

Kent Meridian

Area: 061

Residential Revalue for 2015 Assessment Roll



Obtained from www.kentwa.gov

The Kent Meridian Area is located in SE King County on the east side of Highway-167, a portion of the City of Kent, east to East Hill and then further east to the Soos Creek Park and Trail, approximately at 148th Ave SE. This area is primarily developed with platted properties on standard sized lots and mixed with acreage properties some of which are being developed into new plats.

The area is easily accessible to shopping, restaurants, medical services and public parks in the City of Kent, East Hill and Covington. Lake Meridian has a public park for swimming and picnics and has public access for boats including motorized boats. Highway-167, Interstate-5, Highway-18 and Interstate-405 provide access to the major employment and business centers in King and Pierce counties.



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.

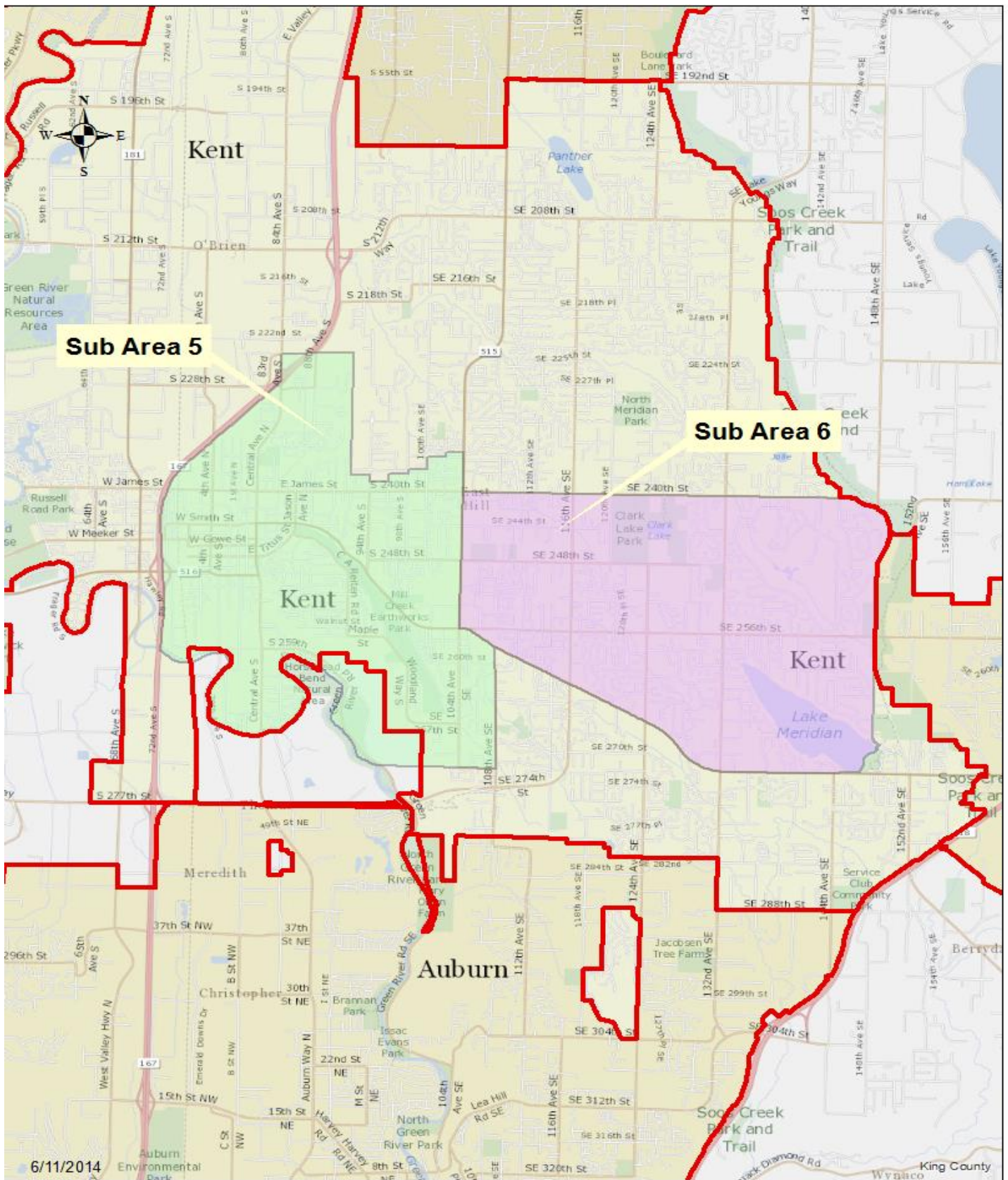
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

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

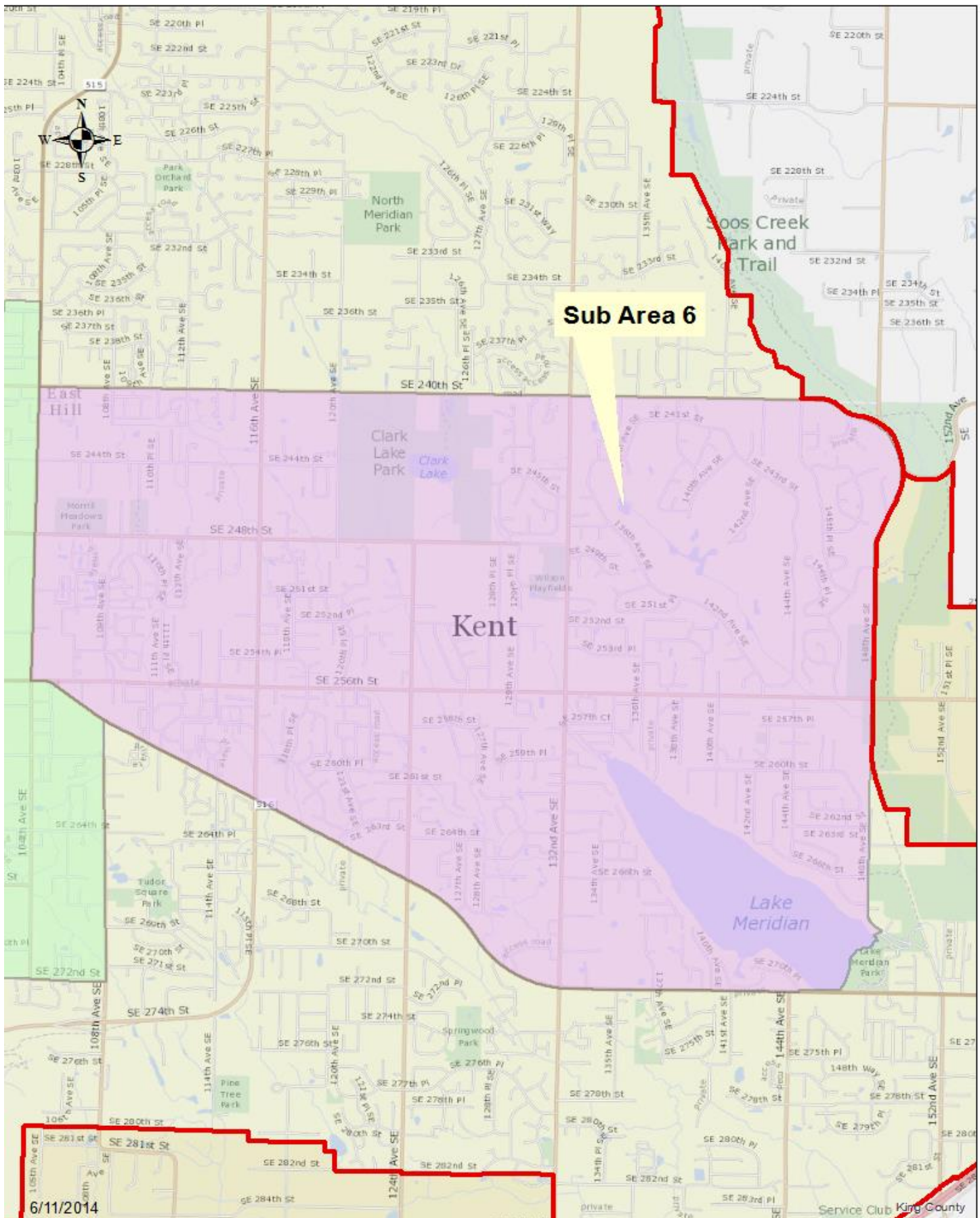
Area 061 Map



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

The map displays a portion of King County, Washington, with a red outline highlighting the assessment area. The area includes the city of Kent, East Hill, and North Green River Park. The map shows various streets, including S 216th St, S 218th St, S 220th St, S 222nd St, S 224th St, S 226th St, S 228th St, S 230th St, S 232nd St, S 234th St, S 236th St, S 238th St, S 240th St, S 242nd St, S 244th St, S 246th St, S 248th St, S 250th St, S 252nd St, S 254th St, S 256th St, S 258th St, S 260th St, S 262nd St, S 264th St, S 266th St, S 268th St, S 270th St, S 272nd St, S 274th St, S 276th St, S 278th St, S 280th St, S 282nd St, S 284th St, S 286th St, S 288th St, S 290th St, S 292nd St, S 294th St, S 296th St, S 298th St, S 300th St, S 302nd St, S 304th St, S 306th St, S 308th St, S 310th St, S 312nd St, S 314th St, S 316th St, S 318th St, S 320th St, S 322nd St, S 324th St, S 326th St, S 328th St, S 330th St, S 332nd St, S 334th St, S 336th St, S 338th St, S 340th St, S 342nd St, S 344th St, S 346th St, S 348th St, S 350th St, S 352nd St, S 354th St, S 356th St, S 358th St, S 360th St, S 362nd St, S 364th St, S 366th St, S 368th St, S 370th St, S 372nd St, S 374th St, 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Sub Area 6 Map



Area 061 Housing Profile



Grade 4/ Year Built 1920/ Total Living Area 810
Account Number 161200-0540



Grade 7/ Year Built 1978/ Total Living Area 1220
Account Number 113760-0020



Grade 5/ Year Built 1923/ Total Living Area 680
Account Number 405080-0070



Grade 8/ Year Built 1997/ Total Living Area 2030
Account Number 209550-0010



Grade 6/ Year Built 1908/ Total Living Area 1560
Account Number 919710-0181



Grade 9/ Year Built 2007/ Total Living Area 3020
Account Number 202205-9001

Area 061 Housing Profile



Grade 10/ Year Built 2011/ Total Living Area 4653
Account Number 372880-0070



Grade 11/ Year Built 1983/ Total Living Area 5320
Account Number 546950-1380

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

Kent Meridian - Area 061

Annual Update

Characteristics Based Market Adjustment for 2015 Assessment Roll

Previous Physical Inspection: 2008
Number of Improved Sales: 760
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	\$136,100	\$136,300	\$272,400			8.44%
2015 Value	\$136,100	\$166,000	\$302,100	\$322,400	94.6%	8.44%
\$ Change	+\$0	+\$29,700	+\$29,700			
% Change	+0.0%	+21.8%	+10.9%			

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

Population - Improved Valuation Change Summary:			
	Land	Improvements	Total
2014 Value	\$138,300	\$126,900	\$265,200
2015 Value	\$138,300	\$155,800	\$294,100
\$ Change	+\$0	+\$28,900	+\$28,900
% Change	+0.0%	+22.8%	+10.9%

Number of one to three unit residences in the population: 6,882

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

Area 061 - Model Adjustments 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+11.08%	6,882	100%

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

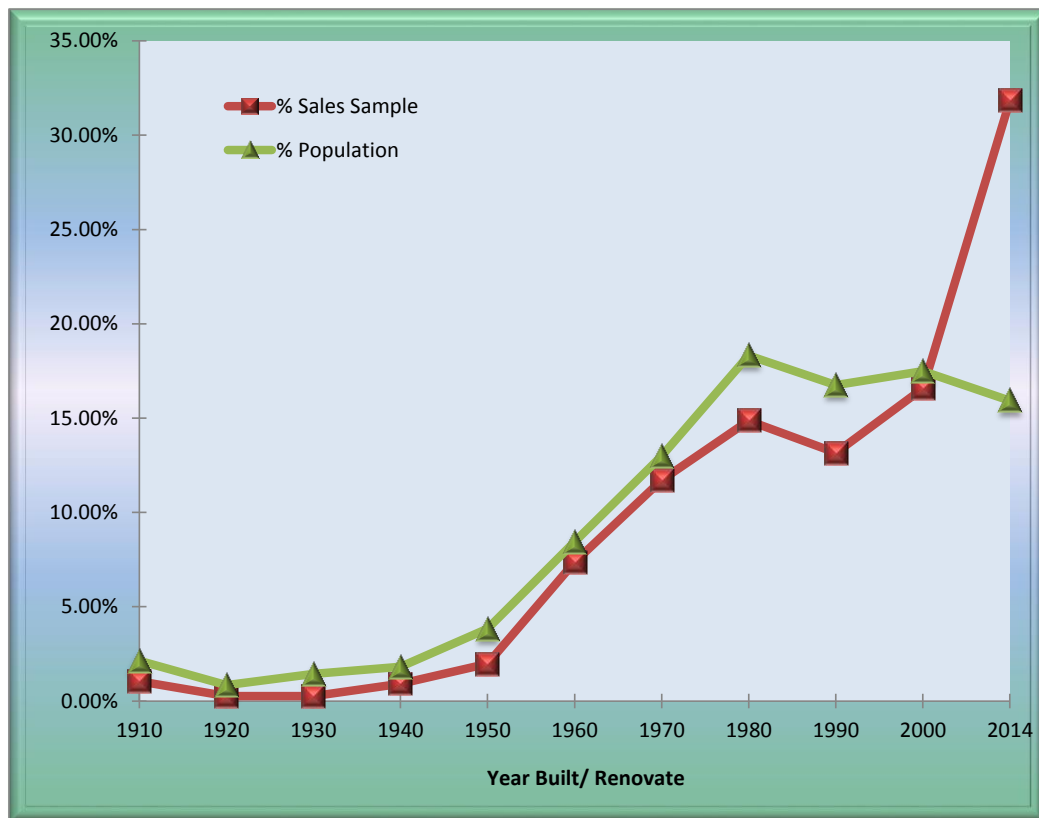
Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	8	1.05%
1920	2	0.26%
1930	2	0.26%
1940	7	0.92%
1950	15	1.97%
1960	56	7.37%
1970	89	11.71%
1980	113	14.87%
1990	100	13.16%
2000	126	16.58%
2014	242	31.84%
	760	

Population

Year Built/Ren	Frequency	% Population
1910	147	2.14%
1920	58	0.84%
1930	99	1.44%
1940	125	1.82%
1950	264	3.84%
1960	581	8.44%
1970	894	12.99%
1980	1,261	18.32%
1990	1,153	16.75%
2000	1,204	17.49%
2014	1,096	15.93%
	6,882	



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 have statistical significance and results are reflected in the model.

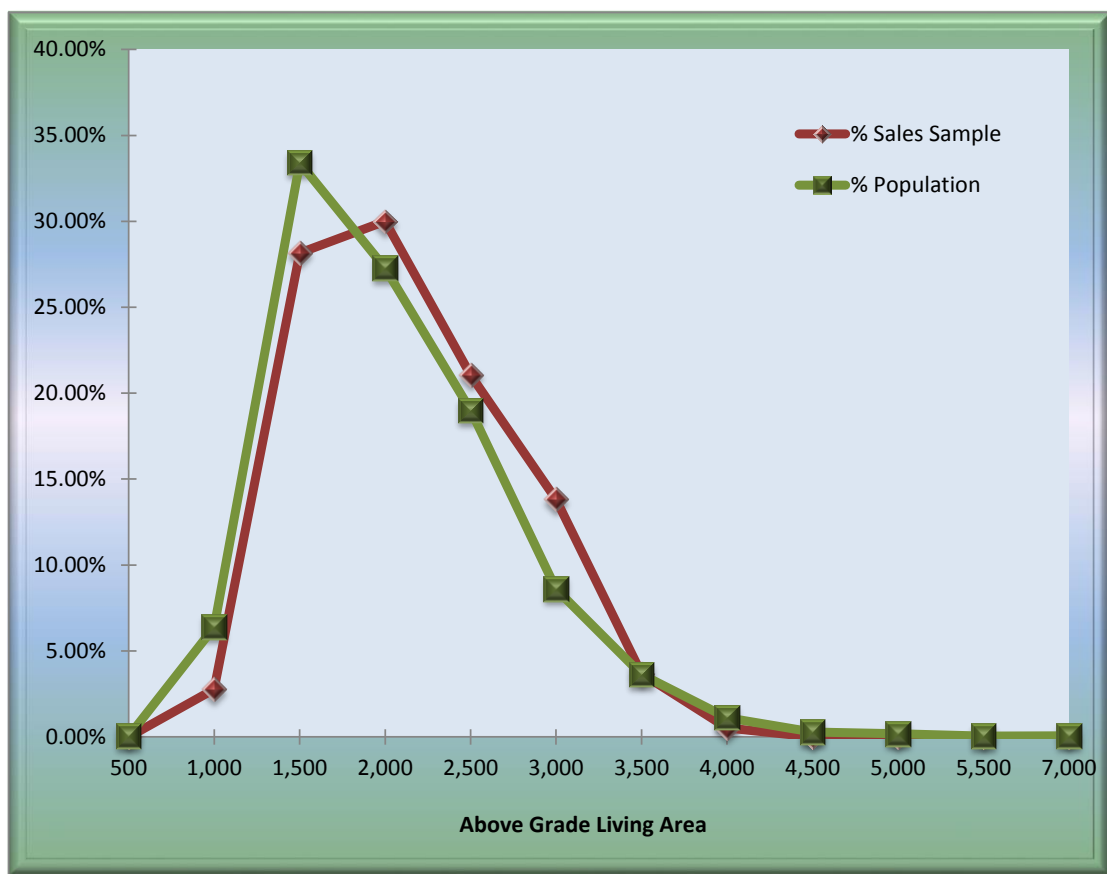
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	21	2.76%
1,500	214	28.16%
2,000	228	30.00%
2,500	160	21.05%
3,000	105	13.82%
3,500	28	3.68%
4,000	4	0.53%
4,500	0	0.00%
5,000	0	0.00%
5,500	0	0.00%
7,000	0	0.00%
760		

Population

AGLA	Frequency	% Population
500	3	0.04%
1,000	439	6.38%
1,500	2,299	33.41%
2,000	1,877	27.27%
2,500	1,307	18.99%
3,000	592	8.60%
3,500	250	3.63%
4,000	77	1.12%
4,500	19	0.28%
5,000	12	0.17%
5,500	3	0.04%
7,000	4	0.06%
6,882		



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



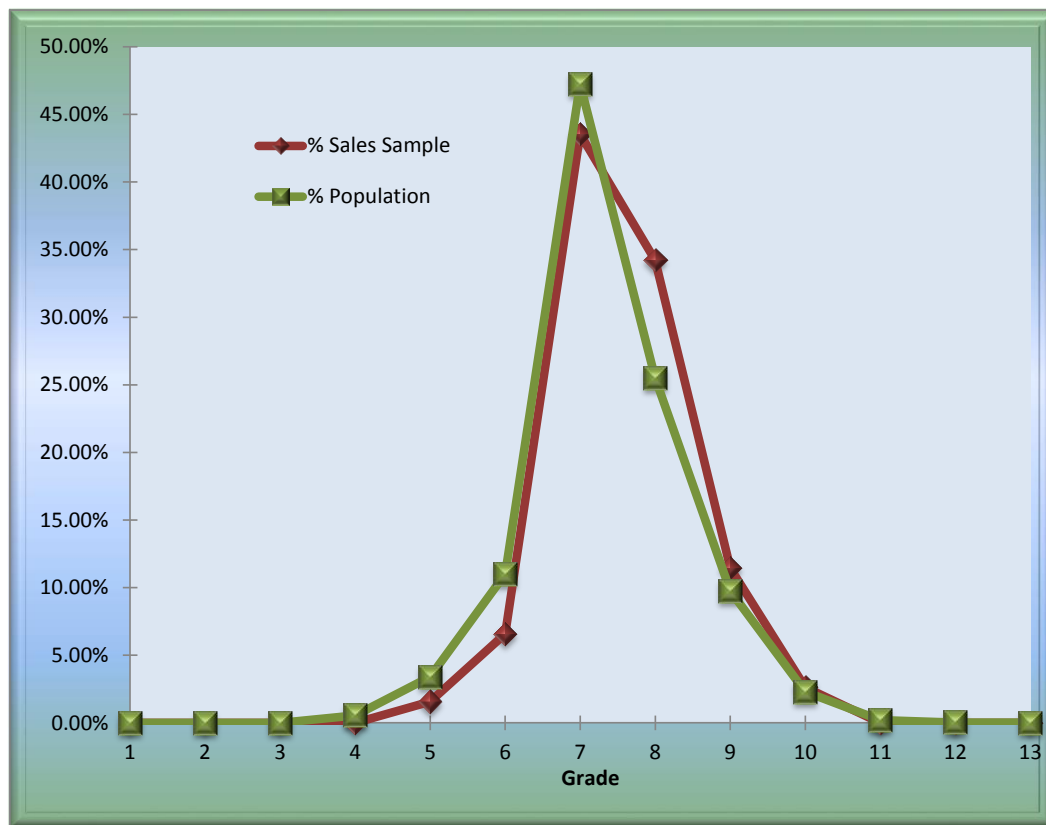
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	12	1.58%
6	50	6.58%
7	331	43.55%
8	260	34.21%
9	87	11.45%
10	20	2.63%
11	0	0.00%
12	0	0.00%
13	0	0.00%
760		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	38	0.55%
5	234	3.40%
6	758	11.01%
7	3,252	47.25%
8	1,754	25.49%
9	671	9.75%
10	158	2.30%
11	14	0.20%
12	2	0.03%
13	1	0.01%
6,882		



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

Area 061 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 1.125, resulting in an adjusted value of \$534,000 ($\$475,000 \times 1.125 = \$534,375$) – truncated to the nearest \$1000.

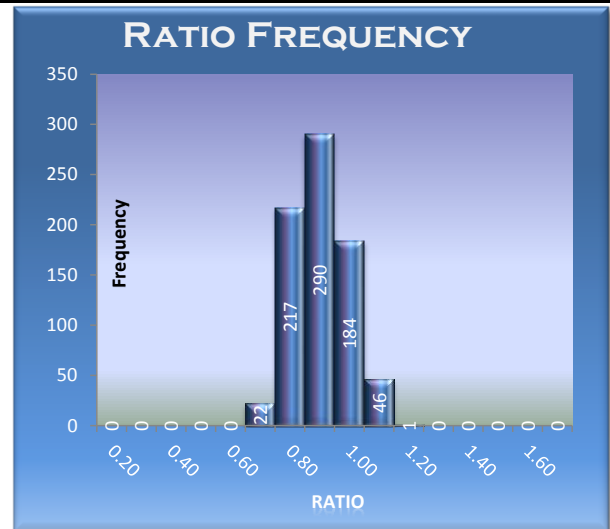
SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.300	30.0%
2/1/2012	1.291	29.1%
3/1/2012	1.284	28.4%
4/1/2012	1.275	27.5%
5/1/2012	1.267	26.7%
6/1/2012	1.258	25.8%
7/1/2012	1.250	25.0%
8/1/2012	1.242	24.2%
9/1/2012	1.233	23.3%
10/1/2012	1.225	22.5%
11/1/2012	1.216	21.6%
12/1/2012	1.208	20.8%
1/1/2013	1.200	20.0%
2/1/2013	1.191	19.1%
3/1/2013	1.184	18.4%
4/1/2013	1.175	17.5%
5/1/2013	1.167	16.7%
6/1/2013	1.158	15.8%
7/1/2013	1.150	15.0%
8/1/2013	1.142	14.2%
9/1/2013	1.133	13.3%
10/1/2013	1.125	12.5%
11/1/2013	1.117	11.7%
12/1/2013	1.108	10.8%
1/1/2014	1.100	10.0%
2/1/2014	1.091	9.1%
3/1/2014	1.084	8.4%
4/1/2014	1.075	7.5%
5/1/2014	1.067	6.7%
6/1/2014	1.059	5.9%
7/1/2014	1.050	5.0%
8/1/2014	1.042	4.2%
9/1/2014	1.033	3.3%
10/1/2014	1.025	2.5%
11/1/2014	1.017	1.7%
12/1/2014	1.008	0.8%
1/1/2015	1.000	0.0%

The time adjustment formula for Area 061 is: $(.855229118596123 - 0.000234033762870068 * \text{SaleDay}) / (0.8552291186)$
SaleDay = SaleDate - 42005

Annual Update Ratio Study Report (Before) – 2014 Assessments

District: SW / Team: 3	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Kent Meridian	1/1/2014	8/25/2015	1/2012 - 12/2014
Area Number: 061	Appr ID:	Property Type:	Adjusted for time?
	JWEI	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	760
Mean Assessed Value	\$272,400
Mean Adj. Sales Price	\$322,400
Standard Deviation AV	\$68,981
Standard Deviation SP	\$89,250
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.855
Median Ratio	0.853
Weighted Mean Ratio	0.845
UNIFORMITY	
Lowest ratio	0.635
Highest ratio:	1.104
Coefficient of Dispersion	8.44%
Standard Deviation	0.088
Coefficient of Variation	10.29%
Price Related Differential (PRD)	1.012
RELIABILITY	
95% Confidence: Median	
Lower limit	0.844
Upper limit	0.860
95% Confidence: Mean	
Lower limit	0.849
Upper limit	0.862
SAMPLE SIZE EVALUATION	
N (population size)	6,882
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.088
Recommended minimum:	12
Actual sample size:	760
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	393
# ratios above mean:	367
z:	0.943
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

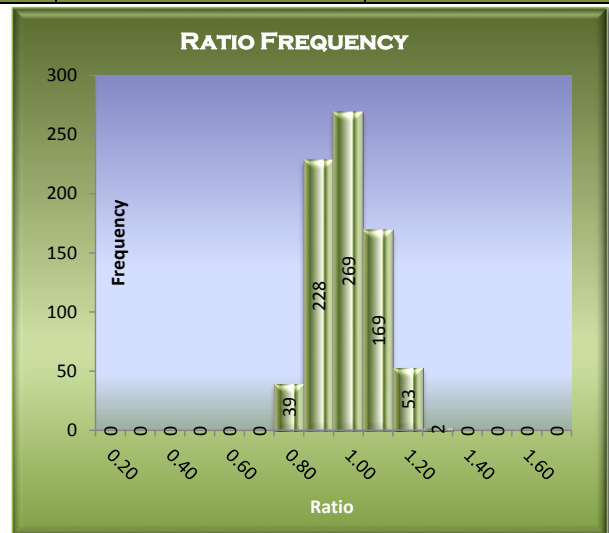
1 to 3 Unit Residences throughout Area 061

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: 3	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Kent Meridian	1/1/2015	8/25/2015	1/2012 - 12/2014
Area Number: 061	Appr. ID:	Property Type:	Adjusted for
	JWEI	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	760
Mean Assessed Value	\$302,100
Mean Sales Price	\$322,400
Standard Deviation AV	\$76,619
Standard Deviation SP	\$89,250
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.948
Median Ratio	0.946
Weighted Mean Ratio	0.937
UNIFORMITY	
Lowest ratio	0.706
Highest ratio:	1.223
Coefficient of Dispersion	8.44%
Standard Deviation	0.098
Coefficient of Variation	10.29%
Price Related Differential (PRD)	1.012
RELIABILITY	
95% Confidence: Median	
Lower limit	0.936
Upper limit	0.953
95% Confidence: Mean	
Lower limit	0.942
Upper limit	0.955
SAMPLE SIZE EVALUATION	
N (population size)	6,882
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.098
Recommended minimum:	15
Actual sample size:	760
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	390
# ratios above mean:	370
z:	0.725
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 061.

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

Annual Update Process

Effective Date of Appraisal: January 1, 2015

Date of Appraisal Report: August 25, 2015

Sales Screening for Improved Parcel Analysis

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

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

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

Land Update

Analysis indicates land values are at or below current market levels as of 1/1/2015. No additional adjustment to land value is required.

Improved Parcel Update

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

With the exception of real property mobile home parcels and parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 760 useable residential sales in the area.

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

The derived adjustment formula is:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * (1 - 0.05) / (0.855229119)$$

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

2015 Improvements Value = 2015 Total Value minus 2015 Land Value

Mobile Home Update

There were no recent fair market sales of mobile homes within Area 061; therefore, mobile homes received the Total % Change indicated by the sales sample as reflected on the Executive Summary page of +10.9%. The adjustment formula is:

2015 Total Value = 2014 Total Value * 1.109

2015 Improvements Value = 2015 Total Value minus 2015 Land Value

Results

The resulting assessment level is 0.946. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2015 assessment year (taxes payable in 2016) results in an average total change from the 2014 assessments of +10.9%. 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) * 1.109.
- 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) * 1.109.
- If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.
- If land value <= \$10,000 no adjustment is applied.
- If improvements and accessories <= \$10,000 no further adjustment applied.
- If vacant parcel (no improvement value), the land adjustment applies.
- If a parcel is coded "non-perc" (sewer system=3 or 4), there is no change from previous land value.
- If a parcel is coded "unbuildable" = 1, there is no change from previous land value.
- If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
- If an improvement is coded "% net condition" or is in "poor" condition, then there is no change from previous improvement value, only the land adjustment applies.

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

Improved Sales Used in This Annual Update Analysis

Area 061 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5		919710	0251	03/22/12	\$117,950	\$151,000	670	5	1941	Good	7,021	N	N	631 2ND AVE S
5		186390	0020	12/13/12	\$99,500	\$120,000	720	5	1942	Avg	7,200	N	N	521 6TH AVE S
5		614660	0536	04/24/14	\$174,950	\$187,000	720	5	1942	Avg	5,080	N	N	317 W CLOUDY ST
5		614660	0265	02/07/13	\$145,000	\$172,000	740	5	1953	Good	5,080	N	N	728 2ND AVE N
5		382800	0410	07/22/13	\$185,000	\$212,000	790	5	1943	Good	6,930	N	N	734 BRIDGES AVE S
5		918370	0845	12/18/14	\$175,000	\$176,000	800	5	1933	Avg	7,150	N	N	420 VAN DE VANTER AVE
5		614760	0245	10/17/13	\$154,500	\$173,000	990	5	1909	Good	6,350	N	N	920 3RD AVE N
5		192205	9401	07/25/14	\$275,000	\$287,000	1,080	5	1900	VGood	26,114	Y	N	24322 94TH AVE S
5		614660	0245	09/03/13	\$170,000	\$193,000	1,200	5	1922	Good	5,080	N	N	712 2ND AVE N
5		132204	9093	04/25/13	\$185,000	\$216,000	1,220	5	1997	Avg	7,405	N	N	917 3RD AVE N
5		811210	0135	09/26/13	\$200,000	\$225,000	1,360	5	1910	Good	8,541	N	N	436 HAZEL AVE N
5		614660	0020	05/18/12	\$118,950	\$150,000	900	6	1950	Good	6,572	N	N	845 1ST AVE N
5		161200	0550	06/10/13	\$175,000	\$202,000	910	6	2004	Avg	6,600	N	N	431 PROSPECT AVE N
5		192205	9180	02/11/13	\$190,000	\$226,000	920	6	1950	Good	12,632	N	N	1112 E SMITH ST
5		614660	0105	04/01/14	\$162,000	\$174,000	980	6	2003	Avg	5,080	N	N	826 2ND AVE N
5		614660	0150	08/05/13	\$167,000	\$190,000	990	6	1959	Good	5,080	N	N	856 2ND AVE N
5		918370	0670	08/02/13	\$227,000	\$259,000	1,110	6	1955	Good	6,600	N	N	427 VAN DE VANTER AVE
5		918370	2100	03/03/14	\$200,000	\$217,000	1,140	6	1965	Good	6,600	N	N	805 E CHICAGO ST
5		755740	0010	03/18/14	\$158,572	\$171,000	1,210	6	1958	Avg	8,246	N	N	716 4TH AVE N
5		292205	9183	07/08/13	\$250,000	\$287,000	1,280	6	1958	Good	34,855	N	N	27103 104TH AVE SE
5		161200	0020	12/03/13	\$173,000	\$192,000	1,300	6	1919	Good	6,600	N	N	610 JASON AVE
5		192205	9192	08/27/12	\$198,000	\$244,000	1,510	6	1952	Good	18,846	N	N	24123 94TH AVE S
5		192205	9192	12/02/13	\$220,000	\$244,000	1,510	6	1952	Good	18,846	N	N	24123 94TH AVE S
5		932087	0090	11/26/13	\$208,000	\$231,000	1,530	6	1943	Good	14,270	N	N	9610 S 240TH ST
5		918370	0945	05/01/13	\$218,000	\$254,000	1,540	6	1941	Good	6,600	N	N	535 ALEXANDER AVE
5		192205	9308	07/24/13	\$255,000	\$292,000	1,580	6	1937	VGood	15,246	N	N	9904 S 248TH ST
5		192205	9046	10/29/14	\$308,000	\$313,000	1,580	6	1932	Avg	39,150	Y	N	105 KENSINGTON AVE S
5		159860	0350	05/12/14	\$217,000	\$231,000	1,730	6	1937	VGood	8,501	Y	N	505 SUMMIT AVE N
5		186390	0225	10/28/14	\$226,450	\$230,000	1,730	6	1944	Good	7,200	N	N	509 3RD AVE S
5		382800	0415	05/22/12	\$190,000	\$240,000	1,780	6	1951	Good	7,280	N	N	727 CENTRAL AVE S

Improved Sales Used in This Annual Update Analysis

Area 061 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5		132204	9180	06/17/13	\$200,000	\$231,000	940	7	1991	Avg	5,808	N	N	908 4TH AVE N
5		554000	0025	01/08/14	\$215,000	\$236,000	960	7	1977	Good	7,000	N	N	1225 E GUIBERSON ST
5		436960	0005	06/27/13	\$163,000	\$188,000	980	7	1961	Good	4,558	Y	N	721 E JAMES ST
5		918370	3286	01/10/13	\$185,000	\$222,000	1,030	7	1967	Good	7,500	N	N	1401 E MAPLE ST
5		192205	9173	12/16/13	\$193,000	\$213,000	1,030	7	1952	Avg	6,534	N	N	120 KENNEBECK AVE S
5		918370	2258	11/06/13	\$160,000	\$178,000	1,040	7	1962	Avg	7,080	N	N	725 VAN DE VANTER AVE
5		435910	0150	07/15/14	\$253,754	\$266,000	1,060	7	1967	Avg	9,398	N	N	24642 96TH AVE S
5		315910	0020	03/29/12	\$174,000	\$222,000	1,080	7	1956	Good	5,400	N	N	525 VIEW PL
5		638630	0030	07/12/12	\$179,000	\$223,000	1,090	7	1967	Avg	8,770	Y	N	826 MARION PL
5		918370	2924	10/16/13	\$185,000	\$207,000	1,100	7	1968	Good	7,500	N	N	939 E MAPLE ST
5		915150	0030	06/18/13	\$285,950	\$330,000	1,100	7	1995	Avg	7,200	N	N	9610 S 242ND CT
5		159860	0021	07/27/12	\$215,000	\$267,000	1,100	7	1953	Avg	15,176	N	N	1011 E SMITH ST
5		932087	0080	12/18/13	\$215,000	\$237,000	1,120	7	1978	Avg	7,285	N	N	9710 S 239TH PL
5		161200	0175	07/27/12	\$213,800	\$266,000	1,120	7	2013	Avg	7,150	N	N	602 PROSPECT AVE N
5		027380	0100	12/19/14	\$239,900	\$241,000	1,120	7	1959	Avg	9,523	N	N	837 MAPLEWOOD AVE
5		932087	0040	06/26/14	\$249,900	\$263,000	1,120	7	1978	Avg	7,700	N	N	9736 S 239TH PL
5		919710	0263	04/26/12	\$178,500	\$226,000	1,140	7	1979	Avg	12,208	N	N	706 3RD AVE S
5		919710	0263	08/19/14	\$237,000	\$246,000	1,140	7	1979	Avg	12,208	N	N	706 3RD AVE S
5		315910	0030	07/30/13	\$190,000	\$217,000	1,140	7	1955	Good	5,790	N	N	530 VIEW PL
5		803530	0010	05/24/13	\$195,000	\$226,000	1,160	7	1966	Good	7,986	Y	N	903 CREST AVE
5		803520	0140	09/11/13	\$190,000	\$215,000	1,190	7	1958	Good	7,377	N	N	847 STONEBURNER LN
5		383215	0200	12/11/13	\$264,000	\$292,000	1,190	7	1981	Good	8,622	N	N	9214 S 239TH PL
5		918370	2251	12/11/14	\$280,000	\$282,000	1,200	7	1954	Good	9,322	N	N	719 VAN DE VANTER AVE
5		918370	1350	05/29/13	\$242,900	\$282,000	1,220	7	1949	Good	21,300	Y	N	515 SCENIC WAY
5		382100	0140	07/15/13	\$222,500	\$255,000	1,220	7	1965	Avg	11,205	N	N	9603 S 246TH PL
5		918370	1955	05/08/13	\$200,000	\$233,000	1,220	7	1960	Good	11,790	N	N	616 KENSINGTON AVE S
5		803520	0160	08/19/13	\$199,950	\$227,000	1,220	7	1958	Avg	7,500	N	N	844 STONEBURNER LN
5		330801	0100	03/29/12	\$203,900	\$260,000	1,240	7	1975	Good	14,467	N	N	26224 WOODLAND WAY S
5		918370	3131	06/27/13	\$220,000	\$253,000	1,240	7	1959	Good	9,000	N	N	1041 E MAPLE ST
5		918370	3376	05/13/14	\$225,000	\$239,000	1,250	7	1967	Avg	7,500	N	N	1411 E MAPLE ST

Improved Sales Used in This Annual Update Analysis

Area 061 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5		516370	0110	03/19/14	\$245,000	\$264,000	1,250	7	1961	Good	12,603	N	N	840 ALVORD AVE N
5		159860	0290	04/27/12	\$325,000	\$412,000	1,260	7	1953	Good	27,337	Y	N	438 ALVORD AVE N
5		192205	9259	04/14/14	\$255,990	\$274,000	1,270	7	1967	Good	12,060	N	N	1203 E LAUREL ST
5		918370	2925	09/28/12	\$203,500	\$249,000	1,270	7	1968	Good	7,500	N	N	945 E MAPLE ST
5		804600	0040	04/15/14	\$190,000	\$204,000	1,280	7	1969	Avg	7,152	N	N	23731 99TH AVE S
5		516370	0035	01/08/13	\$195,000	\$234,000	1,280	7	1956	Avg	9,000	N	N	750 ALVORD AVE N
5		192205	9143	09/11/14	\$205,000	\$211,000	1,290	7	1953	Good	20,028	N	N	301 SUMMIT AVE N
5		614760	0155	03/04/13	\$175,000	\$207,000	1,290	7	1994	Avg	5,582	N	N	945 2ND AVE N
5		155280	0060	11/21/13	\$285,000	\$317,000	1,290	7	1972	Avg	15,526	N	N	238 OLYMPIC PL
5		547830	0070	01/11/13	\$179,000	\$214,000	1,300	7	1958	Good	7,567	N	N	919 E LAUREL ST
5		803520	0220	06/10/13	\$210,000	\$243,000	1,300	7	1958	Good	8,960	N	N	1128 FILBERT ST
5		027410	0020	02/06/14	\$300,000	\$327,000	1,300	7	1966	Good	7,000	N	N	847 WOODLAND WAY
5		614760	0139	10/16/12	\$165,000	\$201,000	1,310	7	1997	Avg	5,080	N	N	940 2ND AVE N
5		553930	0010	12/12/13	\$292,000	\$323,000	1,310	7	1958	Avg	8,925	N	N	917 E SEATTLE ST
5		891400	0030	10/16/14	\$224,000	\$229,000	1,310	7	1960	Good	11,520	Y	N	630 HILLCREST AVE
5		638630	0050	02/28/12	\$212,000	\$272,000	1,340	7	1973	Good	8,800	N	N	836 MARION PL
5		382100	0070	07/17/12	\$175,000	\$218,000	1,350	7	1966	Avg	9,975	N	N	9612 S 246TH PL
5		155280	0030	03/21/12	\$186,700	\$239,000	1,350	7	1969	Good	8,275	N	N	222 OLYMPIC WAY
5		192205	9230	11/04/13	\$200,000	\$223,000	1,350	7	1958	Avg	14,430	N	N	9015 CANYON DR
5		554000	0010	08/15/14	\$259,950	\$270,000	1,350	7	1968	Good	7,827	N	N	455 REITEN RD
5		803520	0150	03/25/14	\$254,950	\$275,000	1,350	7	1958	Good	8,589	N	N	858 STONEBURNER LN
5		242204	9109	08/27/13	\$319,950	\$363,000	1,360	7	1949	Good	8,400	Y	N	468 SCENIC WAY
5		803520	0075	12/12/13	\$210,000	\$232,000	1,367	7	1958	Avg	7,700	N	N	1101 E FILBERT ST
5		162250	0010	09/16/13	\$240,000	\$271,000	1,390	7	1959	Avg	10,452	N	N	716 HILLTOP AVE
5		866250	0080	10/11/13	\$254,000	\$285,000	1,400	7	1996	Avg	6,813	N	N	24230 102ND PL SE
5		783080	0754	02/20/13	\$213,500	\$253,000	1,400	7	1962	VGood	16,000	N	N	9808 S 252ND ST
5		803520	0125	11/06/12	\$229,900	\$279,000	1,404	7	1959	Good	7,650	Y	N	821 CREST AVE
5		027370	0005	02/13/13	\$239,500	\$285,000	1,420	7	1957	VGood	8,600	N	N	606 WOODLAND WAY
5		027380	0020	11/17/14	\$230,000	\$233,000	1,430	7	1961	Avg	7,000	N	N	848 MAPLEWOOD AVE
5		192205	9068	01/09/14	\$310,000	\$340,000	1,430	7	1960	Good	11,325	N	N	754 WOODLAND WAY

Improved Sales Used in This Annual Update Analysis

Area 061 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5		554000	0050	06/12/14	\$299,000	\$316,000	1,450	7	1966	Good	10,119	Y	N	1113 E GUIBERSON ST
5		866250	0030	01/27/12	\$207,000	\$268,000	1,470	7	1951	Good	16,390	N	N	10206 SE 244TH ST
5		547830	0015	10/15/12	\$205,000	\$250,000	1,480	7	1958	Good	6,750	N	N	619 CREST AVE
5		027370	0040	09/20/13	\$359,950	\$406,000	1,480	7	1959	Good	15,225	N	N	738 WOODLAND WAY
5		027410	0110	03/25/13	\$238,000	\$280,000	1,490	7	1968	Good	7,000	N	N	849 TILDEN AVE
5		547850	0220	12/16/14	\$240,000	\$241,000	1,490	7	1964	Good	10,266	N	N	933 E LAUREL ST
5		918370	3390	06/28/13	\$230,000	\$265,000	1,500	7	1967	Good	7,500	N	N	1443 E MAPLE ST
5		132204	9094	09/04/12	\$174,900	\$216,000	1,510	7	1991	Avg	5,807	N	N	906 4TH AVE N
5		918370	2158	05/16/12	\$215,000	\$271,000	1,530	7	1965	Good	10,050	N	N	712 VAN DE VANTER AVE
5		182205	9067	12/12/13	\$260,000	\$287,000	1,530	7	1965	Good	10,069	N	N	23916 94TH AVE S
5		027380	0120	10/28/13	\$203,500	\$227,000	1,540	7	1961	Avg	7,600	N	N	855 MAPLEWOOD AVE
5		027350	0065	02/29/12	\$170,000	\$218,000	1,550	7	1957	Good	9,700	N	N	528 WOODLAND WAY
5		252830	0015	01/06/12	\$199,000	\$258,000	1,560	7	1907	Good	6,769	N	N	615 E TITUS ST
5		912240	0005	03/28/14	\$308,000	\$332,000	1,560	7	1954	Good	13,260	N	N	705 HILLTOP AVE
5		192205	9102	09/24/14	\$245,000	\$252,000	1,570	7	1938	Avg	7,230	N	N	102 KENNEBECK AVE S
5		383215	0190	05/20/14	\$263,000	\$279,000	1,570	7	1982	Avg	7,775	N	N	9220 S 239TH PL
5		159860	0209	10/20/14	\$300,000	\$306,000	1,580	7	1985	Avg	8,163	Y	N	517 ALVORD AVE N
5		330801	0040	09/25/14	\$325,000	\$334,000	1,600	7	1975	Good	8,499	N	N	26321 WOODLAND WAY S
5		027390	0030	10/20/14	\$267,500	\$273,000	1,600	7	1963	Good	9,072	N	N	817 KIMBERLY AVE S
5		073150	0430	02/23/12	\$189,950	\$244,000	1,619	7	2011	Avg	3,100	N	N	27116 105TH PL SE
5		073150	0410	02/13/12	\$199,050	\$256,000	1,619	7	2011	Avg	3,068	N	N	27124 105TH PL SE
5		073150	0450	03/01/12	\$196,670	\$252,000	1,619	7	2011	Avg	3,444	N	N	27108 105TH PL SE
5		073150	0350	01/11/12	\$182,000	\$236,000	1,619	7	2011	Avg	2,489	N	N	10511 SE 271ST PL
5		073150	0240	03/13/12	\$199,950	\$256,000	1,619	7	2011	Avg	2,700	N	N	27110 105TH AVE SE
5		073150	0220	01/22/12	\$212,180	\$275,000	1,619	7	2011	Avg	3,145	N	N	27102 105TH AVE SE
5		027390	0080	11/24/14	\$245,000	\$248,000	1,640	7	1963	Avg	10,570	N	N	828 KIMBERLY AVE S
5		162250	0040	05/15/13	\$249,000	\$290,000	1,640	7	1965	Good	10,050	N	N	742 HILLTOP AVE
5		192205	9424	04/08/13	\$210,000	\$246,000	1,660	7	1989	Good	9,320	N	N	24003 98TH AVE S
5		192205	9272	03/18/13	\$230,000	\$271,000	1,680	7	1959	Good	10,800	N	N	1220 E CHICAGO ST
5		745940	0080	12/06/13	\$215,000	\$238,000	1,690	7	1994	Avg	6,704	N	N	26408 107TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 061 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5		245900	0020	11/25/14	\$258,000	\$261,000	1,710	7	1967	Good	7,199	N	N	24830 96TH AVE S
5		553930	0030	08/21/13	\$319,950	\$364,000	1,710	7	1957	Good	10,330	N	N	920 E SEATTLE ST
5		027400	0020	08/08/14	\$274,000	\$285,000	1,720	7	1966	Good	7,500	N	N	815 WOODLAND WAY
5		918370	3360	04/30/12	\$205,000	\$260,000	1,740	7	1968	Avg	12,600	N	N	909 TILDEN AVE
5		803520	0015	11/01/12	\$215,000	\$262,000	1,740	7	1959	Good	7,700	N	N	926 E HEMLOCK ST
5		132204	9083	10/16/12	\$180,000	\$220,000	1,752	7	1995	Avg	5,579	N	N	939 4TH AVE N
5		383100	0010	08/06/14	\$235,000	\$245,000	1,760	7	1951	Avg	6,150	Y	N	712 LENORA AVE
5		866250	0130	12/09/14	\$251,100	\$253,000	1,790	7	1996	Avg	5,257	N	N	24204 102ND PL SE
5		516370	0085	08/26/14	\$260,000	\$269,000	1,790	7	1951	Avg	11,884	N	N	804 ALVORD AVE N
5		027410	0030	02/23/12	\$188,000	\$242,000	1,810	7	1966	Good	7,700	N	N	1425 E WALNUT ST
5		233155	0150	11/14/12	\$217,000	\$263,000	1,810	7	1999	Avg	5,796	N	N	24512 102ND PL SE
5		233155	0100	08/07/14	\$355,227	\$370,000	1,810	7	1999	Avg	5,872	N	N	24527 102ND PL SE
5		614660	0570	04/16/14	\$259,950	\$278,000	1,830	7	1969	Avg	7,620	N	N	838 3RD AVE N
5		192205	9197	09/18/14	\$291,000	\$299,000	1,860	7	1961	Good	13,939	N	N	731 MAPLEWOOD AVE
5		192205	9024	08/26/13	\$343,000	\$389,000	1,860	7	1942	VGood	18,730	N	N	24714 94TH AVE S
5		866250	0350	06/20/14	\$282,000	\$297,000	1,890	7	1997	Avg	6,302	N	N	10125 SE 242ND PL
5		132204	9127	07/01/14	\$262,000	\$275,000	1,910	7	2007	Avg	7,500	N	N	805 WOODFORD AVE N
5		804701	0080	07/30/12	\$210,000	\$261,000	1,980	7	2002	Avg	4,966	N	N	24220 100TH PL SE
5		918370	3275	02/25/13	\$237,000	\$281,000	1,980	7	1964	Good	8,592	N	N	1335 E MAPLE ST
5		918370	2220	09/15/14	\$306,000	\$315,000	1,980	7	1991	Avg	9,800	N	N	821 E HEMLOCK ST
5		957820	0150	10/05/12	\$226,000	\$277,000	2,000	7	1967	Avg	9,120	N	N	750 WYNWOOD DR
5		803520	0165	03/26/12	\$207,000	\$264,000	2,010	7	1958	Good	8,500	N	N	836 STONEBURNER LN
5		192205	9204	04/26/14	\$271,350	\$290,000	2,010	7	1964	Avg	6,800	N	N	1135 E SEATTLE PL
5		027410	0010	03/18/13	\$259,800	\$306,000	2,060	7	1966	Good	10,400	N	N	839 WOODLAND WAY
5		132204	9335	05/28/14	\$244,615	\$259,000	2,060	7	1999	Avg	4,030	N	N	917 4TH AVE N
5		233154	0150	04/19/13	\$233,500	\$273,000	2,120	7	2001	Avg	8,123	N	N	24631 102ND PL SE
5		804700	0020	03/05/13	\$234,750	\$278,000	2,260	7	2002	Avg	5,883	N	N	9812 S 242ND PL
5		804700	0040	05/17/12	\$258,000	\$326,000	2,260	7	2002	Avg	6,123	N	N	9826 S 242ND PL
5		233155	0120	09/04/14	\$310,000	\$320,000	2,440	7	1999	Avg	7,093	N	N	24526 102ND PL SE
5		614760	0255	07/25/13	\$229,900	\$263,000	2,480	7	1991	Avg	5,080	N	N	928 3RD AVE N

Improved Sales Used in This Annual Update Analysis

Area 061 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5		133230	0050	05/15/12	\$245,000	\$309,000	2,490	7	1999	Avg	6,902	N	N	24431 101ST PL SE
5		133230	0220	02/17/12	\$267,500	\$344,000	2,490	7	1999	Avg	5,862	N	N	24618 101ST PL SE
5		614760	0120	12/11/13	\$265,000	\$293,000	2,500	7	1995	Avg	5,080	N	N	932 2ND AVE N
5		614760	0279	07/14/14	\$280,000	\$293,000	2,510	7	1992	Avg	5,080	N	N	940 3RD AVE N
5		266200	0100	05/10/13	\$279,950	\$326,000	2,680	7	1964	Good	10,023	N	N	23923 99TH AVE S
5		919710	0180	05/02/12	\$277,000	\$351,000	2,700	7	2007	Avg	19,564	N	N	713 3RD AVE S
5		917960	0360	03/04/14	\$234,500	\$254,000	1,080	8	2006	Avg	4,000	N	N	412 E TITUS ST
5		192205	9437	03/05/14	\$247,000	\$267,000	1,130	8	1990	Avg	9,719	N	N	9815 S 247TH CT
5		330800	0070	02/21/14	\$253,000	\$275,000	1,220	8	1975	Good	9,702	N	N	26207 WOODLAND WAY S
5		182205	9095	11/29/12	\$245,000	\$296,000	1,277	8	2004	Avg	6,534	Y	N	747 LENORA ST
5		155280	0280	09/18/14	\$298,950	\$308,000	1,300	8	1963	Avg	11,505	Y	N	170 OLYMPIC WAY
5		155280	0170	03/21/12	\$212,000	\$271,000	1,320	8	1967	Good	8,836	Y	N	920 CHERRY HILL ST
5		330803	0040	03/13/12	\$255,000	\$326,000	1,400	8	1978	Good	11,200	Y	N	26505 WOODLAND WAY S
5		885650	0290	08/21/12	\$220,000	\$272,000	1,400	8	1965	Avg	7,722	Y	N	856 STETSON AVE
5		957820	0030	07/28/14	\$312,000	\$325,000	1,440	8	1977	Good	13,250	Y	N	717 WYNWOOD DR
5		330800	0080	11/22/13	\$305,000	\$339,000	1,470	8	1974	Good	17,167	N	N	26128 WOODLAND WAY S
5		957820	0180	10/28/13	\$245,000	\$274,000	1,590	8	1968	Avg	10,650	N	N	736 WYNWOOD DR
5		330803	0060	06/19/14	\$385,000	\$406,000	1,630	8	1978	Good	11,200	Y	N	26525 WOODLAND WAY S
5		133025	0010	06/04/14	\$289,950	\$307,000	1,670	8	1992	Avg	7,757	N	N	10009 SE 247TH PL
5		393700	0010	11/22/13	\$354,900	\$394,000	1,690	8	1962	VGood	9,751	N	N	1217 E HEMLOCK ST
5		073150	0270	06/13/13	\$269,995	\$312,000	1,691	8	2013	Avg	2,700	N	N	27122 105TH AVE SE
5		073150	0340	08/28/13	\$270,000	\$306,000	1,691	8	2013	Avg	2,489	N	N	10509 SE 271ST PL
5		073150	0250	06/10/13	\$254,995	\$295,000	1,691	8	2013	Avg	2,700	N	N	27114 105TH AVE SE
5		073150	0230	05/20/13	\$254,995	\$296,000	1,691	8	2012	Avg	2,700	N	N	27106 105TH AVE SE
5		073150	0420	10/10/13	\$272,995	\$306,000	1,691	8	2013	Avg	3,107	N	N	27120 105TH PL SE
5		073150	0360	06/20/13	\$264,995	\$306,000	1,721	8	2013	Avg	2,489	N	N	10513 SE 271ST PL
5		073150	0400	06/19/13	\$267,995	\$309,000	1,757	8	2013	Avg	3,022	N	N	27128 105TH PL SE
5		330802	0140	08/23/13	\$285,000	\$324,000	1,760	8	1977	Good	11,213	N	N	9816 S 262ND PL
5		185860	0037	12/27/12	\$215,000	\$258,000	1,769	8	2005	Avg	5,979	N	N	10714 SE 268TH ST
5		941471	0100	04/08/14	\$294,000	\$316,000	1,771	8	2005	Avg	5,712	N	N	26812 107TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 061 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5		192205	9282	09/18/14	\$325,000	\$334,000	1,780	8	1966	Good	16,020	N	N	1322 E CHICAGO ST
5		073150	0320	01/08/13	\$262,500	\$314,000	1,785	8	2009	Avg	2,552	N	N	10505 SE 271ST PL
5		073150	0320	11/10/14	\$282,000	\$286,000	1,785	8	2009	Avg	2,552	N	N	10505 SE 271ST PL
5		547850	0100	04/22/13	\$339,900	\$397,000	1,790	8	1961	Good	9,491	N	N	1133 E HEMLOCK ST
5		133025	0040	01/13/14	\$275,000	\$302,000	1,810	8	1993	Avg	9,114	N	N	10027 SE 247TH PL
5		073150	0540	01/29/13	\$284,950	\$340,000	1,828	8	2012	Avg	3,176	N	N	27127 106TH AVE SE
5		221545	0170	10/24/12	\$225,000	\$274,000	1,860	8	1994	Avg	7,500	N	N	10006 SE 244TH ST
5		192205	9080	11/28/12	\$333,000	\$403,000	1,860	8	1977	Avg	15,126	N	N	712 REITEN RD
5		550270	0005	06/25/14	\$330,000	\$347,000	1,890	8	1951	Avg	28,535	Y	N	614 HAZEL AVE N
5		073150	0380	11/21/13	\$299,995	\$333,000	1,896	8	2013	Avg	3,052	N	N	27136 105TH PL SE
5		027370	0050	12/30/13	\$244,850	\$269,000	1,970	8	1959	Good	7,920	N	N	710 MAPLEWOOD AVE
5		258700	0190	02/23/12	\$225,000	\$289,000	1,986	8	2007	Avg	2,475	N	N	23623 102ND PL SE
5		258700	0060	02/12/13	\$240,000	\$285,000	1,986	8	2006	Avg	2,349	N	N	10225 SE 237TH ST
5		258700	0140	05/04/12	\$230,000	\$291,000	1,986	8	2006	Avg	2,505	N	N	23626 102ND PL SE
5		330802	0150	07/30/14	\$322,091	\$336,000	1,990	8	1977	Good	11,880	N	N	9806 S 262ND PL
5		192205	9402	05/01/13	\$350,000	\$408,000	1,990	8	1989	Avg	25,574	N	N	24316 94TH AVE S
5		192205	9455	08/28/14	\$338,800	\$350,000	2,002	8	2014	Avg	6,859	N	N	1137 E SEATTLE PL
5		258700	0220	03/14/13	\$246,300	\$291,000	2,004	8	2007	Avg	2,739	N	N	23615 102ND PL SE
5		258700	0310	12/26/13	\$259,000	\$285,000	2,004	8	2007	Avg	2,784	N	N	10209 SE 236TH ST
5		258700	0170	05/14/14	\$274,900	\$292,000	2,004	8	2007	Avg	2,772	N	N	23631 102ND PL SE
5		435910	0090	06/13/14	\$255,000	\$269,000	2,040	8	1983	Avg	9,472	N	N	24703 97TH AVE S
5		330802	0050	01/22/14	\$272,500	\$298,000	2,060	8	1977	Good	15,300	N	N	9861 S 262ND PL
5		542410	0140	03/15/12	\$304,950	\$390,000	2,078	8	2011	Avg	6,147	N	N	26704 105TH PL SE
5		542410	0190	06/19/12	\$300,000	\$376,000	2,102	8	2011	Avg	6,402	N	N	26609 106TH AVE SE
5		542410	0070	07/23/12	\$299,000	\$372,000	2,102	8	2011	Avg	5,720	N	N	26629 106TH AVE SE
5		542410	0070	03/05/14	\$325,000	\$352,000	2,102	8	2011	Avg	5,720	N	N	26629 106TH AVE SE
5		866250	0410	12/03/13	\$395,000	\$438,000	2,110	8	1966	Good	24,057	N	N	24319 102ND AVE SE
5		185860	0047	06/05/12	\$277,950	\$349,000	2,111	8	2012	Avg	5,700	N	N	26414 106TH AVE SE
5		914900	0180	08/19/14	\$374,950	\$389,000	2,120	8	1992	Avg	9,653	N	N	24224 95TH PL S
5		073150	0520	01/17/13	\$316,945	\$379,000	2,145	8	2012	Avg	4,268	N	N	27119 S 106TH PL

Improved Sales Used in This Annual Update Analysis

Area 061 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5		073150	0520	07/15/14	\$340,000	\$356,000	2,145	8	2012	Avg	4,268	N	N	27119 S 106TH PL
5		242204	9107	05/08/14	\$350,000	\$373,000	2,150	8	1940	Good	13,515	Y	N	420 SCENIC WAY
5		918370	2785	06/04/13	\$347,951	\$403,000	2,151	8	2013	Avg	5,700	N	N	804 E WALNUT ST
5		185860	0012	06/05/14	\$310,000	\$328,000	2,192	8	2006	Avg	12,128	N	N	26429 106TH AVE SE
5		542410	0020	06/11/12	\$304,950	\$383,000	2,194	8	2011	Avg	5,720	N	N	26721 106TH AVE SE
5		542410	0060	03/02/12	\$304,000	\$390,000	2,194	8	2011	Avg	5,720	N	N	26701 106TH AVE SE
5		783080	0472	01/13/14	\$290,000	\$318,000	2,196	8	2006	Avg	6,833	N	N	24724 102ND PL SE
5		542410	0180	04/06/12	\$309,995	\$395,000	2,197	8	2011	Avg	7,331	N	N	26617 106TH AVE SE
5		542410	0050	01/30/12	\$309,950	\$400,000	2,197	8	2011	Avg	5,720	N	N	26705 106TH AVE SE
5		542410	0090	03/08/12	\$313,450	\$402,000	2,197	8	2011	Avg	7,248	N	N	26621 106TH AVE SE
5		221545	0060	12/23/14	\$302,495	\$303,000	2,200	8	1994	Avg	7,201	N	N	10016 SE 245TH PL
5		221545	0050	04/29/13	\$305,500	\$357,000	2,250	8	1994	Avg	7,416	N	N	10020 SE 245TH PL
5		133025	0020	05/15/13	\$237,000	\$276,000	2,270	8	1993	Avg	7,408	N	N	10015 SE 247TH PL
5		221545	0150	05/30/14	\$322,000	\$341,000	2,280	8	1994	Avg	7,200	N	N	10018 SE 244TH CT
5		192205	9128	04/30/13	\$324,900	\$379,000	2,290	8	1997	Avg	16,530	N	N	9925 S 247TH PL
5		242204	9001	10/29/13	\$350,000	\$391,000	2,290	8	1907	VGood	12,975	Y	N	406 SCENIC WAY
5		233154	0070	07/03/14	\$342,000	\$359,000	2,300	8	2001	Avg	6,448	N	N	24612 102ND PL SE
5		185860	0046	04/26/12	\$289,950	\$368,000	2,378	8	2011	Avg	5,868	N	N	26406 106TH AVE SE
5		192205	9445	06/23/14	\$362,300	\$381,000	2,430	8	1997	Avg	15,264	N	N	9926 S 247TH PL
5		553980	0033	04/19/13	\$289,900	\$339,000	2,458	8	2004	Avg	7,200	N	N	1002 E SEATTLE ST
5		233154	0120	12/05/12	\$275,000	\$332,000	2,470	8	2001	Avg	5,700	N	N	24615 102ND PL SE
5		941470	0050	06/13/12	\$265,000	\$333,000	2,483	8	2005	Avg	5,704	N	N	26726 106TH AVE SE
5		542410	0040	02/15/12	\$325,000	\$418,000	2,484	8	2011	Avg	5,720	N	N	26709 106TH AVE SE
5		185860	0048	03/16/12	\$294,950	\$377,000	2,592	8	2011	Avg	6,200	N	N	26418 106TH AVE SE
5		500380	0060	01/28/14	\$297,000	\$324,000	2,750	8	1965	VGood	11,359	Y	N	1005 E MACLYN ST
5		155280	0220	01/30/14	\$370,000	\$404,000	2,900	8	1996	Avg	10,200	Y	N	185 OLYMPIC WAY
5		155280	0220	05/02/13	\$340,000	\$397,000	2,900	8	1996	Avg	10,200	Y	N	185 OLYMPIC WAY
5		330803	0160	09/11/13	\$339,950	\$384,000	3,060	8	1988	Good	15,218	N	N	9928 S 267TH ST
5		073150	0210	05/30/13	\$299,950	\$348,000	1,708	9	2013	Avg	3,548	N	N	27105 105TH AVE SE
5		073150	0040	04/04/13	\$289,950	\$340,000	1,708	9	2012	Avg	3,600	N	N	27124 106TH AVE SE

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Area 061 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5		073150	0190	01/16/13	\$297,624	\$356,000	1,757	9	2012	Avg	3,810	N	N	27023 105TH AVE SE
5		073150	0020	05/30/12	\$304,950	\$384,000	1,769	9	2012	Avg	3,600	N	N	27128 106TH AVE SE
5		073150	0130	09/17/13	\$306,950	\$347,000	1,888	9	2013	Avg	2,700	N	N	10520 SE 271ST ST
5		073150	0050	12/18/12	\$289,950	\$349,000	1,891	9	2012	Avg	3,600	N	N	27120 106TH AVE SE
5		073150	0100	07/19/12	\$315,481	\$393,000	1,916	9	2012	Avg	5,277	N	N	27102 106TH AVE SE
5		073150	0150	07/31/13	\$312,500	\$357,000	1,964	9	2013	Avg	3,537	N	N	27007 105TH AVE SE
5		073150	0170	08/22/13	\$311,950	\$354,000	1,964	9	2013	Avg	3,541	N	N	27015 105TH AVE SE
5		073150	0550	10/04/13	\$308,095	\$346,000	1,983	9	2013	Avg	4,292	N	N	27131 106TH AVE SE
5		073150	0140	07/02/13	\$307,450	\$354,000	1,986	9	2012	Avg	4,452	N	N	27003 105TH AVE SE
5		073150	0180	09/13/13	\$317,445	\$359,000	1,986	9	2012	Avg	3,547	N	N	27019 105TH AVE SE
5		073150	0470	12/17/12	\$305,780	\$368,000	1,986	9	2012	Avg	4,133	N	N	27103 106TH AVE SE
5		073150	0160	08/08/13	\$311,965	\$356,000	1,986	9	2012	Avg	3,539	N	N	27011 105TH AVE SE
5		073150	0110	07/02/13	\$319,940	\$368,000	2,038	9	2013	Avg	3,607	N	N	10528 SE 271ST ST
5		885650	0220	07/28/14	\$375,000	\$391,000	2,110	9	1991	Avg	6,420	Y	N	830 STETSON AVE
5		073150	0200	11/15/12	\$326,230	\$396,000	2,156	9	2012	Avg	3,562	N	N	27101 105TH AVE SE
5		073150	0090	06/28/12	\$344,640	\$431,000	2,171	9	2012	Avg	3,600	N	N	27104 106TH AVE SE
5		073150	0070	12/24/12	\$340,900	\$410,000	2,485	9	2012	Avg	3,600	N	N	27112 106TH AVE SE
5		330803	0340	08/08/13	\$279,000	\$318,000	2,510	9	1978	Good	15,000	N	N	26426 99TH PL S
5		073150	0120	06/13/13	\$368,805	\$426,000	2,544	9	2013	Avg	3,600	N	N	10524 SE 271ST ST
5		073150	0510	06/17/13	\$342,950	\$396,000	2,544	9	2013	Avg	4,102	N	N	27117 106TH AVE SE
5		073150	0490	03/04/13	\$345,000	\$408,000	2,715	9	2012	Avg	4,458	N	N	27111 106TH AVE SE
5		317190	0130	09/23/13	\$497,000	\$560,000	2,760	9	1993	Avg	17,259	N	N	26319 97TH AVE S
5		918370	0510	01/31/14	\$290,000	\$317,000	1,630	10	1950	Good	23,700	N	N	629 E GUIBERSON ST
5		918370	1475	02/13/14	\$292,000	\$318,000	1,930	10	1978	Avg	5,250	Y	N	629 CLEARVIEW PT
5		302205	9066	03/14/13	\$430,000	\$507,000	2,960	10	2001	Avg	223,462	Y	N	26430 97TH AVE S
6		405080	0176	08/08/13	\$290,000	\$331,000	580	5	1945	Good	13,550	Y	Y	14220 SE 270TH PL
6		541230	0090	01/28/13	\$160,000	\$191,000	1,010	6	1981	Avg	7,360	N	N	25304 120TH PL SE
6		221291	0040	09/20/12	\$179,900	\$221,000	1,040	6	1970	Good	7,051	N	N	25917 141ST AVE SE
6		682990	0020	08/13/13	\$219,000	\$249,000	1,090	6	1964	Good	9,750	N	N	24859 128TH PL SE
6		221291	0490	03/01/13	\$168,000	\$199,000	1,150	6	1970	Avg	5,985	N	N	25854 143RD CT SE

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Area 061 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6		202205	9215	04/02/14	\$200,000	\$215,000	1,160	6	1977	Good	9,760	N	N	25445 113TH AVE SE
6		383021	0530	12/27/12	\$170,000	\$204,000	1,200	6	1977	Good	7,200	N	N	11820 SE 252ND PL
6		383021	0750	06/17/13	\$158,000	\$182,000	1,200	6	1977	Avg	8,750	N	N	11716 SE 255TH PL
6		383021	0640	06/07/12	\$166,900	\$210,000	1,200	6	1977	Good	7,200	N	N	25327 118TH AVE SE
6		383021	0070	01/30/12	\$140,500	\$182,000	1,200	6	1977	Avg	8,400	N	N	11821 SE 255TH PL
6		383021	0770	02/21/14	\$161,000	\$175,000	1,200	6	1977	Avg	7,000	N	N	11713 SE 255TH PL
6		383021	0710	05/20/13	\$169,000	\$196,000	1,200	6	1977	Good	7,600	N	N	25501 118TH PL SE
6		383021	0340	06/01/12	\$180,000	\$226,000	1,200	6	1977	Avg	7,420	N	N	11833 SE 253RD ST
6		383021	0240	05/06/13	\$182,000	\$212,000	1,200	6	1977	Avg	7,200	N	N	11820 SE 254TH ST
6		383021	0770	09/13/13	\$238,056	\$269,000	1,200	6	1977	Avg	7,000	N	N	11713 SE 255TH PL
6		383021	0220	09/08/14	\$210,000	\$217,000	1,200	6	1977	Avg	7,200	N	N	11830 SE 254TH ST
6		542030	0210	10/07/14	\$258,000	\$264,000	1,200	6	1986	Avg	7,461	N	N	25122 118TH AVE SE
6		221291	0600	04/21/14	\$200,000	\$214,000	1,230	6	1970	Good	7,027	N	N	25847 142ND AVE SE
6		019330	0050	11/19/13	\$175,000	\$195,000	1,240	6	1987	Avg	10,761	N	N	14320 SE 259TH PL
6		019330	0100	06/11/13	\$189,000	\$218,000	1,240	6	1987	Good	8,834	N	N	14329 SE 258TH PL
6		019330	0120	11/26/14	\$192,000	\$194,000	1,240	6	1987	Avg	10,361	N	N	14321 SE 258TH PL
6		221291	0660	05/16/12	\$190,000	\$240,000	1,270	6	1970	Good	10,305	N	N	25900 141ST AVE SE
6		221291	0530	03/11/14	\$220,000	\$238,000	1,340	6	1970	Avg	6,668	N	N	25863 143RD CT SE
6		222205	9030	06/11/13	\$199,000	\$230,000	1,380	6	1927	Good	21,246	N	N	13540 SE 256TH ST
6		542030	0170	02/23/12	\$170,000	\$219,000	1,440	6	1984	Avg	7,461	N	N	25121 118TH AVE SE
6		165700	0070	11/18/14	\$250,000	\$253,000	1,470	6	1942	Good	12,096	N	N	25436 111TH AVE SE
6		542030	0240	12/05/14	\$270,000	\$272,000	1,470	6	1984	Avg	7,763	N	N	25107 118TH CT SE
6		383021	0620	05/02/13	\$165,000	\$192,000	1,565	6	1977	Avg	7,200	N	N	25311 118TH AVE SE
6		221291	0140	10/24/12	\$172,900	\$211,000	1,570	6	1970	Avg	7,545	N	N	14223 SE 259TH PL
6		801623	0020	02/20/14	\$198,500	\$216,000	1,590	6	1904	Good	9,127	N	N	13121 SE 261ST PL
6		541240	0040	06/26/12	\$289,950	\$363,000	2,130	6	1908	Good	18,034	N	N	12115 SE 248TH CT
6		272205	9221	01/06/12	\$227,500	\$295,000	2,630	6	1907	VGood	12,978	N	N	13524 SE 266TH ST
6		541230	0320	12/12/12	\$217,500	\$262,000	880	7	1981	Avg	9,720	N	N	25214 120TH PL SE
6		546675	0090	07/16/13	\$227,000	\$260,000	970	7	1984	Good	7,200	N	N	13818 SE 271ST ST
6		541230	0130	11/19/14	\$250,000	\$253,000	990	7	1980	Avg	7,280	N	N	25323 121ST PL SE

Improved Sales Used in This Annual Update Analysis

Area 061 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6		714020	0280	07/15/14	\$250,000	\$262,000	1,000	7	1980	Good	7,700	N	N	12902 SE 259TH PL
6		714020	0380	10/30/14	\$275,000	\$280,000	1,000	7	1980	Good	8,050	N	N	12820 SE 259TH ST
6		232205	9039	08/21/14	\$238,000	\$247,000	1,020	7	1958	Avg	32,670	N	N	24625 148TH AVE SE
6		405115	0070	12/23/14	\$250,000	\$251,000	1,072	7	2009	Avg	4,339	N	N	24030 134TH CT SE
6		405110	0500	07/25/13	\$260,000	\$297,000	1,080	7	1978	Good	10,500	N	N	25519 146TH AVE SE
6		405110	0280	04/17/12	\$210,000	\$267,000	1,080	7	1978	Avg	18,200	N	N	25435 144TH PL SE
6		405110	0070	01/17/13	\$225,000	\$269,000	1,080	7	1978	Good	7,790	N	N	14504 SE 254TH ST
6		405111	0260	12/09/13	\$245,500	\$272,000	1,080	7	1979	Good	7,280	N	N	25312 144TH PL SE
6		133028	0100	08/01/14	\$178,000	\$185,000	1,100	7	1955	Good	5,734	N	N	12615 SE 266TH ST
6		179030	0060	08/30/13	\$236,000	\$268,000	1,100	7	1980	Good	10,185	N	N	24934 132ND PL SE
6		945420	0035	08/08/12	\$550,000	\$682,000	1,120	7	1959	VGood	8,010	Y	Y	26718 138TH PL SE
6		546675	0010	06/26/13	\$220,000	\$253,000	1,130	7	1985	Good	7,507	N	N	27130 139TH PL SE
6		541231	0250	05/16/12	\$190,000	\$240,000	1,150	7	1983	Good	6,886	N	N	12022 SE 251ST PL
6		262400	0070	07/24/12	\$237,000	\$295,000	1,150	7	1962	Good	10,506	N	N	24452 109TH PL SE
6		107960	0110	12/23/13	\$219,000	\$241,000	1,160	7	1974	Good	13,490	N	N	12631 SE 259TH PL
6		546675	0300	07/23/12	\$199,900	\$249,000	1,170	7	1985	Good	9,134	N	N	27111 138TH LN SE
6		769787	0410	12/17/13	\$240,000	\$265,000	1,170	7	1986	Avg	10,490	N	N	26301 119TH DR SE
6		769791	0410	08/30/12	\$192,000	\$237,000	1,180	7	1990	Avg	7,586	N	N	26323 119TH DR SE
6		405111	0240	08/25/14	\$225,000	\$233,000	1,180	7	1979	Good	7,490	N	N	25330 144TH PL SE
6		714020	0480	10/03/13	\$250,000	\$281,000	1,180	7	1980	Good	7,350	N	N	25901 128TH PL SE
6		714020	0820	09/16/13	\$270,000	\$305,000	1,180	7	1980	Good	7,560	N	N	25950 130TH PL SE
6		541231	0220	03/26/12	\$190,500	\$243,000	1,200	7	1983	Avg	10,424	N	N	12036 SE 251ST PL
6		714020	0840	07/30/13	\$233,000	\$266,000	1,200	7	1980	Good	7,350	N	N	13009 SE 259TH PL
6		714020	0450	12/31/14	\$272,000	\$272,000	1,200	7	1980	Good	7,350	N	N	25809 128TH PL SE
6		546800	0075	05/01/14	\$291,000	\$311,000	1,220	7	1959	Good	11,070	N	N	26638 127TH AVE SE
6		140300	0120	05/01/13	\$205,000	\$239,000	1,230	7	1969	Avg	10,830	N	N	25849 145TH PL SE
6		329895	0150	06/11/14	\$170,000	\$179,000	1,234	7	2008	Avg	852	N	N	25220 104TH AVE SE
6		282205	9238	08/27/13	\$257,000	\$292,000	1,239	7	2009	Avg	5,760	N	N	25931 125TH PL SE
6		282205	9360	07/24/14	\$253,101	\$264,000	1,239	7	2009	Avg	6,036	N	N	12427 SE 259TH PL
6		179030	0240	05/09/13	\$271,000	\$316,000	1,240	7	1980	Good	9,984	N	N	13332 SE 249TH ST

Improved Sales Used in This Annual Update Analysis

Area 061 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6		769791	0430	11/06/13	\$240,000	\$268,000	1,240	7	1990	Avg	10,053	N	N	26331 119TH DR SE
6		222205	9099	10/22/14	\$215,000	\$219,000	1,240	7	1966	Good	9,405	N	N	13406 SE 256TH ST
6		547010	0090	09/05/14	\$210,000	\$217,000	1,250	7	1969	Good	9,484	N	N	14516 SE 262ND ST
6		546790	0250	04/21/14	\$237,950	\$255,000	1,250	7	1976	Good	12,825	N	N	26211 144TH AVE SE
6		107960	0360	03/25/13	\$250,000	\$294,000	1,260	7	1976	Good	13,818	N	N	25803 127TH AVE SE
6		202205	9159	10/30/12	\$215,000	\$262,000	1,260	7	1959	VGood	10,290	N	N	24313 111TH AVE SE
6		813330	0050	06/26/14	\$200,500	\$211,000	1,260	7	1963	Good	9,346	N	N	11612 SE 258TH ST
6		714020	0120	09/09/13	\$205,000	\$232,000	1,270	7	1980	Good	7,140	N	N	12942 SE 259TH PL
6		541231	0310	02/26/14	\$257,500	\$279,000	1,270	7	1984	Avg	7,806	N	N	12037 SE 250TH PL
6		769787	0350	06/17/14	\$259,000	\$273,000	1,270	7	1986	Avg	5,909	N	N	11834 SE 263RD CT
6		405111	0060	09/06/13	\$245,188	\$278,000	1,280	7	1979	Good	12,376	N	N	25224 146TH AVE SE
6		542030	0270	08/13/14	\$231,500	\$240,000	1,280	7	1985	Good	7,526	N	N	25119 118TH CT SE
6		405111	0100	03/11/14	\$281,000	\$304,000	1,280	7	1978	Good	8,008	N	N	14520 SE 252ND PL
6		541231	0290	06/18/14	\$235,000	\$248,000	1,290	7	1984	Avg	7,173	N	N	12017 SE 250TH PL
6		815575	0010	12/04/14	\$237,000	\$239,000	1,290	7	1998	Avg	7,952	N	N	24002 113TH PL SE
6		546800	0045	05/15/12	\$159,000	\$201,000	1,300	7	1963	Good	10,304	N	N	26443 127TH AVE SE
6		405111	0200	09/13/13	\$218,500	\$247,000	1,300	7	1978	Good	7,420	N	N	25225 144TH PL SE
6		546800	0005	08/26/14	\$267,107	\$276,000	1,300	7	1962	Good	11,300	N	N	26805 127TH AVE SE
6		547010	0270	12/09/14	\$225,000	\$226,000	1,310	7	1969	Good	10,491	N	N	14500 SE 261ST ST
6		547010	0220	09/09/14	\$222,000	\$229,000	1,310	7	1968	Good	9,273	N	N	14536 SE 261ST ST
6		547010	0280	03/17/14	\$199,650	\$215,000	1,310	7	1969	Good	10,986	N	N	14416 SE 261ST ST
6		202205	9249	06/07/12	\$182,000	\$229,000	1,320	7	1981	Good	13,337	N	N	25219 111TH AVE SE
6		675670	0040	10/18/12	\$220,000	\$268,000	1,320	7	1962	Good	27,584	N	N	26034 116TH AVE SE
6		405110	0460	08/21/13	\$215,000	\$244,000	1,320	7	1978	Good	7,575	N	N	25421 146TH AVE SE
6		202205	9248	09/17/12	\$211,500	\$260,000	1,320	7	1980	Good	13,347	N	N	25229 111TH AVE SE
6		282205	9178	03/19/14	\$168,000	\$181,000	1,330	7	1963	Avg	10,800	N	N	12005 SE 256TH ST
6		714020	0160	07/10/13	\$195,000	\$224,000	1,330	7	1980	Good	8,316	N	N	25818 129TH PL SE
6		351200	0030	01/04/12	\$185,000	\$240,000	1,340	7	1966	Good	10,733	N	N	25415 116TH AVE SE
6		405111	0320	07/05/13	\$211,700	\$243,000	1,340	7	1979	Avg	7,070	N	N	14519 SE 252ND PL
6		272205	9215	06/03/14	\$239,000	\$253,000	1,340	7	1968	Good	16,480	N	N	26510 134TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 061 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6		405110	0230	08/20/14	\$240,000	\$249,000	1,340	7	1978	Good	7,000	N	N	25407 144TH PL SE
6		547000	0090	05/24/13	\$172,000	\$200,000	1,350	7	1967	Good	9,600	N	N	14432 SE 263RD ST
6		029360	0080	06/17/14	\$280,000	\$295,000	1,360	7	1988	Good	7,207	N	N	25010 119TH PL SE
6		272205	9183	10/14/14	\$218,500	\$223,000	1,400	7	1964	Good	25,500	N	N	13236 SE 270TH ST
6		769787	0970	04/01/13	\$235,000	\$276,000	1,400	7	1986	Avg	7,218	N	N	25833 118TH PL SE
6		769787	0310	05/14/14	\$266,000	\$283,000	1,400	7	1986	Good	7,214	N	N	26205 119TH DR SE
6		216140	0040	09/25/12	\$177,125	\$217,000	1,410	7	1956	Avg	13,300	N	N	25631 109TH AVE SE
6		546675	0110	11/29/12	\$205,000	\$248,000	1,410	7	1984	Good	7,311	N	N	13802 SE 271ST ST
6		769787	0400	12/20/12	\$249,900	\$301,000	1,410	7	1986	Avg	9,171	N	N	11847 SE 263RD CT
6		769787	0380	04/23/14	\$260,000	\$278,000	1,410	7	1986	Avg	8,480	N	N	11835 SE 263RD CT
6		769787	0860	06/25/14	\$245,000	\$258,000	1,410	7	1985	Avg	5,760	N	N	25813 117TH PL SE
6		769787	0530	05/07/14	\$239,900	\$256,000	1,410	7	1985	Avg	7,566	N	N	11907 SE 261ST PL
6		202205	9143	06/04/14	\$315,000	\$333,000	1,420	7	1962	Good	27,565	N	N	11108 SE 244TH ST
6		272205	9165	12/11/13	\$295,000	\$326,000	1,420	7	1963	Good	11,761	Y	N	27014 140TH LN SE
6		405115	0100	09/29/14	\$260,000	\$267,000	1,427	7	2009	Avg	4,337	N	N	24112 134TH CT SE
6		547010	0330	07/19/12	\$195,000	\$243,000	1,430	7	1970	Avg	9,600	N	N	14437 SE 260TH ST
6		541231	0380	03/23/12	\$219,000	\$280,000	1,440	7	1984	Good	8,092	N	N	12044 SE 250TH PL
6		541231	0120	03/28/14	\$240,000	\$258,000	1,440	7	1986	Good	7,200	N	N	12012 SE 252ND PL
6		405115	0090	08/07/13	\$255,000	\$291,000	1,443	7	2009	Avg	4,337	N	N	24108 134TH CT SE
6		405115	0270	01/23/13	\$220,000	\$263,000	1,443	7	2010	Avg	4,957	N	N	13406 SE 241ST ST
6		272205	9087	07/25/12	\$375,000	\$466,000	1,450	7	1991	Avg	13,587	Y	Y	26452 137TH AVE SE
6		202205	9152	01/18/13	\$200,000	\$239,000	1,450	7	1965	Good	7,998	N	N	25325 116TH AVE SE
6		372880	0320	05/29/14	\$264,000	\$280,000	1,470	7	1958	Good	14,821	N	N	14421 SE 263RD ST
6		769791	0330	01/18/13	\$184,000	\$220,000	1,480	7	1990	Avg	7,576	N	N	26223 121ST AVE SE
6		769792	0160	05/15/14	\$245,000	\$260,000	1,490	7	1990	Good	6,930	N	N	12145 SE 260TH PL
6		329895	0100	11/26/13	\$170,000	\$189,000	1,496	7	2008	Avg	1,280	N	N	25220 104TH AVE SE
6		329895	0050	03/14/13	\$197,000	\$232,000	1,496	7	2008	Avg	1,294	N	N	25220 104TH AVE SE
6		329895	0100	05/12/14	\$221,000	\$235,000	1,496	7	2008	Avg	1,280	N	N	25220 104TH AVE SE
6		541231	0080	06/12/14	\$235,000	\$248,000	1,500	7	1985	Good	9,697	N	N	12034 SE 252ND PL
6		769787	0760	06/27/12	\$182,000	\$228,000	1,510	7	1985	Avg	7,200	N	N	11904 SE 260TH PL

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Area 061 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6		769787	0620	03/20/12	\$193,284	\$247,000	1,520	7	1986	Good	7,202	N	N	26044 119TH DR SE
6		769787	0700	03/14/12	\$175,750	\$225,000	1,520	7	1986	Avg	6,298	N	N	11940 SE 260TH PL
6		769787	0700	11/14/14	\$260,000	\$263,000	1,520	7	1986	Avg	6,298	N	N	11940 SE 260TH PL
6		769787	0710	08/11/14	\$260,000	\$270,000	1,520	7	1986	Good	6,321	N	N	11934 SE 260TH PL
6		282205	9011	07/05/13	\$269,950	\$310,000	1,530	7	1931	VGood	7,860	N	N	25612 119TH PL SE
6		405110	0200	07/18/14	\$287,220	\$300,000	1,530	7	1978	Good	7,000	N	N	14432 SE 254TH ST
6		809680	0210	12/27/13	\$252,000	\$278,000	1,568	7	2010	Avg	5,784	N	N	11731 SE 250TH PL
6		809680	0170	06/16/14	\$262,000	\$276,000	1,568	7	2010	Avg	6,549	N	N	11732 SE 250TH PL
6		809680	0340	03/21/14	\$250,950	\$271,000	1,578	7	2010	Avg	5,700	N	N	11809 SE 250TH PL
6		809680	0270	07/16/14	\$259,950	\$272,000	1,578	7	2010	Avg	7,340	N	N	11604 SE 251ST ST
6		809680	0330	09/27/13	\$247,950	\$279,000	1,578	7	2010	Avg	5,900	N	N	11805 SE 250TH PL
6		809680	0230	08/19/13	\$256,950	\$292,000	1,578	7	2010	Avg	5,700	N	N	25024 117TH CT SE
6		405080	0030	05/22/13	\$575,000	\$668,000	1,580	7	1975	Good	5,400	Y	Y	14426 SE 270TH PL
6		372880	0135	09/26/12	\$229,000	\$281,000	1,590	7	1957	Good	18,612	N	N	14350 SE 266TH ST
6		179030	0380	08/29/12	\$280,000	\$346,000	1,590	7	1981	Good	12,460	N	N	13304 SE 248TH PL
6		769791	0150	07/02/13	\$270,000	\$310,000	1,590	7	1990	Avg	9,025	N	N	12208 SE 263RD ST
6		546790	0060	08/26/13	\$227,299	\$258,000	1,600	7	1965	Avg	12,271	N	N	26207 143RD AVE SE
6		179030	0370	04/03/12	\$269,950	\$344,000	1,600	7	1981	Good	11,090	N	N	13312 SE 248TH PL
6		801625	0080	07/09/14	\$245,000	\$257,000	1,610	7	1994	Avg	7,223	N	N	26306 127TH AVE SE
6		801625	0060	06/05/14	\$255,000	\$270,000	1,610	7	1994	Avg	6,176	N	N	26300 127TH AVE SE
6		809680	0370	10/24/12	\$234,995	\$286,000	1,612	7	2011	Avg	5,700	N	N	11808 SE 250TH PL
6		405115	0080	11/17/14	\$279,500	\$283,000	1,613	7	2009	Avg	4,338	N	N	24104 134TH CT SE
6		212205	9075	03/21/13	\$247,000	\$291,000	1,620	7	1963	Avg	17,261	N	N	12023 SE 248TH ST
6		272205	9180	07/09/13	\$330,000	\$379,000	1,620	7	1961	Good	47,044	N	N	26626 132ND AVE SE
6		769791	0240	06/26/13	\$240,000	\$276,000	1,640	7	1990	Avg	6,957	N	N	12127 SE 262ND CT
6		714020	0780	12/18/13	\$235,000	\$259,000	1,640	7	1980	Good	7,000	N	N	25959 130TH PL SE
6		113760	0200	05/30/13	\$319,000	\$370,000	1,640	7	1978	Good	14,424	N	N	24820 129TH PL SE
6		546631	0240	12/28/12	\$105,000	\$126,000	1,660	7	1983	Avg	3,049	N	N	24821 144TH PL SE
6		546630	0130	09/17/14	\$160,000	\$165,000	1,660	7	1981	Avg	2,258	N	N	24828 145TH LN SE
6		546675	0070	07/24/12	\$224,950	\$280,000	1,660	7	1984	Good	8,315	N	N	13834 SE 271ST ST

Improved Sales Used in This Annual Update Analysis

Area 061 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6		546631	0730	08/22/14	\$165,000	\$171,000	1,660	7	1983	Avg	2,415	N	N	14425 SE 251ST PL
6		546630	0070	06/12/13	\$161,300	\$186,000	1,660	7	1981	Avg	2,193	N	N	24814 145TH LN SE
6		547011	0160	03/27/12	\$300,000	\$383,000	1,670	7	1973	Good	10,600	N	N	26007 147TH PL SE
6		145992	0250	04/30/12	\$250,000	\$317,000	1,680	7	2011	Avg	5,046	N	N	13510 SE 253RD PL
6		801625	0150	03/10/14	\$269,500	\$291,000	1,680	7	1994	Avg	8,086	N	N	26334 127TH AVE SE
6		801625	0030	04/01/14	\$232,152	\$250,000	1,680	7	1994	Avg	6,346	N	N	26311 127TH AVE SE
6		815576	0040	12/18/14	\$213,400	\$214,000	1,680	7	2001	Avg	6,655	N	N	11220 SE 240TH PL
6		769785	0380	08/14/12	\$229,500	\$284,000	1,710	7	1987	Avg	7,533	N	N	11816 SE 256TH PL
6		210850	0040	11/26/13	\$245,000	\$272,000	1,740	7	1994	Avg	6,457	N	N	26825 136TH PL SE
6		210850	0040	06/27/13	\$284,435	\$327,000	1,740	7	1994	Avg	6,457	N	N	26825 136TH PL SE
6		505790	0080	02/26/13	\$252,000	\$298,000	1,740	7	2001	Avg	4,617	N	N	13032 SE 264TH ST
6		212205	9053	09/21/12	\$360,000	\$442,000	1,760	7	1960	Avg	98,881	N	N	25419 124TH AVE SE
6		282205	9303	09/17/13	\$340,000	\$384,000	1,760	7	1987	Good	39,959	N	N	13004 SE 261ST PL
6		329575	0550	11/24/14	\$290,000	\$293,000	1,760	7	1998	Avg	6,600	N	N	24328 118TH AVE SE
6		329575	0610	09/04/14	\$295,000	\$305,000	1,760	7	1998	Avg	6,092	N	N	24319 118TH AVE SE
6		140300	0030	03/21/14	\$275,000	\$297,000	1,770	7	1976	Good	12,893	N	N	25820 145TH PL SE
6		505790	0120	08/31/12	\$226,000	\$279,000	1,790	7	2000	Avg	4,021	N	N	13018 SE 264TH PL
6		660079	0210	07/16/14	\$228,000	\$239,000	1,800	7	1954	Avg	9,236	N	N	24822 107TH AVE SE
6		895580	0020	11/27/12	\$506,000	\$612,000	1,810	7	1966	Avg	10,304	Y	Y	14643 SE 267TH PL
6		546630	0280	08/21/13	\$149,950	\$170,000	1,820	7	1981	Avg	2,843	N	N	24862 145TH LN SE
6		546630	0370	12/24/13	\$130,900	\$144,000	1,820	7	1981	Avg	2,699	N	N	24811 145TH LN SE
6		769792	0450	06/25/14	\$249,000	\$262,000	1,830	7	1990	Avg	6,136	N	N	26123 120TH PL SE
6		769792	0150	10/02/14	\$240,000	\$246,000	1,830	7	1991	Avg	7,614	N	N	12137 SE 260TH PL
6		769792	0060	06/30/14	\$285,000	\$299,000	1,830	7	1991	Good	8,734	N	N	12116 SE 261ST CT
6		405111	0090	10/29/13	\$255,000	\$285,000	1,840	7	1979	Good	11,040	N	N	25204 146TH AVE SE
6		801623	0150	03/22/12	\$243,500	\$311,000	1,850	7	1997	Avg	7,841	N	N	12910 SE 261ST PL
6		801623	0150	08/07/13	\$276,000	\$315,000	1,850	7	1997	Avg	7,841	N	N	12910 SE 261ST PL
6		801623	0200	02/26/13	\$255,000	\$302,000	1,850	7	1998	Avg	7,966	N	N	12803 SE 261ST PL
6		769791	0320	10/12/12	\$208,889	\$255,000	1,860	7	1990	Avg	8,791	N	N	26211 121ST AVE SE
6		546631	0590	06/04/12	\$133,000	\$167,000	1,880	7	1983	Avg	3,372	N	N	25043 144TH PL SE

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Area 061 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6		769792	0070	06/26/12	\$240,000	\$300,000	1,880	7	1991	Avg	6,861	N	N	12114 SE 261ST CT
6		546790	0010	09/19/12	\$239,000	\$294,000	1,900	7	1966	Good	12,064	N	N	26029 144TH AVE SE
6		546800	0020	11/15/13	\$232,400	\$259,000	1,920	7	1966	Avg	13,685	N	N	26623 127TH AVE SE
6		272205	9115	10/30/13	\$530,500	\$593,000	1,930	7	1977	Avg	13,908	Y	Y	26924 140TH AVE SE
6		541231	0430	01/13/12	\$189,900	\$246,000	1,940	7	1983	Avg	10,531	N	N	12014 SE 250TH PL
6		272205	9091	09/01/12	\$490,000	\$604,000	2,040	7	1919	Good	80,410	Y	N	26415 135TH AVE SE
6		769787	0540	11/13/12	\$195,000	\$237,000	2,100	7	1985	Avg	7,626	N	N	11911 SE 261ST PL
6		769785	0130	07/05/12	\$218,000	\$272,000	2,100	7	1985	Avg	7,241	N	N	25716 117TH PL SE
6		637900	0080	08/06/14	\$240,000	\$250,000	2,180	7	1984	Avg	10,865	N	N	11408 SE 256TH PL
6		210850	0270	04/02/12	\$225,000	\$287,000	2,210	7	1994	Avg	7,999	N	N	26822 136TH PL SE
6		212205	9238	03/25/14	\$273,000	\$294,000	2,217	7	2006	Avg	7,765	N	N	25420 119TH CT SE
6		801623	0040	08/10/12	\$206,000	\$255,000	2,220	7	1998	Avg	6,930	N	N	13107 SE 262ND PL
6		202205	9347	01/24/13	\$290,000	\$346,000	2,232	7	2012	Avg	6,260	N	N	24410 110TH AVE SE
6		571420	0040	03/27/12	\$259,100	\$331,000	2,238	7	2011	Avg	5,800	N	N	12228 SE 260TH PL
6		571420	0030	01/31/12	\$259,100	\$335,000	2,238	7	2011	Avg	7,748	N	N	12304 SE 260TH PL
6		202205	9148	04/19/13	\$304,950	\$357,000	2,251	7	2013	Avg	7,520	N	N	24402 110TH AVE SE
6		769792	0370	04/22/13	\$279,500	\$327,000	2,290	7	1990	Avg	9,075	N	N	26126 120TH PL SE
6		145992	0040	03/20/13	\$319,500	\$377,000	2,350	7	2010	Avg	6,086	N	N	13413 SE 252ND ST
6		058647	0350	07/11/14	\$260,000	\$272,000	2,430	7	1999	Avg	5,715	N	N	12921 SE 256TH PL
6		571420	0110	10/23/12	\$266,157	\$324,000	2,440	7	2012	Avg	5,823	N	N	12205 SE 260TH PL
6		329575	0390	02/08/13	\$275,000	\$327,000	2,450	7	1999	Avg	6,604	N	N	24401 119TH AVE SE
6		329575	0290	07/12/12	\$267,000	\$333,000	2,450	7	1999	Avg	6,000	N	N	24510 119TH AVE SE
6		329575	0310	07/18/13	\$305,000	\$349,000	2,450	7	1999	Avg	6,639	N	N	24519 119TH AVE SE
6		571420	0260	01/31/13	\$272,500	\$325,000	2,456	7	2013	Avg	5,700	N	N	12207 SE 260TH PL
6		571420	0200	03/29/12	\$257,100	\$328,000	2,468	7	2011	Avg	7,977	N	N	12327 SE 260TH PL
6		571420	0210	02/22/12	\$260,100	\$334,000	2,468	7	2011	Avg	5,794	N	N	12331 SE 260TH PL
6		202205	9348	05/17/12	\$310,000	\$391,000	2,474	7	2012	Avg	6,280	N	N	24420 110TH AVE SE
6		058647	0070	02/06/13	\$308,950	\$368,000	2,490	7	1999	Good	5,716	N	N	25705 129TH AVE SE
6		058647	0010	05/16/13	\$262,710	\$305,000	2,490	7	1999	Avg	7,763	N	N	25605 129TH AVE SE
6		145992	0410	11/18/13	\$340,000	\$378,000	2,491	7	2010	Avg	5,999	N	N	13402 SE 252ND ST

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Area 061 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6		202205	9351	10/01/13	\$327,000	\$368,000	2,492	7	2013	Avg	6,160	N	N	24502 110TH AVE SE
6		212205	9235	03/14/12	\$272,000	\$348,000	2,506	7	2006	Avg	8,556	N	N	25335 119TH PL SE
6		202205	9352	01/07/14	\$345,000	\$379,000	2,508	7	2013	Avg	6,180	N	N	24506 110TH AVE SE
6		222205	9052	09/04/12	\$305,000	\$376,000	2,529	7	2012	Avg	9,653	N	N	13517 SE 253RD PL
6		222205	9152	06/28/12	\$312,900	\$391,000	2,533	7	2011	Avg	5,896	N	N	25329 136TH AVE SE
6		222205	9151	04/26/12	\$308,000	\$391,000	2,540	7	2011	Avg	8,040	N	N	13523 SE 253RD PL
6		329575	0050	11/15/12	\$245,000	\$297,000	2,590	7	1998	Avg	7,261	N	N	24432 119TH PL SE
6		329575	0510	11/19/12	\$270,000	\$327,000	2,590	7	1998	Avg	7,318	N	N	24325 119TH AVE SE
6		145992	0390	01/06/14	\$328,500	\$361,000	2,627	7	2010	Avg	5,706	N	N	13410 SE 252ND ST
6		145992	0190	12/04/14	\$385,000	\$388,000	2,630	7	2010	Avg	5,701	N	N	25303 136TH AVE SE
6		145992	0020	10/18/12	\$310,500	\$379,000	2,640	7	2010	Avg	6,179	N	N	13405 SE 252ND ST
6		058647	0470	09/13/12	\$237,000	\$291,000	2,670	7	1999	Avg	5,700	N	N	12904 SE 258TH ST
6		058647	0230	03/05/14	\$342,950	\$371,000	2,670	7	1999	Avg	5,700	N	N	25630 130TH AVE SE
6		282205	9359	06/03/13	\$359,000	\$416,000	2,689	7	2009	Avg	6,572	N	N	12431 SE 259TH PL
6		222205	9154	08/13/14	\$407,000	\$423,000	2,927	7	2011	Avg	6,000	N	N	25407 136TH AVE SE
6		222205	9154	04/06/12	\$315,000	\$401,000	2,927	7	2011	Avg	6,000	N	N	25407 136TH AVE SE
6		571420	0240	01/02/13	\$283,000	\$339,000	2,933	7	2012	Avg	5,700	N	N	12227 SE 260TH PL
6		571420	0250	01/03/13	\$289,224	\$347,000	2,936	7	2013	Avg	5,700	N	N	12225 SE 260TH PL
6		145992	0270	04/02/12	\$321,335	\$410,000	2,970	7	2011	Avg	6,125	N	N	25308 135TH AVE SE
6		202205	9223	10/30/12	\$278,000	\$338,000	3,300	7	1972	Avg	19,803	N	N	24210 110TH PL SE
6		058647	0400	12/12/13	\$310,000	\$343,000	3,420	7	1999	Avg	5,780	N	N	12920 257TH PL SE
6		212205	9199	10/02/14	\$490,000	\$502,000	3,680	7	2003	Avg	5,715	N	N	25511 122ND PL SE
6		382650	0020	08/28/14	\$257,000	\$266,000	1,180	8	1978	Avg	9,516	N	N	13100 SE 245TH ST
6		546950	0180	07/23/12	\$340,000	\$423,000	1,270	8	1977	Good	14,383	N	N	13454 SE 242ND ST
6		382650	0170	11/11/14	\$283,000	\$287,000	1,270	8	1978	Avg	8,800	N	N	12928 SE 245TH ST
6		272205	9286	09/09/13	\$275,000	\$311,000	1,280	8	1977	Good	12,160	N	N	26617 136TH AVE SE
6		382650	0730	09/22/14	\$220,000	\$226,000	1,290	8	1978	Avg	9,100	N	N	24543 129TH PL SE
6		382650	0910	10/09/13	\$275,000	\$309,000	1,290	8	1978	Good	7,875	N	N	24542 128TH PL SE
6		382650	0440	01/22/13	\$190,000	\$227,000	1,330	8	1977	Avg	8,960	N	N	13031 SE 247TH PL
6		546880	0020	05/19/14	\$269,000	\$286,000	1,380	8	1986	Good	9,730	N	N	14328 SE 256TH PL

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Area 061 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6		546950	0970	09/20/13	\$285,000	\$321,000	1,410	8	1975	Avg	16,072	N	N	24220 139TH AVE SE
6		288797	0020	02/12/14	\$244,000	\$266,000	1,410	8	1999	Avg	2,195	N	N	13807 SE 255TH PL
6		382650	0660	08/20/12	\$254,750	\$315,000	1,420	8	1977	Good	8,250	N	N	24508 129TH PL SE
6		801620	0160	06/12/12	\$269,950	\$339,000	1,440	8	1991	Avg	6,313	N	N	26211 131ST PL SE
6		382650	1060	10/09/14	\$267,000	\$273,000	1,440	8	1977	Good	10,920	N	N	24617 130TH AVE SE
6		381470	0380	08/29/12	\$243,000	\$300,000	1,450	8	1990	Good	6,404	N	N	12718 SE 253RD CT
6		382650	0010	10/19/12	\$199,950	\$244,000	1,450	8	1978	Avg	10,030	N	N	13108 SE 245TH ST
6		382650	0570	07/01/14	\$210,000	\$221,000	1,490	8	1978	Avg	8,000	N	N	24507 131ST PL SE
6		104300	0170	03/27/12	\$192,000	\$245,000	1,500	8	1977	Avg	6,996	N	N	24321 114TH PL SE
6		546880	0070	10/09/12	\$325,000	\$397,000	1,550	8	1986	VGood	8,828	N	N	14302 SE 256TH PL
6		418040	0090	06/13/14	\$300,000	\$317,000	1,560	8	1966	Good	10,814	N	N	12235 SE 259TH PL
6		801620	0470	08/20/12	\$200,000	\$247,000	1,580	8	1991	Avg	7,350	N	N	12830 SE 262ND PL
6		801620	0530	07/18/14	\$280,000	\$293,000	1,580	8	1992	Avg	7,000	N	N	12841 SE 262ND PL
6		133028	0140	12/10/13	\$245,000	\$271,000	1,580	8	2003	Avg	5,856	N	N	26618 126TH PL SE
6		546950	0100	05/05/14	\$350,000	\$373,000	1,600	8	1975	Good	13,000	N	N	24013 137TH AVE SE
6		107960	0030	08/14/13	\$222,500	\$253,000	1,630	8	1967	Good	15,147	N	N	12461 SE 258TH ST
6		104300	0180	01/09/14	\$299,990	\$329,000	1,630	8	2013	Avg	6,582	N	N	24327 114TH PL SE
6		546950	1860	12/24/13	\$422,000	\$465,000	1,670	8	1974	Good	14,400	N	N	24268 141ST PL SE
6		546950	1100	12/26/12	\$368,500	\$443,000	1,680	8	1979	Good	16,356	Y	N	24207 139TH AVE SE
6		282205	9267	08/26/13	\$249,950	\$284,000	1,690	8	1967	Good	10,618	N	N	12533 SE 264TH ST
6		724810	0070	10/29/13	\$247,000	\$276,000	1,710	8	2000	Avg	5,895	N	N	12204 SE 258TH PL
6		288797	0050	06/20/12	\$248,000	\$311,000	1,720	8	1999	Avg	4,220	N	N	13814 SE 255TH PL
6		546950	2660	09/29/14	\$439,950	\$451,000	1,720	8	1977	Good	14,600	N	N	13605 SE 251ST PL
6		288797	0080	06/20/13	\$260,000	\$300,000	1,740	8	1999	Avg	3,525	N	N	13808 SE 255TH PL
6		209550	0210	12/10/13	\$280,000	\$310,000	1,740	8	1995	Avg	6,252	N	N	26203 125TH PL SE
6		809680	0470	03/16/12	\$249,950	\$320,000	1,741	8	2011	Avg	5,700	N	N	24830 118TH CT SE
6		381470	1090	08/06/14	\$267,000	\$278,000	1,760	8	1986	Good	6,477	N	N	25437 127TH AVE SE
6		150970	0240	08/22/12	\$259,000	\$320,000	1,790	8	2001	Avg	6,720	N	N	24028 130TH AVE SE
6		546950	2080	06/06/13	\$325,000	\$376,000	1,810	8	1977	Avg	11,900	N	N	24010 138TH CT SE
6		272205	9320	04/23/13	\$265,000	\$310,000	1,815	8	2010	Avg	5,727	N	N	27032 138TH PL SE

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Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6		221130	0040	05/22/13	\$287,500	\$334,000	1,836	8	2013	Avg	5,993	N	N	24420 108TH PL SE
6		221130	0120	06/11/13	\$302,990	\$350,000	1,836	8	2013	Avg	4,983	N	N	24526 108TH PL SE
6		372880	0270	07/26/13	\$335,000	\$383,000	1,850	8	1967	Good	43,995	N	N	26431 148TH AVE SE
6		660024	0110	06/12/13	\$274,000	\$317,000	1,860	8	2000	Avg	6,205	N	N	25312 122ND PL SE
6		381470	0680	07/29/13	\$333,000	\$380,000	1,870	8	1986	Good	11,730	N	N	25333 126TH AVE SE
6		221500	0140	04/26/13	\$287,500	\$336,000	1,880	8	1988	Avg	10,050	N	N	14417 SE 257TH PL
6		381470	0040	04/03/12	\$239,900	\$306,000	1,890	8	1986	Avg	6,544	N	N	25434 127TH AVE SE
6		546950	2320	09/10/13	\$300,000	\$339,000	1,910	8	1977	Good	12,648	N	N	24704 132ND PL SE
6		670590	0120	08/23/13	\$304,950	\$346,000	1,910	8	1990	Avg	7,261	N	N	13328 SE 263RD PL
6		546790	0070	05/02/14	\$342,000	\$365,000	1,930	8	1966	Good	11,947	N	N	26215 143RD AVE SE
6		216140	0060	11/14/14	\$338,900	\$343,000	1,936	8	2013	Avg	9,495	N	N	25634 109TH AVE SE
6		809680	0150	02/21/12	\$259,950	\$334,000	1,938	8	2011	Avg	6,398	N	N	11733 SE 249TH ST
6		670590	0070	10/28/14	\$324,000	\$330,000	1,940	8	1990	Avg	8,347	N	N	13309 SE 263RD PL
6		222205	9065	11/12/14	\$297,000	\$301,000	1,940	8	1994	Avg	14,952	N	N	25002 132ND AVE SE
6		032103	0220	04/10/14	\$334,950	\$359,000	1,950	8	2011	Avg	5,950	N	N	13309 SE 255TH ST
6		724810	0140	07/24/13	\$265,000	\$303,000	1,960	8	2000	Avg	5,832	N	N	12219 SE 258TH PL
6		150970	0050	05/23/14	\$300,000	\$318,000	1,960	8	2001	Avg	9,898	N	N	24326 130TH AVE SE
6		724810	0150	01/07/14	\$245,299	\$269,000	1,960	8	2001	Avg	5,774	N	N	12225 SE 258TH PL
6		546950	1060	03/22/13	\$349,950	\$412,000	1,970	8	1976	Good	13,034	N	N	13937 SE 241ST ST
6		209550	0280	08/27/12	\$289,000	\$357,000	1,970	8	1995	Avg	6,918	N	N	12410 SE 262ND PL
6		329595	0240	09/05/14	\$303,700	\$314,000	1,981	8	2010	Avg	5,700	N	N	26205 123RD AVE SE
6		801620	0750	06/16/13	\$245,000	\$283,000	2,020	8	1991	Avg	6,600	N	N	13037 SE 263RD PL
6		546950	2630	07/01/13	\$340,000	\$391,000	2,020	8	1977	Good	13,530	N	N	13523 SE 251ST PL
6		209550	0010	10/22/14	\$263,000	\$268,000	2,030	8	1997	Avg	6,916	N	N	12409 SE 262ND PL
6		801620	0110	10/28/14	\$232,000	\$236,000	2,050	8	1992	Avg	8,219	N	N	26210 131ST PL SE
6		282205	9024	01/26/12	\$295,000	\$381,000	2,050	8	1984	Good	53,891	N	N	26524 128TH AVE SE
6		534400	0180	03/20/13	\$250,000	\$295,000	2,060	8	2003	Avg	5,700	N	N	12416 SE 259TH ST
6		329871	0160	10/16/12	\$220,000	\$269,000	2,060	8	2004	Avg	5,652	N	N	13005 SE 266TH ST
6		209550	0040	06/13/14	\$325,000	\$343,000	2,070	8	1997	Avg	8,337	N	N	26253 125TH PL SE
6		546950	2460	09/09/14	\$375,000	\$387,000	2,080	8	1971	Good	24,800	N	N	13549 SE 249TH PL

Improved Sales Used in This Annual Update Analysis

Area 061 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6		418040	0180	12/17/12	\$285,000	\$343,000	2,080	8	2003	Avg	6,708	N	N	12206 SE 259TH PL
6		547010	0420	05/02/13	\$328,000	\$383,000	2,103	8	2004	Avg	10,124	N	N	26127 145TH AVE SE
6		546950	1850	06/29/14	\$402,000	\$422,000	2,120	8	1974	Good	15,540	N	N	24272 141ST PL SE
6		329595	0080	05/25/12	\$255,000	\$321,000	2,132	8	2011	Avg	5,700	N	N	26222 123RD AVE SE
6		381470	1030	09/12/13	\$295,000	\$333,000	2,140	8	1988	Avg	6,500	N	N	25401 127TH AVE SE
6		032103	0020	03/15/12	\$299,995	\$384,000	2,152	8	2011	Avg	6,500	N	N	13210 SE 255TH ST
6		439703	0070	11/12/12	\$295,250	\$358,000	2,180	8	1997	Avg	11,013	N	N	24160 145TH AVE SE
6		801620	0650	11/26/12	\$298,000	\$360,000	2,180	8	1992	Avg	8,014	N	N	26241 129TH AVE SE
6		801620	0140	11/15/12	\$279,500	\$339,000	2,190	8	1992	Avg	7,354	N	N	26203 131ST PL SE
6		546950	1940	06/04/14	\$340,000	\$360,000	2,190	8	1978	Good	12,626	N	N	14000 SE 241ST ST
6		381470	0300	06/19/12	\$229,000	\$287,000	2,200	8	1985	Avg	6,865	N	N	25322 127TH AVE SE
6		221130	0060	08/29/13	\$319,990	\$363,000	2,208	8	2013	Avg	4,477	N	N	24428 108TH PL SE
6		783080	0339	07/28/14	\$360,000	\$375,000	2,210	8	1997	Avg	17,715	N	N	24521 106TH AVE SE
6		272205	9322	10/20/14	\$320,000	\$326,000	2,223	8	2010	Avg	5,780	N	N	27112 138TH PL SE
6		221130	0110	06/13/14	\$335,000	\$354,000	2,228	8	2014	Avg	4,480	N	N	24520 108TH PL SE
6		132760	0130	07/21/14	\$389,045	\$407,000	2,230	8	2014	Avg	5,729	N	N	25512 137TH AVE SE
6		801620	0460	12/10/12	\$275,000	\$332,000	2,250	8	1991	Avg	7,020	N	N	12836 SE 262ND PL
6		132760	0150	10/16/14	\$359,950	\$368,000	2,260	8	2014	Avg	5,705	N	N	13705 SE 255TH PL
6		724810	0080	02/24/12	\$300,000	\$386,000	2,270	8	2001	Avg	6,450	N	N	12231 SE 258TH PL
6		282205	9334	05/31/13	\$305,500	\$354,000	2,270	8	2000	Avg	7,800	N	N	12219 SE 263RD ST
6		381470	0810	10/23/12	\$260,000	\$317,000	2,270	8	1988	Good	6,800	N	N	25422 126TH AVE SE
6		801620	0210	09/19/14	\$331,500	\$341,000	2,290	8	1991	Avg	7,000	N	N	26255 131ST PL SE
6		418040	0160	04/02/13	\$290,000	\$341,000	2,290	8	2003	Avg	5,700	N	N	12216 SE 259TH PL
6		160800	0090	09/17/12	\$310,101	\$381,000	2,290	8	2007	Avg	6,902	N	N	11802 SE 240TH PL
6		160800	0080	09/17/12	\$294,000	\$361,000	2,290	8	2007	Avg	6,613	N	N	11806 SE 240TH PL
6		222205	9144	10/23/14	\$395,000	\$403,000	2,290	8	1991	Avg	55,756	N	N	25104 132ND AVE SE
6		801620	0210	09/09/14	\$331,500	\$342,000	2,290	8	1991	Avg	7,000	N	N	26255 131ST PL SE
6		222205	9144	09/02/14	\$410,000	\$424,000	2,290	8	1991	Avg	55,756	N	N	25104 132ND AVE SE
6		032103	0230	06/18/12	\$333,370	\$418,000	2,300	8	2012	Avg	5,950	N	N	13303 SE 255TH ST
6		381470	0500	09/17/13	\$315,000	\$356,000	2,300	8	1988	Good	6,500	N	N	12614 SE 252ND PL

Improved Sales Used in This Annual Update Analysis

Area 061 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6		150970	0080	12/03/13	\$300,000	\$332,000	2,300	8	2001	Avg	7,093	N	N	24312 130TH AVE SE
6		221500	0120	06/22/12	\$229,000	\$287,000	2,310	8	1988	Good	9,059	N	N	14422 SE 257TH PL
6		032103	0070	08/14/14	\$375,000	\$389,000	2,310	8	2011	Avg	7,800	N	N	13308 SE 255TH ST
6		743605	0200	02/21/12	\$215,000	\$276,000	2,330	8	1997	Avg	6,000	N	N	26127 126TH AVE SE
6		272205	9185	09/10/14	\$445,000	\$459,000	2,360	8	2000	Avg	81,892	N	N	25919 140TH AVE SE
6		272205	9141	04/04/12	\$254,075	\$324,000	2,370	8	1957	Good	19,602	N	N	27122 140TH LN SE
6		212205	9198	08/25/14	\$335,000	\$347,000	2,370	8	2001	Avg	6,000	N	N	25507 122ND PL SE
6		160800	0160	02/09/12	\$285,000	\$367,000	2,378	8	2006	Avg	5,724	N	N	24112 118TH PL SE
6		160800	0210	05/28/13	\$283,000	\$328,000	2,380	8	2006	Avg	6,002	N	N	11823 240TH PL SE
6		209550	0190	10/04/13	\$310,000	\$349,000	2,380	8	1996	Avg	6,033	N	N	26202 125TH PL SE
6		209550	0120	07/18/14	\$350,000	\$366,000	2,380	8	1997	Avg	6,124	N	N	26278 125TH PL SE
6		743605	0030	06/05/13	\$250,300	\$290,000	2,390	8	1997	Avg	6,762	N	N	26117 124TH PL SE
6		534400	0050	05/13/13	\$300,000	\$349,000	2,410	8	2003	Avg	5,724	N	N	25911 125TH PL SE
6		032103	0030	06/05/12	\$341,777	\$430,000	2,430	8	2012	Avg	6,500	N	N	13216 SE 255TH ST
6		381470	0860	02/12/14	\$310,000	\$337,000	2,430	8	1989	Good	6,800	N	N	25330 126TH AVE SE
6		282205	9350	09/10/14	\$340,000	\$351,000	2,440	8	2003	Avg	6,858	N	N	12514 SE 264TH ST
6		381470	0200	11/20/14	\$329,000	\$333,000	2,450	8	1985	Good	6,500	N	N	25414 127TH AVE SE
6		809680	0120	01/30/12	\$282,033	\$364,000	2,452	8	2011	Avg	5,700	N	N	11723 SE 249TH ST
6		381470	0020	07/30/13	\$300,000	\$343,000	2,480	8	1988	Good	6,630	N	N	25508 127TH AVE SE
6		132760	0140	06/20/14	\$401,796	\$423,000	2,503	8	2014	Avg	5,701	N	N	13707 SE 255TH PL
6		221130	0270	04/10/13	\$309,990	\$364,000	2,513	8	2013	Avg	5,187	N	N	10820 SE 245TH PL
6		221130	0070	05/02/13	\$316,978	\$370,000	2,513	8	2013	Avg	4,330	N	N	24432 108TH PL SE
6		221130	0250	05/22/13	\$315,640	\$367,000	2,513	8	2013	Avg	4,507	N	N	10808 SE 245TH PL
6		221130	0020	10/02/13	\$356,900	\$401,000	2,513	8	2012	Avg	4,638	N	N	10812 SE 244TH PL
6		221130	0150	09/06/13	\$334,990	\$379,000	2,513	8	2013	Avg	4,251	N	N	10811 SE 245TH PL
6		221130	0200	08/01/13	\$312,900	\$357,000	2,513	8	2013	Avg	5,188	N	N	10819 SE 244TH PL
6		221130	0180	11/01/13	\$328,487	\$367,000	2,513	8	2013	Avg	4,563	N	N	10807 SE 244TH PL
6		221130	0170	05/09/13	\$320,825	\$374,000	2,513	8	2013	Avg	4,251	N	N	10803 SE 245TH PL
6		221130	0220	11/20/13	\$333,990	\$371,000	2,513	8	2014	Avg	4,639	N	N	10819 108TH PL SE
6		221130	0010	04/16/14	\$350,000	\$375,000	2,519	8	2014	Avg	4,967	N	N	10808 SE 244TH PL

Improved Sales Used in This Annual Update Analysis

Area 061 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6		221130	0050	08/26/13	\$344,834	\$391,000	2,519	8	2013	Avg	5,000	N	N	24424 108TH PL SE
6		221130	0190	09/30/13	\$330,367	\$372,000	2,519	8	2013	Avg	4,050	N	N	10813 SE 244TH PL
6		104300	0080	09/11/13	\$344,990	\$390,000	2,530	8	2013	Avg	5,703	N	N	24212 114TH PL SE
6		104300	0100	08/14/13	\$365,724	\$416,000	2,531	8	2013	Avg	6,843	N	N	24202 114TH PL SE
6		104300	0010	05/13/13	\$355,727	\$414,000	2,531	8	2012	Avg	6,275	N	N	24328 114TH PL SE
6		104300	0100	12/11/14	\$370,000	\$372,000	2,531	8	2013	Avg	6,843	N	N	24202 114TH PL SE
6		329871	0140	12/16/13	\$317,450	\$351,000	2,549	8	2004	Avg	4,437	N	N	13004 SE 266TH PL
6		160800	0240	09/18/14	\$342,300	\$352,000	2,555	8	2006	Avg	5,781	N	N	11907 SE 240TH PL
6		032103	0060	03/11/12	\$324,995	\$416,000	2,560	8	2011	Avg	6,500	N	N	13302 SE 255TH ST
6		104300	0020	11/09/12	\$321,000	\$390,000	2,568	8	2012	Avg	6,798	N	N	24322 114TH PL SE
6		104300	0130	07/15/13	\$349,990	\$401,000	2,570	8	2013	Avg	6,238	N	N	24215 114TH PL SE
6		104300	0160	09/24/13	\$348,583	\$393,000	2,570	8	2013	Avg	10,596	N	N	24311 114TH PL SE
6		282205	9328	04/29/13	\$267,000	\$312,000	2,580	8	1999	Avg	7,329	N	N	12315 SE 263RD ST
6		809680	0080	01/26/12	\$288,247	\$373,000	2,582	8	2011	Avg	5,700	N	N	11730 SE 249TH ST
6		809680	0220	01/27/12	\$294,532	\$381,000	2,582	8	2011	Avg	6,993	N	N	25030 117TH CT SE
6		809680	0560	05/18/12	\$289,550	\$365,000	2,582	8	2012	Avg	5,700	N	N	24806 118TH AVE SE
6		104300	0110	08/09/13	\$356,656	\$406,000	2,604	8	2013	Avg	7,234	N	N	24203 114TH PL SE
6		801620	0100	04/25/13	\$263,000	\$307,000	2,620	8	1992	Avg	6,550	N	N	26214 131ST PL SE
6		546950	0670	07/09/12	\$414,500	\$517,000	2,630	8	1981	Good	17,000	N	N	13703 SE 246TH ST
6		221130	0100	07/14/14	\$350,531	\$367,000	2,632	8	2014	Avg	4,332	N	N	24516 108TH PL SE
6		418040	0010	03/05/12	\$236,000	\$303,000	2,690	8	2003	Avg	5,754	N	N	25932 122ND PL SE
6		104300	0120	10/16/13	\$350,461	\$393,000	2,690	8	2013	Avg	8,049	N	N	24209 114TH PL SE
6		272205	9170	03/06/12	\$275,000	\$353,000	2,692	8	2005	Avg	39,374	N	N	13215 SE 268TH ST
6		801626	0080	05/07/13	\$345,000	\$402,000	2,700	8	1997	Avg	6,284	N	N	26152 126TH AVE SE
6		032103	0050	09/12/13	\$382,500	\$432,000	2,710	8	2011	Avg	7,800	N	N	13228 SE 255TH ST
6		272205	9315	05/20/13	\$395,000	\$459,000	2,720	8	2000	Avg	18,091	N	N	25820 138TH AVE SE
6		032103	0240	02/02/12	\$361,641	\$467,000	2,750	8	2012	Avg	7,140	N	N	13227 SE 255TH ST
6		221130	0080	09/16/13	\$350,000	\$395,000	2,828	8	2013	Avg	4,330	N	N	24506 108TH PL SE
6		221130	0260	06/18/13	\$365,200	\$421,000	2,828	8	2013	Avg	4,050	N	N	10814 SE 245TH PL
6		546950	1890	01/04/12	\$262,500	\$341,000	2,840	8	1976	Good	17,120	N	N	24249 141ST PL SE

Improved Sales Used in This Annual Update Analysis

Area 061 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6		222205	9091	06/05/12	\$455,000	\$572,000	2,840	8	1979	Avg	59,677	N	N	24023 142ND AVE SE
6		104300	0090	06/18/13	\$349,990	\$404,000	2,866	8	2013	Avg	5,701	N	N	24208 114TH PL SE
6		032103	0210	05/30/12	\$369,995	\$466,000	2,870	8	2012	Avg	7,140	N	N	13315 SE 255TH ST
6		178670	0240	05/18/12	\$425,000	\$536,000	2,870	8	1999	Avg	7,090	N	N	13904 SE 253RD PL
6		178670	0240	10/24/14	\$472,000	\$481,000	2,870	8	1999	Avg	7,090	N	N	13904 SE 253RD PL
6		320485	0140	11/12/14	\$362,000	\$367,000	2,880	8	2001	Avg	8,216	N	N	25302 117TH AVE SE
6		809680	0530	03/06/14	\$310,000	\$336,000	2,962	8	2008	Avg	5,700	N	N	11806 SE 248TH CT
6		104300	0070	06/18/13	\$359,990	\$415,000	2,984	8	2013	Avg	5,716	N	N	24218 114TH PL SE
6		104300	0040	11/27/12	\$361,322	\$437,000	2,984	8	2012	Avg	8,202	N	N	24302 114TH PL NE
6		104300	0060	03/26/13	\$374,280	\$440,000	2,984	8	2012	Avg	6,505	N	N	24222 114TH PL SE
6		104300	0050	04/05/13	\$381,697	\$448,000	2,984	8	2012	Avg	6,823	N	N	24230 114TH PL SE
6		104300	0140	07/29/13	\$378,993	\$433,000	2,984	8	2013	Avg	5,936	N	N	24219 114TH PL SE
6		104300	0030	05/07/13	\$402,287	\$469,000	2,984	8	2013	Avg	8,691	N	N	24314 114TH PL SE
6		212205	9206	05/13/14	\$373,000	\$397,000	3,001	8	2006	Avg	5,710	N	N	25523 123RD AVE SE
6		221130	0130	07/14/14	\$369,000	\$386,000	3,058	8	2014	Avg	5,983	N	N	24532 SE 245TH PL
6		221130	0230	03/07/14	\$375,000	\$406,000	3,058	8	2014	Avg	4,671	N	N	24512 108TH AVE SE
6		212205	9191	01/28/14	\$305,500	\$334,000	3,140	8	2000	Avg	7,600	N	N	24123 130TH AVE SE
6		212205	9191	07/15/13	\$336,593	\$386,000	3,140	8	2000	Avg	7,600	N	N	24123 130TH AVE SE
6		801626	0010	12/06/12	\$340,000	\$410,000	3,200	8	1997	Avg	6,851	N	N	26139 126TH AVE SE
6		272205	9010	06/18/14	\$568,450	\$599,000	3,260	8	1969	Good	58,806	N	N	25806 136TH AVE SE
6		546950	2720	02/20/14	\$469,000	\$509,000	1,440	9	1975	Good	13,803	Y	N	13710 SE 251ST PL
6		381470	0190	03/11/13	\$249,900	\$295,000	1,540	9	1985	Good	7,565	N	N	25420 127TH AVE SE
6		546950	1950	01/03/14	\$345,000	\$379,000	1,750	9	1977	Good	15,250	N	N	13946 SE 241ST ST
6		546791	0190	05/27/14	\$325,000	\$344,000	1,780	9	1983	Good	13,095	N	N	26222 142ND AVE SE
6		546950	2030	12/27/12	\$344,999	\$414,000	1,800	9	1973	Good	11,730	N	N	13842 SE 241ST ST
6		546950	3200	02/17/12	\$270,000	\$348,000	1,800	9	1977	Good	15,730	N	N	25521 142ND AVE SE
6		546950	3450	08/13/13	\$560,000	\$638,000	1,800	9	1973	VGood	15,347	Y	N	13706 SE 251ST ST
6		321158	0040	10/16/12	\$315,000	\$385,000	1,840	9	1988	Good	7,954	N	N	13321 SE 253RD PL
6		321159	0120	10/25/13	\$430,000	\$481,000	1,860	9	1989	VGood	12,073	N	N	24519 137TH CT SE
6		546950	2040	09/26/12	\$350,000	\$429,000	1,880	9	1973	Good	12,408	Y	N	13834 SE 241ST ST

Improved Sales Used in This Annual Update Analysis

Area 061 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6		321158	0080	03/19/13	\$314,500	\$371,000	1,950	9	1988	Good	10,056	N	N	25250 134TH CT SE
6		321159	0080	12/19/13	\$375,000	\$414,000	1,960	9	1995	Avg	11,534	N	N	13704 SE 244TH CT
6		546950	1410	09/17/14	\$490,000	\$504,000	1,980	9	1977	Good	12,696	N	N	24513 142ND AVE SE
6		546791	0140	05/28/14	\$479,900	\$509,000	1,980	9	1994	Avg	12,150	Y	N	26272 142ND AVE SE
6		150950	0290	02/13/13	\$275,000	\$327,000	1,990	9	1992	Avg	9,268	N	N	12836 SE 242ND CT
6		546950	0800	08/27/13	\$389,500	\$442,000	2,000	9	1977	Good	11,700	Y	N	24422 140TH AVE SE
6		178670	0270	07/19/13	\$359,900	\$412,000	2,040	9	1995	Avg	8,185	N	N	13830 SE 253RD ST
6		546791	0030	09/12/12	\$339,950	\$418,000	2,100	9	1987	Good	13,218	N	N	26025 142ND AVE SE
6		546950	2170	03/22/13	\$385,000	\$453,000	2,120	9	1979	Good	21,465	N	N	13249 SE 245TH ST
6		546950	1730	10/15/12	\$334,950	\$409,000	2,140	9	1978	Good	31,050	N	N	14326 SE 243RD ST
6		546950	1050	07/30/12	\$445,000	\$553,000	2,190	9	1978	Good	16,074	N	N	13921 SE 241ST ST
6		178670	0160	07/11/12	\$290,000	\$362,000	2,220	9	1997	Avg	10,876	Y	N	25221 138TH PL SE
6		546950	2780	08/12/14	\$350,000	\$364,000	2,260	9	1975	Good	13,755	N	N	13526 SE 251ST PL
6		546875	0060	10/28/14	\$328,500	\$334,000	2,290	9	1990	Avg	8,250	N	N	25410 139TH AVE SE
6		439700	0500	06/30/14	\$330,000	\$347,000	2,340	9	1997	Avg	11,784	N	N	14510 SE 243RD PL
6		546950	1200	11/08/13	\$320,000	\$357,000	2,360	9	1978	Good	14,950	N	N	13803 SE 241ST ST
6		439700	0230	09/26/13	\$449,950	\$507,000	2,360	9	1994	Avg	9,976	N	N	14704 SE 246TH PL
6		546950	1200	08/20/14	\$431,000	\$447,000	2,360	9	1978	Good	14,950	N	N	13803 SE 241ST ST
6		439701	0140	10/14/14	\$420,000	\$429,000	2,370	9	1993	Avg	15,375	Y	N	14515 SE 247TH ST
6		546950	0520	08/01/12	\$404,000	\$502,000	2,430	9	1982	Good	13,500	N	N	24111 138TH AVE SE
6		178670	0290	06/04/12	\$339,000	\$426,000	2,490	9	1997	Avg	8,506	N	N	13815 SE 252ND PL
6		546950	2290	05/21/13	\$309,000	\$359,000	2,500	9	1988	Good	18,868	N	N	24723 132ND PL SE
6		439701	0090	06/06/12	\$315,000	\$396,000	2,504	9	1996	Avg	10,063	Y	N	24517 145TH PL SE
6		150950	0480	10/26/12	\$344,200	\$419,000	2,590	9	1994	Avg	9,060	N	N	24331 129TH AVE SE
6		329595	0110	07/25/13	\$370,000	\$423,000	2,620	9	2007	Avg	5,894	N	N	12313 SE 262ND CT
6		894446	0300	10/01/13	\$390,500	\$439,000	2,665	9	2006	Avg	5,759	N	N	24723 117TH PL SE
6		894446	0170	11/06/14	\$368,000	\$374,000	2,689	9	2006	Avg	5,724	N	N	11725 SE 247TH PL
6		894446	0170	08/12/13	\$395,000	\$450,000	2,689	9	2006	Avg	5,724	N	N	11725 SE 247TH PL
6		439700	0310	04/13/13	\$449,250	\$526,000	2,700	9	1991	Avg	11,720	N	N	24402 147TH AVE SE
6		178670	0090	10/30/13	\$400,000	\$447,000	2,700	9	1995	Avg	6,805	Y	N	25224 139TH PL SE

Improved Sales Used in This Annual Update Analysis

Area 061 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6		150950	0060	09/05/14	\$370,000	\$382,000	2,720	9	1992	Avg	8,666	N	N	24224 129TH AVE SE
6		546950	1140	04/12/13	\$510,500	\$598,000	2,720	9	1976	Good	13,390	N	N	24302 138TH AVE SE
6		202205	9332	04/18/14	\$390,000	\$418,000	2,773	9	2006	Avg	5,700	N	N	25302 114TH AVE SE
6		439701	0490	07/18/13	\$450,000	\$516,000	2,800	9	1995	Avg	10,985	N	N	14616 SE 246TH PL
6		855570	0020	10/01/13	\$389,950	\$439,000	2,846	9	2007	Avg	5,750	N	N	25223 132ND PL SE
6		329595	0190	08/15/12	\$360,000	\$446,000	2,846	9	2007	Avg	6,636	N	N	12302 SE 262ND CT
6		855570	0050	06/20/13	\$389,900	\$450,000	2,846	9	2008	Avg	6,030	N	N	13223 SE 252ND ST
6		321159	0130	01/04/13	\$416,000	\$499,000	2,880	9	1991	Avg	13,045	N	N	24516 137TH CT SE
6		212205	9138	07/31/12	\$409,550	\$509,000	2,902	9	2006	Avg	12,183	N	N	25326 128TH AVE SE
6		894446	0290	10/23/14	\$398,000	\$406,000	3,004	9	2006	Avg	5,700	N	N	24719 117TH PL SE
6		546791	0200	06/26/12	\$350,000	\$438,000	3,050	9	1987	Good	13,095	N	N	26214 142ND AVE SE
6		439701	0300	11/13/14	\$440,000	\$446,000	3,080	9	1993	Avg	10,646	N	N	24332 145TH PL SE
6		546950	3280	07/21/14	\$449,950	\$470,000	3,100	9	1978	Avg	10,000	N	N	25415 144TH AVE SE
6		439701	0470	04/01/13	\$444,000	\$522,000	3,130	9	1993	Avg	12,026	Y	N	14623 SE 246TH PL
6		329595	0180	10/22/12	\$390,000	\$475,000	3,167	9	2007	Avg	5,703	N	N	12306 SE 262ND CT
6		329595	0250	09/25/13	\$385,000	\$434,000	3,167	9	2007	Avg	5,700	N	N	26213 123RD AVE SE
6		329595	0250	03/05/13	\$450,725	\$533,000	3,167	9	2007	Avg	5,700	N	N	26213 123RD AVE SE
6		439701	0180	09/25/13	\$450,000	\$507,000	3,220	9	1996	Avg	9,600	N	N	14518 SE 247TH ST
6		505710	0080	09/19/14	\$469,950	\$483,000	3,223	9	2014	Avg	6,371	N	N	27108 133RD PL SE
6		546950	0250	04/13/12	\$471,000	\$599,000	3,280	9	1988	Good	14,000	N	N	13306 SE 243RD PL
6		178671	0140	01/09/12	\$302,000	\$392,000	3,330	9	2001	Avg	7,602	N	N	13715 SE 253RD ST
6		212205	9258	08/17/12	\$480,000	\$594,000	3,930	9	2010	Avg	5,967	N	N	11714 SE 242ND ST
6		178671	0120	12/14/12	\$499,500	\$602,000	3,960	9	2001	Avg	8,285	N	N	13701 SE 253RD ST
6		769060	0030	06/05/12	\$195,000	\$245,000	1,932	10	2004	Avg	2,589	N	N	11516 SE 259TH ST
6		546950	2930	05/18/12	\$425,000	\$536,000	1,950	10	1985	Good	16,002	Y	N	13803 SE 251ST PL
6		546950	0550	07/01/13	\$560,500	\$645,000	1,970	10	1974	Good	14,805	N	N	24217 138TH AVE SE
6		769060	0050	07/28/14	\$280,000	\$292,000	2,134	10	2004	Avg	2,832	N	N	11506 SE 259TH ST
6		769060	0020	08/14/13	\$281,000	\$320,000	2,214	10	2004	Avg	2,967	N	N	11524 101 SE 259TH ST
6		769060	0180	08/01/13	\$282,700	\$323,000	2,324	10	2005	Avg	3,422	N	N	11423 101 SE 259TH ST
6		546950	1610	03/06/12	\$480,000	\$615,000	2,430	10	1972	Good	13,000	Y	N	14321 SE 243RD ST

Improved Sales Used in This Annual Update Analysis

Area 061 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6		546950	2380	06/09/14	\$599,950	\$634,000	2,440	10	1991	Avg	15,029	Y	N	24702 132ND CT SE
6		546965	0010	03/18/13	\$371,500	\$438,000	2,550	10	1995	Avg	16,404	N	N	13210 SE 246TH CT
6		546950	1830	06/24/14	\$396,500	\$417,000	2,590	10	1976	Good	18,980	N	N	24292 141ST PL SE
6		212205	9218	01/17/14	\$399,000	\$437,000	3,136	10	2013	Avg	8,484	N	N	24229 116TH PL SE
6		270845	0080	06/24/13	\$394,900	\$455,000	3,178	10	2005	Avg	10,197	N	N	10923 SE 243RD ST
6		546950	1550	12/17/14	\$575,000	\$577,000	3,220	10	1988	Good	15,370	N	N	24708 142ND AVE SE
6		270845	0020	09/12/14	\$450,000	\$464,000	3,236	10	2005	Avg	9,608	N	N	24322 109TH PL SE
6		270845	0050	02/12/14	\$399,995	\$435,000	3,256	10	2005	Avg	9,617	N	N	10931 SE 243RD ST
6		546950	1530	06/03/14	\$575,000	\$608,000	3,330	10	1976	Good	33,825	N	N	24716 142ND AVE SE
6		212205	9260	12/24/13	\$510,000	\$562,000	3,863	10	2013	Avg	6,037	N	N	11709 SE 242ND ST

Improved Sales Removed in This Annual Update Analysis

Area 061 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5		000660	0004	05/09/12	\$171,000	IMP. COUNT > 1
5		000660	0011	04/29/14	\$89,000	DOR RATIO
5		000660	0034	08/22/14	\$135,000	NON-REPRESENTATIVE SALE
5		000660	0059	04/30/14	\$92,000	NO MARKET EXPOSURE
5		019650	0090	09/17/12	\$194,400	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX;
5		027370	0035	10/14/13	\$179,345	EXEMPT FROM EXCISE TAX
5		027370	0035	12/20/13	\$179,344	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
5		027370	0080	11/27/13	\$153,200	AUCTION SALE; EXEMPT FROM EXCISE TAX
5		073150	0490	03/04/13	\$345,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
5		073150	0530	08/13/12	\$318,950	ANOMALY DETENTION
5		132204	9087	04/09/13	\$62,000	DOR RATIO
5		132204	9118	01/31/14	\$109,000	NO MARKET EXPOSURE
5		132204	9127	02/26/13	\$236,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE;
5		132204	9143	01/27/12	\$90,000	DOR RATIO; GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
5		132204	9150	09/12/12	\$62,000	DOR RATIO; OBSOLESCENCE; NON-REPRESENTATIVE SALE
5		132204	9154	07/20/13	\$135,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE;
5		132204	9352	10/24/12	\$156,146	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5		155280	0010	09/09/14	\$210,000	BANKRUPTCY - RECEIVER OR TRUSTEE
5		155280	0060	11/21/13	\$285,000	RELOCATION - SALE TO SERVICE
5		159860	0013	03/07/14	\$120,000	LACK OF REPRESENTATION-GRADE4
5		159860	0100	06/20/13	\$180,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
5		159860	0313	09/21/13	\$212,000	OBSOLESCENCE
5		159860	0320	07/30/14	\$167,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
5		159860	0331	06/20/14	\$410,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
5		159860	0350	08/09/13	\$261,956	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5		161250	0020	12/11/14	\$128,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5		161250	0185	09/24/14	\$277,598	SALE DATA DOES NOT MATCH ASSESSED VALUE
5		162660	0010	03/09/12	\$72,174	DOR RATIO; AUCTION SALE; EXEMPT FROM EXCISE TAX
5		176510	0055	07/25/12	\$149,900	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX



Improved Sales Removed in This Annual Update Analysis

Area 061 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5		182205	9057	07/25/14	\$152,000	LACK OF REPRESENTATION-GRADE4
5		182205	9178	04/18/12	\$107,000	DOR RATIO; NON-REPRESENTATIVE SALE
5		185860	0003	01/03/13	\$202,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5		185860	0004	07/02/13	\$247,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
5		186390	0025	04/16/13	\$237,669	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5		186390	0025	03/18/14	\$85,000	DOR RATIO; FINANCIAL INSTITUTION RESALE
5		186390	0050	12/28/12	\$192,241	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5		186390	0050	01/30/13	\$192,241	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
5		186390	0105	11/18/14	\$108,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
5		186390	0190	12/29/14	\$202,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5		192205	9010	12/16/14	\$196,939	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5		192205	9143	04/24/14	\$297,200	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
5		192205	9159	02/08/12	\$89,900	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
5		192205	9170	07/25/14	\$192,584	AUCTION SALE; EXEMPT FROM EXCISE TAX;
5		192205	9195	08/20/12	\$160,000	EXCLUSION POINT THAT EXHIBITS A LARGE INFLUENCE ON THE PARAMETERS
5		192205	9211	03/01/13	\$150,000	RETENTION EXCLUSION FOR THE SAMPLE SET
5		192205	9216	08/07/12	\$125,000	MODEL DEVELOPMENT EXCLUSION
5		192205	9216	01/21/12	\$227,096	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5		192205	9229	02/27/13	\$111,112	DOR RATIO
5		192205	9234	01/10/12	\$290,000	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
5		192205	9243	02/07/12	\$136,000	NON-NORMAL DISTRIBUTION
5		192205	9259	01/10/14	\$370,097	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5		192205	9272	12/07/12	\$367,463	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX;
5		192205	9278	10/14/14	\$145,000	NON-NORMAL DISTRIBUTION
5		192205	9356	01/06/12	\$183,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
5		192205	9406	06/13/13	\$230,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
5		192205	9410	01/31/12	\$286,227	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX;
5		192205	9410	08/09/12	\$255,000	EXEMPT FROM EXCISE TAX;NON-REPRESENTATIVE SALE
5		195260	0040	07/30/12	\$95,000	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX



Improved Sales Removed in This Annual Update Analysis

Area 061 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5		195260	0050	05/01/13	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
5		242204	9104	09/15/14	\$85,000	DOR RATIO
5		242204	9104	12/30/14	\$235,000	NON-GOV'T TO GOV'T
5		245900	0042	04/04/14	\$181,500	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
5		258700	0050	01/10/13	\$198,900	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE;
5		262160	0022	07/22/14	\$177,641	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
5		266200	0070	01/30/13	\$138,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE;
5		266200	0090	07/30/13	\$157,501	AUCTION SALE; EXEMPT FROM EXCISE TAX
5		292205	9073	01/15/13	\$181,299	STATISTICAL OUTLIER
5		292205	9073	04/30/12	\$190,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5		292205	9221	12/05/12	\$216,603	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5		292205	9221	03/27/13	\$226,111	IMP. CHARACTERISTICS CHANGED SINCE SALE
5		292205	9222	04/09/13	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5		292205	9225	03/06/13	\$145,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K; IMP. CHARACTERISTICS CHANGED SINCE SALE
5		295190	0100	12/28/12	\$99,950	RETENTION EXCLUSION FOR THE SAMPLE SET
5		315910	0030	12/27/12	\$250,836	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE;
5		315910	0035	03/21/12	\$110,000	OBSERVATION OUTSIDE THE NORM
5		330800	0090	08/07/13	\$622,500	BOX PLOT OUTLIER
5		330802	0150	10/20/14	\$275,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
5		330803	0020	12/09/13	\$194,900	NON-NORMAL DISTRIBUTION
5		330803	0020	06/04/13	\$466,338	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5		330803	0100	09/25/14	\$465,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5		346280	0015	08/19/14	\$260,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5		346280	0226	08/06/14	\$75,100	DOR RATIO; EXEMPT FROM EXCISE TAX
5		382100	0050	08/08/13	\$180,000	EXEMPT FROM EXCISE TAX
5		382100	0080	10/02/12	\$179,824	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
5		382800	0015	05/24/13	\$72,500	DOR RATIO; PERCENT NET CONDITION; NON-REPRESENTATIVE SALE
5		382800	0030	04/17/12	\$135,000	ANOMALY DETENTION
5		382800	0050	09/16/13	\$51,000	DOR RATIO



Improved Sales Removed in This Annual Update Analysis

Area 061 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5		382800	0050	08/14/13	\$45,000	DOR RATIO
5		382800	0085	03/21/14	\$80,000	DOR RATIO; FINANCIAL INSTITUTION RESALE
5		382800	0110	05/02/13	\$95,625	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5		382800	0110	07/11/13	\$89,000	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
5		382800	0206	03/26/12	\$65,500	DOR RATIO; AUCTION SALE; FINANCIAL INSTITUTION RESALE
5		382800	0275	02/24/12	\$115,001	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5		393700	0010	07/23/13	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5		435910	0070	03/12/13	\$210,000	STATISTICAL OUTLIER
5		435910	0090	01/29/14	\$243,000	EXEMPT FROM EXCISE TAX; BANKRUPTCY - RECEIVER OR TRUSTEE
5		436960	0010	07/09/12	\$159,900	FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX;
5		500380	0060	04/17/13	\$212,735	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX;
5		500380	0060	06/18/13	\$185,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
5		500380	0110	03/16/12	\$170,500	RETENTION EXCLUSION FOR THE SAMPLE SET
5		516370	0010	01/28/14	\$143,000	MODEL DEVELOPMENT EXCLUSION
5		516370	0065	05/10/12	\$168,000	EXCLUSION POINT THAT EXHIBITS A LARGE INFLUENCE ON THE PARAMETERS
5		516370	0085	03/20/14	\$150,000	QUIT CLAIM DEED
5		516370	0100	08/18/14	\$256,890	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5		516370	0110	12/17/13	\$245,201	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
5		542410	0070	09/23/14	\$149,293	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
5		547830	0070	05/16/12	\$247,750	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
5		554000	0025	08/05/13	\$178,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5		614660	0025	06/28/12	\$97,500	OBSERVATION OUTSIDE THE NORM
5		614660	0040	03/28/13	\$49,000	DOR RATIO; NON-REPRESENTATIVE SALE
5		614660	0050	08/14/12	\$82,000	DOR RATIO; NON-REPRESENTATIVE SALE
5		614660	0055	02/06/12	\$59,500	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
5		614660	0150	08/21/12	\$145,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5		614660	0170	07/03/14	\$100,000	LACK OF REPRESENTATION-GRADE4
5		614660	0175	11/07/14	\$129,000	ANOMALY DETENTION
5		614660	0180	10/02/14	\$102,000	OBSERVATION OUTSIDE THE NORM



Improved Sales Removed in This Annual Update Analysis

Area 061 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5		614660	0185	05/07/14	\$160,000	DIAGNOSTIC OUTLIER
5		614660	0245	08/29/12	\$120,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5		614660	0250	09/06/13	\$145,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5		614660	0250	01/29/14	\$96,133	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
5		614660	0365	11/06/13	\$82,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5		614660	0465	09/18/14	\$80,000	DOR RATIO
5		614760	0080	05/16/12	\$87,207	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX;
5		614760	0080	08/20/12	\$74,900	DOR RATIO
5		614760	0255	04/16/13	\$211,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5		638630	0100	01/24/14	\$253,450	IMP. CHARACTERISTICS CHANGED SINCE SALE
5		745940	0040	09/24/12	\$178,000	RETENTION EXCLUSION FOR THE SAMPLE SET
5		755740	0095	07/27/12	\$118,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
5		803530	0070	12/30/13	\$224,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
5		866250	0010	11/19/13	\$225,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5		866250	0010	06/04/14	\$235,500	FINANCIAL INSTITUTION RESALE; BUILDER OR DEVELOPER SALES
5		866250	0320	03/08/13	\$232,001	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE;
5		885650	0380	02/28/12	\$160,000	OBSERVATION OUTSIDE THE NORM
5		912250	0030	04/16/14	\$181,000	NON-NORMAL DISTRIBUTION
5		914710	0010	03/30/12	\$55,374	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5		914900	0080	01/11/12	\$201,600	EXCLUSION POINT THAT EXHIBITS A LARGE INFLUENCE ON THE PARAMETERS
5		915150	0030	09/04/12	\$184,254	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
5		917960	0100	05/24/13	\$77,215	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5		917960	0100	05/14/14	\$57,000	DOR RATIO; FINANCIAL INSTITUTION RESALE
5		917960	0110	08/15/12	\$110,511	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX;
5		917960	0110	12/03/12	\$48,000	DOR RATIO; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
5		917960	0480	03/28/13	\$110,501	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T;
5		917960	0900	07/13/12	\$120,000	STATISTICAL OUTLIER
5		918370	0080	04/16/13	\$145,000	AFFORDABLE HOUSING SALES; EXEMPT FROM EXCISE TAX
5		918370	0080	01/25/13	\$234,147	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX



Improved Sales Removed in This Annual Update Analysis

Area 061 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5		918370	0080	01/29/13	\$209,291	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
5		918370	0295	07/19/12	\$115,000	NON-REPRESENTATIVE SALE; SHORT SALE
5		918370	0391	10/24/13	\$268,620	FORCED SALE; EXEMPT FROM EXCISE TAX
5		918370	0470	05/27/14	\$344,950	SALE DATA DOES NOT MATCH ASSESSED VALUE
5		918370	0630	03/20/13	\$191,351	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE;
5		918370	1105	04/20/12	\$129,000	OBSERVATION OUTSIDE THE NORM
5		918370	1105	01/23/12	\$127,800	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX;
5		918370	1345	11/03/14	\$290,000	NO MARKET EXPOSURE
5		918370	1955	11/05/12	\$176,287	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX;
5		918370	2280	04/15/13	\$138,000	UNFINISHED AREA; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5		918370	2787	03/27/13	\$315,000	NON-REPRESENTATIVE SALE
5		918370	2896	12/17/12	\$155,000	NON-NORMAL DISTRIBUTION
5		918370	2925	05/03/12	\$78,000	DOR RATIO; NO MARKET EXPOSURE
5		918370	2975	02/02/12	\$120,000	RETENTION EXCLUSION FOR THE SAMPLE SET
5		918370	3005	01/11/12	\$125,000	NON-REPRESENTATIVE SALE
5		918370	3131	02/07/13	\$205,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX;
5		918370	3131	04/17/13	\$175,000	EXEMPT FROM EXCISE TAX
5		918370	3286	04/23/12	\$136,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX;
5		918370	3390	02/25/13	\$177,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
5		919710	0054	06/24/13	\$2,860,000	DOR RATIO
5		919710	0061	02/14/12	\$110,000	RETENTION EXCLUSION FOR THE SAMPLE SET
5		919710	0131	05/22/13	\$135,020	STATISTICAL OUTLIER
5		919710	0141	12/05/12	\$143,000	MODEL DEVELOPMENT EXCLUSION
5		919710	0170	06/11/13	\$135,000	NON-NORMAL DISTRIBUTION
5		919710	0181	10/19/12	\$140,000	OBSERVATION OUTSIDE THE NORM
5		919710	0181	07/30/12	\$152,705	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX;
5		919710	0241	04/29/13	\$131,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5		919710	0241	01/13/14	\$131,000	CORRECTION DEED; EXEMPT FROM EXCISE TAX
5		932087	0260	07/03/13	\$211,200	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX



Improved Sales Removed in This Annual Update Analysis

Area 061 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5		982570	1391	01/03/13	\$152,602	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX;
5		982570	1391	04/18/13	\$59,100	DOR RATIO; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
6		019330	0140	12/03/13	\$135,000	MODEL DEVELOPMENT EXCLUSION
6		019330	0140	10/23/14	\$240,000	NO MARKET EXPOSURE;
6		032103	0010	10/15/14	\$310,000	NON-NORMAL DISTRIBUTION
6		032103	0200	08/08/12	\$340,062	PERCENT COMPLETE
6		032103	0260	09/11/12	\$361,760	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
6		058647	0070	10/04/12	\$242,000	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
6		104300	0150	11/21/13	\$386,459	OBSERVATION OUTSIDE THE NORM
6		107960	0300	10/02/13	\$397,448	EXEMPT FROM EXCISE TAX
6		107960	0300	06/19/14	\$231,000	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
6		132760	0110	10/22/14	\$399,950	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE; BUILDER OR DEVELOPER SALES
6		133028	0120	11/27/13	\$223,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
6		145992	0400	04/12/12	\$50,453	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
6		145992	0410	06/25/13	\$315,569	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE;
6		150970	0320	09/26/12	\$220,100	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6		160800	0080	08/03/12	\$242,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6		160800	0090	07/30/12	\$264,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6		160800	0240	12/05/13	\$334,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6		178670	0160	04/19/12	\$297,000	RELOCATION - SALE TO SERVICE
6		179030	0140	08/29/13	\$222,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
6		179030	0140	12/11/12	\$418,600	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6		179030	0140	01/02/13	\$333,321	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
6		202205	9035	10/23/13	\$110,000	DOR RATIO
6		202205	9037	05/24/12	\$119,000	RETENTION EXCLUSION FOR THE SAMPLE SET
6		202205	9226	12/10/14	\$193,000	MODEL DEVELOPMENT EXCLUSION
6		202205	9240	06/17/14	\$310,000	NON-GOV'T TO GOV'T;
6		202205	9281	07/30/13	\$175,000	EXCLUSION POINT THAT EXHIBITS A LARGE INFLUENCE ON THE PARAMETERS
6		202205	9297	04/02/14	\$250,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED



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Area 061 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6		212205	9075	02/24/12	\$143,000	DOR RATIO; GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX;
6		212205	9077	09/15/14	\$198,900	DIAGNOSTIC OUTLIER
6		212205	9127	09/16/14	\$209,900	PREVIOUS IMP. VALUE <= 25K
6		212205	9191	05/13/13	\$400,511	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6		212205	9206	06/18/13	\$321,500	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
6		212205	9255	07/25/12	\$359,000	ANOMALY DETENTION
6		221130	0160	08/22/13	\$325,015	PERCENT COMPLETE
6		221291	0140	06/06/12	\$245,874	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX;
6		221291	0260	12/31/14	\$224,018	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; STATEMENT TO DOR
6		221291	0550	10/07/14	\$252,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6		222205	9040	03/21/12	\$180,000	NON-REPRESENTATIVE SALE
6		222205	9096	11/19/12	\$180,000	ANOMALY DETENTION
6		222205	9144	11/17/14	\$395,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX;
6		262400	0050	03/08/12	\$132,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6		262400	0145	06/15/12	\$180,000	OBSERVATION OUTSIDE THE NORM
6		270845	0020	07/11/13	\$363,100	EXEMPT FROM EXCISE TAX; BANKRUPTCY - RECEIVER OR TRUSTEE
6		270845	0120	03/28/14	\$400,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
6		272205	9014	08/16/14	\$214,500	STATISTICAL OUTLIER
6		272205	9015	02/23/12	\$140,500	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6		272205	9028	07/02/13	\$600,000	NO MARKET EXPOSURE;
6		272205	9075	12/03/13	\$450,000	EXCLUSION POINT THAT EXHIBITS A LARGE INFLUENCE ON THE PARAMETERS
6		272205	9075	08/11/14	\$455,000	RETENTION EXCLUSION FOR THE SAMPLE SET
6		272205	9180	11/17/14	\$360,000	BUILDER OR DEVELOPER SALES
6		272205	9292	06/04/14	\$129,000	STATISTICAL OUTLIER
6		282205	9091	04/08/14	\$225,504	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6		282205	9141	04/27/13	\$57,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
6		282205	9218	10/25/12	\$155,000	OBSERVATION OUTSIDE THE NORM
6		282205	9230	12/25/12	\$390,690	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX;
6		282205	9230	12/09/13	\$260,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX



Improved Sales Removed in This Annual Update Analysis

Area 061 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6		282205	9267	01/30/13	\$285,625	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6		282205	9267	05/23/13	\$199,500	FINANCIAL INSTITUTION RESALE;NON-REPRESENTATIVE SALE;
6		282205	9355	09/04/14	\$190,000	DOR RATIO
6		282205	9355	10/01/12	\$215,000	DOR RATIO; NON-REPRESENTATIVE SALE; SHORT SALE
6		288797	0020	12/17/13	\$256,608	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
6		292205	9145	07/19/13	\$180,000	MODEL DEVELOPMENT EXCLUSION
6		320485	0100	12/09/13	\$371,645	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
6		321158	0060	04/08/14	\$384,639	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
6		321158	0060	10/09/14	\$320,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
6		329575	0210	11/02/12	\$223,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6		329575	0390	11/01/12	\$223,900	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE;
6		329871	0200	06/26/13	\$235,000	EXEMPT FROM EXCISE TAX;BANKRUPTCY- RECEIVER OR TRUSTEE
6		329895	0030	03/21/12	\$112,500	NON-NORMAL DISTRIBUTION
6		329895	0050	10/16/12	\$160,396	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6		329895	0050	10/19/12	\$160,397	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE;
6		329895	0150	11/20/13	\$140,620	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6		329895	0150	11/27/13	\$140,620	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
6		351200	0100	02/19/13	\$185,000	FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR
6		351210	0110	09/02/14	\$275,436	UNFINISHED AREA
6		372880	0315	09/12/12	\$195,000	NON-NORMAL DISTRIBUTION
6		381470	0020	07/30/13	\$300,000	RELOCATION - SALE TO SERVICE
6		381470	0110	11/19/13	\$115,472	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6		381470	0160	03/22/13	\$80,000	DOR RATIO; OBSOLESCENCE; PARTIAL INTEREST (1/3, 1/2, ETC.);
6		381470	0380	12/24/14	\$286,000	RELOCATION - SALE TO SERVICE
6		381470	0470	03/27/14	\$290,001	EXEMPT FROM EXCISE TAX;BANKRUPTCY- RECEIVER OR TRUSTEE
6		381470	0870	06/25/14	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
6		381470	0980	04/24/14	\$210,000	MODEL DEVELOPMENT EXCLUSION
6		382650	0360	09/11/14	\$242,368	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
6		382650	0560	04/17/13	\$200,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX



Improved Sales Removed in This Annual Update Analysis

Area 061 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6		382650	0570	08/29/14	\$275,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6		382650	1020	07/30/13	\$207,100	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
6		382650	1060	08/08/14	\$194,913	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
6		383020	0140	08/04/14	\$335,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6		383020	0260	06/25/13	\$136,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6		383021	0020	07/29/14	\$168,000	EXCLUSION POINT THAT EXHIBITS A LARGE INFLUENCE ON THE PARAMETERS
6		383021	0110	09/24/14	\$214,375	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
6		383021	0270	03/12/13	\$160,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6		383021	0520	08/06/14	\$189,000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
6		383021	0530	06/19/12	\$214,718	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
6		383021	0700	03/17/14	\$156,200	AUCTION SALE; EXEMPT FROM EXCISE TAX;
6		403050	0020	06/17/14	\$207,500	AUCTION SALE; EXEMPT FROM EXCISE TAX;
6		403050	0130	09/23/14	\$243,500	EXCLUSION POINT THAT EXHIBITS A LARGE INFLUENCE ON THE PARAMETERS
6		403050	0150	09/18/13	\$390,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6		405080	0005	02/19/13	\$425,100	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX;
6		405080	0145	11/20/12	\$350,000	NO MARKET EXPOSURE
6		405110	0070	10/05/12	\$139,950	OBSERVATION OUTSIDE THE NORM
6		405110	0350	06/27/12	\$145,900	RETENTION EXCLUSION FOR THE SAMPLE SET
6		405110	0420	06/26/12	\$290,000	EXCLUSION POINT THAT EXHIBITS A LARGE INFLUENCE ON THE PARAMETERS
6		405110	0500	11/19/12	\$144,086	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6		405111	0090	05/14/13	\$196,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6		405111	0220	02/06/14	\$245,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
6		439700	0230	02/28/13	\$316,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6		505790	0060	04/06/12	\$184,300	ANOMALY DETENTION
6		505790	0120	02/29/12	\$201,436	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX;
6		505790	0180	07/25/12	\$175,000	EXCLUSION POINT THAT EXHIBITS A LARGE INFLUENCE ON THE PARAMETERS
6		541230	0070	05/22/12	\$119,950	SHORT SALE
6		541230	0150	08/21/13	\$162,000	ANOMALY DETENTION
6		541230	0320	10/12/12	\$217,500	RELOCATION - SALE TO SERVICE



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Area 061 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6		541231	0140	01/05/12	\$131,751	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6		541231	0170	06/19/14	\$177,000	DIAGNOSTIC OUTLIER
6		541231	0290	12/04/12	\$162,378	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX;
6		541240	0130	02/09/12	\$207,220	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX;
6		541240	0130	07/06/12	\$155,000	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX;
6		542030	0040	08/29/14	\$135,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;NON-REPRESENTATIVE SALE
6		542030	0080	02/23/12	\$130,900	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX;
6		542030	0300	04/15/13	\$149,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6		546630	0070	09/18/13	\$132,000	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
6		546630	0250	03/12/12	\$297,191	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX;
6		546630	0310	04/18/12	\$79,000	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
6		546630	0370	12/09/13	\$141,213	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6		546630	0460	07/30/14	\$130,000	MODEL DEVELOPMENT EXCLUSION
6		546630	0490	06/01/12	\$112,500	MODEL DEVELOPMENT EXCLUSION
6		546630	0560	03/02/12	\$89,100	DOR RATIO; GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX;
6		546631	0050	02/05/14	\$145,000	NON-NORMAL DISTRIBUTION
6		546631	0060	07/10/14	\$90,000	STATISTICAL OUTLIER
6		546631	0210	06/10/13	\$84,000	DOR RATIO; SHORT SALE
6		546631	0260	03/20/12	\$80,000	DOR RATIO
6		546631	0450	12/24/14	\$141,000	STATISTICAL OUTLIER
6		546631	0490	08/22/13	\$78,135	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
6		546631	0590	02/24/12	\$186,199	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX;
6		546631	0700	10/17/13	\$111,299	RETENTION EXCLUSION FOR THE SAMPLE SET
6		546631	0700	08/13/13	\$101,200	AUCTION SALE; EXEMPT FROM EXCISE TAX;
6		546631	0700	01/21/14	\$160,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6		546675	0110	10/03/12	\$75,800	DOR RATIO; QUIT CLAIM DEED; STATEMENT TO DOR
6		546675	0120	07/22/14	\$189,000	EXEMPT FROM EXCISE TAX;BANKRUPTCY- RECEIVER OR TRUSTEE
6		546675	0120	09/22/14	\$230,000	FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR
6		546675	0140	03/22/12	\$165,000	ANOMALY DETENTION



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Area 061 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6		546675	0160	08/25/14	\$94,837	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
6		546790	0060	07/02/13	\$250,000	AUCTION SALE; EXEMPT FROM EXCISE TAX;
6		546790	0070	11/19/13	\$221,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE;
6		546791	0020	05/16/14	\$425,000	NO MARKET EXPOSURE
6		546791	0150	01/08/13	\$400,000	STATISTICAL OUTLIER
6		546950	0190	09/14/12	\$316,000	DIAGNOSTIC OUTLIER
6		546950	0490	09/13/12	\$340,000	SHORT SALE
6		546950	0600	10/18/14	\$450,000	RELOCATION - SALE TO SERVICE
6		546950	0660	04/21/14	\$660,000	LACK OF REPRESENTATION-GRADE12
6		546950	0770	06/25/12	\$600,000	NO MARKET EXPOSURE
6		546950	0960	11/19/13	\$501,889	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6		546950	0960	03/06/14	\$314,900	FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE
6		546950	1360	10/09/13	\$810,000	LACK OF REPRESENTATION-GRADE12
6		546950	1380	10/10/12	\$700,000	LACK OF REPRESENTATION-GRADE11
6		546950	1730	04/26/12	\$241,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6		546950	1800	11/14/12	\$261,250	IMP. CHARACTERISTICS CHANGED SINCE SALE
6		546950	1860	03/29/13	\$317,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6		546950	1910	05/04/12	\$230,300	RETENTION EXCLUSION FOR THE SAMPLE SET
6		546950	2060	10/09/14	\$400,000	ANOMALY DETENTION
6		546950	2110	05/11/12	\$510,000	OBSERVATION OUTSIDE THE NORM
6		546950	2170	01/02/13	\$236,600	IMP. CHARACTERISTICS CHANGED SINCE SALE
6		546950	2180	08/25/14	\$254,000	MODEL DEVELOPMENT EXCLUSION
6		546950	2180	06/06/13	\$179,000	DOR RATIO; GOV'T TO GOV'T; SHERIFF / TAX SALE; EXEMPT FROM EXCISE TAX;
6		546950	2410	05/07/14	\$437,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
6		546950	2420	11/11/13	\$574,950	LACK OF REPRESENTATION-GRADE11
6		546950	2600	05/16/13	\$310,000	PERCENT NET CONDITION
6		546950	2600	04/25/12	\$400,000	PERCENT NET CONDITION; NO MARKET EXPOSURE
6		546950	2700	05/08/14	\$489,990	ANOMALY DETENTION
6		546950	3340	04/23/13	\$544,949	EXCLUSION POINT THAT EXHIBITS A LARGE INFLUENCE ON THE PARAMETERS



Improved Sales Removed in This Annual Update Analysis

Area 061 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6		546950	3550	07/23/12	\$700,000	BOX PLOT OUTLIER
6		546950	3620	09/17/12	\$650,000	EXCLUSION POINT THAT EXHIBITS A LARGE INFLUENCE ON THE PARAMETERS
6		547000	0130	02/27/12	\$160,000	EXCLUSION POINT THAT EXHIBITS A LARGE INFLUENCE ON THE PARAMETERS
6		547010	0280	12/09/13	\$297,941	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
6		563510	0020	09/12/14	\$379,950	ACTIVE PERMIT BEFORE SALE >25K; DOR RATIO; PERCENT COMPLETE;
6		563510	0050	11/21/14	\$380,000	ACTIVE PERMIT BEFORE SALE >25K; DOR RATIO; PREVIOUS LAND VALUE <=25K;
6		563510	0080	10/31/14	\$359,950	DOR RATIO; PREVIOUS LAND VALUE <=25K; PREVIOUS IMP. VALUE <= 25K
6		682990	0080	10/29/14	\$158,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6		714020	0040	04/24/12	\$162,750	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
6		714020	0120	12/27/12	\$275,091	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX;
6		714020	0290	11/11/14	\$304,594	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6		714020	0540	04/18/14	\$40,000	DOR RATIO; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
6		724810	0150	11/14/13	\$335,088	EXEMPT FROM EXCISE TAX;NON-REPRESENTATIVE SALE
6		769060	0150	03/14/12	\$173,500	NON-NORMAL DISTRIBUTION
6		769786	0280	03/05/12	\$163,199	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
6		769786	0310	05/29/13	\$225,572	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE;
6		769787	0210	04/24/13	\$301,810	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6		769787	0210	05/21/13	\$301,810	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
6		769787	0390	08/17/12	\$139,457	STATISTICAL OUTLIER
6		769787	0600	09/09/14	\$158,000	STATISTICAL OUTLIER
6		769791	0320	07/09/12	\$190,868	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6		769791	0430	04/25/13	\$250,094	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE;
6		769791	0430	06/12/13	\$178,500	QUIT CLAIM DEED
6		769792	0150	06/25/14	\$258,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6		769792	0520	11/05/14	\$416,432	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6		801620	0040	05/25/12	\$210,700	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
6		801620	0630	06/16/14	\$342,123	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
6		801620	0630	11/13/14	\$298,900	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
6		809680	0110	12/15/14	\$345,000	SALE DATA DOES NOT MATCH ASSESSED VALUE



Improved Sales Removed in This Annual Update Analysis

Area 061 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6		815575	0140	06/11/13	\$248,000	EXEMPT FROM EXCISE TAX;BANKRUPTCY- RECEIVER OR TRUSTEE
6		815575	0150	08/23/12	\$150,800	RETENTION EXCLUSION FOR THE SAMPLE SET
6		815577	0060	04/10/14	\$245,200	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
6		894446	0030	10/14/14	\$325,000	NON-NORMAL DISTRIBUTION
6		894446	0090	12/12/12	\$302,500	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
6		894446	0170	07/15/13	\$395,000	RELOCATION - SALE TO SERVICE
6		894446	0290	02/14/14	\$330,500	EXEMPT FROM EXCISE TAX;BANKRUPTCY- RECEIVER OR TRUSTEE
6		895580	0085	03/04/14	\$219,500	IMP. COUNT > 1
6		945420	0030	09/23/14	\$734,000	BOX PLOT OUTLIER
6		945420	0045	06/03/14	\$530,000	MODEL DEVELOPMENT EXCLUSION
6		945420	0045	10/17/13	\$507,336	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX

Vacant Sales Used in this Annual Update Analysis

Area 061

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
5		159860	0330	10/15/14	\$80,000	6,385	N	N
5		185860	0028	11/30/12	\$61,000	5,748	N	N
5		918370	0472	05/03/13	\$70,000	6,062	N	N
6		272205	9137	09/01/12	\$263,000	93,654	N	N
6		546950	0730	03/04/14	\$300,000	15,744	N	N
6		801626	0090	06/19/14	\$55,000	12,275	N	N

Vacant Sales Removed in this Annual Update Analysis

Area 061

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5		073150	0460	12/17/14	\$83,700	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
5		262160	0010	11/05/14	\$201,159	BANKRUPTCY - RECEIVER OR TRUSTEE; AUCTION SALE; EXEMPT FROM EXCISE TAX;
5		131010	0040	05/12/14	\$65,000	NO MARKET EXPOSURE
6		282205	9104	02/14/14	\$120,000	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
6		546800	0115	01/06/14	\$15,000	BUILDER OR DEVELOPER SALES;
6		546800	0116	01/06/14	\$12,500	BUILDER OR DEVELOPER SALES;
6		372880	0265	09/27/13	\$74,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
5		159860	0330	03/22/13	\$101,150	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
5		614660	0520	03/19/13	\$35,000	NON-REPRESENTATIVE SALE;
5		192205	9090	03/01/13	\$43,000	NON-REPRESENTATIVE SALE
6		212205	9214	01/08/13	\$107,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
6		262400	0060	03/08/12	\$51,700	NO MARKET EXPOSURE;

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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

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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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

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

Scope of Work Performed:

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

Certification:

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

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

None

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

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

- Annual Update Model Development and Report Preparation
- Sales Verification
- Appeals Response Preparation / Review


Appraiser II

8/25/15

Date



King County

Department of Assessments

King County Administration Bldg.
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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