	34422 176TH AVE SE
4	0	179600	0120	10/23/14	\$510,000	\$519,000	2,990	8	1974	Good	102,366	N	N	19109 SE AUBURN-BLACK DIAMOND RD
4	0	132105	9118	07/13/12	\$320,000	\$393,000	3,010	8	1982	Good	70,131	N	N	17303 SE 324TH ST
4	0	321123	0140	04/05/12	\$385,000	\$482,000	1,540	9	1985	Avg	40,710	N	N	32049 169TH AVE SE
4	0	321123	0370	10/25/12	\$337,000	\$405,000	1,760	9	1984	Avg	30,552	N	N	32130 171ST AVE SE
4	0	192106	9127	03/28/14	\$545,000	\$583,000	1,830	9	1993	Avg	488,307	Y	N	18420 SE 346TH ST
4	0	321123	0070	03/31/14	\$365,000	\$390,000	1,930	9	1984	Good	33,900	N	N	32052 169TH AVE SE
4	0	321123	0300	09/29/14	\$381,500	\$391,000	2,160	9	1985	Avg	35,183	N	N	17010 SE 323RD PL
4	0	321123	0080	07/28/14	\$424,000	\$441,000	2,200	9	1985	Avg	34,680	N	N	32036 169TH AVE SE
4	0	321123	0080	03/07/13	\$394,950	\$461,000	2,200	9	1985	Avg	34,680	N	N	32036 169TH AVE SE
4	0	321123	0290	02/22/12	\$423,500	\$535,000	2,280	9	1985	Avg	39,866	N	N	17020 SE 323RD PL
4	0	321127	0160	06/12/14	\$485,000	\$510,000	2,470	9	1989	Avg	35,073	N	N	17435 SE 329TH ST
4	0	281791	0130	07/18/14	\$503,500	\$525,000	2,480	9	1989	Good	35,000	N	N	18125 SE 327TH PL
4	0	321123	0030	12/09/13	\$380,000	\$417,000	2,480	9	1985	Avg	31,857	N	N	32024 170TH PL SE

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Area 058 -- 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
4	0	122105	9189	08/28/12	\$565,000	\$687,000	2,490	9	1990	Avg	219,978	N	N	31613 176TH AVE SE
4	0	321126	0370	10/24/13	\$430,000	\$477,000	2,490	9	1987	Avg	40,183	N	N	16824 SE 331ST ST
4	0	142105	9060	02/12/13	\$500,000	\$587,000	2,590	9	2004	Avg	212,573	N	N	32912 330TH PL SE
4	0	321124	0320	06/12/14	\$489,950	\$515,000	2,640	9	1986	Good	31,941	N	N	16915 SE 325TH PL
4	0	321127	0080	05/09/13	\$415,000	\$478,000	2,690	9	1988	Avg	35,065	N	N	17413 SE 331ST CT
4	0	321126	0200	07/23/13	\$405,000	\$459,000	2,810	9	1988	Avg	35,278	N	N	32801 171ST AVE SE
4	0	281791	0220	12/16/14	\$465,000	\$467,000	2,820	9	1989	Good	39,413	N	N	32818 181ST AVE SE
4	0	321124	0080	08/31/12	\$400,000	\$486,000	2,830	9	1987	Avg	38,669	N	N	16930 SE 327TH PL
4	0	321124	0270	10/25/13	\$485,000	\$538,000	2,860	9	1988	Good	35,854	N	N	17026 SE 326TH PL
4	0	112105	9105	07/08/14	\$378,500	\$395,000	2,860	9	1990	Good	43,821	N	N	31815 150TH PL SE
4	0	281791	0070	01/16/14	\$415,000	\$452,000	2,880	9	1989	Avg	49,160	N	N	18310 SE 327TH PL
4	0	242105	9084	02/25/13	\$524,900	\$614,000	2,910	9	1991	Avg	215,186	N	N	33623 170TH AVE SE
4	0	281791	0010	09/22/14	\$419,000	\$430,000	2,940	9	1989	Avg	92,431	N	N	32513 181ST AVE SE
4	0	321127	0380	12/10/14	\$385,831	\$388,000	3,090	9	1988	Avg	35,023	N	N	17208 SE 331ST ST
4	0	112105	9030	10/13/14	\$559,000	\$570,000	3,110	9	2001	Avg	217,800	Y	N	30515 164TH AVE SE
4	0	192106	9152	03/12/13	\$540,000	\$630,000	3,190	9	2006	Avg	123,710	N	N	19129 SE 342ND ST
4	0	321127	0390	05/15/12	\$388,000	\$482,000	3,240	9	1989	Avg	35,049	N	N	33010 172ND CT SE
4	0	281790	0070	03/04/14	\$500,000	\$538,000	3,250	9	1988	Avg	42,941	N	N	32621 181ST AVE SE
4	0	321127	0050	12/07/12	\$399,950	\$476,000	3,260	9	1988	Good	35,497	N	N	17307 SE 331ST ST
4	0	142105	9013	06/04/13	\$585,000	\$670,000	3,350	9	2006	Avg	211,702	N	N	15410 SE 330TH WAY
4	4	341060	0280	08/15/12	\$552,613	\$674,000	3,750	9	1980	VGood	63,640	Y	Y	33433 E LAKE HOLM DR SE
4	0	242105	9093	05/24/13	\$582,750	\$669,000	3,990	9	1989	Good	113,691	N	N	17122 SE 339TH ST
4	0	112105	9057	02/05/14	\$405,000	\$439,000	4,260	9	1989	Good	49,819	N	N	31824 150TH PL SE
4	4	341060	0090	08/01/13	\$700,000	\$792,000	2,070	10	2004	Avg	50,340	Y	Y	33519 161ST LN SE
4	0	252105	9052	06/24/13	\$615,000	\$701,000	2,360	10	2005	Avg	214,750	N	N	16907 SE 354TH PL
4	0	022105	9179	07/25/12	\$585,000	\$716,000	2,850	10	2005	Good	57,375	N	N	29330 152ND AVE SE
4	4	341060	0080	07/09/14	\$734,950	\$768,000	3,050	10	2002	Avg	47,179	Y	Y	33515 161ST LN SE
4	8	202577	0040	05/17/13	\$590,000	\$678,000	3,410	10	2003	Avg	25,054	N	N	13316 SE 333RD CT
4	0	162105	9044	09/06/13	\$605,000	\$679,000	3,440	10	2001	Avg	207,781	N	N	33009 129TH WAY SE
4	0	162105	9044	08/26/12	\$550,000	\$669,000	3,440	10	2001	Avg	207,781	N	N	33009 129TH WAY SE
4	0	122105	9192	02/03/12	\$620,000	\$786,000	3,460	10	1992	Avg	219,978	N	N	31620 176TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 058 -- 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
4	8	202576	0080	06/20/12	\$500,000	\$617,000	3,570	10	2002	Avg	25,656	N	N	32722 145TH PL SE
4	0	132105	9024	11/08/13	\$659,950	\$730,000	3,630	10	2005	Avg	214,692	N	N	31939 176TH AVE SE
4	8	202577	0420	04/20/12	\$672,250	\$840,000	4,190	10	2004	Avg	21,804	N	N	13417 SE 330TH PL
4	0	142105	9043	07/27/12	\$660,000	\$808,000	4,400	10	2007	Avg	411,642	N	N	16007 SE 326TH ST
4	0	142105	9059	11/06/13	\$623,000	\$689,000	4,430	10	2002	Avg	212,573	N	N	32905 154TH AVE SE
4	0	242105	9077	02/28/13	\$500,000	\$585,000	5,200	10	2005	Avg	133,723	N	N	34625 172ND AVE SE
4	8	202576	0410	09/25/13	\$649,000	\$725,000	3,120	11	2002	Avg	24,860	N	N	33427 135TH PL SE
4	8	202576	0170	04/29/13	\$645,000	\$745,000	3,620	11	2005	Avg	24,551	N	N	32916 143RD CT SE
4	8	202576	0390	09/24/14	\$668,000	\$685,000	4,100	11	2004	Avg	23,683	N	N	33428 135TH PL SE
4	8	202576	0210	06/11/14	\$657,500	\$691,000	4,140	11	2002	Avg	24,190	N	N	32927 143RD CT SE
4	8	202577	0370	06/28/13	\$800,000	\$911,000	4,330	11	2005	Avg	23,312	N	N	33208 134TH AVE SE
4	8	202577	0080	02/06/14	\$785,000	\$850,000	4,340	11	2005	Avg	24,480	N	N	33109 134TH AVE SE
4	0	142105	9016	02/27/12	\$550,000	\$694,000	4,410	11	2002	Avg	253,519	N	N	15522 SE LAKE HOLM RD
4	8	202577	0400	04/30/13	\$775,000	\$895,000	4,570	11	2003	Avg	23,949	N	N	33102 134TH AVE SE
4	8	202576	0380	07/13/12	\$733,000	\$900,000	4,640	11	2003	Avg	21,914	N	N	33422 135TH PL SE
4	8	202577	0450	11/21/13	\$722,500	\$797,000	4,670	11	2007	Avg	24,322	N	N	33019 135TH PL SE
4	7	202576	0340	09/25/13	\$850,000	\$949,000	4,670	12	2001	Avg	33,120	N	N	33255 139TH TER SE
4	7	202576	0320	03/02/12	\$600,000	\$757,000	4,690	12	2001	Avg	23,670	N	N	33242 139TH TER SE
4	8	202577	0460	10/02/13	\$887,500	\$990,000	4,740	12	2007	Avg	24,778	N	N	33105 135TH PL SE
4	8	202576	0160	07/03/14	\$835,000	\$873,000	4,930	12	2005	Avg	25,714	N	N	32805 145TH PL SE
4	7	202576	0330	03/03/14	\$865,000	\$931,000	5,050	12	2001	Avg	22,694	N	N	33248 139TH TER SE
4	8	202577	0510	03/26/13	\$691,250	\$804,000	6,050	12	2008	Avg	25,178	N	N	33015 138TH PL SE
5	0	062106	9113	12/18/14	\$200,000	\$201,000	1,090	6	1963	Avg	10,454	N	N	29012 194TH PL SE
5	0	436670	0080	09/25/12	\$139,900	\$169,000	1,300	6	1975	Good	9,611	N	N	33728 207TH PL SE
5	0	062106	9121	05/24/12	\$167,500	\$208,000	1,350	6	1962	Good	9,964	N	N	19517 SE COVINGTON-SAWYER RD
5	0	179625	0010	12/06/13	\$215,000	\$236,000	1,350	6	1987	Good	41,837	N	N	20405 SE 287TH ST
5	0	062106	9006	04/17/14	\$340,000	\$362,000	1,410	6	1960	Avg	138,520	N	N	18329 SE COVINGTON-SAWYER RD
5	0	062106	9019	03/28/12	\$315,000	\$395,000	1,440	6	1945	VGood	361,112	N	N	30249 196TH AVE SE
5	0	322206	9155	09/19/12	\$290,000	\$351,000	1,610	6	1974	Good	48,563	N	N	19814 SE COVINGTON-SAWYER RD
5	0	286890	0160	10/02/14	\$222,500	\$228,000	990	7	1972	Avg	10,125	N	N	28921 190TH AVE SE
5	0	405320	0933	06/23/14	\$249,000	\$261,000	1,000	7	2010	Avg	19,204	N	N	31825 197TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 058 -- 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
5	0	286890	0040	03/20/12	\$137,000	\$172,000	1,010	7	1972	Good	10,125	N	N	28832 190TH AVE SE
5	0	795070	0110	12/09/14	\$224,000	\$225,000	1,100	7	1969	Good	10,125	N	N	31021 179TH PL SE
5	0	344410	0290	01/15/14	\$167,000	\$182,000	1,150	7	1965	Fair	38,345	N	N	19747 SE 277TH ST
5	0	362205	9158	01/30/12	\$257,500	\$327,000	1,180	7	1975	Good	62,726	N	N	17431 SE COVINGTON-SAWYER RD
5	0	179625	0200	08/31/12	\$189,900	\$231,000	1,200	7	1988	Avg	28,416	N	N	28712 211TH CT SE
5	0	237700	0160	02/19/14	\$230,000	\$248,000	1,220	7	1966	Good	49,658	N	N	18026 SE 317TH ST
5	0	362205	9155	05/23/14	\$235,000	\$248,000	1,230	7	1970	Avg	39,639	N	N	17421 SE COVINGTON-SAWYER RD
5	0	344400	0030	11/06/13	\$330,000	\$365,000	1,250	7	1964	VGood	101,494	N	N	28209 201ST AVE SE
5	0	076670	0020	09/07/12	\$215,000	\$261,000	1,290	7	1984	Avg	10,117	N	N	28811 184TH PL SE
5	5	405320	0030	04/21/14	\$438,000	\$466,000	1,340	7	2002	Avg	19,212	Y	Y	30831 E LAKE MORTON DR SE
5	0	179610	0140	07/15/14	\$170,000	\$177,000	1,350	7	1966	Fair	81,549	N	N	32437 190TH AVE SE
5	5	405320	0385	09/05/13	\$275,000	\$309,000	1,390	7	1965	Good	19,935	Y	Y	31419 E LAKE MORTON DR SE
5	0	237700	0040	12/18/14	\$288,000	\$289,000	1,410	7	1961	Good	40,500	N	N	31361 182ND AVE SE
5	0	362205	9115	02/05/13	\$369,000	\$434,000	1,480	7	1963	Good	278,784	N	N	17802 SE 283RD PL
5	0	405320	0978	06/21/12	\$282,000	\$348,000	1,500	7	1978	Good	24,037	N	N	31441 W LAKE MORTON DR SE
5	0	322206	9171	08/26/13	\$325,000	\$365,000	1,500	7	1971	Good	269,636	N	N	20506 SE 286TH ST
5	5	405320	0350	02/24/14	\$342,500	\$369,000	1,530	7	1955	Good	19,769	Y	Y	31247 E LAKE MORTON DR SE
5	0	383205	0080	09/04/13	\$235,000	\$264,000	1,540	7	2010	Avg	5,010	N	N	29744 218TH PL SE
5	0	362205	9090	09/03/13	\$230,000	\$258,000	1,560	7	1966	Avg	33,541	N	N	17806 SE COVINGTON-SAWYER RD
5	0	005350	0620	07/13/13	\$245,000	\$278,000	1,570	7	2013	Avg	4,621	N	N	21311 SE 289TH WAY
5	0	005350	0010	07/02/13	\$240,000	\$273,000	1,600	7	2010	Avg	4,029	N	N	21293 SE 289TH WAY
5	0	344411	0020	07/27/12	\$250,000	\$306,000	1,600	7	1974	Avg	69,260	N	N	20527 SE 281ST ST
5	0	322206	9151	11/10/14	\$338,950	\$343,000	1,610	7	1974	Good	22,496	N	N	28704 202ND AVE SE
5	0	915840	0150	09/19/13	\$325,000	\$363,000	1,610	7	1993	Avg	38,909	N	N	20524 SE 330TH ST
5	0	344410	0281	12/18/13	\$250,000	\$274,000	1,610	7	1981	VGood	47,044	N	N	27709 199TH AVE SE
5	0	362205	9077	03/08/12	\$175,000	\$220,000	1,630	7	1958	Good	10,890	N	N	17726 SE COVINGTON-SAWYER RD
5	0	005350	0060	08/21/13	\$262,500	\$296,000	1,650	7	2007	Avg	5,845	N	N	21263 SE 289TH WAY
5	0	062106	9245	12/12/13	\$335,000	\$368,000	1,660	7	1980	Avg	106,722	N	N	18928 SE 292ND PL
5	0	859440	0060	06/09/14	\$285,000	\$300,000	1,680	7	1987	Avg	35,127	N	N	20605 SE 334TH ST
5	0	405320	0738	12/10/13	\$235,000	\$258,000	1,690	7	1972	Avg	30,191	N	N	30416 188TH AVE SE
5	0	237700	0130	08/21/12	\$248,000	\$302,000	1,690	7	1964	Avg	40,500	N	N	18231 SE 315TH ST

Improved Sales Used in This Annual Update Analysis

Area 058 -- 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
5	0	062106	9074	06/03/14	\$365,000	\$385,000	1,720	7	1990	Good	99,916	N	N	29245 188TH AVE SE
5	0	362205	9114	05/22/14	\$254,000	\$268,000	1,730	7	1967	Good	43,124	N	N	17838 SE 285TH ST
5	0	383205	0130	10/21/14	\$255,500	\$260,000	1,770	7	2009	Avg	5,000	N	N	29733 218TH PL SE
5	0	859440	0450	02/21/12	\$244,900	\$310,000	1,810	7	1988	Good	35,168	N	N	33435 206TH AVE SE
5	0	147150	0090	11/13/14	\$242,300	\$245,000	1,820	7	1967	Good	18,294	N	N	29015 180TH AVE SE
5	0	147150	0050	12/26/12	\$280,000	\$332,000	1,850	7	1967	VGood	24,647	N	N	28841 180TH AVE SE
5	0	383205	0760	08/28/14	\$270,000	\$279,000	1,870	7	2009	Avg	5,000	N	N	21510 SE 299TH WAY
5	0	005350	0020	10/09/12	\$222,500	\$268,000	1,870	7	2007	Avg	4,046	N	N	21287 SE 289TH WAY
5	0	383208	0070	06/16/14	\$284,000	\$298,000	1,880	7	2009	Avg	6,008	N	N	29700 217TH PL SE
5	0	383208	0440	12/09/14	\$261,950	\$263,000	1,880	7	2010	Avg	5,000	N	N	29725 216TH PL SE
5	0	745981	0170	03/14/13	\$265,000	\$309,000	1,900	7	1977	Avg	24,906	N	N	20904 SE 288TH PL
5	0	383206	0610	12/04/12	\$201,000	\$239,000	1,930	7	2007	Avg	4,816	N	N	21371 SE 297TH ST
5	0	383206	0620	09/16/13	\$250,777	\$281,000	1,940	7	2007	Avg	4,450	N	N	21377 SE 297TH ST
5	0	383205	0330	09/09/13	\$235,000	\$263,000	1,940	7	2006	Avg	5,000	N	N	21620 SE 298TH PL
5	0	383206	0250	04/26/13	\$229,900	\$266,000	1,940	7	2007	Avg	5,522	N	N	21417 SE 298TH PL
5	0	344400	0180	04/01/13	\$275,000	\$319,000	1,940	7	1973	Good	33,757	N	N	28223 203RD AVE SE
5	0	383205	1070	07/21/14	\$300,000	\$312,000	1,950	7	2006	Avg	5,000	N	N	21624 SE 299TH WAY
5	0	005350	0420	05/29/13	\$309,950	\$355,000	1,950	7	2009	Avg	4,319	N	N	21456 SE 289TH WAY
5	0	062106	9067	12/16/13	\$210,000	\$230,000	1,960	7	1956	Good	33,541	N	N	29412 188TH AVE SE
5	0	795070	0120	12/17/14	\$279,000	\$280,000	1,980	7	2003	Avg	10,051	N	N	17906 SE 311TH ST
5	0	383208	0600	06/28/13	\$310,000	\$353,000	2,010	7	2010	Avg	6,592	N	N	29758 217TH PL SE
5	0	383205	0890	07/15/14	\$282,000	\$294,000	2,010	7	2006	Avg	5,399	N	N	21729 SE 299TH WAY
5	0	383206	1230	07/15/13	\$249,900	\$284,000	2,010	7	2008	Avg	5,947	N	N	21206 SE FALCON WAY
5	0	383206	0340	03/07/12	\$219,000	\$276,000	2,010	7	2008	Avg	5,807	N	N	21438 SE 298TH PL
5	0	383205	0680	12/20/12	\$210,000	\$249,000	2,010	7	2006	Avg	6,144	N	N	21537 SE 298TH PL
5	0	344410	0050	04/21/13	\$270,000	\$312,000	2,050	7	1967	VGood	46,173	N	N	19908 SE 284TH ST
5	0	005350	0210	04/11/14	\$274,900	\$293,000	2,060	7	2007	Avg	5,450	N	N	28848 213TH CT SE
5	0	383206	0750	07/22/13	\$280,000	\$317,000	2,080	7	2007	Avg	5,000	N	N	21378 SE 297TH ST
5	0	383206	0880	06/22/12	\$245,000	\$302,000	2,080	7	2007	Avg	5,750	N	N	21350 SE 297TH CT
5	0	362205	9108	09/18/12	\$327,500	\$397,000	2,090	7	1975	Avg	104,979	N	N	28056 179TH AVE SE
5	0	383208	0500	12/27/12	\$225,000	\$267,000	2,110	7	2008	Avg	6,737	N	N	29761 216TH PL SE

Improved Sales Used in This Annual Update Analysis

Area 058 -- 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
5	0	005350	0160	12/23/14	\$295,000	\$296,000	2,130	7	2008	Avg	4,380	N	N	28843 213TH CT SE
5	0	005350	0670	06/26/13	\$225,000	\$256,000	2,130	7	2007	Avg	4,897	N	N	21540 SE 290TH PL
5	0	005350	0900	04/04/14	\$252,500	\$270,000	2,150	7	2009	Avg	3,815	N	N	29046 215TH PL SE
5	0	005350	0050	12/28/12	\$224,900	\$267,000	2,150	7	2007	Avg	4,022	N	N	21269 SE 289TH WAY
5	0	322206	9154	07/15/13	\$262,500	\$298,000	2,160	7	1974	Avg	55,321	N	N	20302 SE 287TH ST
5	0	383206	0280	06/22/12	\$228,000	\$281,000	2,170	7	2007	Avg	5,621	N	N	21441 SE 298TH PL
5	0	383205	0120	05/08/12	\$186,600	\$232,000	2,180	7	2008	Avg	6,623	N	N	29727 218TH PL SE
5	0	082106	9094	10/15/12	\$359,000	\$432,000	2,200	7	1990	Avg	95,470	N	N	30840 202ND AVE SE
5	0	352205	9085	07/08/12	\$350,000	\$430,000	2,210	7	1947	VGood	347,609	N	N	15227 SE 283RD PL
5	0	012105	9019	05/22/12	\$392,000	\$486,000	2,220	7	1993	Avg	317,988	N	N	29010 168TH AVE SE
5	0	383206	0960	05/14/12	\$215,000	\$267,000	2,230	7	2007	Avg	5,909	N	N	29749 213TH WAY SE
5	0	383208	0450	04/29/14	\$300,000	\$319,000	2,250	7	2009	Avg	5,000	N	N	29731 216TH PL SE
5	0	383206	0350	05/23/13	\$210,000	\$241,000	2,250	7	2007	Avg	5,068	N	N	21430 SE 298TH PL
5	0	383205	0900	02/26/14	\$279,900	\$302,000	2,260	7	2006	Avg	5,399	N	N	21737 SE 299TH WAY
5	0	383208	0480	01/07/13	\$210,000	\$248,000	2,260	7	2008	Avg	5,433	N	N	29749 216TH PL SE
5	0	383205	0970	05/18/12	\$206,000	\$256,000	2,270	7	2006	Avg	5,000	N	N	21707 SE 298TH PL
5	0	383205	0930	02/27/12	\$201,000	\$254,000	2,280	7	2006	Avg	5,399	N	N	21761 SE 299TH WAY
5	0	012105	9147	11/04/14	\$392,000	\$398,000	2,300	7	1988	Avg	41,167	N	N	17512 SE 291ST ST
5	0	383206	0940	07/29/14	\$305,000	\$317,000	2,320	7	2007	Avg	4,683	N	N	21345 SE 297TH CT
5	0	383206	0940	05/03/12	\$205,000	\$255,000	2,320	7	2007	Avg	4,683	N	N	21345 SE 297TH CT
5	0	383205	0420	11/19/12	\$195,000	\$233,000	2,330	7	2006	Avg	4,800	N	N	29758 215TH TER SE
5	0	005350	0770	07/11/14	\$280,000	\$292,000	2,380	7	2009	Avg	4,015	N	N	21549 SE 290TH PL
5	0	383205	0100	02/25/13	\$210,000	\$246,000	2,380	7	2008	Avg	5,200	N	N	29732 218TH PL SE
5	0	383206	0660	07/09/13	\$278,000	\$316,000	2,400	7	2007	Avg	5,500	N	N	21450 SE 297TH ST
5	0	383206	0140	08/07/12	\$235,050	\$287,000	2,400	7	2007	Avg	5,913	N	N	21527 SE 299TH WAY
5	0	383208	0380	05/18/12	\$190,000	\$236,000	2,400	7	2008	Avg	4,967	N	N	29736 216TH PL SE
5	5	405320	0345	07/18/13	\$427,500	\$485,000	2,440	7	1953	Good	31,513	Y	Y	31241 E LAKE MORTON DR SE
5	0	383205	0300	07/02/13	\$226,000	\$257,000	2,440	7	2006	Avg	5,000	N	N	21644 SE 298TH PL
5	0	383205	0500	07/30/12	\$210,000	\$257,000	2,480	7	2006	Avg	4,907	N	N	21538 SE 297TH ST
5	0	383205	1140	06/23/14	\$310,000	\$325,000	2,540	7	2006	Avg	4,775	N	N	21720 SE 299TH WAY
5	0	383205	0580	05/02/14	\$300,000	\$318,000	2,540	7	2006	Avg	5,050	N	N	29741 215TH TER SE

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Area 058 -- 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
5	0	383205	0460	07/12/12	\$210,000	\$258,000	2,540	7	2006	Avg	4,800	N	N	29734 215TH TER SE
5	0	745980	0070	07/25/13	\$339,500	\$385,000	2,550	7	1976	Avg	34,884	N	N	20606 SE 288TH PL
5	0	005350	0760	12/08/14	\$287,000	\$289,000	2,660	7	2010	Avg	4,082	N	N	21543 SE 290TH PL
5	0	005350	0680	05/08/14	\$264,000	\$280,000	2,660	7	2007	Avg	5,341	N	N	21534 SE 290TH PL
5	0	383206	1060	08/07/14	\$311,000	\$323,000	2,690	7	2007	Avg	6,124	N	N	21352 SE 299TH WAY
5	0	383205	0880	04/18/13	\$249,950	\$289,000	2,820	7	2005	Avg	5,399	N	N	21721 SE 299TH WAY
5	0	383205	0140	04/23/13	\$245,000	\$283,000	2,940	7	2009	Avg	5,366	N	N	29739 218TH PL SE
5	0	383206	0890	10/10/12	\$255,000	\$307,000	2,950	7	2007	Avg	8,987	N	N	21330 SE 297TH CT
5	0	383205	0230	09/26/13	\$308,000	\$344,000	3,180	7	2006	Avg	5,176	N	N	21746 SE 298TH PL
5	0	362205	9118	10/25/12	\$339,950	\$408,000	3,250	7	1995	Avg	45,302	N	N	17816 SE COVINGTON-SAWYER RD
5	0	344400	0252	07/10/12	\$285,000	\$350,000	940	8	1967	VGood	41,622	N	N	20312 SE 281ST ST
5	0	062106	9146	08/18/14	\$311,000	\$322,000	1,180	8	2004	Avg	55,321	N	N	18815 SE 299TH PL
5	0	189801	0010	10/02/13	\$250,000	\$279,000	1,210	8	1979	Good	15,660	N	N	28946 188TH PL SE
5	0	948591	0240	06/05/12	\$185,950	\$230,000	1,230	8	1977	Fair	37,100	N	N	19438 SE 286TH ST
5	5	405320	0550	08/22/12	\$440,000	\$536,000	1,290	8	1983	Good	16,533	Y	Y	31246 W LAKE MORTON DR SE
5	0	784350	0600	12/21/12	\$220,000	\$261,000	1,290	8	1986	Avg	12,115	N	N	21519 SE 292ND CT
5	0	948590	0150	05/04/12	\$322,675	\$402,000	1,370	8	1977	Good	35,100	N	N	28301 183RD AVE SE
5	9	258791	0180	07/16/14	\$365,000	\$381,000	1,380	8	1976	Avg	30,940	N	N	17620 SE 299TH PL
5	0	259755	0120	03/03/14	\$320,000	\$345,000	1,380	8	1978	Avg	28,240	N	N	29821 176TH AVE SE
5	0	259755	0010	05/02/13	\$227,900	\$263,000	1,400	8	1974	Avg	28,140	N	N	29601 176TH AVE SE
5	0	911361	0110	03/31/14	\$390,000	\$417,000	1,490	8	1980	Good	40,722	N	N	32639 194TH AVE SE
5	0	179610	0030	11/15/13	\$379,950	\$419,000	1,510	8	1973	Good	206,060	N	N	32508 190TH AVE SE
5	0	012105	9116	04/25/13	\$410,000	\$474,000	1,610	8	1980	Avg	229,125	N	N	30222 170TH PL SE
5	0	911361	0140	03/19/14	\$392,500	\$421,000	1,700	8	1978	Good	41,568	N	N	32726 193RD AVE SE
5	0	948593	0410	01/23/12	\$340,000	\$432,000	1,720	8	1981	Avg	24,585	N	N	18819 SE 287TH ST
5	0	948595	0890	04/01/13	\$360,000	\$418,000	1,730	8	1984	Avg	30,085	N	N	18544 SE 280TH ST
5	0	072106	9055	10/19/12	\$422,000	\$508,000	1,730	8	2011	Avg	91,968	N	N	30820 182ND AVE SE
5	0	948593	0120	10/14/14	\$390,000	\$398,000	1,740	8	1980	Good	32,112	N	N	28612 185TH AVE SE
5	0	911361	0280	08/09/13	\$375,000	\$423,000	1,760	8	1998	Avg	42,634	N	N	19216 SE 328TH PL
5	0	784350	0120	03/31/14	\$272,950	\$292,000	1,770	8	1987	Good	12,058	N	N	21428 SE 292ND PL
5	0	052106	9026	12/21/12	\$282,000	\$335,000	1,780	8	1993	Avg	35,048	N	N	28735 202ND AVE SE

Improved Sales Used in This Annual Update Analysis

Area 058 -- 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
5	0	948592	0210	08/13/13	\$377,500	\$426,000	1,790	8	1978	Good	32,500	N	N	28248 187TH AVE SE
5	0	784350	0320	10/01/13	\$275,000	\$307,000	1,790	8	1986	Avg	12,533	N	N	21406 SE 293RD ST
5	0	948593	0150	09/25/12	\$379,000	\$458,000	1,790	8	1982	Good	82,328	N	N	18424 SE 286TH ST
5	0	012105	9134	06/05/12	\$325,000	\$402,000	1,820	8	1985	Good	21,765	N	N	17424 SE 290TH ST
5	0	344410	0145	12/10/12	\$244,200	\$291,000	1,830	8	1972	Avg	23,044	N	N	19807 SE 281ST ST
5	0	948594	0330	07/02/14	\$339,950	\$356,000	1,840	8	1984	Avg	34,041	N	N	27622 195TH AVE SE
5	9	258789	0300	05/10/13	\$370,000	\$426,000	1,840	8	1980	Avg	25,857	N	N	17638 SE 292ND PL
5	0	784350	0150	08/28/12	\$262,000	\$319,000	1,870	8	1987	Good	14,443	N	N	21414 SE 292ND PL
5	0	259755	0050	04/30/14	\$310,000	\$329,000	1,880	8	1978	Avg	28,177	N	N	29639 176TH AVE SE
5	0	362205	9180	07/03/14	\$390,000	\$408,000	1,900	8	2004	Avg	76,877	N	N	17116 COVINGTON WAY SE
5	0	911361	0200	07/26/13	\$350,000	\$396,000	1,900	8	1986	VGood	41,302	N	N	32721 193RD AVE SE
5	0	784350	0540	05/28/13	\$275,000	\$315,000	1,910	8	1986	Good	12,010	N	N	29320 215TH AVE SE
5	0	784350	0040	09/27/13	\$245,000	\$274,000	1,920	8	1988	Good	12,757	N	N	21402 SE 291ST ST
5	0	172106	9036	05/29/14	\$412,000	\$435,000	1,950	8	1985	Good	52,256	N	N	32119 199TH AVE SE
5	0	784350	0070	11/18/14	\$308,000	\$311,000	1,960	8	1989	Avg	12,243	N	N	21323 SE 291ST ST
5	0	192106	9029	09/20/12	\$375,000	\$454,000	1,990	8	1974	Avg	66,144	N	N	19431 SE 336TH ST
5	0	784350	0090	08/22/14	\$299,500	\$309,000	2,010	8	1986	Avg	12,085	N	N	21411 SE 291ST ST
5	0	082106	9098	01/29/14	\$425,000	\$461,000	2,020	8	1991	Avg	108,818	N	N	31331 202ND AVE SE
5	0	721542	0740	11/15/12	\$340,000	\$407,000	2,050	8	1994	Avg	35,798	N	N	20706 SE 293RD ST
5	0	745981	0210	10/02/14	\$299,000	\$306,000	2,050	8	1977	Good	26,000	N	N	28835 210TH AVE SE
5	0	784350	0310	04/14/14	\$290,000	\$309,000	2,080	8	1986	Good	12,732	N	N	21410 SE 293RD ST
5	0	721542	0110	03/27/13	\$357,000	\$415,000	2,090	8	1993	Avg	35,091	N	N	20018 SE 290TH PL
5	0	948594	0620	03/27/12	\$319,000	\$400,000	2,100	8	1985	Good	35,456	N	N	27703 193RD AVE SE
5	0	172106	9041	12/03/12	\$315,000	\$375,000	2,100	8	1981	Avg	91,964	N	N	32121 197TH AVE SE
5	0	745981	0120	05/16/12	\$263,000	\$327,000	2,120	8	1977	Avg	37,720	N	N	28804 210TH AVE SE
5	0	062106	9280	02/20/14	\$379,950	\$410,000	2,140	8	2012	Avg	38,400	N	N	29252 188TH AVE SE
5	0	948595	1000	11/16/12	\$370,000	\$442,000	2,140	8	1987	Avg	45,161	N	N	28201 183RD AVE SE
5	0	062106	9280	02/23/12	\$335,000	\$423,000	2,140	8	2012	Avg	38,400	N	N	29252 188TH AVE SE
5	0	911360	0210	06/17/14	\$380,000	\$399,000	2,150	8	1991	Avg	37,647	N	N	19504 SE 324TH ST
5	0	721540	0710	10/23/13	\$380,000	\$422,000	2,150	8	1989	Avg	37,540	N	N	29415 201ST PL SE
5	0	344412	0150	04/11/14	\$328,500	\$350,000	2,210	8	1978	Avg	37,186	N	N	20828 SE 281ST ST

Improved Sales Used in This Annual Update Analysis

Area 058 -- 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
5	0	721540	0300	05/20/13	\$350,000	\$402,000	2,210	8	1990	Avg	35,368	N	N	19927 SE 296TH ST
5	0	082106	9038	11/05/12	\$399,000	\$478,000	2,210	8	2005	Avg	209,844	N	N	20005 SE 308TH ST
5	0	362205	9193	05/29/12	\$330,000	\$409,000	2,220	8	1999	Avg	40,529	N	N	17134 SE COVINGTON-SAWYER RD
5	0	911360	0060	09/04/13	\$385,000	\$432,000	2,235	8	1999	Avg	56,737	N	N	32413 194TH AVE SE
5	0	745981	0080	09/24/13	\$328,500	\$367,000	2,240	8	1977	Good	28,571	N	N	28830 210TH AVE SE
5	0	948593	0450	05/01/13	\$360,000	\$415,000	2,270	8	1981	Good	25,296	N	N	28704 189TH PL SE
5	0	721542	0160	07/01/14	\$445,000	\$466,000	2,280	8	1994	Avg	42,077	N	N	20023 SE 290TH PL
5	0	948595	0130	07/31/13	\$369,000	\$417,000	2,290	8	1983	Good	34,252	N	N	28120 190TH AVE SE
5	0	948595	0450	02/20/14	\$329,950	\$356,000	2,310	8	1983	Good	36,472	N	N	28016 187TH AVE SE
5	0	948592	0120	08/29/14	\$290,000	\$299,000	2,340	8	1978	Fair	52,272	N	N	18761 SE 284TH PL
5	0	124940	0100	02/13/12	\$265,000	\$335,000	2,340	8	1988	Avg	15,647	N	N	29712 174TH AVE SE
5	0	012105	9115	07/03/12	\$380,000	\$467,000	2,350	8	1986	Avg	223,898	N	N	30130 170TH PL SE
5	0	192106	9053	11/13/13	\$292,000	\$323,000	2,380	8	1973	Good	66,145	N	N	19519 SE 336TH ST
5	0	721542	1000	06/07/12	\$395,000	\$489,000	2,390	8	1995	Avg	40,515	N	N	20727 SE 295TH ST
5	0	948593	0160	10/07/14	\$352,000	\$360,000	2,390	8	1981	Good	97,574	N	N	18330 SE 286TH ST
5	0	948593	0340	07/30/13	\$394,500	\$446,000	2,400	8	1981	VGood	31,008	N	N	28623 185TH AVE SE
5	9	258790	0130	11/30/12	\$325,000	\$388,000	2,410	8	1979	Avg	37,810	N	N	29604 179TH PL SE
5	0	721542	0610	02/01/14	\$409,950	\$445,000	2,450	8	1996	Avg	28,664	N	N	20612 SE 294TH WAY
5	0	721540	0160	06/08/12	\$332,300	\$411,000	2,480	8	1989	Avg	36,236	N	N	29507 199TH AVE SE
5	9	258791	0020	02/24/14	\$475,000	\$512,000	2,520	8	2000	Avg	41,858	N	N	17631 SE 296TH ST
5	0	202106	9094	10/29/13	\$477,500	\$529,000	2,520	8	1998	Avg	217,800	N	N	33730 211TH PL SE
5	0	721542	0470	08/09/13	\$376,000	\$424,000	2,520	8	1995	Avg	41,553	N	N	29309 204TH PL SE
5	0	721542	0400	07/09/13	\$388,000	\$441,000	2,540	8	1996	Avg	36,784	N	N	20417 SE 294TH WAY
5	0	911361	0290	04/19/13	\$335,000	\$388,000	2,549	8	1999	Avg	39,910	N	N	19204 SE 328TH PL
5	0	948595	0710	02/26/14	\$379,000	\$409,000	2,600	8	1984	Good	33,568	N	N	27620 188TH PL SE
5	0	948590	0130	04/29/13	\$380,000	\$439,000	2,620	8	1977	Good	37,800	N	N	28222 183RD AVE SE
5	0	721542	0050	07/16/13	\$399,900	\$454,000	2,620	8	1994	Avg	32,800	N	N	29021 200TH PL SE
5	0	721542	0050	10/07/12	\$360,000	\$434,000	2,620	8	1994	Avg	32,800	N	N	29021 200TH PL SE
5	0	948595	0860	02/07/14	\$380,000	\$411,000	2,650	8	1984	Avg	39,177	N	N	18624 SE 280TH ST
5	0	948595	0040	06/06/14	\$435,000	\$458,000	2,720	8	1983	Good	50,994	N	N	19021 SE 283RD ST
5	0	948594	0740	03/12/13	\$324,000	\$378,000	2,720	8	1987	VGood	37,107	N	N	28203 193RD AVE SE

Improved Sales Used in This Annual Update Analysis

Area 058 -- 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
5	0	259755	0040	06/26/13	\$350,000	\$399,000	2,740	8	1978	Good	28,168	N	N	29629 176TH AVE SE
5	0	362205	9129	09/11/13	\$400,000	\$448,000	2,790	8	1983	Avg	39,170	N	N	28001 173RD PL SE
5	0	259755	0090	09/05/14	\$455,000	\$469,000	2,790	8	1978	Good	28,212	N	N	29723 176TH AVE SE
5	0	948594	0040	07/26/12	\$350,000	\$429,000	2,820	8	1981	Good	49,878	N	N	19335 SE 284TH ST
5	0	948595	0280	04/02/12	\$322,500	\$404,000	2,910	8	1984	Avg	30,810	N	N	28006 189TH AVE SE
5	0	948593	0330	06/27/13	\$369,950	\$422,000	2,980	8	1981	Good	36,305	N	N	28613 185TH AVE SE
5	0	122105	9182	01/17/14	\$455,950	\$496,000	2,990	8	1985	Good	106,286	N	N	31010 177TH AVE SE
5	0	948595	0060	12/08/14	\$440,000	\$443,000	1,890	9	1985	Avg	36,036	N	N	19041 SE 283RD ST
5	9	258792	0030	07/27/12	\$337,500	\$413,000	1,900	9	1983	Avg	28,210	N	N	17657 SE 299TH PL
5	0	062106	9014	10/19/12	\$325,000	\$391,000	1,990	9	1982	Avg	141,570	N	N	29614 188TH AVE SE
5	0	398120	0660	07/15/14	\$432,000	\$451,000	2,190	9	1994	Good	13,673	N	N	18308 SE 277TH PL
5	0	398120	0740	12/19/12	\$425,000	\$505,000	2,480	9	1994	Good	13,659	N	N	18513 SE 277TH PL
5	0	721540	0440	09/12/13	\$400,000	\$448,000	2,520	9	1989	Avg	36,359	N	N	29541 200TH CT SE
5	0	948595	1120	07/18/13	\$340,000	\$386,000	2,560	9	1983	Avg	30,760	N	N	18407 SE 280TH ST
5	0	398120	1050	03/06/12	\$362,000	\$456,000	2,560	9	1990	Good	13,095	N	N	17961 SE 281ST CT
5	0	398120	0250	09/26/14	\$450,000	\$461,000	2,620	9	1989	Good	14,096	N	N	18009 SE 279TH PL
5	0	398120	0730	08/23/13	\$424,000	\$477,000	2,630	9	1994	Avg	13,257	N	N	18503 SE 277TH PL
5	0	721542	0430	10/01/13	\$349,950	\$390,000	2,640	9	1995	Avg	42,007	N	N	20231 SE 294TH WAY
5	0	172106	9073	06/20/12	\$537,000	\$662,000	2,651	9	2000	Avg	232,610	N	N	20620 SE 322ND ST
5	0	948595	1460	06/23/14	\$385,000	\$404,000	2,700	9	1984	Avg	37,011	N	N	18837 SE 281ST ST
5	0	948594	0370	04/02/12	\$333,000	\$417,000	2,700	9	1984	Good	35,002	N	N	27629 195TH AVE SE
5	0	721541	0430	07/28/14	\$476,000	\$495,000	2,740	9	1993	Avg	33,158	N	N	29938 200TH CT SE
5	0	721541	0430	01/28/13	\$389,000	\$458,000	2,740	9	1993	Avg	33,158	N	N	29938 200TH CT SE
5	0	398120	0080	08/26/14	\$360,000	\$372,000	2,760	9	1989	Good	15,624	N	N	18002 SE 283RD CT
5	0	948592	0140	01/03/12	\$340,000	\$434,000	2,770	9	1979	Good	85,813	N	N	28232 188TH AVE SE
5	0	948595	1510	09/15/14	\$450,000	\$462,000	2,790	9	1984	Good	48,994	N	N	18910 SE 282ND CT
5	0	911361	0240	07/23/13	\$433,250	\$491,000	2,790	9	1999	Avg	41,356	N	N	19313 SE 328TH ST
5	0	721542	0490	03/28/14	\$375,000	\$401,000	2,810	9	1995	Avg	35,492	N	N	29300 204TH PL SE
5	0	237700	0230	12/20/13	\$405,000	\$444,000	2,840	9	1985	Avg	49,658	N	N	18211 SE 317TH ST
5	0	398120	0630	12/10/13	\$418,000	\$459,000	2,850	9	1993	Good	13,804	N	N	18404 SE 277TH PL
5	0	721541	0540	04/09/13	\$392,000	\$455,000	2,850	9	1991	Avg	37,255	N	N	20025 SE 302ND CT

Improved Sales Used in This Annual Update Analysis

Area 058 -- 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
5	0	721542	0390	03/27/14	\$464,500	\$497,000	2,890	9	1996	Avg	33,339	N	N	20423 SE 294TH WAY
5	0	398120	0290	10/12/12	\$400,000	\$482,000	2,890	9	1989	Good	21,304	N	N	27922 181ST CT SE
5	0	721542	0670	04/20/12	\$385,000	\$481,000	2,890	9	1996	Avg	29,797	N	N	20620 SE 291ST PL
5	0	721542	0570	01/22/13	\$399,000	\$470,000	2,910	9	1995	Avg	35,089	N	N	29313 206TH CT SE
5	0	405320	1040	11/19/13	\$525,000	\$579,000	2,990	9	1991	VGood	78,775	N	N	31005 W LAKE MORTON DR SE
5	0	398120	0230	04/25/14	\$415,000	\$441,000	3,040	9	1989	Good	14,181	N	N	18012 SE 280TH PL
5	0	062106	9042	09/19/12	\$525,000	\$636,000	3,098	9	2001	Avg	217,364	N	N	29206 192ND AVE SE
5	0	948595	1180	05/02/13	\$429,900	\$496,000	3,180	9	1985	Good	35,982	N	N	28026 185TH PL SE
5	0	398120	0710	02/14/14	\$430,000	\$465,000	3,220	9	1991	Good	13,168	N	N	18423 SE 277TH PL
5	0	948595	1170	05/22/14	\$480,000	\$507,000	3,250	9	1983	Good	34,293	N	N	28030 185TH PL SE
5	5	405320	0260	11/06/12	\$550,000	\$659,000	3,300	9	1990	Avg	39,000	Y	Y	31123 E LAKE MORTON DR SE
5	0	915840	0100	07/08/12	\$370,000	\$455,000	3,360	9	1994	Avg	35,516	N	N	20612 SE 331ST ST
5	0	398120	0510	08/27/12	\$454,950	\$553,000	3,370	9	1990	Good	22,579	N	N	18635 SE 277TH PL
5	0	948595	1560	08/05/12	\$399,000	\$488,000	3,520	9	1983	Good	42,103	N	N	28315 190TH AVE SE
5	0	911361	0160	01/08/14	\$530,000	\$578,000	3,560	9	1999	Avg	55,379	N	N	32710 193RD AVE SE
5	9	258791	0040	01/12/12	\$455,000	\$580,000	3,690	9	1990	Avg	34,300	N	N	29612 176TH AVE SE
5	0	948595	0440	09/12/12	\$483,500	\$586,000	4,480	9	1986	Good	37,881	N	N	18718 SE 281ST ST
5	0	179610	0010	09/11/14	\$555,000	\$571,000	2,640	10	1979	Good	188,760	N	N	19036 SE AUBURN-BLACK DIAMOND RD
5	5	405320	0140	05/08/13	\$551,000	\$635,000	4,140	10	1995	Avg	27,809	Y	Y	30973 E LAKE MORTON DR SE
5	0	062106	9287	08/23/12	\$489,900	\$596,000	4,250	10	2004	Avg	184,694	N	N	29229 196TH AVE SE
5	5	405320	0285	08/11/14	\$725,000	\$751,000	3,410	11	1990	Avg	41,022	Y	Y	31155 E LAKE MORTON DR SE

Improved Sales Removed in This Annual Update Analysis

Area 058 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	0	012105	9128	09/18/13	\$4,763	EASEMENT OR RIGHT OF WAY; DOR RATIO
4	0	022105	9065	02/22/12	\$62,500	DOR RATIO; GOV'T TO NON-GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	022105	9072	02/07/13	\$207,799	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	022105	9097	07/15/14	\$230,000	IMP CHARACTERISTICS CHANGED SINCE SALE; DOR RATIO
4	0	022105	9179	02/01/12	\$293,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
4	0	072106	9079	02/01/13	\$237,000	OBSOLESCENCE
4	0	072106	9079	05/16/12	\$475,703	OBSOLESCENCE; GOV'T TO GOV'T; BANKRUPTCY - RECEIVER OR TRUSTEE
4	0	112105	9075	10/15/13	\$230,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	112105	9077	04/11/14	\$190,893	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	122105	9010	01/25/13	\$425,188	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	122105	9010	01/29/13	\$359,858	GOV'T TO GOV'T; RECEIVERSHIP OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT EXCISE TAX
4	0	122105	9010	04/07/14	\$175,000	NON-REPRESENTATIVE SALE; GOV'T TO NON-GOV'T; FINANCIAL INSTITUTION RESALE
4	0	122105	9029	11/16/12	\$150,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	122105	9072	07/11/12	\$172,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
4	0	122105	9072	04/04/13	\$140,000	SELLING OR BUYING COSTS AFFECTING SALES PRICE; FINANCIAL INSTITUTION RESALE
4	0	122105	9115	02/05/13	\$98,000	TEAR DOWN; ACCY ONLY SALE; PREVIOUS IMP. VALUE <= 25K,
4	0	132105	9004	07/02/13	\$315,000	IMP. COUNT > 1; FINANCIAL INSTITUTION RESALE; DOR RATIO
4	0	132105	9004	01/22/13	\$549,499	IMP. COUNT > 1; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
4	0	132105	9024	02/07/13	\$455,731	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
4	0	132105	9071	03/12/12	\$319,950	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
4	0	132105	9130	12/06/12	\$950,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
4	0	142105	9059	05/08/13	\$609,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	162105	9025	07/20/12	\$376,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	162105	9025	09/17/14	\$145,501	NON-REPRESENTATIVE SALE; DOR RATIO; FINANCIAL INSTITUTION RESALE
4	0	182106	9072	12/17/12	\$176,000	RECEIVERSHIP OR TRUSTEE; EXEMPT EXCISE TAX; GOV'T TO GOV'T; NO MARKET EXPOSURE
4	0	182106	9072	08/28/13	\$130,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
4	0	182106	9072	05/08/14	\$335,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
4	10	192106	9019	02/20/14	\$59,031	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	192106	9084	05/21/14	\$404,950	SALE DATA DOES NOT MATCH ASSESSED VALUE
4	0	202106	9021	03/08/13	\$290,000	IMP. COUNT > 1

Improved Sales Removed in This Annual Update Analysis

Area 058 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	0	202106	9086	09/11/13	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	8	202576	0050	03/25/13	\$715,000	MULTI-PARCEL SALE
4	8	202576	0170	02/06/13	\$488,875	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	7	202576	0270	07/31/14	\$400,000	RELATED PARTY, FRIEND OR NEIGHBOR; DOR RATIO
4	7	202576	0270	09/02/14	\$400,000	RELATED PARTY, FRIEND OR NEIGHBOR; DOR RATIO
4	8	202576	0390	08/29/13	\$1,017,432	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	8	202576	0410	02/21/13	\$31,000	DOR RATIO; QUIT CLAIM DEED
4	8	202577	0190	05/07/13	\$485,000	NO MARKET EXPOSURE
4	8	202577	0230	09/23/14	\$518,900	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	8	202577	0230	12/12/14	\$550,000	NON-REPRESENTATIVE SALE
4	8	202577	0310	06/11/14	\$785,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
4	8	202577	0420	11/30/12	\$336,125	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	8	202577	0530	10/28/13	\$455,000	DOR RATIO; PERCENT COMPLETE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT EXCISE TAX
4	8	202577	0530	11/04/13	\$450,000	DOR RATIO; PERCENT COMPLETE; NON-REPRESENTATIVE SALE; RELOCATION - SALE BY SERVICE
4	8	202577	0560	11/03/14	\$930,000	PERCENT COMPLETE
4	10	202580	0080	01/31/12	\$100,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
4	10	202581	0110	01/30/13	\$112,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	10	202581	0110	05/22/13	\$127,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	221290	0180	12/29/14	\$220,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
4	0	221290	0180	07/28/14	\$127,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	0	221290	0420	10/17/12	\$90,200	OBSERVATION OUTSIDE THE NORM; DIAGNOSTIC OUTLIER
4	0	221290	0420	04/26/12	\$212,856	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
4	0	221290	0490	05/10/13	\$117,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	221290	0550	11/03/14	\$170,625	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	0	221290	0680	01/29/13	\$117,300	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	221290	0680	05/16/13	\$110,250	QUIT CLAIM DEED
4	0	221290	0800	05/02/12	\$143,000	GOV'T TO GOV'T; RECEIVERSHIP OR TRUTEE; NO MARKET EXPOSURE; EXEMPT EXCISE TAX
4	0	221290	0840	02/20/13	\$109,000	IMP. CHAR CHANGED SINCE SALE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
4	0	221290	0920	03/06/14	\$135,500	FINANCIAL INSTITUTION RESALE; IMP. CHAR CHANGED SINCE SALE; EXEMPT EXCISE TAX
4	0	221290	0920	10/04/12	\$171,516	GOV'T TO NON-GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis

Area 058 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	0	221290	0920	07/22/14	\$215,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
4	0	221290	1000	04/24/12	\$107,220	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
4	0	221290	1040	01/23/14	\$130,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	221290	1130	11/03/14	\$210,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
4	0	221290	1140	06/10/14	\$298,313	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
4	0	232105	9028	05/22/12	\$155,000	DOR RATIO; NON-REPRESENTATIVE SALE
4	0	232105	9032	03/13/13	\$110,000	FULL SALES PRICE NOT REPORTED
4	0	242105	9123	10/29/14	\$346,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	242105	9128	03/13/13	\$454,068	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	281791	0070	03/18/13	\$344,280	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	10	282106	9070	08/15/12	\$425,000	IMP. COUNT > 1; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	0	321124	0080	08/31/12	\$400,000	RELOCATION - SALE TO SERVICE
4	0	321124	0370	05/07/12	\$380,000	IMP CHARACTERISTICS CHANGED SINCE SALE
4	0	321124	0370	12/01/14	\$460,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
4	0	321127	0170	12/09/13	\$365,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	321127	0170	05/23/14	\$404,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
4	0	321127	0430	12/11/12	\$329,700	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	0	329860	0070	03/17/14	\$229,106	NON-GOV'T TO GOV'T; BANKRUPTCY; NO MARKET EXPOSURE
4	0	329860	0340	09/05/14	\$400,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
4	0	329860	0440	08/10/14	\$260,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
4	0	329860	0520	01/29/13	\$403,052	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
4	0	329860	0770	10/17/14	\$271,746	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	0	329860	0850	08/25/14	\$235,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	0	352205	9067	10/01/12	\$378,259	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
4	0	352205	9067	05/01/13	\$190,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
4	0	397763	0115	01/07/13	\$116,100	OBSOLESCENCE
4	0	397763	0150	07/13/12	\$140,251	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	397763	0240	07/14/13	\$112,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	397763	0270	08/25/14	\$139,450	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
4	0	397763	0270	11/13/14	\$206,990	SALE DATA DOES NOT MATCH ASSESSED VALUE

Improved Sales Removed in This Annual Update Analysis

Area 058 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	0	397763	0310	12/10/13	\$130,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	397763	0310	09/23/14	\$140,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
4	0	431260	0030	09/17/12	\$127,700	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	431270	0010	01/27/12	\$119,000	NON-REPRESENTATIVE SALE; SHORT SALE
4	0	431270	0150	03/19/12	\$225,520	GOV'T TO NON-GOV'T; FINANCIAL INSTITUTION SALE; NO MRKT EXPOSURE; EXEMPT EXCISE TAX
4	0	431270	0180	05/01/14	\$228,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
4	0	431270	0350	03/20/13	\$216,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
4	0	570960	0240	08/21/14	\$180,900	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	0	660040	0140	03/15/12	\$47,500	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
4	0	660040	0270	07/24/14	\$126,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	0	660040	0270	12/10/14	\$202,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
4	0	660040	0370	02/11/14	\$142,300	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHAR CHANGED SINCE SALE; EXEMPT EXCISE TAX
4	0	660040	0370	05/23/14	\$120,750	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
4	0	660040	0370	09/10/14	\$215,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
4	0	660040	0470	06/25/14	\$187,637	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
4	0	660040	0480	01/03/14	\$181,518	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; EXEMPT EXCISE TAX
4	0	660040	0590	03/05/13	\$182,929	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
4	0	660040	0590	05/27/14	\$135,000	SALE DATA DOES NOT MATCH ASSESSED VALUE; FINANCIAL INSTITUTION RESALE
4	0	660041	0170	05/28/14	\$124,740	NON-REPRESENTATIVE SALE
4	0	660041	0200	04/04/13	\$127,000	SHORT SALE; SELLING OR BUYING COSTS AFFECTING SALE PRICE
4	0	660041	0220	02/25/13	\$90,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	660041	0270	08/16/12	\$145,000	BOX PLOT OUTLIER; MODEL DEVELOPMENT EXCLUSION
4	0	660041	0350	07/29/13	\$194,413	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	660041	0350	07/16/13	\$172,550	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	660041	0350	04/04/14	\$125,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
4	0	660041	0510	05/22/13	\$185,000	PERCENT NET CONDITION
4	0	786100	0010	05/04/12	\$200,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	786100	0122	12/20/12	\$346,832	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	786100	0122	06/16/14	\$265,000	SALE DATA DOES NOT MATCH ASSESSED VALUE: EXEMPT FROM EXCISE TAX
4	0	796845	0090	04/26/12	\$175,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in This Annual Update Analysis

Area 058 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	0	796846	0010	06/26/13	\$177,100	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
4	0	796846	0340	10/31/12	\$274,500	RELOCATION - SALE TO SERVICE
4	0	923760	0010	10/09/14	\$1,688	EASEMENT; DOR RATIO; PERCENT NET CONDITION; PREVIOUS IMP. VALUE <= 25K
4	0	923760	0020	10/20/14	\$2,400	EASEMENT OR RIGHT OF WAY; DOR RATIO
4	0	923760	0050	05/10/12	\$90,000	BOX PLOT OUTLIER; MODEL DEVELOPMENT EXCLUSION
4	0	923760	0100	03/21/12	\$109,900	MODEL DEVELOPMENT EXCLUSION; BOX PLOT OUTLIER
5	0	005350	0020	01/13/12	\$150,000	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
5	0	005350	0050	10/04/12	\$380,046	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	005350	0160	09/06/14	\$295,000	RELOCATION - SALE TO SERVICE
5	0	005350	0200	01/30/12	\$229,731	GOV'T TO GOV'T; BANKRUPTCY; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	005350	0680	02/04/14	\$440,629	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
5	0	005350	0900	11/22/13	\$200,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	012105	9007	01/23/14	\$102,943	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHAR CHANGED SINCE SALE; EXEMPT EXCISE TAX
5	0	012105	9007	08/08/14	\$210,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	012105	9033	09/13/12	\$90,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	012105	9080	05/31/13	\$471,767	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
5	0	012105	9080	01/16/14	\$324,900	SALE DATA DOES NOT MATCH ASSESSED VALUE GOV'T TO NON-GOV'T; EXEMPT EXCISE TAX
5	0	012105	9114	07/09/14	\$115,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	012105	9142	06/29/12	\$280,000	ANOMALY DETECTION; DIAGNOSTIC OUTLIER
5	0	062106	9007	10/17/12	\$260,000	DOR RATIO; GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
5	0	062106	9007	12/01/14	\$65,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND OR NEIGHBOR
5	0	062106	9039	12/19/12	\$211,000	NON-REPRESENTATIVE SALE
5	0	062106	9059	12/19/13	\$95,000	DOR RATIO; QUIT CLAIM DEED; STATEMENT TO DOR
5	0	062106	9067	04/30/13	\$400,847	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	062106	9067	06/05/13	\$400,846	BANKRUPTCY; GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	062106	9121	01/19/12	\$76,125	DOR RATIO; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
5	0	062106	9154	06/24/12	\$70,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	0	062106	9154	07/21/14	\$226,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	062106	9245	10/08/13	\$335,000	RELOCATION - SALE TO SERVICE
5	0	062106	9256	06/27/13	\$368,500	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in This Annual Update Analysis

Area 058 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	072106	9087	05/02/13	\$365,001	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	072106	9087	05/07/14	\$651,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	072106	9096	09/22/14	\$449,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	0	122105	9037	08/08/13	\$427,591	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	147150	0091	06/20/13	\$155,197	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	172106	9045	04/08/14	\$218,750	PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	172106	9053	06/13/13	\$157,500	QUIT CLAIM DEED; DOR RATIO
5	0	179610	0030	07/18/13	\$243,644	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	179610	0110	05/30/13	\$115,938	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	184290	0030	05/09/14	\$168,100	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
5	9	258789	0420	03/21/12	\$270,120	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
5	9	258789	0500	01/09/12	\$425,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	259755	0050	10/30/13	\$204,284	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
5	0	259755	0130	03/25/13	\$120,100	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
5	0	322206	9139	05/29/13	\$139,597	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
5	0	322206	9147	10/10/13	\$105,000	IMP CHARACTERISTICS CHANGED SINCE SALE; DOR RATIO
5	0	322206	9147	02/25/14	\$339,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	322206	9153	10/24/14	\$286,900	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	322206	9156	09/19/14	\$168,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	0	322206	9156	12/17/14	\$270,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	344400	0042	03/11/14	\$150,000	NON-REPRESENTATIVE SALE
5	0	344400	0250	04/08/14	\$64,350	DOR RATIO; PARTIAL INTEREST; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	344400	0252	02/29/12	\$132,300	DOR RATIO; AUCTION SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	344410	0050	08/10/12	\$150,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	344410	0281	08/22/12	\$171,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	0	344411	0010	02/05/13	\$210,500	DOR RATIO; PARTIAL INTEREST; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	352205	9094	06/25/12	\$155,000	QUIT CLAIM DEED
5	0	352205	9106	05/06/14	\$295,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	0	362205	9021	05/02/14	\$2,500	EASEMENT OR RIGHT OF WAY; DOR RATIO
5	0	362205	9067	02/25/13	\$140,000	PREVIOUS IMP. VALUE <= 25K

Improved Sales Removed in This Annual Update Analysis

Area 058 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	362205	9077	03/14/12	\$175,000	RELOCATION - SALE TO SERVICE
5	0	362205	9092	05/08/12	\$217,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
5	0	362205	9103	04/17/12	\$245,000	OBSOLESCENCE
5	0	362205	9148	04/18/12	\$65,000	DOR RATIO; NON-REPRESENTATIVE SALE
5	0	362205	9157	10/09/14	\$205,000	DIAGNOSTIC OUTLIER; RETENTION EXCLUSION FOR THE SAMPLE SET
5	0	383205	0130	08/20/14	\$255,500	RELOCATION - SALE TO SERVICE
5	0	383205	0340	06/15/12	\$259,362	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	383205	0440	04/24/12	\$184,900	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
5	0	383205	0720	06/11/14	\$265,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
5	0	383205	0800	02/18/14	\$280,000	GOV'T TO GOV'T; RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	383205	0830	03/20/13	\$202,005	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
5	0	383205	0900	05/29/13	\$376,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
5	0	383205	0950	11/24/14	\$354,811	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	0	383205	1070	04/08/14	\$342,420	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
5	0	383206	0140	03/05/12	\$300,963	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	383206	0250	02/05/13	\$202,500	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
5	0	383206	0420	07/24/14	\$317,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	383206	0660	06/11/13	\$278,000	RELOCATION - SALE TO SERVICE
5	0	383206	0750	04/25/13	\$208,100	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	383206	1140	01/29/13	\$199,175	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	383207	0030	07/26/13	\$208,100	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	383207	0100	01/10/12	\$386,528	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	383208	0370	07/15/13	\$222,501	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	398120	0080	10/09/13	\$633,493	BANKRUPTCY - RECEIVER OR TRUSTEE; CORRECTION DEED; NO MARKET EXPOSURE
5	0	398120	0080	04/01/13	\$633,493	RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	398120	0080	08/06/13	\$507,819	GOV'T TO GOV'T; BANKRUPTCY; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	398120	0630	09/22/13	\$418,000	RELOCATION - SALE TO SERVICE
5	0	398120	1070	05/22/13	\$280,000	NO MARKET EXPOSURE
5	0	398120	1080	03/14/14	\$281,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	5	405320	0160	12/31/14	\$50,068	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in This Annual Update Analysis

Area 058 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	5	405320	0190	08/13/12	\$140,000	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	5	405320	0410	05/13/14	\$273,000	OBSOLESCENCE
5	5	405320	0550	01/15/14	\$144,886	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	5	405320	0566	10/20/14	\$425,000	MODEL DEVELOPMENT EXCLUSION; DIAGNOSTIC OUTLIER
5	0	405320	0725	11/21/14	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	405320	0926	04/27/12	\$315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	405320	0926	12/05/14	\$357,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	436670	0080	08/17/12	\$108,734	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	436670	0140	12/19/14	\$241,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	721540	0770	06/23/14	\$260,000	NON-REPRESENTATIVE SALE
5	0	784350	0040	12/26/12	\$224,744	GOV'T TO GOV'T; RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT EXCISE TAX
5	0	784350	0140	11/14/12	\$177,400	BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REPRESENTATIVE SALE; QUIT CLAIM DEED
5	0	784350	0250	10/01/13	\$230,250	OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	859440	0350	05/20/14	\$315,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	911360	0010	12/10/13	\$285,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
5	0	948594	0700	01/10/12	\$276,809	RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT EXCISE TAX
5	0	948594	0700	09/18/12	\$234,950	SELLING OR BUYING COSTS AFFECTING SALES PRICE; EXEMPT FROM EXCISE TAX
5	0	948595	0310	10/15/12	\$348,842	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	948595	0310	08/15/13	\$312,375	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
5	0	948595	0310	10/03/14	\$610,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	948595	0330	02/11/12	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	948595	1030	09/24/14	\$549,900	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	948595	1300	12/05/12	\$420,384	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
5	0	948595	1300	01/14/14	\$286,000	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX

Vacant Sales Used in this Annual Update Analysis

Area 058

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
4	0	112105	9003	08/21/13	\$138,500	189,486	N	N
4	0	112105	9116	01/28/14	\$145,000	128,502	N	N
4	0	112105	9117	04/21/14	\$143,000	165,528	N	N
4	0	132105	9138	03/14/12	\$189,500	120,516	N	N
4	0	132105	9143	12/06/13	\$179,950	112,853	N	N
4	0	142105	9058	01/21/14	\$170,000	212,573	N	N
4	0	142105	9063	11/09/12	\$195,000	212,573	N	N
4	0	182106	9092	08/30/12	\$125,000	255,162	N	N
4	8	202576	0150	06/28/12	\$135,000	21,951	N	N
4	8	202577	0300	08/19/14	\$210,000	21,935	N	N
4	8	202577	0350	09/25/13	\$205,000	27,874	N	N
4	8	202577	0360	08/20/14	\$260,000	28,150	N	N
4	8	202577	0550	10/26/12	\$129,000	24,346	N	N
4	8	202577	0550	06/28/12	\$120,000	24,346	N	N
4	0	215200	0020	08/03/12	\$115,000	118,483	N	N
4	0	570960	0320	06/09/14	\$50,554	9,915	N	N
4	0	660040	0030	08/12/14	\$67,000	9,750	N	N
5	0	005350	0620	12/24/12	\$59,950	4,621	N	N
5	0	012105	9074	06/27/12	\$109,000	218,846	N	N
5	0	072106	9014	11/26/14	\$155,000	344,040	N	N
5	0	172106	9064	02/19/14	\$228,000	217,800	Y	N
5	0	352205	9104	08/14/14	\$107,500	39,322	N	N
5	0	352205	9108	08/14/14	\$140,000	78,843	N	N
5	0	405320	0743	12/10/13	\$25,000	45,290	N	N

Vacant Sales Removed in this Annual Update Analysis

Area 058

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	0	112105	9026	02/12/13	\$10,000	PARTIAL INTEREST (1/3, 1/2, ETC.)
4	0	112105	9116	01/31/14	\$145,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
4	0	132105	9034	07/05/12	\$8,900	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	132105	9100	01/30/14	\$120,000	NON-REPRESENTATIVE SALE
4	0	202106	9090	03/08/13	\$130,000	RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	8	202577	0490	08/01/12	\$90,000	NON-REPRESENTATIVE SALE
4	10	212105	9152	03/12/14	\$437,500	MULTI-PARCEL SALE
4	0	222105	9067	11/07/14	\$30,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	232105	9089	03/13/13	\$57,000	NO MARKET EXPOSURE
4	0	232105	9090	04/17/13	\$57,000	NO MARKET EXPOSURE
4	0	232105	9091	11/22/13	\$55,000	NO MARKET EXPOSURE
5	0	062106	9071	04/24/13	\$2,000	NO MARKET EXPOSURE
5	0	082106	9063	01/04/13	\$170,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	082106	9096	05/21/12	\$65,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
5	9	258792	0020	07/30/12	\$100,000	MULTI-PARCEL SALE
5	0	322206	9144	08/19/14	\$57,110	NON-REPRESENTATIVE SALE
5	0	344412	0100	12/10/13	\$35,000	NO MARKET EXPOSURE
5	0	352205	9017	06/22/12	\$105,000	NO MARKET EXPOSURE; OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
5	0	352205	9112	01/09/12	\$72,000	NON-REPRESENTATIVE SALE
5	0	362205	9171	01/27/12	\$11,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
5	0	405320	0750	07/05/12	\$80,000	NON-REPRESENTATIVE SALE
5	0	405320	0985	12/26/12	\$56,250	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	405320	0985	09/09/13	\$11,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
5	0	757010	0170	07/10/14	\$45,000	NON-REPRESENTATIVE SALE

Mobile Home Sales Used in this Annual Update Analysis

Area 058

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
4	0	022105	9198	05/01/13	\$275,000	1,890	4	2001	6	101,285	N	15419 SE 288TH ST
4	0	032105	9095	06/27/13	\$275,000	1,848	3	1994	6	77,972	N	14604 SE 304TH ST
4	0	122105	9060	07/16/14	\$149,000	1,064	1	1978	4	39,485	N	31215 168TH WAY SE
4	0	192106	9125	06/27/14	\$221,000	1,600	3	1997	4	45,087	N	18405 SE 346TH ST
4	0	192106	9139	06/03/13	\$250,000	1,850	3	1988	6	50,203	N	34706 183RD AVE SE
4	0	192106	9145	04/01/13	\$110,000	1,230	3	1989	3	50,791	N	34716 181ST AVE SE
4	0	192106	9145	11/26/12	\$108,000	1,230	3	1989	3	50,791	N	34716 181ST AVE SE
4	0	202106	9034	08/02/13	\$340,000	1,372	3	1996	6	108,900	N	19810 SE 342ND ST
4	0	786100	0085	08/22/14	\$240,000	1,400	3	2001	6	53,578	N	29850 159TH LN SE
4	0	796845	0120	05/23/12	\$235,000	1,344	3	1985	4	35,001	N	16027 SE 322ND ST
5	0	022105	9051	09/10/14	\$134,900	960	3	1979	4	14,076	N	29207 160TH AVE SE
5	0	022105	9080	08/12/14	\$142,000	1,296	3	1974	6	39,192	N	29418 KENT-BLACK DIAMOND RD SE
5	0	062106	9001	02/29/12	\$318,000	1,512	5	2007	6	309,276	N	28912 192ND AVE SE
5	0	062106	9027	08/19/14	\$179,950	924	3	1994	4	213,008	N	30025 196TH AVE SE
5	0	062106	9144	10/25/13	\$180,000	1,770	3	1999	6	59,241	N	19055 SE 299TH PL
5	0	072106	9110	09/30/13	\$320,000	2,030	4	1992	6	256,448	N	31721 190TH AVE SE
5	0	082106	9034	05/12/14	\$215,000	1,848	3	1985	4	47,951	N	20126 SE 308TH ST
5	0	082106	9077	01/16/13	\$122,500	1,248	3	1981	3	69,021	N	30622 200TH AVE SE
5	0	082106	9093	05/11/12	\$250,000	1,848	3	1989	5	95,430	N	30802 202ND AVE SE
5	0	082106	9102	04/25/12	\$269,000	1,568	3	1987	6	108,173	N	31718 200TH AVE SE
5	0	122105	9209	08/06/12	\$180,000	1,440	3	1976	4	216,983	N	17631 SE 304TH ST
5	0	182106	9005	11/05/13	\$170,000	896	1	1978	3	159,204	N	18517 SE 322ND ST
5	0	332206	9090	05/01/13	\$130,000	1,848	3	1979	4	41,446	N	21412 SE 286TH PL
5	0	362205	9177	09/19/12	\$118,500	1,876	3	1980	3	54,014	N	28026 177TH AVE SE
5	5	405320	0135	02/14/12	\$297,000	1,568	3	1989	4	29,000	Y	30961 E LAKE MORTON DR SE
5	0	405320	0965	05/17/13	\$216,000	1,782	3	1990	4	91,888	N	31457 W LAKE MORTON DR SE
5	0	406860	0150	12/30/13	\$134,000	945	3	1987	6	28,917	N	29306 215TH PL SE
5	0	757010	0130	11/06/14	\$95,000	1,848	3	1990	4	22,484	N	21300 SE 291ST ST

Mobile Home Sales Removed in this Annual Update Analysis

Area 058

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	0	022105	9086	09/23/14	\$145,671	RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
4	0	032105	9174	05/30/13	\$147,000	MOBILE HOME; RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	112105	9108	07/03/14	\$235,000	RELATED PARTY, FRIEND OR NEIGHBOR; NO MARKET EXPOSURE; MOBILE HOME
4	0	132105	9127	07/31/14	\$77,500	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
4	0	192106	9145	06/13/12	\$126,386	BANKRUPTCY - RECEIVER OR TRUSTEE; MOBILE HOME; NO MARKET EXPOSURE
4	0	232105	9004	05/22/14	\$320,000	SALE DATA DOES NOT MATCH ASSESSED VALUE; MOBILE HOME;
4	10	252105	9062	12/03/14	\$102,800	TEAR DOWN; NON-GOV'T TO GOV'T; MOBILE HOME; NO MARKET EXPOSURE
4	0	570960	0080	09/16/14	\$165,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
4	0	570960	0080	01/08/14	\$80,336	AUCTION SALE; BANKRUPTCY; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	570960	0250	10/29/13	\$40,000	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	0	570960	0310	08/14/13	\$48,020	BANKRUPTCY - RECEIVER OR TRUSTEE; MOBILE HOME; NO MARKET EXPOSURE
4	0	570960	0310	02/21/14	\$40,000	NON-REPRESENTATIVE SALE; MOBILE HOME; FINANCIAL INSTITUTION RESALE
4	0	786150	0210	10/30/14	\$135,000	SALE DATA DOES NOT MATCH ASSESSED VALUE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	0	022105	9016	01/22/14	\$118,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	022105	9051	04/25/14	\$87,189	GOV'T TO GOV'T; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	0	062106	9064	11/01/13	\$209,150	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
5	0	062106	9064	03/27/12	\$107,750	MOBILE HOME; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
5	0	062106	9144	05/07/13	\$250,034	BANKRUPTCY - RECEIVER OR TRUSTEE; MOBILE HOME; NO MARKET EXPOSURE
5	0	062106	9144	01/29/13	\$219,225	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; BANKRUPTCY; NO MARKET EXPOSURE
5	0	082106	9051	04/03/13	\$383,690	RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
5	0	172106	9057	01/08/13	\$390,009	BANKRUPTCY - RECEIVER OR TRUSTEE; MOBILE HOME; NO MARKET EXPOSURE
5	0	172106	9057	01/19/13	\$332,796	RECEIVER OR TRUSTEE; GOV'T TO GOV'T; MOBILE HOME; NO MARKET EXPOSURE
5	0	172106	9057	11/12/13	\$160,099	FINANCIAL INSTITUTION RESALE; GOV'T TO NON-GOV'T; MOBILE HOME; NO MARKET EXPOSURE
5	0	322206	9168	06/12/13	\$105,000	RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	0	322206	9181	08/21/12	\$242,672	BANKRUPTCY - RECEIVER OR TRUSTEE; MOBILE HOME; NO MARKET EXPOSURE
5	0	322206	9181	08/29/13	\$136,000	FINANCIAL INSTITUTION RESALE; GOV'T TO NON-GOV'T; MOBILE HOME; NO MARKET EXPOSURE
5	0	332206	9090	11/19/12	\$208,738	NO MARKET EXPOSURE; RECEIVER OR TRUSTEE; GOV'T TO NON-GOV'T; MOBILE HOME
5	0	332206	9090	08/23/12	\$208,737	RECEIVERSHIP OR TRUSTEE; CORRECTION DEED; NO MARKET EXPOSURE; MOBILE HOME
5	0	405320	0965	02/25/13	\$136,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; RECEIVER OR TRUSTEE
5	0	406860	0150	07/02/13	\$150,000	RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX

Mobile Home Sales Removed in this Annual Update Analysis Area 058

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	757010	0130	08/26/13	\$140,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE

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.

Carolyn Liepelt

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

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

- Annual Update Model Development and Report Preparation
- Sales Verification


Appraiser II

8/25/15

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