

Talbot Hill/ East Kent

Area: 059

Residential Revalue for 2015 Assessment Roll



Photo Source: Seattletimes.com

Area 059 is located southeast of Seattle. This area is located generally south of the City of Renton between State route 167 and state route 515. This area includes a portion of Renton and a portion of Kent. This area is serviced by Renton school district and Kent School District. Valley Medical Hospital, several Medical and Dental office are also located in this area. This area is close to Renton and Kent Boeing plant. Lots of commercial establishment such as Walmart, Sam's club, grocery stores and Automobiles dealerships are located close to this area.



King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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Lloyd Hara
Assessor

Dear Property Owners:

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

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

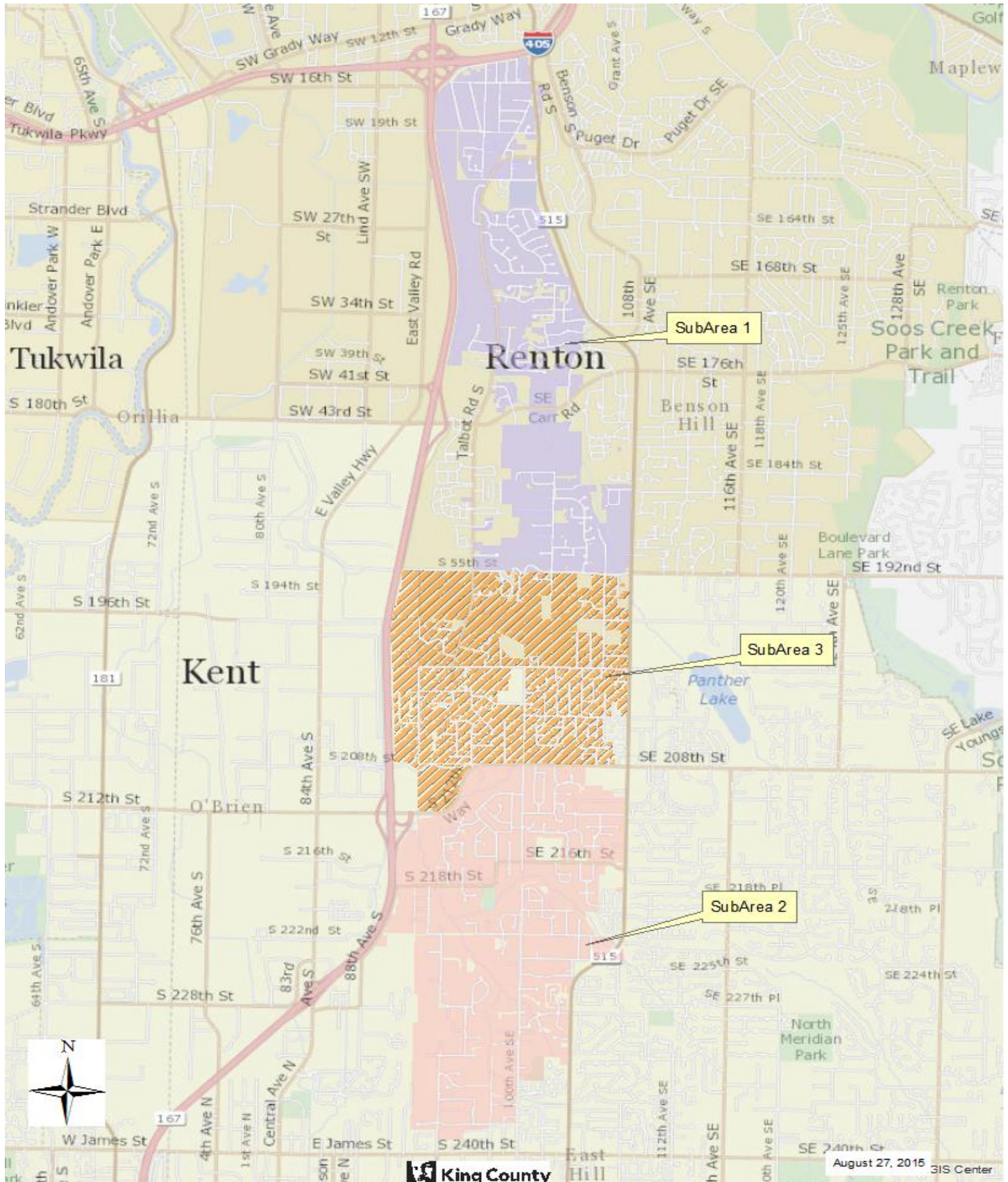
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

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

Sincerely,

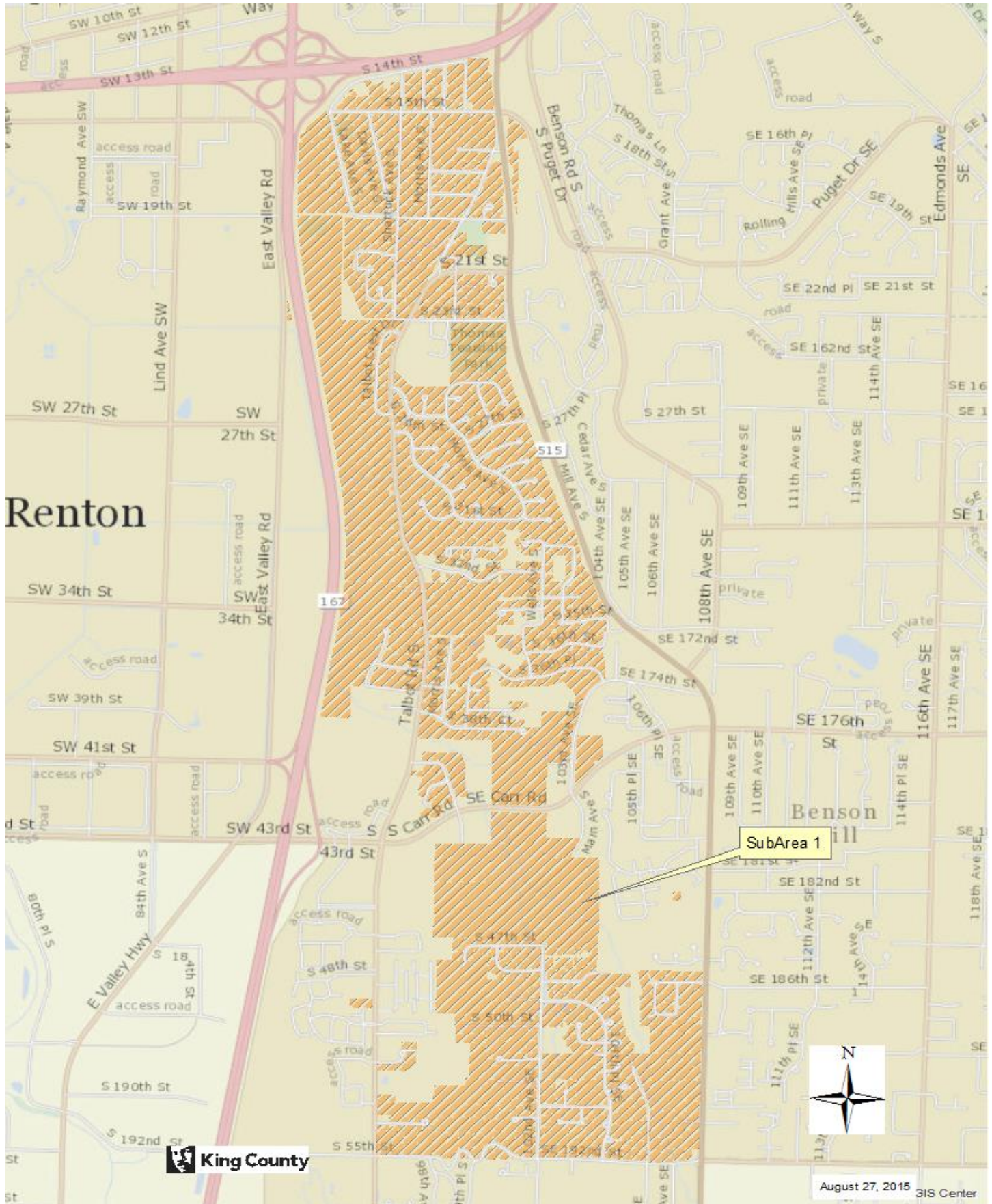
Lloyd Hara
Assessor

Area 59 Map

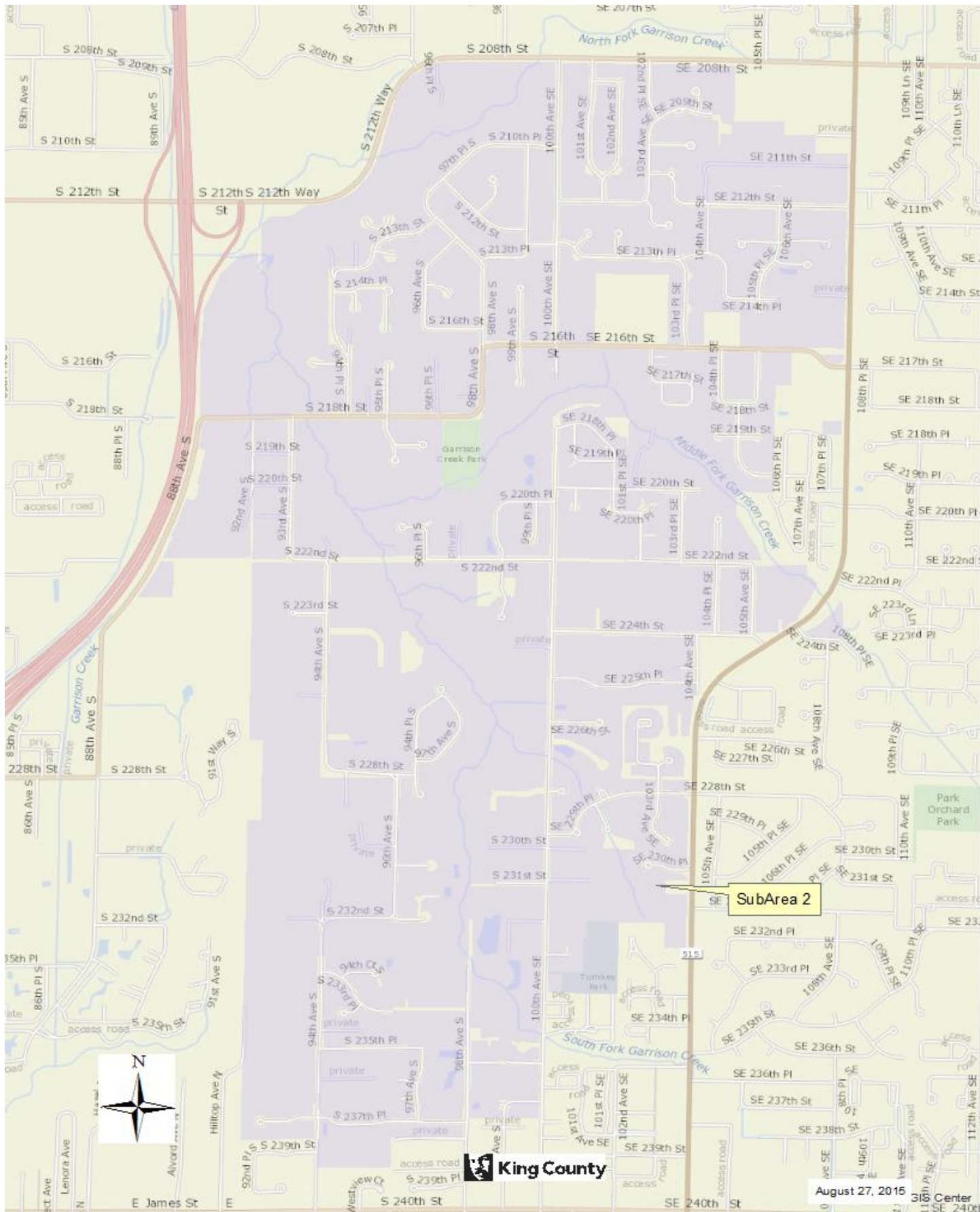


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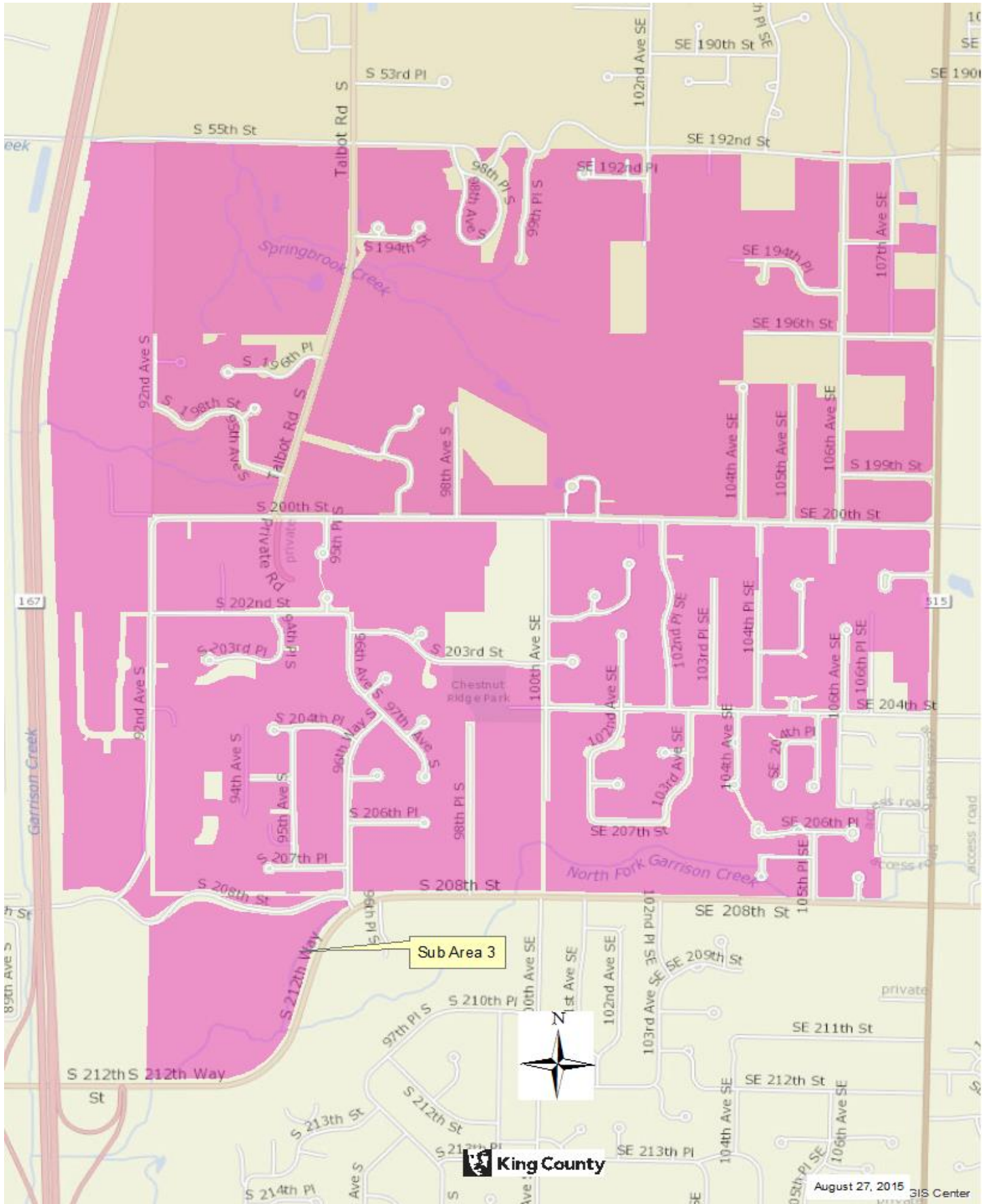
Area 59 Subarea 1 Map



Area 59 – Sub Area 2 Map



Area 59 – Sub Area 3 Map



Area 59 - Plat 662480 Map



Area 59 Housing Profile



Grade 5/ Year Built 1947/ Total Living Area 670 SF
Account Number 062205-9105



Grade 6/ Year Built 1979/ Total Living Area 1010 SF
Account Number 025590-0120



Grade 7/ Year Built 1983/ Total Living Area 1530 SF
Account Number 011070-0190



Grade 8/ Year Built 1982/ Total Living Area 2270 SF
Account Number 052205-9323



Grade 9/ Year Built 2005/ Total Living Area 3300 SF
Account Number 072205-9019



Grade 10/ Year Built 2011/ Total Living Area 3650 SF
Account Number 182205-9156

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

Talbot Hill/ East Hill - Area 059

Annual Update

Characteristics Based Market Adjustment for 2015 Assessment Roll

Previous Physical Inspection: 2012
Number of Improved Sales: 549
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	\$106,200	\$222,200	\$328,400			8.39%
2015 Value	\$110,600	\$230,400	\$341,000	\$362,300	94.5%	8.06%
\$ Change	+\$4,400	+\$8,200	+\$12,600			
% Change	+4.1%	+3.7%	+3.8%			

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 8.06% is an improvement from the previous COD of 8.39%. 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	\$106,000	\$196,500	\$302,500
2015 Value	\$110,400	\$205,400	\$315,800
\$ Change	+\$4,400	+\$8,900	+\$13,300
% Change	+4.2%	+4.5%	+4.4%

Number of one to three unit residences in the population: 4,468

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 several characteristic-based and neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, parcels located in plat 662480 were generally at higher assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.

Area 059 - Model Adjustments 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+4.65%	4,447	99.5%

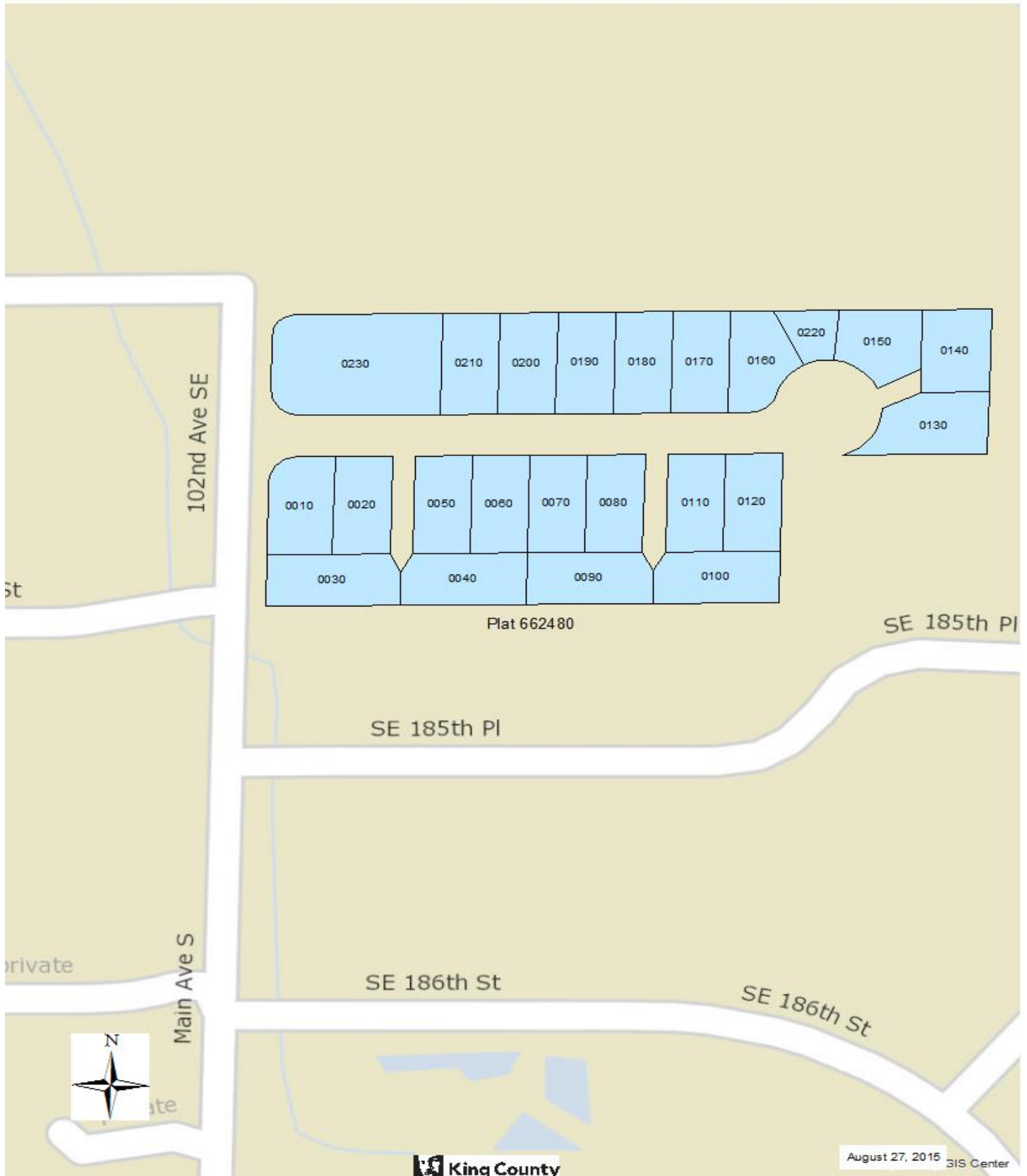
Due to truncating the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

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

Model Variable	Adj %	# Sales	# in Pop	% Rep
Major = 662480	-6.67%	21	21	100%

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

Area 059 - Plat 662480 Map



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Area 059 - Summary of Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% Pop	QSTR	Sub	Range of Building Grades	Range of Year Built
662480	PANTHER RIDGE	21	21	100%	SW 32 23 5	1	9	2013

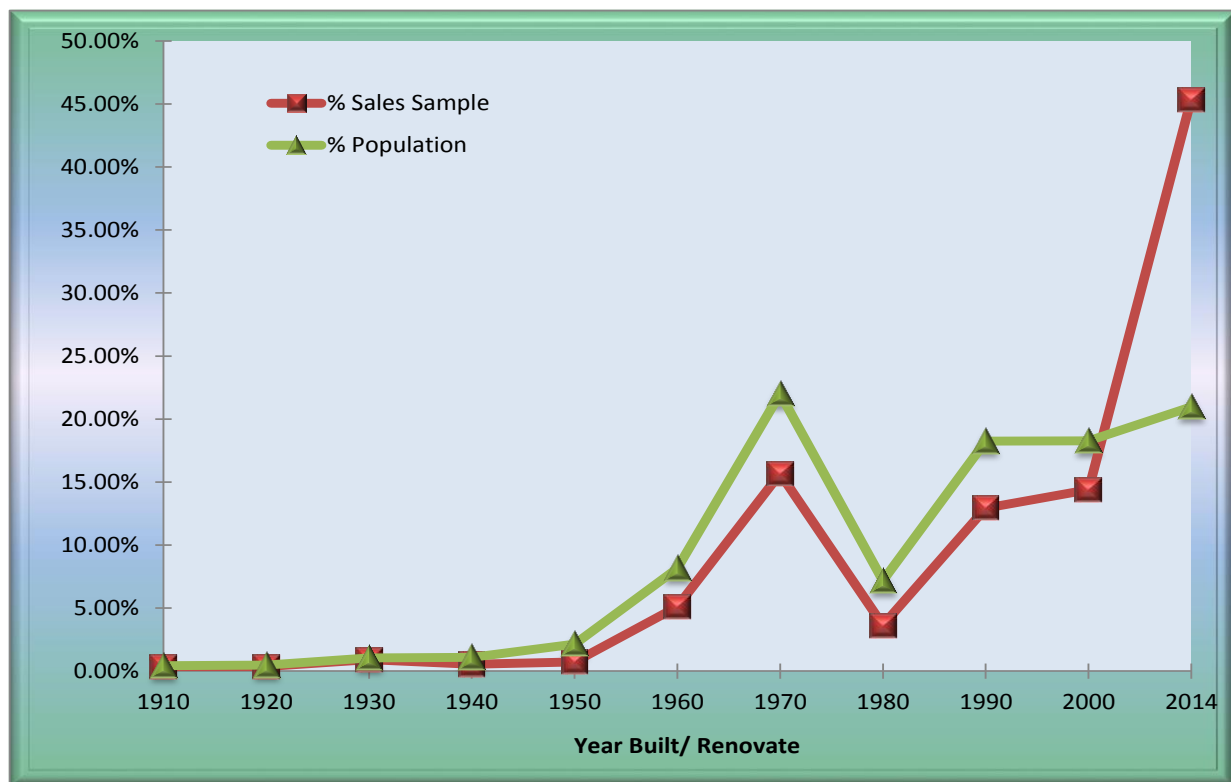
Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	2	0.36%
1920	2	0.36%
1930	5	0.91%
1940	3	0.55%
1950	4	0.73%
1960	28	5.10%
1970	86	15.66%
1980	20	3.64%
1990	71	12.93%
2000	79	14.39%
2014	249	45.36%
549		

Population

Year Built/Ren	Frequency	% Population
1910	19	0.43%
1920	21	0.47%
1930	47	1.05%
1940	49	1.10%
1950	96	2.15%
1960	364	8.15%
1970	983	22.00%
1980	321	7.18%
1990	815	18.24%
2000	816	18.26%
2014	937	20.97%
4,468		



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.

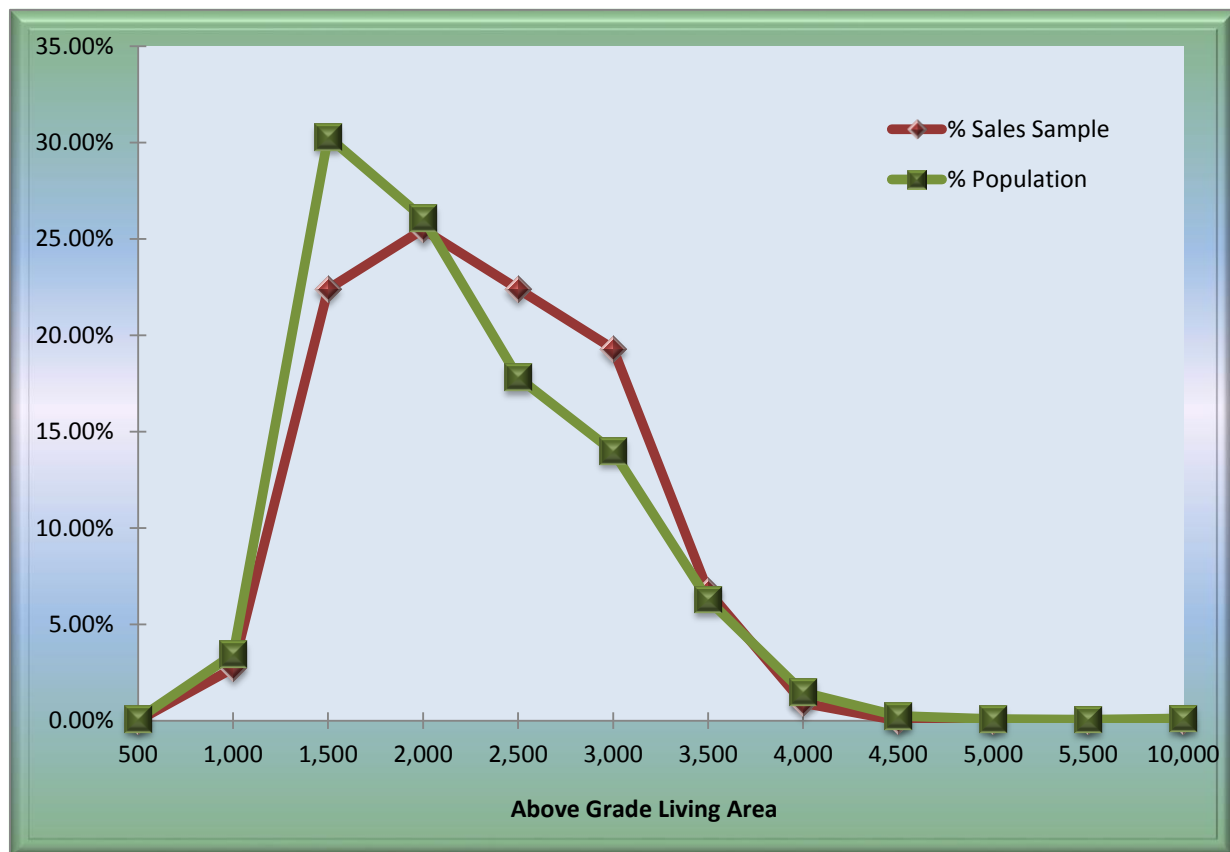
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	15	2.73%
1,500	123	22.40%
2,000	140	25.50%
2,500	123	22.40%
3,000	106	19.31%
3,500	37	6.74%
4,000	5	0.91%
4,500	0	0.00%
5,000	0	0.00%
5,500	0	0.00%
10,000	0	0.00%
549		

Population

AGLA	Frequency	% Population
500	4	0.09%
1,000	154	3.45%
1,500	1,354	30.30%
2,000	1,166	26.10%
2,500	796	17.82%
3,000	625	13.99%
3,500	281	6.29%
4,000	66	1.48%
4,500	11	0.25%
5,000	4	0.09%
5,500	2	0.04%
10,000	5	0.11%
4,468		



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.

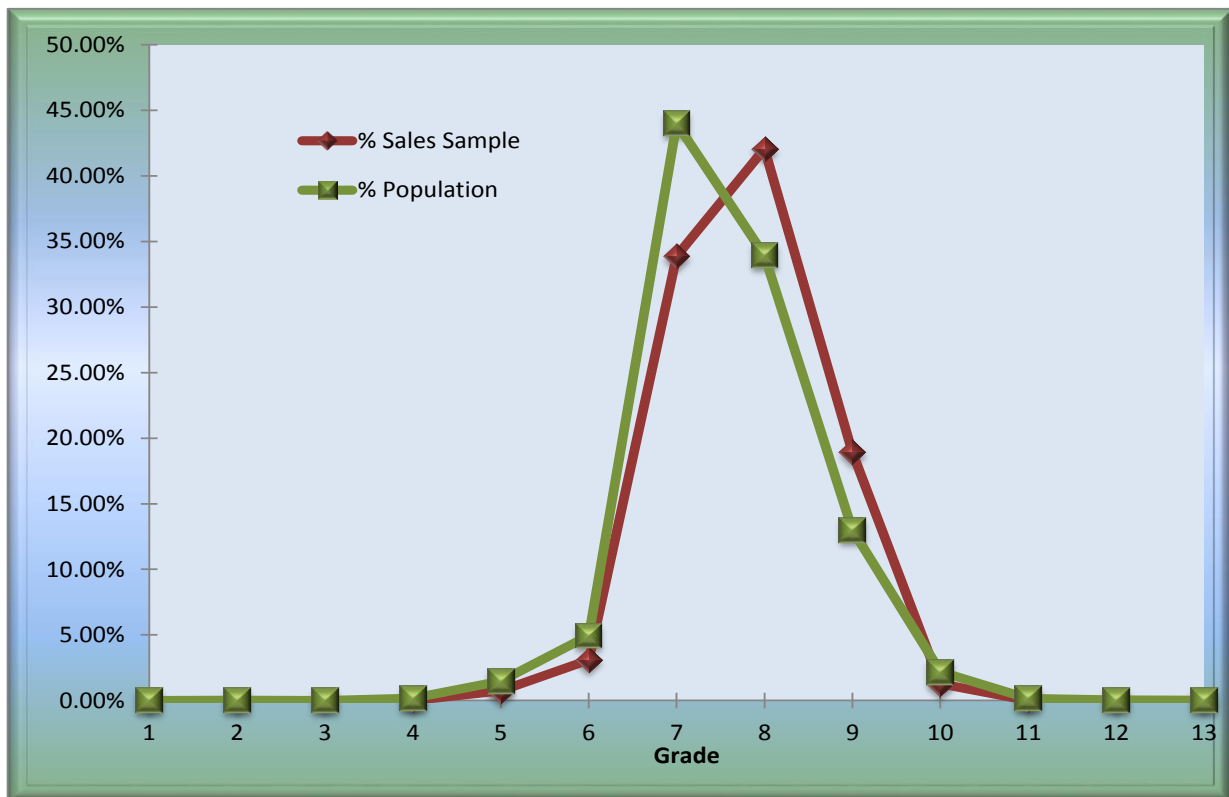
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	4	0.73%
6	17	3.10%
7	186	33.88%
8	231	42.08%
9	104	18.94%
10	7	1.28%
11	0	0.00%
12	0	0.00%
13	0	0.00%
549		

Population

Grade	Frequency	% Population
1	0	0.00%
2	1	0.02%
3	0	0.00%
4	8	0.18%
5	66	1.48%
6	221	4.95%
7	1,966	44.00%
8	1,516	33.93%
9	582	13.03%
10	98	2.19%
11	7	0.16%
12	2	0.04%
13	1	0.02%
4,468		



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

Area 059 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 1.105, resulting in an adjusted value of \$524,000 ($\$475,000 \times 1.105 = \$524,875$) – truncated to the nearest \$1000.

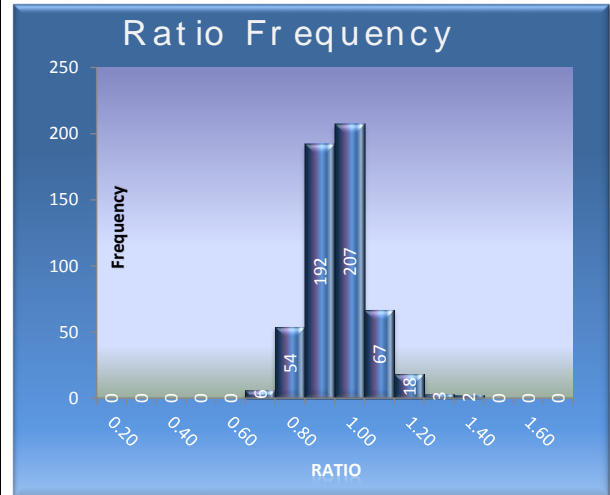
SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.253	25.3%
2/1/2012	1.246	24.6%
3/1/2012	1.239	23.9%
4/1/2012	1.232	23.2%
5/1/2012	1.225	22.5%
6/1/2012	1.218	21.8%
7/1/2012	1.211	21.1%
8/1/2012	1.204	20.4%
9/1/2012	1.197	19.7%
10/1/2012	1.190	19.0%
11/1/2012	1.182	18.2%
12/1/2012	1.176	17.6%
1/1/2013	1.168	16.8%
2/1/2013	1.161	16.1%
3/1/2013	1.155	15.5%
4/1/2013	1.148	14.8%
5/1/2013	1.141	14.1%
6/1/2013	1.134	13.4%
7/1/2013	1.127	12.7%
8/1/2013	1.119	11.9%
9/1/2013	1.112	11.2%
10/1/2013	1.105	10.5%
11/1/2013	1.098	9.8%
12/1/2013	1.091	9.1%
1/1/2014	1.084	8.4%
2/1/2014	1.077	7.7%
3/1/2014	1.071	7.1%
4/1/2014	1.063	6.3%
5/1/2014	1.057	5.7%
6/1/2014	1.049	4.9%
7/1/2014	1.042	4.2%
8/1/2014	1.035	3.5%
9/1/2014	1.028	2.8%
10/1/2014	1.021	2.1%
11/1/2014	1.014	1.4%
12/1/2014	1.007	0.7%
1/1/2015	1.000	0.0%

The time adjustment formula for Area 059 is: $(.90781430557485 + 0.1101037310254 * 0.03825137 - 0.00021037416621738 * \text{SaleDay}) / (.90781430557485 + 0.1101037310254 * 0.03825137)$
SaleDay = SaleDate - 42005

Annual Update Ratio Study Report (Before) – 2014 Assessments

District: SW / Team: 1	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Talbot Hill/ East Hill	1/1/2014	8/28/2015	1/2012 - 12/2014
Area Number: 059	Appr ID:	Property Type:	Adjusted for time?
	RPAN	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	549
Mean Assessed Value	\$328,400
Mean Adj. Sales Price	\$362,300
Standard Deviation AV	\$85,157
Standard Deviation SP	\$92,218
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.912
Median Ratio	0.907
Weighted Mean Ratio	0.906
UNIFORMITY	
Lowest ratio	0.662
Highest ratio:	1.369
Coefficient of Dispersion	8.39%
Standard Deviation	0.101
Coefficient of Variation	11.05%
Price Related Differential (PRD)	1.006
RELIABILITY	
95% Confidence: Median	
Lower limit	0.899
Upper limit	0.913
95% Confidence: Mean	
Lower limit	0.904
Upper limit	0.920
SAMPLE SIZE EVALUATION	
N (population size)	4,468
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.101
Recommended minimum:	16
Actual sample size:	549
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	291
# ratios above mean:	258
z:	1.408
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

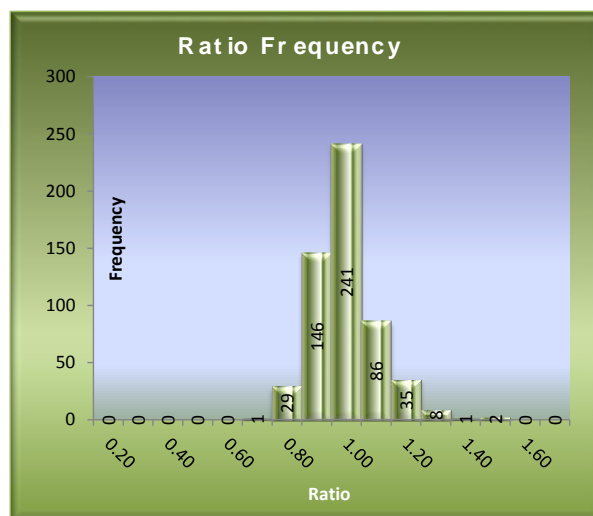
1 to 3 Unit Residences throughout Area 059

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

Annual Update Ratio Study Report (After) – 2015 Assessments

District: SW / Team: 1	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Talbot Hill/ East Hill	1/1/2015	8/28/2015	1/2012 - 12/2014
	Appr. ID:	Property Type:	Adjusted for time?
Area Number: 059	RPAN	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	549
Mean Assessed Value	\$341,000
Mean Sales Price	\$362,300
Standard Deviation AV	\$84,999
Standard Deviation SP	\$92,218
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.949
Median Ratio	0.945
Weighted Mean Ratio	0.941
UNIFORMITY	
Lowest ratio	0.692
Highest ratio:	1.433
Coefficient of Dispersion	8.06%
Standard Deviation	0.104
Coefficient of Variation	10.91%
Price Related Differential (PRD)	1.008
RELIABILITY	
95% Confidence: Median	
Lower limit	0.934
Upper limit	0.951
95% Confidence: Mean	
Lower limit	0.940
Upper limit	0.957
SAMPLE SIZE EVALUATION	
N (population size)	4,468
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.104
Recommended minimum:	17
Actual sample size:	549
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	292
# ratios above mean:	257
z:	1.494
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 059.

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 28, 2015

Sales Screening for Improved Parcel Analysis

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

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

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

Land Update

Based on the 6 usable land sales available in the area, their 2014 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall +4.2% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value * 1.047, 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 several characteristic-based and neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, parcels located in plat 662480 were generally at higher assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.

With the exception of real property mobile home parcels and parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 549 useable residential sales in the area.

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

The derived adjustment formula is:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * (1 - 0.05) / (.90781430557485 + 0.1101037310254 * \text{Plat662480})$$

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 2 sales of mobile homes within Area 059. 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 +3.8%. The adjustment formula is:

$$\begin{aligned} 2015 \text{ Total Value} &= 2014 \text{ Total Value} * 1.038 \\ 2015 \text{ Improvements Value} &= 2015 \text{ Total Value} \text{ minus } 2015 \text{ Land Value} \end{aligned}$$

Results

The resulting assessment level is 0.945. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2015 assessment year (taxes payable in 2016) results in an average total change from the 2014 assessments of +4.4%. This increase is due partly to market changes over time and the previous assessment levels.

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

Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (Previous Year Land Value + Previous Year Improvement Value) * 1.038.
- If the site is improved with a house and mobile home, the formula derived from the house is used to arrive at new total value.
- If “accessory improvements only”, the Total % Change, as indicated by the sales sample, is used to arrive at a new total value. (Previous Year Land Value + Previous Year Improvement Value) * 1.038.
- 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 059 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	722200	0318	11/13/13	\$230,000	\$252,000	970	5	1956	Good	8,260	N	N	1517 MORRIS AVE S
1	0	334040	1555	11/05/14	\$235,000	\$238,000	1,690	5	1930	Good	11,054	N	N	222 S 15TH ST
1	0	322305	9221	12/12/13	\$175,000	\$191,000	720	6	1962	VGood	7,410	N	N	18617 108TH AVE SE
1	0	662340	0099	10/29/14	\$184,900	\$188,000	900	6	1947	Good	9,000	N	N	19033 108TH AVE SE
1	0	722200	0163	01/25/13	\$263,663	\$307,000	920	6	1970	Avg	7,760	N	N	2215 TALBOT RD S
1	0	322305	9085	02/13/14	\$209,350	\$225,000	1,030	6	1938	Avg	40,075	N	N	18616 102ND AVE SE
1	0	989920	0010	04/29/14	\$199,000	\$210,000	1,070	6	1971	Good	11,170	N	N	3431 SHATTUCK AVE S
1	0	312305	9177	05/21/13	\$230,000	\$261,000	1,150	6	1981	Avg	47,232	N	N	498 S 55TH ST
1	0	312305	9178	02/22/12	\$225,200	\$279,000	1,150	6	1980	Avg	47,232	N	N	5414 TALBOT RD S
1	0	722928	0100	10/14/13	\$261,000	\$288,000	1,340	6	1913	Avg	16,829	N	N	2212 TALBOT RD S
1	0	662340	0050	07/09/13	\$199,950	\$225,000	1,470	6	1924	Avg	18,581	N	N	18819 108TH AVE SE
1	0	302305	9012	09/10/14	\$389,900	\$400,000	1,710	6	1942	Good	117,176	N	N	3315 TALBOT RD S
1	0	334040	1570	07/03/14	\$312,500	\$326,000	930	7	2008	Avg	7,969	N	N	306 S 15TH ST
1	0	723160	0125	03/22/12	\$206,000	\$254,000	1,020	7	1946	Good	6,000	N	N	1401 WHITWORTH AVE S
1	0	722200	0209	05/21/14	\$344,500	\$362,000	1,050	7	2002	Avg	5,453	N	N	1819 TALBOT RD S
1	0	322305	9116	08/02/13	\$226,000	\$253,000	1,120	7	1961	Avg	20,473	N	N	19037 106TH AVE SE
1	0	722200	0353	11/19/12	\$195,000	\$230,000	1,140	7	1954	Good	11,880	N	N	1817 MORRIS AVE S
1	0	722200	0030	11/27/12	\$295,500	\$348,000	1,150	7	1997	Avg	13,888	N	N	1622 TALBOT RD S
1	0	889920	0240	12/03/13	\$325,000	\$355,000	1,190	7	1974	Good	7,600	N	N	1004 S 31ST CT
1	0	334040	1251	10/10/12	\$240,100	\$285,000	1,190	7	2005	Avg	4,502	N	N	1517 DAVIS AVE S
1	0	334040	1160	01/15/13	\$279,500	\$326,000	1,210	7	1980	Avg	17,082	N	N	1619 LAKE AVE S
1	0	889900	0190	12/12/14	\$301,000	\$302,000	1,220	7	1968	Good	7,200	N	N	612 S 27TH CT
1	0	302305	9050	06/06/13	\$270,000	\$306,000	1,240	7	1958	Avg	36,273	N	N	2825 TALBOT RD S
1	0	889920	0150	03/09/13	\$295,000	\$340,000	1,240	7	1975	Good	7,500	N	N	1007 S 31ST CT
1	0	723160	0100	11/20/13	\$320,000	\$350,000	1,250	7	2008	Avg	6,000	N	N	1415 WHITWORTH AVE S
1	0	889921	0620	06/12/12	\$270,000	\$328,000	1,260	7	1980	Good	9,709	N	N	620 S 29TH PL
1	0	855860	0005	12/09/13	\$300,000	\$327,000	1,280	7	1959	Avg	10,764	N	N	3500 TALBOT RD S
1	0	889921	0090	07/14/14	\$360,000	\$374,000	1,290	7	1983	Avg	8,466	N	N	2831 WHITWORTH AVE S
1	0	889921	0500	07/24/13	\$330,900	\$371,000	1,290	7	1983	Good	8,400	N	N	3006 WHITWORTH AVE S
1	0	322305	9214	11/14/12	\$185,000	\$218,000	1,300	7	1961	Avg	12,632	N	N	18615 102ND AVE SE
1	0	855860	0100	09/11/14	\$305,000	\$313,000	1,300	7	1976	Avg	8,018	N	N	3520 MORRIS AVE S
1	0	889900	0140	08/28/14	\$263,000	\$271,000	1,300	7	1968	Avg	7,885	N	N	2700 MORRIS AVE S
1	0	889900	0280	12/16/13	\$264,900	\$288,000	1,300	7	1968	Good	7,537	N	N	612 S 25TH ST
1	0	855860	0175	11/04/13	\$279,500	\$307,000	1,310	7	1975	Good	9,491	N	N	3722 MORRIS AVE S
1	0	889921	0470	02/25/13	\$265,000	\$306,000	1,320	7	1983	Good	9,230	N	N	3013 SMITHERS CT S
1	0	722200	0210	04/15/14	\$235,000	\$249,000	1,360	7	1966	Good	8,625	N	N	506 S 19TH ST
1	0	889921	0140	02/29/12	\$210,000	\$260,000	1,370	7	1970	Good	10,824	N	N	612 S 31ST ST



Improved Sales Used in This Annual Update Analysis

Area 059 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	895650	0040	06/24/13	\$365,000	\$412,000	1,370	7	1993	Avg	7,733	N	N	18601 106TH PL SE
1	0	761680	0210	07/09/12	\$325,000	\$393,000	1,380	7	1966	Avg	11,128	N	N	17828 97TH AVE S
1	0	855860	0085	05/09/14	\$311,100	\$328,000	1,380	7	1977	Good	8,078	N	N	3502 MORRIS AVE S
1	0	889920	0080	03/11/14	\$341,250	\$365,000	1,390	7	1974	Avg	7,700	N	N	2913 MORRIS AVE S
1	0	761680	0240	10/29/13	\$265,000	\$291,000	1,400	7	1966	Avg	9,750	N	N	17819 98TH AVE S
1	0	722200	0393	07/03/14	\$290,000	\$302,000	1,440	7	1967	Avg	11,250	N	N	325 S 19TH ST
1	0	808335	0170	06/26/13	\$195,000	\$220,000	1,440	7	1996	Avg	3,316	N	N	549 S 51ST CT
1	0	889910	0040	06/26/12	\$245,000	\$297,000	1,460	7	1969	Good	8,614	N	N	709 S 27TH ST
1	0	889921	0610	07/23/14	\$325,000	\$337,000	1,480	7	1980	Good	8,627	N	N	621 S 29TH PL
1	0	889910	0080	08/02/13	\$290,000	\$325,000	1,490	7	1971	Avg	7,710	N	N	795 S 27TH ST
1	0	723160	0205	11/03/12	\$229,950	\$272,000	1,510	7	1990	Avg	4,000	N	N	1318 WHITWORTH AVE S
1	0	889920	0110	06/03/14	\$235,000	\$246,000	1,530	7	1970	Good	8,700	N	N	3001 MORRIS AVE S
1	0	895650	0020	08/18/14	\$338,000	\$349,000	1,590	7	1992	Avg	7,819	N	N	10608 SE 186TH ST
1	0	855700	0280	08/26/13	\$290,000	\$323,000	1,610	7	1978	Avg	8,880	N	N	2527 TALBOT CREST DR S
1	0	808335	0120	12/07/12	\$200,000	\$235,000	1,620	7	1996	Avg	3,485	N	N	515 S 51ST CT
1	0	855860	0115	05/20/13	\$280,000	\$318,000	1,630	7	1963	Avg	8,308	N	N	3612 MORRIS AVE S
1	0	808335	0040	08/19/13	\$213,000	\$238,000	1,660	7	1996	Avg	2,700	N	N	421 S 51ST CT
1	0	808335	0070	12/17/14	\$235,000	\$236,000	1,660	7	1995	Avg	2,748	N	N	441 S 51ST CT
1	0	808335	0240	10/05/12	\$188,003	\$223,000	1,660	7	1996	Avg	2,746	N	N	552 S 51ST CT
1	0	855860	0155	11/27/12	\$217,000	\$255,000	1,670	7	1962	Avg	8,968	N	N	516 S 38TH CT
1	0	338832	0020	03/28/13	\$312,000	\$358,000	1,700	7	1967	Avg	9,638	N	N	10050 SE 190TH ST
1	0	507000	0120	08/13/14	\$269,950	\$279,000	1,740	7	1962	Good	9,547	N	N	402 S 36TH ST
1	0	889900	0240	08/19/14	\$280,000	\$289,000	1,770	7	1968	Good	11,254	N	N	617 S 26TH CT
1	0	302305	9036	08/13/14	\$233,000	\$241,000	1,790	7	1931	Good	51,836	N	N	2709 TALBOT RD S
1	0	338832	0090	05/02/13	\$360,000	\$411,000	1,800	7	1968	Good	15,100	N	N	10041 SE 190TH ST
1	0	895650	0070	12/17/13	\$309,700	\$337,000	1,820	7	1993	Avg	8,361	N	N	18613 106TH PL SE
1	0	272850	0110	09/05/13	\$301,500	\$335,000	1,840	7	2003	Avg	4,050	N	N	605 S 53RD PL
1	0	272850	0100	04/23/12	\$193,030	\$237,000	1,880	7	2003	Avg	4,050	N	N	531 S 53RD PL
1	0	722928	0030	07/29/13	\$268,500	\$301,000	1,890	7	1998	Avg	6,266	N	N	2223 SMITHERS AVE S
1	0	272850	0190	05/08/12	\$206,500	\$253,000	1,940	7	2003	Avg	3,645	N	N	520 S 53RD PL
1	0	334040	1436	02/09/12	\$260,000	\$323,000	1,960	7	2011	Avg	5,000	N	N	1522 DAVIS AVE S
1	0	334040	1437	01/12/12	\$265,000	\$331,000	1,960	7	2011	Avg	7,005	N	N	1526 DAVIS AVE S
1	0	272850	0210	09/21/12	\$212,000	\$253,000	2,080	7	2003	Avg	3,645	N	N	508 S 53RD PL
1	0	272850	0230	02/08/12	\$239,950	\$299,000	2,080	7	2003	Avg	3,645	N	N	424 S 53RD PL
1	0	988820	0020	05/22/13	\$311,500	\$354,000	2,080	7	2008	Avg	4,500	N	N	2107 BURNETT PL S
1	0	895650	0110	04/23/14	\$360,000	\$381,000	2,120	7	1993	Avg	12,774	N	N	10601 SE 187TH ST
1	0	889910	0360	04/01/14	\$340,990	\$363,000	2,376	7	1969	Good	8,057	N	N	750 S 25TH ST



Improved Sales Used in This Annual Update Analysis

Area 059 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	889921	0110	10/29/14	\$264,000	\$268,000	2,430	7	1983	Avg	10,815	N	N	2909 WHITWORTH AVE S
1	0	761680	0340	08/14/12	\$254,000	\$305,000	1,200	8	1964	Good	22,568	N	N	17706 98TH AVE S
1	0	948576	0050	08/26/14	\$297,950	\$307,000	1,390	8	1990	Avg	5,127	N	N	901 S 32ND ST
1	0	948574	0370	04/18/12	\$279,950	\$344,000	1,430	8	2001	Avg	5,854	N	N	1101 S 35TH ST
1	0	264140	0390	06/11/13	\$356,500	\$403,000	1,460	8	1995	Avg	7,270	N	N	10371 SE 187TH PL
1	0	722927	0070	12/11/13	\$247,500	\$270,000	1,520	8	1997	Avg	5,108	N	N	1801 BURNETT AVE S
1	0	948575	0110	09/18/14	\$366,000	\$375,000	1,680	8	1989	Avg	6,108	N	N	729 S 32ND ST
1	0	264140	0430	12/06/13	\$351,000	\$383,000	1,720	8	1995	Avg	10,287	N	N	10355 SE 187TH PL
1	0	889921	0680	09/15/14	\$359,000	\$368,000	1,730	8	1980	VGood	7,857	N	N	515 S 28TH PL
1	0	948576	0320	07/19/13	\$332,450	\$373,000	1,740	8	1990	Avg	5,357	N	N	927 S 32ND PL
1	0	662340	0105	07/25/12	\$247,500	\$298,000	1,750	8	1991	Avg	22,215	N	N	10614 SE 192ND ST
1	0	264140	0290	10/28/14	\$349,000	\$354,000	1,800	8	1995	Avg	7,620	N	N	10416 SE 187TH PL
1	0	264140	0520	03/27/14	\$334,800	\$356,000	1,800	8	1995	Avg	7,226	N	N	10370 SE 187TH PL
1	0	264140	0590	11/26/12	\$265,000	\$312,000	1,800	8	1995	Avg	6,554	N	N	18607 104TH PL SE
1	0	144100	0100	10/11/13	\$409,950	\$452,000	1,801	8	2013	Avg	5,115	N	N	3606 MILL AVE S
1	0	144100	0110	03/11/14	\$394,000	\$421,000	1,801	8	2013	Avg	5,580	N	N	3600 MILL AVE S
1	0	722200	0422	08/27/14	\$435,000	\$448,000	1,803	8	2014	Avg	9,175	N	N	331 S 20TH PL
1	0	886050	0050	01/03/13	\$298,000	\$348,000	1,860	8	2000	Avg	4,528	N	N	308 S 20TH PL
1	0	334040	1585	12/04/13	\$429,000	\$468,000	1,870	8	1952	Avg	22,400	N	N	322 S 15TH ST
1	0	662430	0110	06/23/14	\$375,000	\$392,000	1,870	8	1990	Avg	7,471	N	N	10301 SE 190TH PL
1	0	886050	0150	06/13/14	\$380,000	\$398,000	1,870	8	2000	Avg	6,365	N	N	2107 DAVIS AVE S
1	0	886050	0300	07/18/14	\$330,000	\$343,000	1,870	8	2000	Avg	4,657	N	N	2010 DAVIS AVE S
1	0	722200	0372	03/18/14	\$239,100	\$255,000	1,960	8	1984	Avg	12,180	N	N	1920 SHATTUCK AVE S
1	0	948576	0010	08/29/14	\$262,500	\$270,000	1,960	8	1990	Avg	5,120	N	N	801 S 32ND ST
1	0	948574	0320	01/30/14	\$320,000	\$345,000	1,970	8	1999	Avg	5,111	N	N	3407 MAIN AVE S
1	0	394360	0080	04/17/13	\$385,000	\$440,000	1,993	8	2012	Avg	6,879	N	N	3100 MAIN AVE S
1	0	394360	0090	04/12/13	\$385,000	\$441,000	1,993	8	2013	Avg	6,465	N	N	3104 MAIN AVE S
1	0	889921	0160	08/30/12	\$330,000	\$395,000	2,020	8	1983	Avg	10,050	N	N	518 S 31ST ST
1	0	144100	0060	03/28/14	\$445,000	\$474,000	2,039	8	2013	Avg	5,082	Y	N	3603 MILL PL S
1	0	144100	0030	09/05/12	\$344,000	\$411,000	2,070	8	2012	Avg	4,635	N	N	3616 MILL PL S
1	0	948575	0350	02/06/13	\$274,000	\$318,000	2,080	8	1989	Avg	4,500	N	N	642 S 32ND PL
1	0	886050	0130	07/17/14	\$365,000	\$379,000	2,100	8	1999	Avg	6,781	N	N	2023 DAVIS AVE S
1	0	941600	0010	10/25/12	\$386,000	\$457,000	2,100	8	2006	Avg	6,750	N	N	300 S 22ND CT
1	0	177830	0230	01/03/13	\$245,000	\$286,000	2,110	8	1993	Avg	8,063	N	N	18908 104TH PL SE
1	0	889921	0170	09/11/12	\$260,000	\$310,000	2,180	8	1981	Avg	11,926	N	N	512 S 31ST ST
1	0	334040	1579	02/14/13	\$408,000	\$473,000	2,189	8	2012	Avg	5,882	N	N	1408 DAVIS PL S
1	0	889921	0320	08/20/14	\$360,000	\$371,000	2,200	8	1981	Avg	8,000	N	N	721 S 31ST ST



Improved Sales Used in This Annual Update Analysis

Area 059 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	394360	0110	07/26/12	\$319,000	\$384,000	2,200	8	2012	Avg	4,745	N	N	1027 S 32ND PL
1	0	948575	0090	12/19/13	\$335,000	\$364,000	2,230	8	1989	Avg	4,362	N	N	719 S 32ND ST
1	0	394360	0100	04/06/12	\$327,909	\$404,000	2,279	8	2012	Avg	5,415	N	N	1033 S 32ND PL
1	0	214127	0210	10/21/13	\$370,000	\$407,000	2,310	8	1989	Avg	7,834	N	N	19113 104TH PL SE
1	0	948575	0240	10/17/14	\$395,000	\$402,000	2,310	8	1989	Good	4,930	N	N	715 S 32ND PL
1	0	948575	0300	05/07/13	\$322,000	\$367,000	2,350	8	1989	Avg	5,599	N	N	710 S 32ND PL
1	0	264140	0160	12/05/14	\$340,000	\$342,000	2,380	8	1995	Avg	7,850	N	N	10417 SE 186TH PL
1	0	144100	0350	09/15/14	\$440,000	\$451,000	2,390	8	2007	Avg	4,869	N	N	3503 WELLS PL S
1	0	394360	0070	08/11/14	\$400,000	\$413,000	2,393	8	2012	Avg	4,788	N	N	1032 S 32ND PL
1	0	394360	0020	08/29/14	\$400,000	\$412,000	2,398	8	2008	Avg	5,988	N	N	1010 S 32ND PL
1	0	394360	0060	04/20/12	\$325,000	\$399,000	2,439	8	2012	Avg	4,624	N	N	1026 S 32ND PL
1	0	855740	0005	11/19/13	\$382,000	\$418,000	2,460	8	1999	Avg	9,534	N	N	2123 SHATTUCK PL S
1	0	855740	0010	01/24/13	\$260,000	\$302,000	2,500	8	1999	Avg	7,815	N	N	2117 SHATTUCK PL S
1	0	144100	0020	08/26/13	\$399,950	\$445,000	2,508	8	2013	Avg	5,432	N	N	1229 S 36TH ST
1	0	144100	0040	03/25/13	\$389,950	\$448,000	2,508	8	2013	Avg	3,621	N	N	1223 S 36TH ST
1	0	144100	0050	05/01/13	\$397,000	\$453,000	2,508	8	2013	Avg	5,418	N	N	1217 S 36TH ST
1	0	144100	0290	06/13/14	\$439,950	\$460,000	2,528	8	2014	Avg	4,408	N	N	3500 WELLS AVE S
1	0	394360	0120	04/07/12	\$362,000	\$445,000	2,556	8	2012	Avg	5,384	N	N	1021 S 32ND PL
1	0	334040	1573	04/26/13	\$400,000	\$457,000	2,569	8	2013	Avg	5,318	N	N	1405 DAVIS AVE S
1	0	723800	0070	06/26/12	\$325,000	\$394,000	2,580	8	2006	Avg	4,505	N	N	4739 BURNETT CT S
1	0	723800	0250	11/20/12	\$350,000	\$412,000	2,580	8	2007	Avg	5,308	N	N	880 S 48TH ST
1	0	723800	0260	06/15/12	\$300,000	\$364,000	2,580	8	2006	Avg	5,267	N	N	866 S 48TH ST
1	0	144100	0470	07/28/14	\$458,000	\$475,000	2,587	8	2008	Avg	4,000	N	N	3506 MILL PL S
1	0	144100	0070	08/08/13	\$489,950	\$548,000	2,591	8	2013	Avg	4,836	Y	N	3609 MILL PL S
1	0	144100	0080	07/24/13	\$464,950	\$521,000	2,630	8	2011	Avg	4,836	Y	N	3615 MILL PL S
1	0	334040	1572	10/12/12	\$436,000	\$518,000	2,643	8	2012	Avg	5,318	N	N	1411 DAVIS PL S
1	0	394360	0010	03/26/12	\$330,000	\$407,000	2,658	8	2012	Avg	7,712	N	N	1014 S 32ND PL
1	0	662430	0050	09/02/14	\$529,950	\$545,000	2,761	8	2014	Avg	10,023	N	N	10219 SE 190TH ST
1	0	722200	0104	02/15/12	\$370,000	\$460,000	2,770	8	2005	Avg	9,237	N	N	2218 SMITHERS AVE S
1	0	144100	0260	03/16/12	\$352,000	\$435,000	2,780	8	2006	Avg	3,600	N	N	3513 WELLS AVE S
1	0	292305	9187	03/15/13	\$399,000	\$459,000	2,830	8	1999	Avg	6,441	N	N	3315 WELLS AVE S
1	0	264140	0440	01/22/13	\$382,000	\$444,000	2,860	8	1995	Avg	11,614	N	N	10349 SE 187TH PL
1	0	144100	0200	05/01/13	\$325,000	\$371,000	2,860	8	2006	Avg	3,600	N	N	1105 S 36TH ST
1	0	144100	0250	01/18/13	\$350,000	\$408,000	2,860	8	2006	Avg	3,658	N	N	3519 WELLS AVE S
1	0	722200	0125	12/12/12	\$410,000	\$481,000	2,942	8	2009	Avg	7,981	N	N	1914 TALBOT RD S
1	0	334040	1110	03/14/13	\$425,000	\$490,000	2,962	8	2012	Avg	18,330	N	N	1819 LAKE AVE S
1	0	662340	0095	05/29/13	\$415,000	\$471,000	2,964	8	2000	Avg	32,281	N	N	19012 106TH AVE SE



Improved Sales Used in This Annual Update Analysis

Area 059 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	723800	0330	12/18/14	\$480,000	\$482,000	2,980	8	2006	Avg	7,338	N	N	4726 BURNETT CT S
1	0	723800	0180	05/30/12	\$380,000	\$463,000	3,190	8	2007	Avg	6,658	N	N	926 S 48TH ST
1	0	723800	0270	10/22/13	\$434,000	\$478,000	3,250	8	2006	Avg	5,598	N	N	870 S 48TH ST
1	0	810630	0080	01/24/13	\$449,500	\$523,000	1,750	9	2006	Avg	4,984	Y	N	3713 SMITHERS AVE S
1	0	810630	0100	03/24/12	\$366,000	\$452,000	1,750	9	2005	Avg	4,984	N	N	3725 SMITHERS AVE S
1	0	662480	0160	12/30/13	\$429,950	\$466,000	2,345	9	2013	Avg	4,600	N	N	1216 S 47TH PL
1	0	810630	0750	08/13/13	\$475,000	\$530,000	2,520	9	2006	Avg	4,852	N	N	1027 S 36TH PL
1	0	662480	0150	08/14/13	\$429,950	\$480,000	2,532	9	2013	Avg	4,400	N	N	1222 S 47TH PL
1	0	810630	1030	07/03/12	\$375,500	\$454,000	2,670	9	2006	Avg	5,077	N	N	1144 S 36TH PL
1	0	810630	0450	10/05/12	\$430,000	\$511,000	2,730	9	2006	Avg	4,965	N	N	805 S 37TH PL
1	0	855920	0070	04/03/14	\$424,950	\$452,000	2,750	9	2001	Avg	7,574	N	N	739 S 47TH ST
1	0	154300	0050	07/20/12	\$325,000	\$392,000	2,750	9	2006	Avg	5,983	N	N	3480 WELLS AVE S
1	0	810630	0890	11/12/12	\$449,500	\$530,000	2,780	9	2007	Avg	5,370	N	N	3602 WELLS AVE S
1	0	855920	0120	08/22/12	\$380,000	\$456,000	2,810	9	2001	Avg	5,822	Y	N	700 S 47TH ST
1	0	855920	0150	06/04/12	\$349,000	\$425,000	2,810	9	2000	Avg	5,223	Y	N	718 S 47TH ST
1	0	810630	1140	03/13/12	\$376,000	\$465,000	2,840	9	2006	Avg	6,252	N	N	1211 S 36TH PL
1	0	662480	0020	04/19/13	\$465,378	\$532,000	2,844	9	2013	Avg	4,752	N	N	1107 S 47TH PL
1	0	662480	0100	06/04/13	\$443,950	\$503,000	2,844	9	2013	Avg	5,415	N	N	1203 S 47TH PL
1	0	810630	0840	07/21/14	\$485,000	\$503,000	2,870	9	2008	Avg	5,490	N	N	818 S 36TH PL
1	0	662480	0010	06/28/13	\$450,000	\$507,000	2,894	9	2013	Avg	5,274	N	N	1101 S 47TH PL
1	0	662480	0040	07/25/13	\$439,950	\$493,000	2,894	9	2013	Avg	5,415	N	N	1119 S 47TH PL
1	0	662480	0060	08/26/13	\$441,950	\$492,000	2,894	9	2013	Avg	4,752	N	N	1131 S 47TH PL
1	0	662480	0080	07/18/13	\$439,950	\$494,000	2,894	9	2013	Avg	4,752	N	N	1143 S 47TH PL
1	0	662480	0090	05/22/13	\$455,339	\$517,000	2,894	9	2013	Avg	5,415	N	N	1149 S 47TH PL
1	0	662480	0140	08/30/13	\$446,950	\$497,000	2,894	9	2013	Avg	4,752	N	N	1228 S 47TH PL
1	0	662480	0030	06/17/13	\$434,950	\$491,000	2,926	9	2013	Avg	5,751	N	N	1113 S 47TH PL
1	0	810630	0270	02/09/14	\$489,000	\$526,000	2,950	9	2006	Avg	6,986	N	N	1013 S 38TH CT
1	0	810630	0320	03/01/13	\$458,400	\$529,000	2,960	9	2006	Avg	5,777	N	N	816 S 38TH CT
1	0	662480	0050	07/09/13	\$449,950	\$506,000	2,972	9	2013	Avg	4,752	N	N	1125 S 47TH PL
1	0	662480	0070	08/22/13	\$444,950	\$496,000	2,972	9	2013	Avg	4,752	N	N	1137 S 47TH PL
1	0	662480	0170	05/14/13	\$449,950	\$512,000	2,972	9	2013	Avg	4,752	N	N	1210 S 47TH PL
1	0	154300	0150	09/12/12	\$375,900	\$449,000	3,000	9	2007	Avg	4,500	N	N	811 S 34TH PL
1	0	810630	0480	04/09/13	\$380,000	\$435,000	3,020	9	2004	Avg	6,395	N	N	724 S 37TH PL
1	0	810630	0880	04/05/13	\$485,000	\$556,000	3,030	9	2007	Avg	8,093	N	N	3603 WELLS AVE S
1	0	810630	0820	08/14/14	\$500,000	\$516,000	3,040	9	2008	Avg	5,326	N	N	806 S 36TH PL
1	0	312305	9107	05/20/14	\$555,000	\$584,000	3,050	9	1987	Good	158,558	N	N	701 S 52ND ST
1	0	154300	0060	06/07/14	\$462,000	\$484,000	3,070	9	2006	Avg	6,432	N	N	3474 WELLS AVE S



King County

Department of Assessments

Improved Sales Used in This Annual Update Analysis

Area 059 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	810630	0970	10/10/14	\$490,000	\$499,000	3,080	9	2006	Avg	7,363	N	N	1108 S 36TH PL
1	0	154300	0030	08/21/13	\$445,000	\$496,000	3,170	9	2006	Avg	4,500	N	N	1013 S 35TH ST
1	0	662480	0130	03/27/13	\$459,950	\$528,000	3,176	9	2013	Avg	5,827	N	N	1234 S 47TH PL
1	0	662480	0180	05/22/13	\$454,950	\$517,000	3,176	9	2013	Avg	4,752	N	N	1146 S 47TH PL
1	0	662480	0210	12/12/12	\$464,950	\$545,000	3,176	9	2013	Avg	4,752	N	N	1128 S 47TH PL
1	0	662480	0120	06/04/13	\$450,950	\$511,000	3,179	9	2013	Avg	4,752	N	N	1215 S 47TH PL
1	0	662480	0190	03/21/13	\$459,950	\$529,000	3,179	9	2013	Avg	4,752	N	N	1140 S 47TH PL
1	0	855920	0100	07/08/13	\$438,000	\$493,000	3,180	9	2002	Avg	4,944	N	N	4707 SMITHERS AVE S
1	0	662480	0110	10/02/13	\$458,950	\$507,000	3,187	9	2013	Avg	4,752	N	N	1209 S 47TH PL
1	0	662480	0200	04/22/13	\$459,950	\$526,000	3,238	9	2013	Avg	4,752	N	N	1134 S 47TH PL
1	0	810630	0260	01/19/12	\$410,000	\$512,000	3,250	9	2006	Avg	6,984	N	N	1007 S 38TH CT
1	0	810630	0510	12/29/14	\$485,000	\$485,000	3,270	9	2004	Avg	6,129	N	N	3718 SMITHERS AVE S
1	0	810630	0600	11/27/13	\$434,900	\$475,000	3,270	9	2005	Avg	6,378	N	N	705 S 36TH PL
1	0	810630	0640	10/30/13	\$471,000	\$517,000	3,270	9	2005	Avg	6,231	N	N	718 S 36TH PL
1	0	292305	9194	04/02/14	\$480,888	\$511,000	3,306	9	2008	Avg	5,019	N	N	914 S 34TH PL
1	0	810630	0210	05/24/13	\$425,500	\$483,000	3,310	9	2006	Avg	5,578	N	N	821 S 38TH CT
1	0	810630	0620	10/01/12	\$425,000	\$506,000	3,400	9	2006	Avg	4,705	N	N	717 S 36TH PL
1	0	722200	0090	05/06/14	\$580,000	\$612,000	3,569	10	2013	Avg	8,327	N	N	720 S 23RD ST
2	0	172205	9104	01/16/14	\$230,000	\$249,000	1,160	5	1917	Good	37,026	N	N	22430 100TH AVE SE
2	0	880240	0896	10/23/14	\$204,995	\$208,000	970	6	1904	VGood	8,185	N	N	22218 104TH PL SE
2	0	880240	0785	01/14/13	\$250,000	\$291,000	1,460	6	1928	Good	75,358	N	N	22401 100TH AVE SE
2	0	182205	9283	09/30/13	\$259,950	\$287,000	1,600	6	1928	VGood	8,775	N	N	9813 S 231ST ST
2	0	082205	9101	09/25/14	\$319,000	\$326,000	1,730	6	1954	Good	36,356	N	N	10612 SE 211TH ST
2	0	082205	9175	10/12/12	\$125,000	\$148,000	960	7	1962	Avg	12,000	N	N	10611 SE 211TH ST
2	0	295290	0110	06/21/12	\$197,000	\$239,000	960	7	1969	Good	10,380	N	N	21022 102ND AVE SE
2	0	295300	0230	02/24/14	\$211,000	\$226,000	980	7	1968	Good	9,757	N	N	10028 SE 212TH ST
2	0	295300	0300	10/08/14	\$201,000	\$205,000	980	7	1969	Avg	9,682	N	N	21004 100TH AVE SE
2	0	932070	0310	03/31/14	\$275,000	\$293,000	1,000	7	1968	Good	9,600	N	N	21425 96TH AVE S
2	0	880240	0411	06/19/14	\$249,000	\$260,000	1,050	7	1959	Good	8,498	N	N	22028 103RD PL SE
2	0	880240	0412	02/06/14	\$195,000	\$210,000	1,050	7	1959	Good	8,498	N	N	22020 103RD PL SE
2	0	880240	0415	06/25/14	\$205,000	\$214,000	1,050	7	1958	Avg	8,498	N	N	22123 103RD PL SE
2	0	880240	0418	04/27/12	\$191,000	\$234,000	1,050	7	1959	Good	8,498	N	N	22029 103RD PL SE
2	0	880240	0419	01/29/13	\$165,750	\$193,000	1,050	7	1959	Good	8,498	N	N	22004 103RD PL SE
2	0	932060	0580	10/30/13	\$222,500	\$244,000	1,060	7	1963	Good	8,676	N	N	9823 S 213TH PL
2	0	932080	0060	10/29/12	\$167,000	\$198,000	1,060	7	1966	Avg	11,727	N	N	21319 96TH AVE S
2	0	072205	9061	09/23/13	\$274,900	\$304,000	1,080	7	1961	Avg	8,100	N	N	21009 100TH AVE SE
2	0	932050	0080	05/10/14	\$265,000	\$279,000	1,080	7	1962	Avg	9,533	N	N	9908 S 210TH PL



Improved Sales Used in This Annual Update Analysis

Area 059 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	932070	0380	07/29/13	\$240,000	\$269,000	1,080	7	1966	Avg	9,600	N	N	9631 S 216TH ST
2	0	932070	0670	10/14/13	\$275,000	\$303,000	1,080	7	1967	Avg	8,714	N	N	9608 S 216TH ST
2	0	932080	0040	07/29/13	\$275,000	\$308,000	1,100	7	1966	Good	10,154	N	N	21303 96TH AVE S
2	0	932060	0110	09/05/12	\$205,000	\$245,000	1,140	7	1964	Good	9,690	N	N	9812 S 212TH ST
2	0	082205	9137	02/26/14	\$186,000	\$199,000	1,150	7	1959	Avg	11,475	N	N	21221 108TH AVE SE
2	0	182205	9286	06/17/13	\$271,700	\$307,000	1,160	7	1967	Good	22,126	N	N	9905 S 232ND ST
2	0	082205	9109	05/08/13	\$175,000	\$199,000	1,170	7	1954	Fair	17,286	N	N	10720 SE 211TH ST
2	0	526700	0050	07/16/12	\$245,000	\$296,000	1,170	7	1968	Good	10,205	N	N	21412 98TH AVE S
2	0	880240	0893	10/08/13	\$218,000	\$241,000	1,170	7	1957	Good	9,744	N	N	22207 104TH PL SE
2	0	182205	9402	08/20/12	\$221,000	\$265,000	1,190	7	1999	VGood	7,794	N	N	9914 S 235TH PL
2	0	295300	0250	07/31/14	\$275,000	\$285,000	1,200	7	1968	Good	9,737	N	N	10012 SE 212TH ST
2	0	932060	0320	07/01/13	\$162,000	\$183,000	1,200	7	1962	Avg	9,600	N	N	9817 S 210TH PL
2	0	241650	0030	03/23/12	\$245,000	\$302,000	1,210	7	1988	Good	12,001	N	N	9421 S 213TH PL
2	0	172205	9324	04/10/12	\$207,000	\$255,000	1,210	7	2003	Avg	5,765	N	N	22520 103RD PL SE
2	0	172205	9326	08/05/14	\$269,000	\$278,000	1,210	7	2003	Avg	7,136	N	N	22508 103RD PL SE
2	0	172205	9330	10/30/12	\$210,000	\$248,000	1,210	7	2003	Avg	5,784	N	N	22527 103RD PL SE
2	0	932050	0010	02/26/13	\$175,000	\$202,000	1,220	7	1962	Good	9,528	N	N	21004 99TH AVE S
2	0	932050	0050	10/08/13	\$275,000	\$304,000	1,220	7	1962	Good	8,400	N	N	21038 99TH AVE S
2	0	932050	0060	05/03/12	\$232,500	\$285,000	1,220	7	1962	Good	8,400	N	N	21046 99TH AVE S
2	0	526700	0120	05/20/13	\$227,830	\$259,000	1,270	7	1965	Good	10,205	N	N	21435 99TH AVE S
2	0	880240	0394	02/10/14	\$221,000	\$238,000	1,300	7	1969	Avg	51,732	N	N	22019 104TH PL SE
2	0	880240	0413	06/27/12	\$195,000	\$236,000	1,320	7	1958	Good	8,498	N	N	22139 103RD PL SE
2	0	295300	0090	12/02/14	\$244,900	\$247,000	1,360	7	1966	Good	9,980	N	N	20854 101ST AVE SE
2	0	932060	0130	04/30/12	\$176,800	\$217,000	1,390	7	1964	Avg	12,285	N	N	21050 98TH AVE S
2	0	109150	0050	04/09/12	\$240,000	\$295,000	1,420	7	1986	Good	9,350	N	N	10023 SE 229TH PL
2	0	109150	0400	07/25/13	\$260,000	\$291,000	1,420	7	1986	Good	7,954	N	N	22826 100TH AVE SE
2	0	327697	0040	05/07/12	\$180,000	\$220,000	1,420	7	1984	Avg	14,603	N	N	10305 SE 230TH PL
2	0	932060	0490	02/26/13	\$175,000	\$202,000	1,420	7	1963	Avg	9,660	N	N	9729 S 212TH ST
2	0	932070	0660	05/11/12	\$212,000	\$259,000	1,420	7	1967	Avg	8,800	N	N	21426 96TH AVE S
2	0	570220	0040	10/24/14	\$285,000	\$290,000	1,430	7	1961	Good	10,686	N	N	21628 105TH PL SE
2	0	880240	0906	08/29/14	\$244,000	\$251,000	1,440	7	1980	Good	8,885	N	N	10447 SE 222ND ST
2	0	270850	0110	06/29/12	\$275,000	\$333,000	1,450	7	1997	Avg	12,680	N	N	21516 95TH PL S
2	0	327698	0120	10/28/14	\$275,000	\$279,000	1,450	7	1987	Good	9,766	N	N	22812 103RD AVE SE
2	0	932060	0360	05/16/13	\$235,000	\$267,000	1,456	7	1963	VGood	9,397	N	N	9810 S 210TH PL
2	0	082205	9129	09/21/12	\$184,950	\$220,000	1,460	7	1958	Avg	13,632	N	N	10516 SE 213TH ST
2	0	182205	9331	07/16/14	\$215,000	\$223,000	1,500	7	1952	Avg	15,000	N	N	23323 100TH AVE SE
2	0	072205	9063	11/27/13	\$215,000	\$235,000	1,510	7	2004	Avg	10,890	N	N	9653 S 208TH ST



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Improved Sales Used in This Annual Update Analysis

Area 059 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	082205	9147	03/22/12	\$189,950	\$234,000	1,510	7	1958	Good	12,400	N	N	10518 SE 211TH ST
2	0	880240	0887	01/25/13	\$227,000	\$264,000	1,540	7	1956	Avg	15,468	N	N	22224 104TH PL SE
2	0	932070	0400	10/31/14	\$285,000	\$289,000	1,560	7	1967	Good	9,514	N	N	21601 98TH AVE S
2	0	570220	0190	06/13/14	\$300,000	\$314,000	1,580	7	1962	Good	10,707	N	N	21605 104TH PL SE
2	0	172205	9235	07/03/14	\$304,900	\$318,000	1,610	7	1969	Good	11,325	N	N	23028 100TH AVE SE
2	0	264020	0010	05/29/12	\$230,000	\$280,000	1,610	7	1969	Good	11,088	N	N	23024 100TH AVE SE
2	0	209560	0190	07/11/13	\$260,000	\$292,000	1,630	7	1993	Avg	4,305	N	N	22612 102ND PL SE
2	0	215495	0010	07/17/13	\$349,950	\$393,000	1,708	7	2013	Avg	7,454	N	N	21918 99TH PL S
2	0	215495	0030	07/11/13	\$349,627	\$393,000	1,708	7	2013	Avg	11,049	N	N	21926 99TH PL S
2	0	775780	0222	04/30/14	\$215,000	\$227,000	1,740	7	1978	Avg	25,999	N	N	22204 88TH AVE S
2	0	182205	9352	10/16/12	\$250,000	\$297,000	1,750	7	1988	Good	18,000	N	N	22426 94TH AVE S
2	0	209560	0120	09/28/14	\$259,000	\$265,000	1,750	7	1992	Good	4,121	N	N	22625 102ND PL SE
2	0	209560	0180	07/05/13	\$240,000	\$270,000	1,750	7	1993	Avg	4,639	N	N	22610 102ND PL SE
2	0	182205	9377	04/02/14	\$240,100	\$255,000	1,760	7	1992	Avg	9,683	N	N	9911 S 226TH ST
2	0	932070	0460	08/07/13	\$280,000	\$313,000	1,760	7	1966	Avg	9,600	N	N	21311 98TH AVE S
2	0	209560	0150	11/12/14	\$260,000	\$263,000	1,790	7	1993	Avg	4,358	N	N	22613 102ND PL SE
2	0	526700	0020	01/04/13	\$270,000	\$315,000	1,880	7	2011	Avg	10,205	N	N	21434 98TH AVE S
2	0	182205	9081	08/14/12	\$256,478	\$308,000	1,890	7	1970	Good	24,012	N	N	22640 94TH AVE S
2	0	172205	9217	08/19/14	\$275,000	\$284,000	1,970	7	1968	Good	19,053	N	N	23324 100TH AVE SE
2	0	932070	0090	09/11/14	\$305,000	\$313,000	2,130	7	1966	Good	9,600	N	N	9604 S 213TH ST
2	0	209560	0160	03/14/13	\$274,950	\$317,000	2,200	7	1992	Good	4,358	N	N	22611 102ND PL SE
2	0	133220	0110	07/08/14	\$300,000	\$312,000	2,200	7	1998	Avg	8,065	N	N	9526 S 221ST PL
2	0	182205	9414	11/20/12	\$269,900	\$318,000	2,200	7	1998	Avg	9,868	N	N	23711 99TH AVE S
2	0	209560	0020	01/09/14	\$195,000	\$211,000	2,230	7	1993	Avg	4,716	N	N	22703 103RD AVE SE
2	0	880240	0913	04/22/13	\$343,700	\$393,000	2,380	7	1984	Good	15,468	N	N	22241 105TH AVE SE
2	0	182205	9111	06/18/12	\$209,000	\$254,000	2,560	7	1986	Avg	13,647	N	N	22609 94TH AVE S
2	0	133220	0130	08/22/14	\$324,950	\$335,000	2,641	7	1998	Avg	8,615	N	N	9527 S 221ST PL
2	0	133220	0120	06/04/13	\$307,018	\$348,000	2,900	7	1998	Avg	8,061	N	N	9525 S 221ST PL
2	0	526700	0180	08/21/14	\$299,000	\$308,000	1,320	8	1969	Good	9,961	N	N	21416 99TH AVE S
2	0	803560	0760	05/02/13	\$270,000	\$308,000	1,450	8	2000	Avg	9,159	N	N	10320 SE 209TH PL
2	0	803560	0590	07/16/14	\$335,000	\$348,000	1,540	8	1989	Good	8,039	N	N	20930 103RD AVE SE
2	0	880240	0689	08/24/12	\$300,000	\$360,000	1,553	8	2012	Avg	12,935	N	N	9434 S 223RD CT
2	0	072205	9002	09/09/14	\$380,000	\$390,000	1,590	8	1975	Good	114,127	N	N	9632 S 212TH CT
2	0	803565	0260	05/23/12	\$249,500	\$304,000	1,600	8	1994	Avg	7,131	N	N	10626 SE 213TH CT
2	0	803565	0400	09/24/13	\$275,300	\$305,000	1,600	8	1995	Avg	7,279	N	N	10434 SE 214TH PL
2	0	880240	0692	06/21/12	\$280,000	\$340,000	1,661	8	2012	Avg	15,435	N	N	9433 SE 223RD CT
2	0	082205	9180	06/01/12	\$229,000	\$279,000	1,730	8	1968	Avg	12,631	N	N	10116 SE 208TH PL



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Area 059 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	570950	0200	11/07/12	\$299,900	\$354,000	1,746	8	2012	Avg	7,057	N	N	9501 S 235TH PL
2	0	880240	0696	05/03/12	\$300,150	\$368,000	1,787	8	2012	Avg	14,367	N	N	22302 94TH CT S
2	0	880240	0687	05/03/12	\$268,000	\$328,000	1,804	8	2012	Avg	6,058	N	N	9420 S 224TH ST
2	0	803560	0570	09/27/13	\$285,000	\$315,000	1,810	8	1989	Avg	6,430	N	N	10312 SE 210TH PL
2	0	880240	0693	03/26/12	\$289,950	\$358,000	1,820	8	2012	Avg	19,438	N	N	22318 94TH CT S
2	0	072205	9016	10/04/12	\$279,000	\$332,000	1,830	8	1987	Good	22,275	N	N	21639 98TH AVE S
2	0	880240	0630	07/10/12	\$225,000	\$272,000	1,840	8	1999	Avg	8,139	N	N	9215 S 220TH ST
2	0	803560	0150	06/21/12	\$270,000	\$328,000	1,870	8	1990	Good	7,664	N	N	21033 103RD AVE SE
2	0	570950	0110	12/13/12	\$298,760	\$350,000	1,886	8	2012	Avg	7,365	N	N	9610 S 235TH PL
2	0	178960	0070	12/20/12	\$267,000	\$313,000	1,970	8	1994	Avg	8,517	N	N	10121 SE 225TH PL
2	0	182205	9475	04/01/13	\$329,950	\$379,000	2,042	8	2013	Avg	8,788	N	N	22422 95TH CT S
2	0	182205	9104	04/10/13	\$302,500	\$347,000	2,082	8	2013	Avg	6,672	N	N	22426 95TH CT S
2	0	072205	9233	12/15/14	\$327,500	\$329,000	2,090	8	1991	Avg	12,027	N	N	21610 95TH PL S
2	0	564140	0450	12/10/14	\$325,000	\$327,000	2,100	8	2006	Avg	5,724	N	N	23705 98TH AVE S
2	0	880240	0695	05/18/12	\$328,000	\$400,000	2,102	8	2012	Avg	12,702	N	N	22306 94TH CT S
2	0	729780	0080	09/25/13	\$251,000	\$278,000	2,118	8	2008	Avg	6,022	N	N	9828 S 228TH PL
2	0	570950	0150	09/05/12	\$314,900	\$376,000	2,132	8	2012	Avg	7,057	N	N	9527 S 235TH PL
2	0	570950	0190	07/19/12	\$303,900	\$367,000	2,132	8	2011	Avg	7,057	N	N	9505 S 235TH PL
2	0	270840	0080	05/09/12	\$335,000	\$410,000	2,140	8	1992	Good	31,645	N	N	21916 95TH PL S
2	0	270840	0070	12/11/12	\$342,000	\$401,000	2,150	8	1994	Avg	42,297	N	N	21918 95TH PL S
2	0	638655	0040	12/23/14	\$345,500	\$346,000	2,160	8	1999	Avg	9,682	N	N	10239 SE 213TH PL
2	0	803565	0500	07/16/14	\$325,000	\$338,000	2,160	8	1994	Avg	6,825	N	N	10525 SE 213TH ST
2	0	570950	0130	03/18/13	\$330,900	\$381,000	2,182	8	2013	Avg	7,100	N	N	9605 S 235TH PL
2	0	570950	0010	02/01/12	\$317,500	\$395,000	2,198	8	2011	Avg	8,204	N	N	9422 S 235TH PL
2	0	570950	0040	08/03/12	\$328,420	\$395,000	2,198	8	2012	Avg	8,192	N	N	9506 S 235TH PL
2	0	182205	9328	06/28/13	\$324,000	\$365,000	2,200	8	1979	Good	42,727	N	N	9460 S 228TH ST
2	0	803560	0730	02/28/13	\$325,000	\$375,000	2,220	8	1989	Good	6,132	N	N	20835 103RD CT SE
2	0	241650	0080	04/26/13	\$305,000	\$348,000	2,250	8	1988	Avg	12,333	Y	N	21232 95TH CT S
2	0	182205	9470	08/24/12	\$248,000	\$297,000	2,250	8	2007	Avg	6,462	N	N	9904 SE 237TH ST
2	0	570950	0180	08/13/12	\$314,721	\$378,000	2,261	8	2011	Avg	7,057	N	N	9511 S 235TH PL
2	0	570950	0140	10/19/12	\$330,030	\$391,000	2,272	8	2012	Avg	7,057	N	N	9531 S 235TH PL
2	0	803560	0100	02/13/13	\$240,000	\$278,000	2,290	8	1990	Avg	7,560	N	N	20941 103RD AVE SE
2	0	880240	0694	04/20/12	\$289,950	\$356,000	2,296	8	2012	Avg	16,840	N	N	22312 94TH CT S
2	0	379138	0150	09/10/12	\$349,950	\$418,000	2,390	8	2005	Avg	6,465	Y	N	22019 101ST PL SE
2	0	729780	0110	07/25/13	\$295,000	\$331,000	2,422	8	2008	Avg	6,569	N	N	9818 SE 228TH PL
2	0	570950	0070	07/18/12	\$352,300	\$425,000	2,422	8	2012	Avg	8,180	N	N	9522 S 235TH PL
2	0	570950	0090	02/01/13	\$330,815	\$384,000	2,424	8	2012	Avg	8,172	N	N	9532 S 235TH PL



Improved Sales Used in This Annual Update Analysis

Area 059 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	570950	0170	08/28/12	\$352,000	\$422,000	2,426	8	2012	Avg	7,057	N	N	9517 S 235TH PL
2	0	378285	0180	05/17/13	\$349,000	\$397,000	2,431	8	2013	Avg	5,950	N	N	10041 SE 227TH ST
2	0	570950	0120	03/25/13	\$361,900	\$416,000	2,432	8	2012	Avg	6,995	N	N	9609 S 235TH PL
2	0	178961	0100	02/24/12	\$295,000	\$366,000	2,460	8	1998	Avg	9,652	N	N	10115 SE 226TH PL
2	0	564140	0230	10/22/12	\$264,500	\$313,000	2,460	8	2006	Avg	7,359	N	N	9604 S 236TH ST
2	0	564140	0350	06/01/12	\$269,000	\$328,000	2,460	8	2006	Avg	5,713	N	N	23616 97TH AVE S
2	0	378285	0040	04/22/13	\$385,000	\$440,000	2,480	8	2010	Avg	5,700	N	N	22718 101ST PL SE
2	0	178961	0070	04/17/12	\$289,000	\$355,000	2,490	8	1998	Avg	9,604	N	N	10120 SE 226TH PL
2	0	570950	0210	05/01/13	\$345,900	\$395,000	2,499	8	2012	Avg	7,057	N	N	9429 S 235TH PL
2	0	270843	0310	06/12/14	\$426,900	\$447,000	2,520	8	2014	Avg	5,200	N	N	10222 SE 217TH ST
2	0	570950	0020	10/10/12	\$350,000	\$416,000	2,528	8	2012	Avg	8,200	N	N	9428 S 235TH PL
2	0	570950	0030	09/13/12	\$336,960	\$402,000	2,528	8	2012	Avg	8,196	N	N	9502 S 235TH PL
2	0	182205	9476	04/08/13	\$342,950	\$393,000	2,537	8	2013	Avg	7,718	N	N	22418 95TH CT S
2	0	182205	9477	02/27/13	\$351,150	\$406,000	2,537	8	2013	Avg	7,754	N	N	22412 95TH CT S
2	0	024190	0060	06/26/14	\$354,000	\$369,000	2,580	8	2005	Avg	5,476	N	N	22037 102ND PL SE
2	0	182205	9392	11/04/13	\$250,000	\$274,000	2,590	8	1998	Avg	35,203	N	N	9308 S 225TH PL
2	0	570950	0060	10/09/13	\$384,950	\$425,000	2,628	8	2011	Avg	8,184	N	N	9516 S 235TH PL
2	0	182205	9478	03/07/13	\$348,000	\$401,000	2,649	8	2013	Avg	8,260	N	N	22408 95TH CT S
2	0	379138	0120	03/09/12	\$305,000	\$377,000	2,650	8	2004	Avg	5,880	N	N	10041 SE 220TH ST
2	0	570950	0050	06/05/13	\$374,000	\$424,000	2,660	8	2012	Avg	8,188	N	N	9510 S 235TH PL
2	0	378285	0150	02/07/14	\$380,000	\$409,000	2,680	8	2008	Avg	6,503	N	N	10103 SE 227TH ST
2	0	570950	0080	10/24/12	\$369,900	\$438,000	2,680	8	2012	Avg	8,176	N	N	9526 S 235TH PL
2	0	270843	0090	11/17/14	\$419,900	\$424,000	2,704	8	2014	Avg	4,200	N	N	10218 SE 217TH ST
2	0	024190	0020	07/18/14	\$378,800	\$393,000	2,740	8	2005	Avg	5,400	N	N	22117 102ND PL SE
2	0	024190	0240	09/16/14	\$330,000	\$338,000	2,740	8	2005	Avg	5,873	N	N	10222 SE 222ND ST
2	0	174880	0130	07/30/13	\$357,000	\$400,000	2,960	8	2007	Avg	4,650	N	N	10310 SE 225TH PL
2	0	880240	0653	11/08/12	\$296,000	\$350,000	3,100	8	2007	Avg	6,099	N	N	22224 93RD AVE S
2	0	570950	0100	11/13/12	\$435,220	\$513,000	3,433	8	2012	Avg	8,102	N	N	9604 S 235TH PL
2	0	182205	9191	01/06/14	\$455,000	\$493,000	3,596	8	2013	Avg	9,710	N	N	22415 94TH AVE S
2	0	422410	0110	08/29/12	\$261,000	\$312,000	2,110	9	1990	Avg	9,605	N	N	9215 S 237TH PL
2	0	422410	0100	11/12/13	\$405,000	\$444,000	2,550	9	1990	Avg	9,773	N	N	9211 S 237TH PL
2	0	742900	0240	11/18/14	\$422,500	\$427,000	2,550	9	1990	Avg	8,824	N	N	22742 97TH AVE S
2	0	742900	0100	03/11/13	\$429,000	\$494,000	2,630	9	1993	Avg	23,288	N	N	22605 97TH AVE S
2	0	742900	0220	03/12/14	\$407,000	\$435,000	2,630	9	1993	Avg	12,746	N	N	22734 97TH AVE S
2	0	940640	0240	02/24/14	\$295,299	\$316,000	2,710	9	1998	Avg	8,212	N	N	23310 94TH CT S
2	0	379140	0100	07/28/14	\$301,000	\$312,000	2,810	9	1998	Avg	6,146	N	N	9905 S 220TH PL
2	0	802990	0130	03/15/13	\$392,000	\$451,000	2,950	9	2000	Avg	7,610	N	N	9628 S 230TH PL



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Improved Sales Used in This Annual Update Analysis

Area 059 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	880240	0680	10/15/13	\$384,500	\$424,000	2,980	9	2005	Avg	7,282	N	N	9313 S 223RD PL
2	0	742900	0070	11/21/12	\$285,000	\$336,000	2,990	9	1992	Avg	13,907	N	N	22631 96TH PL S
2	0	802990	0070	07/17/13	\$455,000	\$511,000	3,000	9	2001	Avg	12,410	N	N	9705 S 230TH PL
2	0	802990	0110	11/14/14	\$430,000	\$435,000	3,000	9	2001	Avg	9,460	N	N	9704 S 230TH PL
2	0	742900	0170	07/20/12	\$395,000	\$477,000	3,080	9	1993	Good	9,469	N	N	22704 97TH AVE S
2	0	880240	0658	04/19/12	\$335,000	\$411,000	3,100	9	2008	Avg	7,131	N	N	22222 93RD AVE S
2	0	742900	0020	04/24/12	\$375,000	\$460,000	3,140	9	1993	Avg	11,237	N	N	22739 96TH PL S
2	0	802990	0120	08/17/13	\$379,000	\$423,000	3,190	9	2000	Avg	8,370	N	N	9702 S 230TH PL
2	0	182205	9434	04/11/14	\$435,000	\$462,000	3,380	9	2001	Avg	10,699	N	N	9630 S 232ND ST
2	0	802990	0030	08/10/12	\$348,201	\$418,000	3,470	9	2000	Avg	8,450	N	N	9615 S 230TH PL
2	0	880240	0665	08/23/12	\$339,500	\$407,000	3,510	9	2006	Avg	7,026	N	N	9324 S 223RD PL
2	0	182205	9428	07/20/12	\$420,000	\$507,000	3,570	9	2001	Avg	7,802	N	N	9608 S 232ND ST
2	0	880240	0651	04/23/13	\$430,000	\$491,000	3,670	9	2011	Avg	5,700	N	N	9219 S 222ND ST
2	0	880240	0005	12/02/13	\$419,950	\$458,000	1,710	10	1977	Good	50,529	N	N	21817 93RD AVE S
2	0	182205	9156	07/24/13	\$587,500	\$659,000	2,050	10	2011	Avg	103,672	Y	N	22509 94TH AVE S
2	0	182205	9381	04/02/12	\$505,000	\$622,000	2,800	10	1996	Avg	21,940	N	N	22620 94TH AVE S
2	0	379141	0210	11/17/14	\$473,000	\$478,000	2,830	10	2002	Avg	6,872	N	N	21813 100TH PL SE
2	0	379141	0230	05/21/14	\$465,000	\$489,000	3,020	10	2002	Avg	6,000	N	N	21818 100TH PL SE
2	0	379141	0330	06/24/13	\$425,000	\$480,000	3,290	10	2002	Avg	5,771	N	N	21918 101ST PL SE
3	0	052205	9327	05/28/14	\$157,500	\$165,000	740	5	1949	Avg	9,003	N	N	20119 108TH AVE SE
3	0	025590	0010	06/07/12	\$160,000	\$195,000	1,080	6	1981	Avg	7,068	N	N	10732 SE 201ST ST
3	0	885830	0110	10/24/13	\$223,000	\$245,000	1,140	6	1937	Good	11,550	Y	N	9436 S 207TH PL
3	0	062205	9037	10/08/13	\$340,000	\$375,000	2,090	6	1928	Good	27,486	N	N	9413 S 200TH ST
3	0	052205	9357	03/05/14	\$149,950	\$160,000	800	7	1970	Avg	5,313	N	N	20044 104TH PL SE
3	0	052205	9013	06/12/14	\$173,000	\$181,000	820	7	1965	Good	10,450	N	N	19620 106TH AVE SE
3	0	793100	0066	12/24/14	\$280,000	\$281,000	980	7	1957	Avg	30,144	N	N	9604 S 200TH ST
3	0	865400	0080	05/23/13	\$244,000	\$277,000	1,060	7	1983	Avg	7,691	N	N	20445 104TH AVE SE
3	0	388310	0240	07/30/12	\$240,000	\$289,000	1,090	7	1984	Avg	7,538	N	N	10413 SE 206TH PL
3	0	379770	0160	05/15/13	\$245,000	\$279,000	1,120	7	1989	Avg	7,000	N	N	20430 105TH PL SE
3	0	793100	0053	12/29/14	\$362,950	\$363,000	1,140	7	1960	Good	159,865	N	N	19920 92ND AVE S
3	0	388310	0150	01/28/14	\$190,000	\$205,000	1,170	7	1984	Avg	7,612	N	N	10436 SE 206TH PL
3	0	662340	0219	05/01/14	\$225,000	\$238,000	1,180	7	1959	Good	10,427	N	N	19431 107TH AVE SE
3	0	525200	0020	04/10/12	\$180,200	\$222,000	1,190	7	1963	Avg	9,444	N	N	20412 102ND AVE SE
3	0	662340	0187	09/23/14	\$185,000	\$189,000	1,230	7	1966	Avg	8,906	N	N	19246 107TH AVE SE
3	0	662340	0217	05/15/14	\$250,000	\$263,000	1,230	7	1957	Good	10,350	N	N	19416 106TH AVE SE
3	0	052205	9241	05/04/12	\$250,000	\$306,000	1,290	7	1977	Good	12,103	N	N	20302 106TH PL SE
3	0	525200	0170	11/26/14	\$250,000	\$252,000	1,290	7	1964	Good	10,230	N	N	20433 101ST AVE SE



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Area 059 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	567200	0020	08/05/14	\$272,000	\$281,000	1,380	7	1963	Good	11,760	N	N	19812 104TH AVE SE
3	0	206850	0170	04/01/13	\$162,000	\$186,000	1,390	7	1962	Avg	9,779	N	N	19652 105TH AVE SE
3	0	052205	9158	06/16/14	\$230,000	\$241,000	1,400	7	1957	Good	6,956	N	N	10642 SE 200TH ST
3	0	638800	0040	07/23/14	\$234,000	\$243,000	1,400	7	1967	Good	11,775	N	N	10426 SE 196TH ST
3	0	142040	0070	07/31/12	\$220,000	\$265,000	1,420	7	1967	Good	9,072	N	N	20212 106TH AVE SE
3	0	155700	0140	01/02/13	\$200,000	\$234,000	1,430	7	1964	Good	9,477	N	N	20228 103RD PL SE
3	0	638800	0150	02/20/14	\$220,000	\$236,000	1,440	7	1965	Good	9,551	N	N	10466 SE 195TH ST
3	0	155700	0190	10/09/14	\$240,000	\$245,000	1,450	7	1963	Good	9,477	N	N	20050 103RD PL SE
3	0	662340	0193	09/03/14	\$257,000	\$264,000	1,450	7	1910	VGood	7,850	N	N	10607 SE 192ND ST
3	0	052205	9172	08/14/14	\$220,000	\$227,000	1,460	7	1957	Good	10,200	N	N	19905 108TH AVE SE
3	0	379770	0030	10/09/14	\$262,500	\$268,000	1,470	7	1989	Avg	10,390	N	N	10508 SE 204TH PL
3	0	662340	0236	04/03/14	\$275,000	\$292,000	1,490	7	1965	VGood	8,325	N	N	19404 107TH AVE SE
3	0	572850	0080	07/23/13	\$244,700	\$274,000	1,520	7	1963	Good	12,825	N	N	19905 106TH AVE SE
3	0	142040	0010	02/27/14	\$245,000	\$262,000	1,570	7	1967	Good	10,071	N	N	20256 106TH AVE SE
3	0	525210	0010	05/13/13	\$245,000	\$279,000	1,580	7	1988	Avg	9,986	N	N	20617 101ST AVE SE
3	0	567200	0080	08/21/13	\$230,000	\$256,000	1,610	7	1962	Good	11,803	N	N	19630 104TH AVE SE
3	0	918060	0031	04/28/14	\$259,250	\$274,000	1,610	7	1958	Fair	29,905	Y	N	20450 92ND AVE S
3	0	865400	0160	11/03/12	\$233,000	\$275,000	1,640	7	1984	Avg	7,200	N	N	20434 104TH AVE SE
3	0	052205	9170	04/18/14	\$272,000	\$288,000	1,750	7	1955	Avg	19,700	N	N	19223 106TH AVE SE
3	0	062205	9143	03/05/14	\$320,000	\$342,000	1,830	7	1997	Avg	79,180	N	N	9533 S 192ND ST
3	0	052205	9125	04/26/13	\$325,000	\$371,000	1,930	7	1955	Avg	23,344	N	N	19229 106TH AVE SE
3	0	865400	0210	10/22/12	\$233,000	\$276,000	2,030	7	1984	Avg	7,894	N	N	20402 104TH AVE SE
3	0	572700	0010	12/15/14	\$319,990	\$321,000	2,120	7	2003	Avg	5,293	N	N	20143 105TH AVE SE
3	0	572700	0100	12/18/12	\$281,900	\$330,000	2,120	7	2003	Avg	4,653	N	N	20128 105TH AVE SE
3	0	505480	0090	12/19/12	\$270,000	\$316,000	2,180	7	1966	Avg	10,400	N	N	19826 97TH AVE S
3	0	919770	0120	12/12/13	\$300,000	\$327,000	2,180	7	2004	Avg	4,050	N	N	19974 101ST AVE SE
3	0	505480	0110	10/16/14	\$238,000	\$242,000	2,240	7	1990	Avg	9,652	N	N	19806 97TH AVE S
3	0	937850	0050	10/06/14	\$295,000	\$301,000	2,350	7	1993	Avg	8,906	N	N	20219 94TH PL S
3	0	379771	0080	09/04/13	\$332,500	\$370,000	2,890	7	1998	Avg	10,393	N	N	20449 105TH AVE SE
3	0	793100	0049	06/13/13	\$303,400	\$343,000	3,050	7	1991	Avg	10,890	N	N	9226 S 200TH ST
3	0	885840	0020	12/04/13	\$258,600	\$282,000	1,060	8	1965	Good	11,340	Y	N	20607 95TH AVE S
3	0	794120	0100	02/07/13	\$287,500	\$333,000	1,210	8	1987	Avg	6,956	N	N	19263 98TH AVE S
3	0	505480	0130	10/12/12	\$315,000	\$374,000	1,420	8	1968	Good	10,434	N	N	19801 97TH AVE S
3	0	505480	0190	04/26/13	\$247,395	\$282,000	1,460	8	1967	Good	10,140	N	N	19917 97TH AVE S
3	0	885850	0030	09/19/12	\$299,000	\$357,000	1,490	8	1968	Good	9,430	Y	N	9421 S 205TH ST
3	0	525210	0080	04/06/12	\$210,000	\$258,000	1,540	8	1966	Good	10,047	N	N	10124 SE 207TH ST
3	0	666686	0210	06/02/14	\$316,000	\$332,000	1,570	8	1987	Avg	8,721	N	N	20312 102ND PL SE



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Area 059 -- 1 to 3 Unit Residences

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3	0	793100	0060	03/24/14	\$310,000	\$330,000	1,610	8	1961	Good	35,450	N	N	19808 TALBOT RD S
3	0	786180	0230	12/24/12	\$278,750	\$326,000	1,627	8	2012	Avg	5,759	N	N	9028 S 204TH PL
3	0	786180	0260	08/30/12	\$269,990	\$323,000	1,636	8	2012	Avg	5,748	N	N	20330 90TH PL S
3	0	786180	0290	03/09/12	\$261,627	\$324,000	1,636	8	2012	Avg	6,053	N	N	20314 90TH PL S
3	0	786180	0450	07/31/12	\$259,990	\$313,000	1,648	8	2012	Avg	5,728	Y	N	20329 90TH PL S
3	0	786180	0530	10/22/12	\$279,990	\$332,000	1,648	8	2011	Avg	6,102	Y	N	9027 S 204TH PL
3	0	786180	0540	11/04/12	\$282,221	\$334,000	1,648	8	2012	Avg	5,700	Y	N	9107 S 204TH PL
3	0	786180	0560	10/25/12	\$287,300	\$340,000	1,648	8	2012	Avg	5,700	Y	N	9123 S 204TH PL
3	0	794100	0310	06/26/13	\$418,000	\$471,000	1,660	8	1989	Good	11,904	N	N	19919 TALBOT RD S
3	0	786180	0140	02/09/12	\$354,215	\$441,000	1,754	8	2012	Avg	5,923	Y	N	20301 91ST PL S
3	0	786180	0380	01/06/12	\$320,084	\$401,000	1,754	8	2012	Avg	5,728	Y	N	20225 90TH PL S
3	0	786180	0400	03/05/12	\$312,051	\$386,000	1,754	8	2012	Avg	5,728	Y	N	20305 90TH PL S
3	0	786180	0420	05/30/12	\$299,990	\$365,000	1,754	8	2012	Avg	5,728	Y	N	20315 90TH PL S
3	0	786180	0090	05/31/12	\$359,718	\$438,000	1,760	8	2011	Avg	6,000	Y	N	20207 91ST PL S
3	0	786180	0210	12/26/12	\$380,000	\$445,000	1,760	8	2011	Avg	5,773	Y	N	20401 91ST PL S
3	0	786180	0480	12/18/12	\$345,000	\$404,000	1,761	8	2012	Avg	5,873	Y	N	20411 90TH PL S
3	0	786180	0510	12/04/12	\$344,617	\$405,000	1,761	8	2012	Avg	9,778	Y	N	9019 S 204TH PL
3	0	786180	0160	04/06/12	\$326,833	\$402,000	1,783	8	2012	Avg	5,758	Y	N	20307 91ST PL S
3	0	786180	0190	12/04/12	\$381,659	\$448,000	1,852	8	2012	Avg	5,712	Y	N	20237 91ST PL S
3	0	786180	0500	05/14/13	\$353,490	\$402,000	1,852	8	2012	Avg	6,870	Y	N	9017 S 204TH PL
3	0	052205	9243	07/25/13	\$349,999	\$392,000	1,880	8	1964	Good	20,294	N	N	10400 SE 194TH PL
3	0	666686	0030	05/20/13	\$250,000	\$284,000	1,890	8	1986	Avg	9,607	N	N	20021 102ND PL SE
3	0	666686	0070	02/28/12	\$257,000	\$319,000	1,890	8	1986	Avg	10,993	N	N	20127 102ND PL SE
3	0	526600	0130	07/17/12	\$245,000	\$296,000	1,920	8	1999	Avg	5,910	N	N	20117 102ND AVE SE
3	0	052205	9023	12/08/14	\$300,100	\$302,000	1,930	8	1962	Good	25,479	N	N	10125 SE 200TH ST
3	0	526600	0080	04/10/13	\$280,000	\$321,000	1,930	8	1999	Avg	5,306	N	N	20106 102ND AVE SE
3	0	786180	0320	02/07/12	\$299,161	\$372,000	1,942	8	2012	Avg	6,582	N	N	20204 90TH PL S
3	0	786180	0250	07/30/12	\$291,008	\$350,000	1,954	8	2012	Good	5,706	N	N	20404 90TH PL S
3	0	786180	0270	07/23/12	\$299,990	\$362,000	1,954	8	2012	Good	5,850	N	N	20326 90TH PL S
3	0	526600	0150	03/07/13	\$279,950	\$323,000	1,970	8	1999	Avg	5,789	N	N	20129 102ND AVE SE
3	0	786180	0010	03/28/13	\$354,990	\$408,000	1,970	8	2012	Avg	8,262	Y	N	20312 91ST PL S
3	0	786180	0020	10/17/12	\$339,990	\$403,000	1,970	8	2012	Avg	7,535	Y	N	20308 91ST PL S
3	0	786180	0030	07/10/12	\$325,325	\$393,000	1,970	8	2012	Avg	6,240	Y	N	20304 91ST PL S
3	0	786180	0040	06/04/12	\$313,363	\$381,000	1,970	8	2012	Avg	5,811	Y	N	20302 91ST PL S
3	0	786180	0050	08/09/12	\$317,990	\$382,000	1,970	8	2012	Avg	6,698	Y	N	20226 91ST PL S
3	0	786180	0060	08/10/12	\$349,990	\$421,000	1,970	8	2012	Avg	7,124	Y	N	20222 91ST PL S
3	0	786180	0070	11/02/12	\$359,990	\$426,000	1,970	8	2012	Avg	7,574	Y	N	20218 91ST PL S



Improved Sales Used in This Annual Update Analysis

Area 059 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	071300	0240	07/30/13	\$276,000	\$309,000	1,990	8	1962	Good	11,430	N	N	20642 98TH PL S
3	0	786180	0220	01/30/13	\$306,333	\$356,000	2,027	8	2012	Avg	5,731	N	N	9032 S 204TH PL
3	0	786180	0280	06/13/12	\$274,990	\$334,000	2,027	8	2012	Avg	5,952	N	N	20320 90TH PL S
3	0	786180	0300	03/21/12	\$279,990	\$346,000	2,027	8	2012	Avg	5,712	N	N	20310 90TH PL S
3	0	786180	0460	11/07/12	\$296,990	\$351,000	2,027	8	2012	Avg	5,728	Y	N	20401 90TH PL S
3	0	786180	0470	12/14/12	\$299,990	\$352,000	2,027	8	2012	Avg	5,728	Y	N	20407 90TH PL S
3	0	786180	0520	09/10/12	\$313,990	\$375,000	2,027	8	2012	Avg	6,303	Y	N	9025 S 204TH PL
3	0	786180	0550	01/29/13	\$309,990	\$360,000	2,027	8	2012	Avg	5,700	Y	N	9115 S 204TH PL
3	0	786180	0100	03/05/12	\$341,440	\$423,000	2,074	8	2012	Avg	6,000	Y	N	20211 91ST PL S
3	0	786180	0120	03/08/12	\$355,874	\$440,000	2,074	8	2012	Avg	6,000	Y	N	20219 91ST PL S
3	0	786180	0130	01/12/12	\$359,068	\$449,000	2,074	8	2012	Avg	6,000	Y	N	20223 91ST PL S
3	0	786180	0150	02/28/12	\$339,990	\$421,000	2,074	8	2012	Avg	5,731	Y	N	20303 91ST PL S
3	0	786180	0350	03/20/12	\$324,990	\$401,000	2,074	8	2012	Avg	5,728	Y	N	20213 90TH PL S
3	0	786180	0370	02/02/12	\$314,843	\$392,000	2,074	8	2012	Avg	5,728	Y	N	20221 90TH PL S
3	0	786180	0390	07/05/12	\$369,990	\$448,000	2,074	8	2012	Avg	5,728	Y	N	20303 90TH PL S
3	0	786180	0410	05/08/12	\$348,749	\$427,000	2,074	8	2012	Avg	5,728	Y	N	20309 90TH PL S
3	0	786180	0430	06/05/12	\$325,000	\$395,000	2,074	8	2012	Avg	5,728	Y	N	20319 90TH PL S
3	0	786180	0080	01/12/12	\$351,100	\$439,000	2,080	8	2011	Avg	6,054	Y	N	20203 91ST PL S
3	0	786180	0200	02/26/13	\$398,000	\$460,000	2,080	8	2011	Avg	5,712	Y	N	20331 91ST PL S
3	0	786180	0170	05/30/12	\$359,990	\$439,000	2,151	8	2012	Avg	5,878	Y	N	20311 91ST PL S
3	0	786180	0180	06/29/12	\$364,990	\$442,000	2,151	8	2012	Avg	5,714	Y	N	20321 91ST PL S
3	0	786180	0440	07/16/12	\$325,000	\$392,000	2,151	8	2012	Avg	5,728	Y	N	20325 90TH PL S
3	0	786180	0490	09/28/12	\$357,832	\$426,000	2,151	8	2012	Avg	6,783	Y	N	20417 90TH PL S
3	0	666686	0240	09/10/13	\$320,000	\$355,000	2,180	8	1987	Avg	10,656	N	N	20216 102ND PL SE
3	0	666686	0170	08/27/14	\$365,000	\$376,000	2,200	8	1987	Avg	9,696	N	N	10216 SE 204TH ST
3	0	638512	0080	04/02/12	\$287,000	\$353,000	2,200	8	2006	Avg	3,653	N	N	9455 S 196TH PL
3	0	666685	0020	05/20/13	\$320,000	\$364,000	2,310	8	1987	Avg	10,010	N	N	19625 104TH AVE SE
3	0	062205	9160	12/20/12	\$324,975	\$381,000	2,320	8	1992	Good	18,112	N	N	9311 S 200TH ST
3	0	666685	0030	10/18/13	\$349,000	\$384,000	2,370	8	1986	Avg	8,794	N	N	19633 104TH AVE SE
3	0	855720	0160	03/27/13	\$335,000	\$385,000	2,370	8	1999	Avg	7,111	N	N	9621 S 194TH ST
3	0	052205	9292	12/03/12	\$323,950	\$381,000	2,390	8	1987	Avg	12,598	N	N	20024 100TH AVE SE
3	0	666685	0070	10/30/13	\$299,000	\$329,000	2,690	8	1986	Avg	9,601	N	N	19659 104TH AVE SE
3	0	525200	0200	12/10/14	\$357,000	\$359,000	2,750	8	1987	Avg	12,350	N	N	20415 102ND AVE SE
3	0	666685	0130	04/07/14	\$355,000	\$377,000	2,810	8	1986	Avg	9,601	N	N	19841 104TH AVE SE
3	0	107947	0120	07/20/12	\$330,500	\$399,000	2,830	8	1999	Avg	9,608	N	N	20118 95TH PL S
3	0	638512	0120	05/28/13	\$385,000	\$437,000	3,000	8	2005	Avg	4,687	N	N	9431 S 196TH PL
3	0	156190	0370	05/28/13	\$345,000	\$391,000	1,720	9	1990	Avg	9,791	N	N	9713 S 204TH CT



Improved Sales Used in This Annual Update Analysis

Area 059 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	855930	0200	11/08/12	\$363,500	\$429,000	1,836	9	2012	Avg	4,593	N	N	19202 101ST PL SE
3	0	855930	0060	03/19/12	\$339,999	\$420,000	1,891	9	2012	Avg	4,497	N	N	10107 SE 192ND PL
3	0	855930	0220	11/30/12	\$375,950	\$442,000	2,190	9	2012	Avg	4,740	N	N	19214 101ST PL SE
3	0	855930	0050	04/18/12	\$380,950	\$468,000	2,238	9	2012	Avg	4,487	N	N	10113 SE 192ND ST
3	0	855930	0210	11/19/12	\$399,950	\$471,000	2,241	9	2012	Avg	4,066	N	N	19208 101ST PL SE
3	0	855930	0170	08/29/12	\$393,810	\$471,000	2,288	9	2012	Avg	4,896	N	N	19213 101ST PL SE
3	0	855720	0110	11/25/13	\$350,000	\$382,000	2,350	9	1998	Avg	8,726	N	N	9645 S 194TH ST
3	0	855930	0010	03/08/12	\$389,051	\$481,000	2,358	9	2012	Avg	4,875	N	N	10159 SE 192ND PL
3	0	156190	0470	03/26/14	\$385,000	\$410,000	2,360	9	1988	Avg	9,141	N	N	9623 S 203RD ST
3	0	855930	0070	05/05/12	\$389,950	\$477,000	2,374	9	2012	Avg	4,505	N	N	10101 SE 192ND PL
3	0	855930	0040	03/19/12	\$391,950	\$484,000	2,448	9	2012	Avg	4,478	N	N	10119 SE 192ND PL
3	0	156190	0350	01/25/13	\$317,000	\$369,000	2,450	9	1988	Avg	9,852	N	N	20408 97TH AVE S
3	0	156193	0020	05/22/14	\$430,000	\$452,000	2,450	9	1990	Avg	8,936	Y	N	20301 96TH AVE S
3	0	855930	0080	05/01/12	\$408,431	\$500,000	2,542	9	2012	Avg	4,065	N	N	10025 SE 192ND PL
3	0	855930	0100	06/04/12	\$399,368	\$486,000	2,542	9	2012	Avg	5,295	Y	N	10015 SE 192ND PL
3	0	156191	0190	06/27/14	\$399,950	\$417,000	2,570	9	1989	Avg	10,431	N	N	9523 S 204TH PL
3	0	156191	0210	02/11/13	\$332,000	\$385,000	2,570	9	1989	Avg	11,611	N	N	20510 96TH AVE S
3	0	855930	0030	04/18/12	\$398,950	\$490,000	2,572	9	2012	Avg	4,469	N	N	10127 SE 192ND PL
3	0	855930	0180	09/21/12	\$413,126	\$492,000	2,583	9	2012	Avg	4,116	N	N	19207 101ST PL SE
3	0	855930	0190	09/26/12	\$399,217	\$475,000	2,583	9	2012	Avg	5,634	N	N	19201 101ST PL SE
3	0	156191	0050	10/31/12	\$309,000	\$365,000	2,590	9	1990	Avg	8,407	Y	N	9516 S 204TH PL
3	0	156191	0170	10/25/12	\$328,000	\$388,000	2,590	9	1989	Avg	10,078	N	N	20418 95TH AVE S
3	0	855930	0110	08/08/12	\$411,218	\$494,000	2,624	9	2012	Avg	4,719	Y	N	10014 SE 192ND PL
3	0	855930	0160	08/21/12	\$408,321	\$490,000	2,624	9	2012	Avg	5,202	N	N	10112 SE 192ND PL
3	0	855930	0090	05/05/12	\$419,210	\$513,000	2,681	9	2012	Avg	7,241	Y	N	10021 SE 192ND PL
3	0	156191	0040	03/16/13	\$370,000	\$426,000	2,720	9	1990	Avg	8,889	Y	N	9522 S 204TH PL
3	0	855930	0150	06/08/12	\$413,209	\$503,000	2,760	9	2012	Avg	6,058	N	N	10106 SE 192ND PL
3	0	855930	0020	05/28/14	\$499,950	\$525,000	2,798	9	2012	Avg	4,473	N	N	10153 SE 192ND PL
3	0	855930	0120	05/09/12	\$418,470	\$512,000	2,815	9	2012	Avg	5,619	Y	N	19215 101ST AVE SE
3	0	855930	0130	06/08/12	\$432,950	\$527,000	3,165	9	2012	Avg	7,152	Y	N	19209 101ST AVE SE
3	0	855930	0140	05/14/12	\$422,412	\$516,000	3,165	9	2012	Avg	8,404	N	N	19210 101ST AVE SE

Improved Sales Removed in This Annual Update Analysis

Area 059 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	034800	0100	05/26/14	\$295,000	RELATED PARTY, FRIEND, OR NEIGHBOR; \$1,000 SALE OR LESS
1	0	144100	0090	11/26/14	\$485,000	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
1	0	154300	0030	05/28/13	\$383,000	NON-REPRESENTATIVE SALE
1	0	154300	0060	02/14/14	\$395,750	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	0	154300	0110	02/05/13	\$371,000	NO MARKET EXPOSURE; AUCTION SALE; EXEMPT FROM EXCISE TAX
1	0	264140	0030	06/04/12	\$237,650	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
1	0	272850	0010	03/26/12	\$206,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	0	272850	0060	11/28/12	\$194,639	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	0	272850	0110	06/05/13	\$223,000	NON-REPRESENTATIVE SALE; SHORT SALE
1	0	292305	9119	10/28/14	\$225,000	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE; BUILDER OR DEVELOPER SALES
1	0	302305	9028	06/11/13	\$380,000	IMP. COUNT > 1
1	0	302305	9033	09/25/12	\$100,000	DOR RATIO; NO MARKET EXPOSURE
1	0	302305	9071	01/24/13	\$235,286	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
1	0	312305	9178	04/09/13	\$225,000	NO MARKET EXPOSURE; QUIT CLAIM DEED
1	0	322305	9100	05/15/12	\$474,000	IMP. COUNT > 1
1	0	322305	9116	02/20/13	\$159,992	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T;
1	0	322305	9123	06/30/14	\$550,000	STATISTICAL OUTLIERS
1	0	322305	9244	05/15/12	\$207,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	0	322305	9265	12/28/12	\$80,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	334040	1132	09/25/14	\$95,000	DOR RATIO; STATEMENT TO DOR
1	0	334040	1172	06/10/14	\$190,550	FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR
1	0	334040	1190	05/15/13	\$222,000	RELATED PARTY, FRIEND OR NEIGHBOR; NO MARKET EXPOSURE
1	0	334040	1315	07/25/13	\$240,000	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	0	334040	1380	02/28/12	\$250,000	NO MARKET EXPOSURE
1	0	334040	1520	10/20/14	\$387,500	NON-GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
1	0	334040	1535	11/05/14	\$140,000	Grade=4. NOT ENOUGH REPRESENTATION
1	0	338832	0020	12/06/12	\$147,000	NON-REPRESENTATIVE SALE
1	0	394360	0070	06/21/12	\$306,425	DOUBLE SALE
1	0	394360	0110	05/02/12	\$319,000	DOUBLE SALE
1	0	507000	0100	07/10/13	\$452,800	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis

Area 059 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	507000	0100	07/11/14	\$205,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
1	0	507000	0150	02/29/12	\$190,000	STATISTICAL OUTLIERS
1	0	662340	0050	09/09/14	\$180,000	NO MARKET EXPOSURE
1	0	662340	0053	09/09/14	\$154,251	RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	0	662340	0099	06/04/14	\$136,521	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
1	0	662430	0170	02/12/13	\$222,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	722200	0109	12/12/12	\$321,101	EXEMPT FROM EXCISE TAX
1	0	722200	0147	01/11/12	\$112,500	DIAGNOSTIC OUTLIERS
1	0	722200	0163	03/18/13	\$178,008	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	0	722200	0163	08/03/12	\$286,270	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	0	722200	0173	10/01/12	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	722200	0209	01/03/14	\$251,500	NO MARKKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	0	722200	0285	08/27/13	\$284,950	OBSOLESCENCE
1	0	722927	0010	12/17/12	\$57,649	DOR RATIO; NON-REPRESENTATIVE SALE; QUIT CLAIM DEED
1	0	722927	0070	08/29/14	\$98,118	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
1	0	723160	0040	10/27/14	\$36,400	DOR RATIO; PREVIOUS IMP. VALUE <= 25K; NON-GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
1	0	723160	0098	10/14/14	\$225,000	STATISTICAL OUTLIERS
1	0	723160	0125	02/01/12	\$93,150	DOR RATIO; GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	723160	0128	04/24/14	\$272,400	CONDEMNATION/EMINENT DOMAIN; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
1	0	723160	0128	04/24/14	\$2,600	DOR RATIO; CONDEMNATION/EMINENT DOMAIN
1	0	723160	0135	10/22/14	\$290,000	NON-GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
1	0	723160	0225	10/14/14	\$129,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	723800	0240	12/16/14	\$378,921	NO MARKET EXPOSURE; AUCTION SALE; EXEMPT FROM EXCISE TAX
1	0	761680	0210	02/13/12	\$147,001	DOR RATIO; GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	761680	0380	05/24/12	\$164,900	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	0	808335	0130	09/27/12	\$175,000	STATISTICAL OUTLIERS
1	0	810630	0320	10/30/12	\$365,500	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	0	810630	0600	06/27/13	\$436,000	NO MARKET EXPOSURE; AUCTION SALE; EXEMPT FROM EXCISE TAX
1	0	810630	0820	03/21/13	\$478,500	DOUBLE SALE
1	0	810630	0890	10/17/12	\$449,500	RELOCATION - SALE TO SERVICE

Improved Sales Removed in This Annual Update Analysis

Area 059 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	810630	0970	06/27/13	\$411,300	DOUBLE SALE
1	0	855860	0125	05/24/14	\$222,750	SALE DATA DOES NOT MATCH ASSESSED VALUE
1	0	855860	0200	02/28/12	\$161,000	DOR RATIO; GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	886050	0250	06/28/12	\$286,250	AUCTION SALE; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
1	0	886050	0250	03/01/12	\$373,413	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
1	0	889900	0180	03/01/12	\$296,899	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
1	0	889910	0020	02/20/13	\$179,000	NO MARKET EXPOSURE; AUCTION SALE; EXEMPT FROM EXCISE TAX
1	0	889910	0360	07/26/13	\$207,000	IMP. CHARACTERISTICS CHANGED; AUCTION SALE; FINANCIAL INSTITUTION RESALE
1	0	889910	0360	04/08/13	\$421,121	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX
1	0	889920	0080	12/23/13	\$235,500	IMPROVEMENT CHARACRYERISTICS CHANGED AFTER SALE
1	0	889920	0610	08/20/14	\$301,000	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	0	889920	0610	02/25/14	\$266,039	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
1	0	889921	0060	02/13/12	\$180,000	NON-REPRESENTATIVE SALE
1	0	889921	0110	09/23/14	\$401,247	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; NON-GOV'T TO GOV'T
1	0	889921	0160	04/23/12	\$234,016	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
1	0	889921	0190	05/27/14	\$300,000	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	0	889921	0190	08/27/13	\$333,396	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX
1	0	889921	0200	10/28/14	\$329,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
1	0	889921	0290	03/13/13	\$232,000	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX
1	0	889921	0500	01/15/13	\$216,001	NO MARKET EXPOSURE; AUCTION SALE; EXEMPT FROM EXCISE TAX
1	0	948574	0310	02/22/12	\$153,986	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
1	0	948574	0460	07/24/12	\$270,000	DOR RATIO
1	0	948575	0140	04/26/13	\$207,000	STATISTICAL OUTLIERS
1	0	988820	0020	02/05/13	\$273,869	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
1	0	989920	0010	07/09/12	\$165,000	STATISTICAL OUTLIERS
2	0	024190	0150	08/07/14	\$414,253	NO MARKET EXPOSURE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
2	0	024190	0240	02/20/13	\$399,423	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
2	0	072205	9082	03/19/12	\$327,000	STATISTICAL OUTLIERS
2	0	082205	9083	09/24/14	\$100,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	082205	9109	04/27/12	\$115,000	NO MARKET EXPOSURE

Improved Sales Removed in This Annual Update Analysis

Area 059 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	082205	9117	01/27/12	\$282,388	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	082205	9117	04/30/12	\$165,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	082205	9141	05/22/12	\$130,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	0	082205	9195	09/13/13	\$175,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	0	082205	9195	05/06/13	\$173,277	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
2	0	082205	9261	07/19/12	\$81,100	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	082205	9261	09/12/14	\$77,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	082205	9261	03/14/13	\$161,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	133220	0180	04/25/14	\$275,000	STATISTICAL OUTLIERS
2	0	172205	9109	06/18/12	\$233,203	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	172205	9109	06/22/12	\$195,665	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
2	0	172205	9109	09/13/12	\$195,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	0	174880	0130	12/26/12	\$422,435	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
2	0	178961	0100	02/24/12	\$295,000	RELOCATION - SALE TO SERVICE
2	0	182205	9062	02/21/12	\$122,950	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	0	182205	9073	10/17/14	\$108,000	DOR RATIO
2	0	182205	9076	12/26/12	\$145,140	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	182205	9076	04/15/13	\$135,000	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	182205	9143	03/20/12	\$236,000	DOR RATIO; OBSOLESCENCE
2	0	182205	9162	06/04/13	\$145,000	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	182205	9162	02/13/13	\$256,132	NO MARKET EXPOSURE; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
2	0	182205	9190	03/10/14	\$425,000	NO MARKET EXPOSURE
2	0	182205	9221	09/12/12	\$179,319	IMP. COUNT > 1; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	182205	9221	04/15/13	\$165,000	IMP. COUNT > 1; FINANCIAL INSTITUTION RESALE
2	0	182205	9249	01/04/13	\$198,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	182205	9278	07/05/13	\$151,000	DOR RATIO; NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	0	182205	9280	07/16/12	\$70,000	DOR RATIO; IMP. COUNT > 1; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	0	182205	9331	01/23/14	\$128,000	DIAGNOSTIC OUTLIERS
2	0	182205	9377	09/10/12	\$190,815	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
2	0	182205	9434	04/09/14	\$435,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed in This Annual Update Analysis

Area 059 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	209560	0120	09/27/14	\$259,000	RELOCATION - SALE TO SERVICE
2	0	215495	0020	07/17/13	\$349,950	BUILDER OR DEVELOPER SALES
2	0	241650	0030	04/19/12	\$263,000	RELOCATION - SALE TO SERVICE; NO MARKET EXPOSURE
2	0	241650	0190	04/08/14	\$482,500	STATISTICAL OUTLIERS
2	0	295300	0300	07/10/14	\$146,701	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
2	0	327697	0120	11/05/14	\$195,500	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	327698	0030	12/23/14	\$410,229	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	379138	0090	05/02/12	\$300,000	AUCTION SALE; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	379138	0150	02/24/12	\$267,500	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	379140	0190	02/08/12	\$270,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	0	379141	0100	02/23/12	\$360,000	STATISTICAL OUTLIERS
2	0	379141	0250	04/16/13	\$327,200	NO MARKET EXPOSURE; AUCTION SALE; EXEMPT FROM EXCISE TAX
2	0	379141	0290	03/26/13	\$350,000	STATISTICAL OUTLIERS
2	0	379141	0450	06/12/14	\$410,500	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	0	526700	0140	10/23/12	\$210,000	DIAGNOSTIC OUTLIERS
2	0	526700	0240	04/15/14	\$265,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	0	564140	0180	04/25/13	\$247,000	STATISTICAL OUTLIERS
2	0	564140	0450	07/30/14	\$317,127	NO MARKET EXPOSURE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
2	0	570220	0150	09/10/12	\$155,000	NON-REPRESENTATIVE SALE
2	0	570220	0170	05/21/12	\$204,900	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	0	570220	0190	07/26/13	\$260,270	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
2	0	570950	0060	01/05/12	\$339,900	DOUBLE SALE
2	0	638650	0040	05/01/14	\$175,000	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
2	0	638650	0300	01/19/12	\$334,906	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
2	0	638650	0300	07/30/12	\$187,000	NON-REPRESENTATIVE SALE; AUCTION SALE; EXEMPT FROM EXCISE TAX
2	0	742900	0100	12/20/12	\$316,300	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	0	775780	0225	01/06/14	\$160,000	OBSOLESCENCE
2	0	802990	0020	04/08/14	\$350,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
2	0	803565	0020	02/26/13	\$152,500	STATISTICAL OUTLIERS
2	0	880240	0064	04/23/14	\$442,000	UNFINISHED AREA

Improved Sales Removed in This Annual Update Analysis

Area 059 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	880240	0064	04/23/14	\$442,000	UNFINISHED AREA
2	0	880240	0409	07/10/12	\$125,000	DIAGNOSTIC OUTLIERS
2	0	880240	0418	02/13/12	\$110,000	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	880240	0418	01/09/12	\$176,414	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	880240	0422	02/10/12	\$109,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	880240	0634	09/20/13	\$275,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	880240	0683	08/14/13	\$270,000	DOR RATIO; NON-REPRESENTATIVE SALE; SHORT SALE
2	0	880240	0810	02/06/13	\$223,000	NO MARKET EXPOSURE; AUCTION SALE; EXEMPT FROM EXCISE TAX
2	0	880240	0924	06/27/14	\$162,100	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	889500	0140	04/02/12	\$159,500	NON-REPRESENTATIVE SALE
2	0	932060	0070	12/06/12	\$220,795	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	932060	0070	03/05/13	\$210,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR
2	0	932060	0360	10/08/12	\$108,500	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
2	0	932060	0420	01/06/14	\$207,000	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	0	932060	0420	07/22/13	\$275,184	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
2	0	932070	0670	03/25/13	\$155,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
2	0	932070	0670	12/26/12	\$257,410	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	0	932080	0040	04/09/13	\$168,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	0	940640	0240	12/03/13	\$320,000	NO MARKET EXPOSURE; AUCTION SALE; EXEMPT FROM EXCISE TAX
3	0	025590	0010	01/23/12	\$161,422	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
3	0	025590	0130	04/16/12	\$100,000	DOR RATIO; NON-REPRESENTATIVE SALE
3	0	052205	9013	02/13/12	\$130,000	NO MARKET EXPOSURE
3	0	052205	9018	05/23/13	\$126,122	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
3	0	052205	9023	03/28/14	\$396,000	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	052205	9124	02/29/12	\$176,492	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	052205	9124	05/23/12	\$170,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
3	0	052205	9189	04/04/13	\$181,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
3	0	052205	9239	06/05/14	\$218,000	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	052205	9239	10/02/14	\$200,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	062205	9019	09/19/14	\$220,000	DOR RATIO

Improved Sales Removed in This Annual Update Analysis

Area 059 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	062205	9030	12/12/12	\$313,000	NON-REPRESENTATIVE SALE
3	0	062205	9031	06/04/14	\$759,600	NO MARKET EXPOSURE
3	0	071300	0020	05/02/13	\$209,000	STATISTICAL OUTLIERS
3	0	107947	0080	12/17/13	\$278,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	142040	0130	12/26/14	\$215,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	156193	0020	03/21/14	\$341,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	379770	0160	01/09/13	\$196,087	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
3	0	526600	0090	06/11/12	\$198,000	AUCTION SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
3	0	567200	0030	12/05/14	\$45,129	DOR RATIO
3	0	567200	0080	04/17/13	\$329,215	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
3	0	572700	0030	09/27/12	\$34,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
3	0	572850	0050	04/10/13	\$190,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	638512	0270	04/29/13	\$271,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
3	0	638800	0120	09/15/14	\$213,515	NO MARKET EXPOSURE; CORRECTION DEED; EXEMPT FROM EXCISE TAX
3	0	640220	0060	04/20/12	\$218,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	662340	0190	04/15/13	\$101,859	DOR RATIO; EXEMPT FROM EXCISE TAX
3	0	662340	0217	01/27/14	\$189,720	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
3	0	662340	0219	02/26/13	\$282,389	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
3	0	662340	0236	06/27/13	\$145,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
3	0	662340	0236	08/08/13	\$157,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
3	0	666685	0070	09/26/12	\$270,000	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	666686	0170	05/26/14	\$220,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	0	666686	0180	09/24/12	\$255,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR
3	0	786180	0090	05/14/14	\$78,750	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	793100	0063	06/11/13	\$154,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	793100	0063	04/11/13	\$246,201	NO MARKET EXPOSURE
3	0	793100	0068	01/27/12	\$168,000	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	0	796850	0060	10/01/14	\$121,743	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	813800	0010	04/29/14	\$275,000	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
3	0	813800	0010	06/27/13	\$335,529	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T

Improved Sales Removed in This Annual Update Analysis

Area 059 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	813800	0040	03/27/12	\$123,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	813800	0040	06/21/12	\$189,316	NON-REPRESENTATIVE SALE
3	0	813800	0120	01/09/12	\$235,000	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	813800	0120	04/25/12	\$164,199	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	0	855720	0040	09/11/14	\$326,000	NO MARKET EXPOSURE; AUCTION SALE; EXEMPT FROM EXCISE TAX
3	0	855930	0020	03/19/12	\$424,950	DOUBLE SALE
3	0	919770	0140	09/12/13	\$138,666	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR

Vacant Sales Used in this Annual Update Analysis

Area 059

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
001	0	322305	9202	09/02/13	\$87,500	17,859	N	N
001	0	722200	0286	08/28/13	\$169,500	10,978	N	N
002	0	082205	9071	08/06/14	\$309,000	60,112	N	N
002	0	182205	9378	08/01/14	\$80,000	49,519	N	N
002	0	182205	9479	12/02/13	\$48,000	13,694	N	N
003	0	062205	9161	01/03/13	\$104,000	15,147	N	N

Vacant Sales Removed in this Annual Update Analysis

Area 059

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
001	0	144100	0490	10/28/14	\$450,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;
001	0	322305	9148	06/27/14	\$590,000	MULTI-PARCEL SALE;
001	0	322305	9344	06/27/14	\$590,000	MULTI-PARCEL SALE;
001	0	334040	1375	08/15/13	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; TEAR DOWN;
001	0	334040	1577	02/14/13	\$130,000	CONDEMNATION/EMINENT DOMAIN;
001	0	334040	1260	11/08/12	\$295,000	MULTI-PARCEL SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
001	0	334040	1385	11/08/12	\$295,000	MULTI-PARCEL SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
001	0	662340	0054	04/23/14	\$90,000	DOR RATIO
001	0	722200	0511	08/04/14	\$290,000	MULTI-PARCEL SALE;
001	0	722200	0093	04/08/14	\$356,000	MULTI-PARCEL SALE;
001	0	722200	0094	04/08/14	\$356,000	MULTI-PARCEL SALE;
001	0	722200	0111	04/08/13	\$100,000	BUILDER OR DEVELOPER SALES;
002	0	072205	9238	12/06/13	\$231,130	MULTI-PARCEL SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
002	0	072205	9239	12/06/13	\$231,130	MULTI-PARCEL SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
002	0	082205	9093	09/02/14	\$495,000	DOR RATIO
002	0	082205	9337	07/25/14	\$103,000	MULTI-PARCEL SALE;
002	0	082205	9338	07/25/14	\$103,000	MULTI-PARCEL SALE;
002	0	082205	9272	06/20/13	\$235,000	MULTI-PARCEL SALE;
002	0	082205	9071	01/23/12	\$400,000	BANKRUPTCY - RECEIVER OR TRUSTEE; CORPORATE AFFILIATES; EXEMPT FROM EXCISE TAX
002	0	182205	9479	05/16/12	\$150,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;
002	0	270843	0300	11/10/14	\$398,175	DOR RATIO
002	0	270843	0070	10/20/14	\$458,240	DOR RATIO
002	0	270843	0290	11/10/14	\$446,320	BUILDER OR DEVELOPER SALES;
002	0	270843	0190	12/19/13	\$221,200	MULTI-PARCEL SALE;
002	0	270843	0200	12/19/13	\$221,200	MULTI-PARCEL SALE;
002	0	378285	0030	07/29/13	\$240,000	MULTI-PARCEL SALE;
002	0	378285	0050	07/29/13	\$240,000	MULTI-PARCEL SALE;
002	0	378285	0090	03/20/12	\$71,000	QUIT CLAIM DEED;
002	0	563500	0030	12/06/13	\$565,870	MULTI-PARCEL SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
002	0	563500	0040	12/06/13	\$565,870	MULTI-PARCEL SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;

Vacant Sales Removed in this Annual Update Analysis

Area 059

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
002	0	563500	0050	12/06/13	\$565,870	MULTI-PARCEL SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
002	0	563500	0060	12/06/13	\$565,870	MULTI-PARCEL SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
002	0	563500	0070	12/06/13	\$565,870	MULTI-PARCEL SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
003	0	052205	9085	12/12/12	\$200,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
003	0	062205	9138	07/26/13	\$188,475	AUCTION SALE; FINANCIAL INSTITUTION RESALE;
003	0	062205	9138	01/22/13	\$221,995	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
003	0	062205	9163	02/22/12	\$75,000	QUIT CLAIM DEED;
003	0	062205	9162	02/22/12	\$75,000	QUIT CLAIM DEED;

Mobile Home Sales Used in this Annual Update Analysis

Area 059

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
002	0	182205	9176	03/18/14	\$215,000	980	3	1977	Avg	46,789	N	22907 100TH AVE SE
003	0	062205	9147	04/24/13	\$214,000	1,848	3	1987	Good	15,225	N	9239 S 202ND ST

Mobile Home Sales Removed in this Annual Update Analysis

Area 059

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
002	0	172205	9199	03/07/12	\$170,000	MULTI-PARCEL SALE;
002	0	880240	0393	08/03/12	\$56,000	AUCTION SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
002	0	880240	0393	06/08/12	\$104,674	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; MOBILE HOME; AND OTHER WARNINGS;
003	0	793100	0001	06/11/14	\$155,000	RELATED PARTY, FRIEND OR NEIGHBOR

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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

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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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



Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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

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

Scope of Work Performed:

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

Certification:

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

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

None

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

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

- Annual Update Model Development and Report Preparation
- Data Collection
- Sales Verification



Appraiser II

8/28/2015

Date



King County

Department of Assessments

King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
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(206) 296-5195 FAX (206) 296-0595
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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