

# Seward Park/ Mt. Baker

Area: 081

## *Residential Revalue for 2015 Assessment Roll*

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Area 81 Seward Park is located southeast of the Seattle Central Business District and lies along the west shore of Lake Washington. It was among the first areas developed in Seattle. Approximately 96% of the parcels in this area are improved with single family dwellings. The typical grade of homes in the area is 6 or 7 on a scale of 1-13. High quality homes are scattered throughout the entire area but are most prevalent along waterfront location. Waterfront properties run along Lake Washington along with a number of public parks (including it's namesake, the well known Seward Park) and numerous beaches. It is a desirable area in which to live because of its proximity to downtown Seattle and its many parks, hiking trails, picnic areas and recreational opportunities.



### **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.

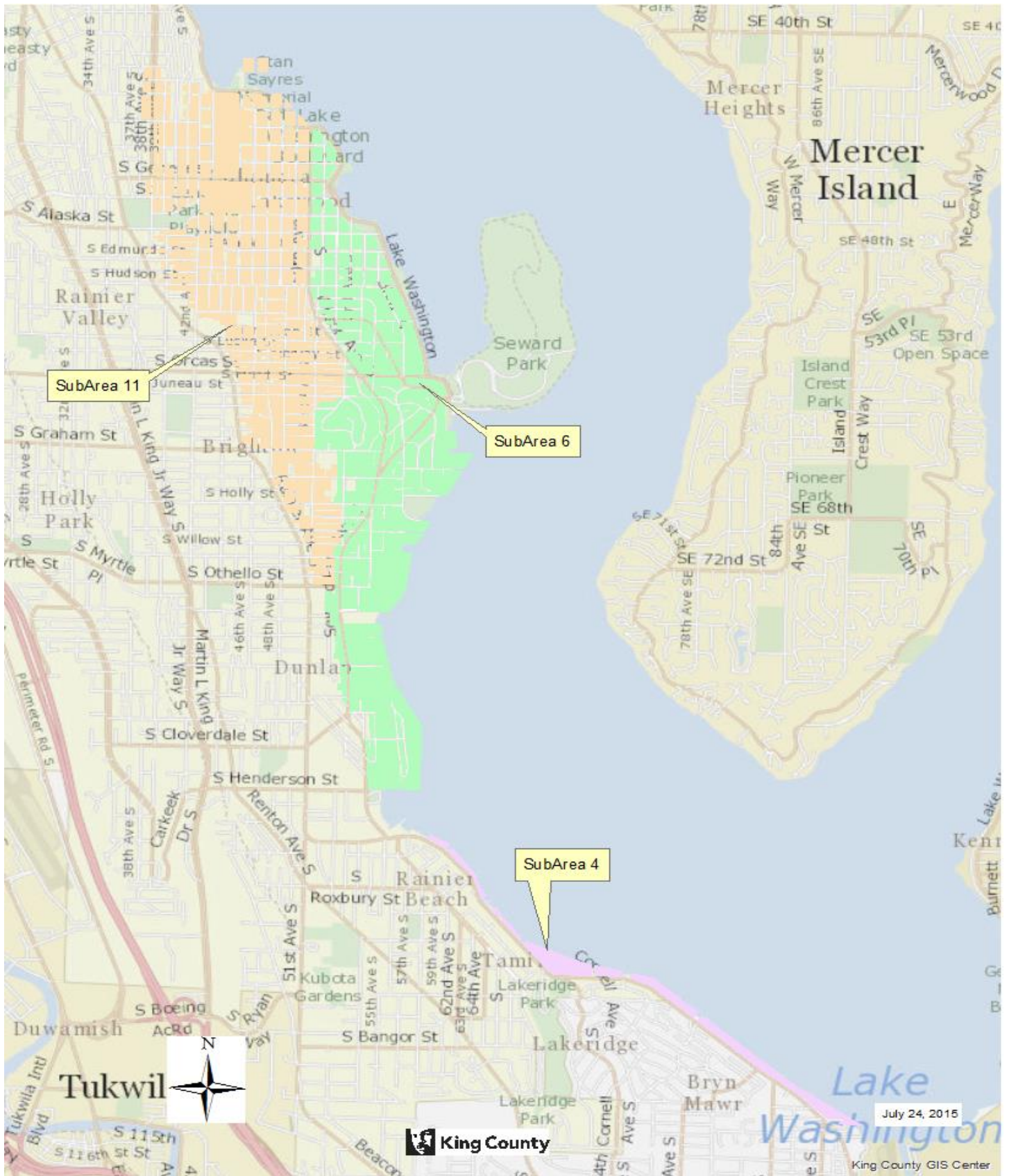
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

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

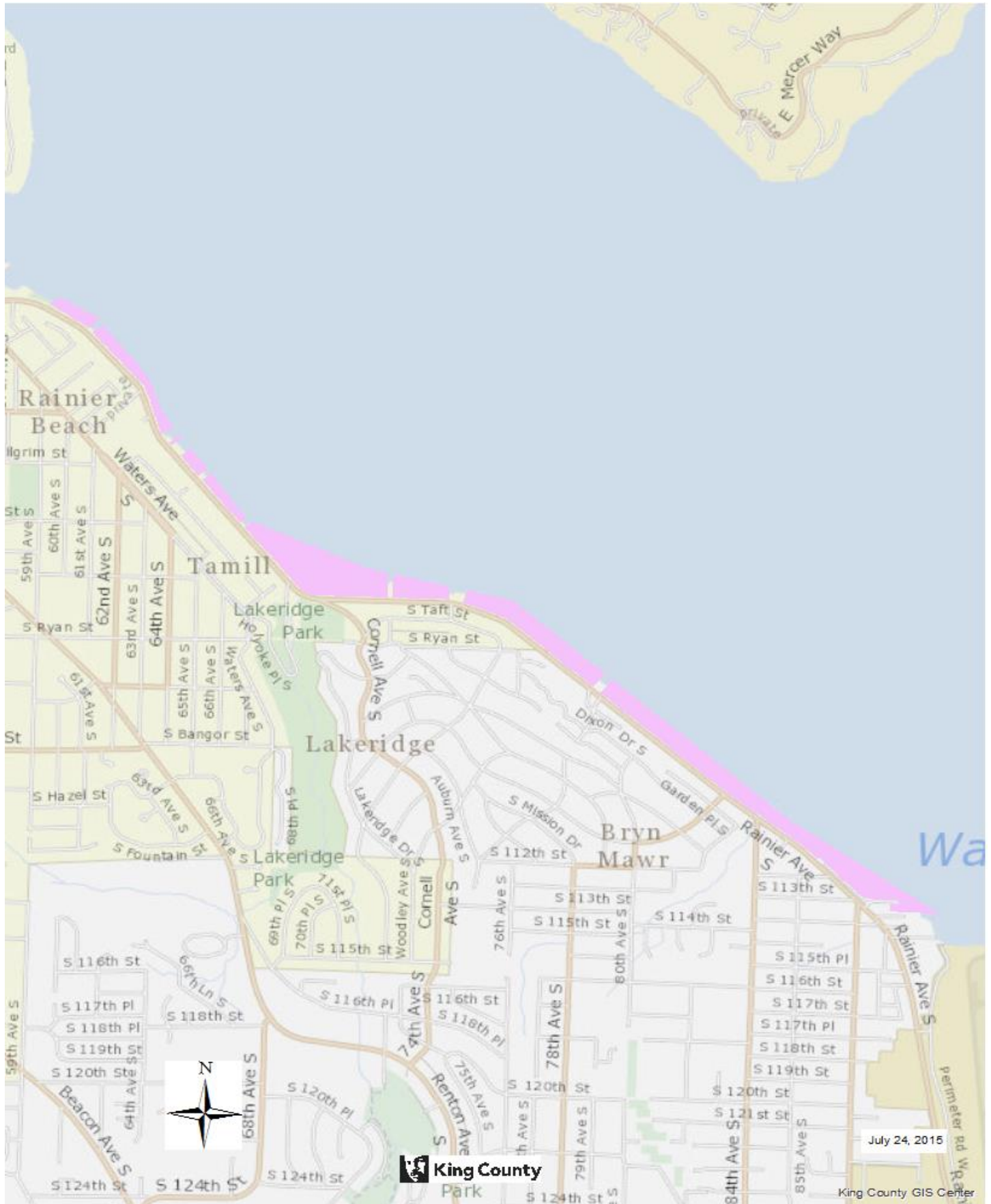
## Area 81 Map



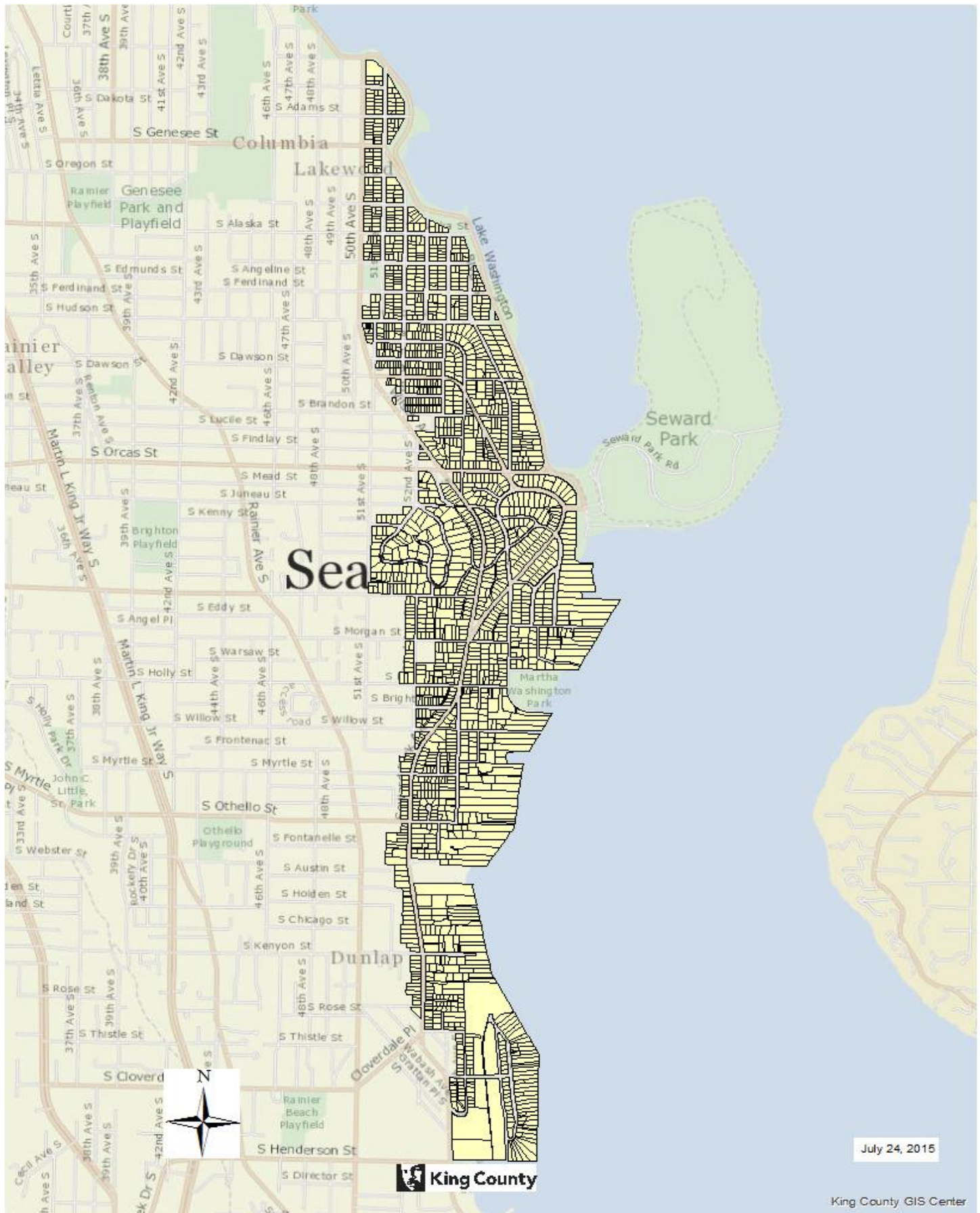
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## Area 81 Subarea 4 Map



## Area 81 - Sub Area 6 Map

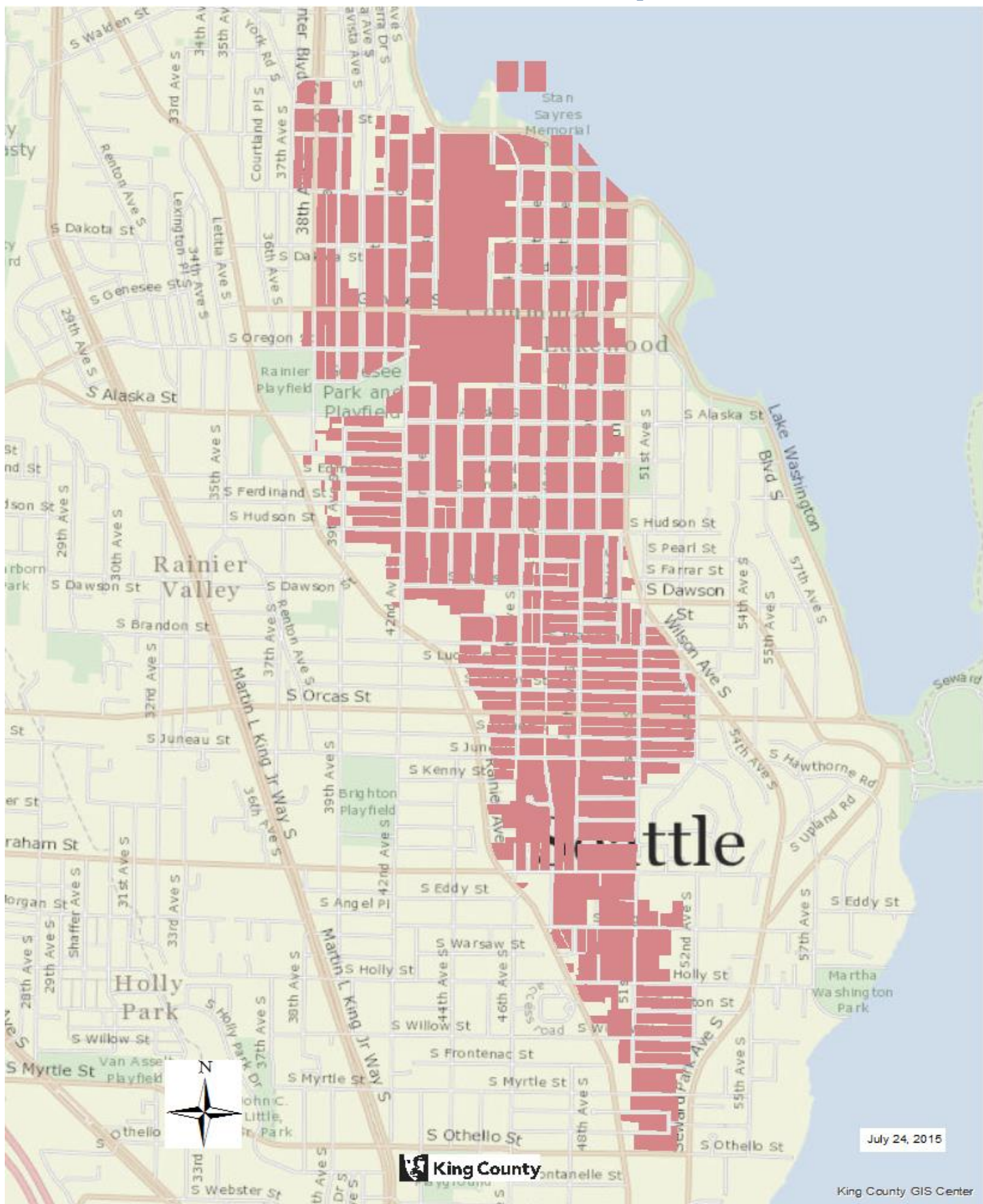


July 24, 2015

King County GIS Center

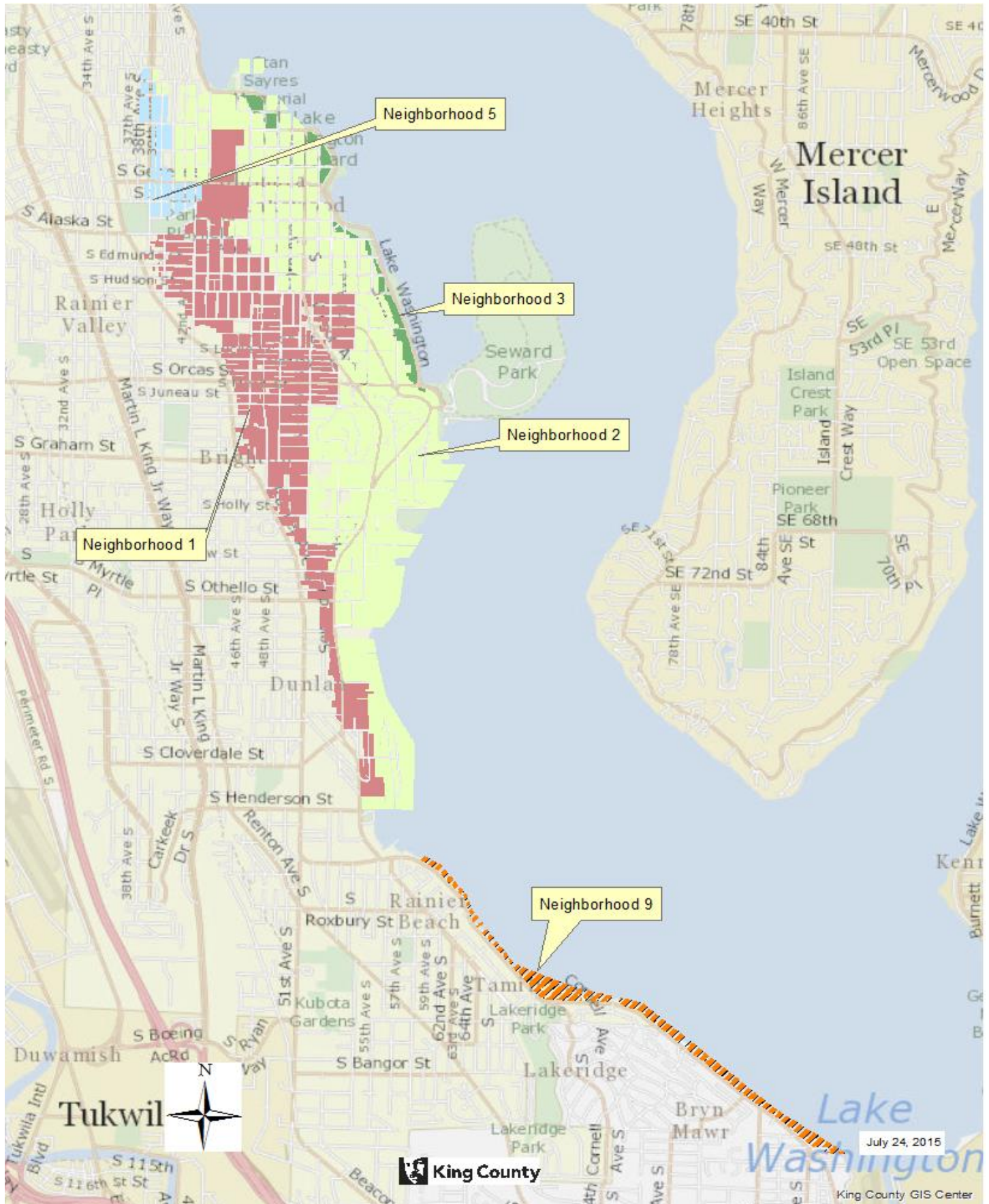


## Area 81 – Sub Area 11 Map





## Area 81 - Neighborhood Map





## Area 81 Housing Profile



Grade 6/ Year Built 1908/ Total Living Area 1290 SF  
Account Number 088300-0045



Grade 7/ Year Built 1912/ Total Living Area 2000 SF  
Account Number 110200-0020



Grade 8/ Year Built 1977/ Total Living Area 3060 SF  
Account Number 110200-0045



Grade 9/ Year Built 1925/Year Renovation 2000 /  
Total Living Area 2000 SF/Account Number 110200-0020



Grade 10/ Year Built 2004/ Total Living Area 4130 SF  
Account Number 110200-0240



Grade 11/ Year Built 2003/ Total Living Area 5480 SF  
Account Number 222040-0090



# 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

## Seward Park / Mt. Baker - Area 081

### Annual Update

#### Characteristics Based Market Adjustment for 2015 Assessment Roll

**Previous Physical Inspection:** 2010  
**Number of Improved Sales:** 591  
**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
<b>2014 Value</b>	\$218,500	\$264,300	\$482,800			12.74%
<b>2015 Value</b>	\$231,400	\$296,500	\$527,900	\$566,100	93.8%	12.45%
<b>\$ Change</b>	+\$12,900	+\$32,200	+\$45,100			
<b>% Change</b>	+5.9%	+12.2%	+9.3%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2015 COD of 12.45% is an improvement from the previous COD of 12.74%. 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.

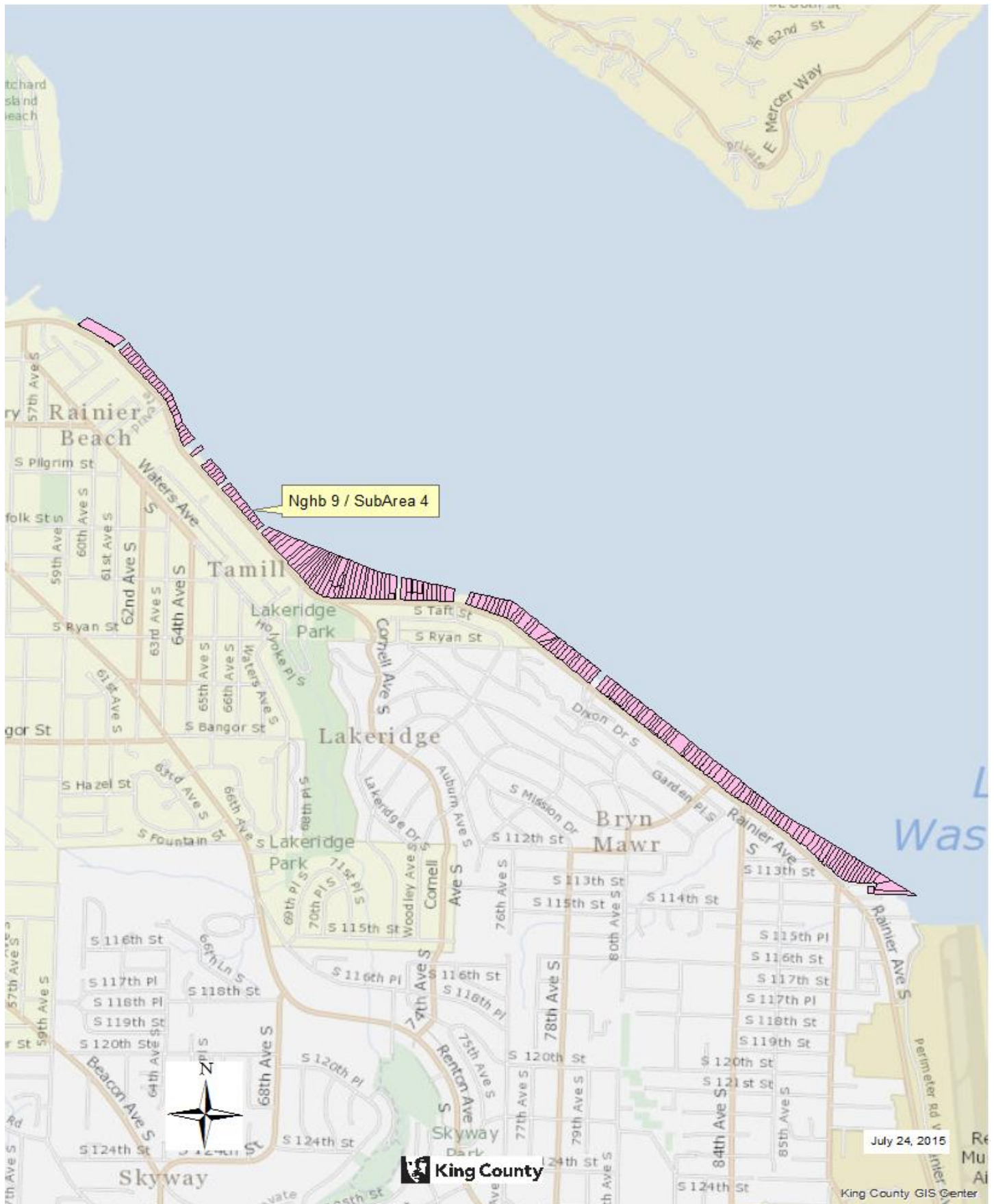
Population - Improved Valuation Change Summary:			
	Land	Improvements	Total
<b>2014 Value</b>	\$237,500	\$233,100	\$470,600
<b>2015 Value</b>	\$251,500	\$263,900	\$515,400
<b>\$ Change</b>	+\$14,000	+\$30,800	+\$44,800
<b>% Change</b>	+5.9%	+13.2%	+9.5%

**Number of one to three unit residences in the population:** 4,760

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, parcels located in neighborhood 9, subarea 11 and neighborhood 2 were generally at lower assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.



## Area 081 - Neighborhood 9 Map



## Area 081- Sub Area 11 and Neighborhood 2 Map





## Area 081 - Model Adjustments 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+8.12%	3,783	79%

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

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

Model Variable	Adj %	# Sales	# in Pop	% Rep
Nghb 9	+17.26%	22	174	13%
Subarea 11 and Nghb 2	+14.00%	85	803	11%

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

## Sample Representation of Population Year Built or Renovated

**Sales Sample**

Year Built/Ren	Frequency	% Sales Sample
1910	74	12.52%
1920	51	8.63%
1930	54	9.14%
1940	21	3.55%
1950	85	14.38%
1960	88	14.89%
1970	42	7.11%
1980	11	1.86%
1990	22	3.72%
2000	37	6.26%
2014	106	17.94%
	591	

**Population**

Year Built/Ren	Frequency	% Population
1910	592	12.44%
1920	434	9.12%
1930	511	10.74%
1940	162	3.40%
1950	676	14.20%
1960	909	19.10%
1970	309	6.49%
1980	178	3.74%
1990	223	4.68%
2000	288	6.05%
2014	478	10.04%
	4,760	



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

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



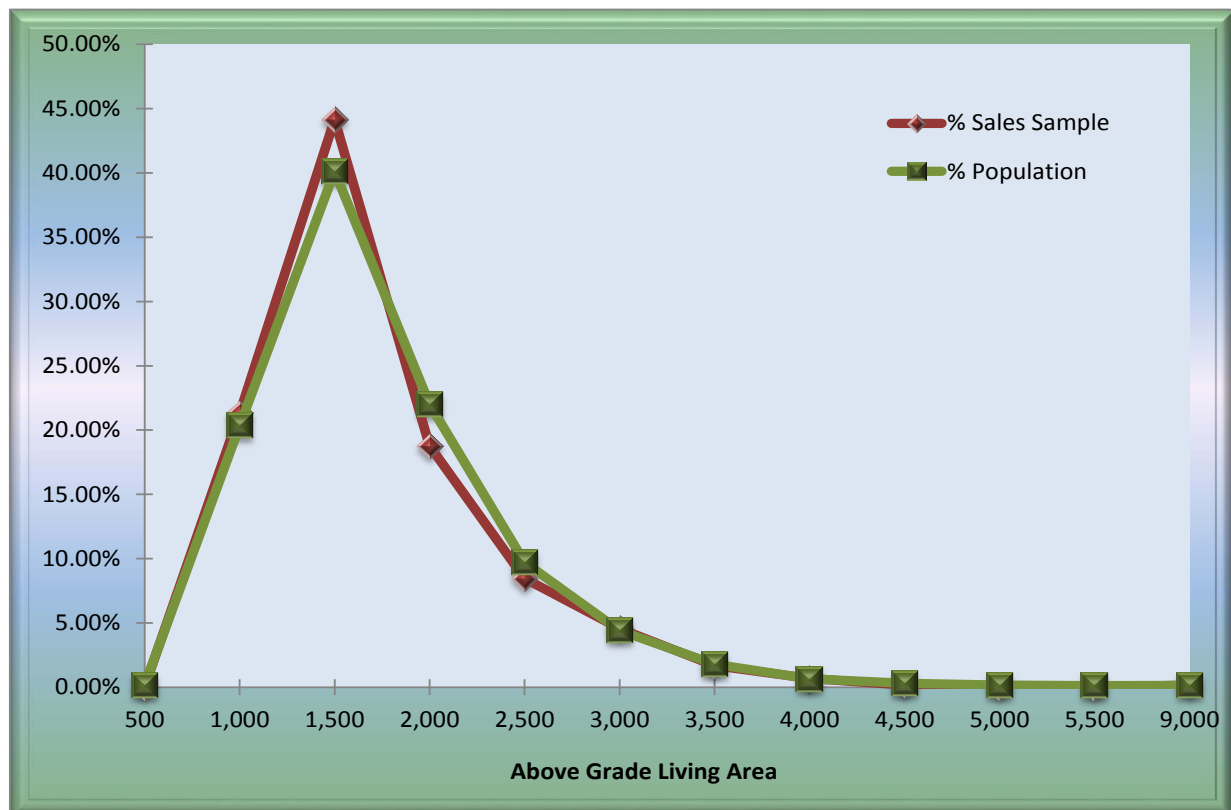
## Sales Sample Representation of Population Above Grade Living Area

**Sales Sample**

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	126	21.32%
1,500	261	44.16%
2,000	111	18.78%
2,500	50	8.46%
3,000	27	4.57%
3,500	10	1.69%
4,000	4	0.68%
4,500	1	0.17%
5,000	0	0.00%
5,500	0	0.00%
9,000	1	0.17%
591		

**Population**

AGLA	Frequency	% Population
500	8	0.17%
1,000	969	20.36%
1,500	1,910	40.13%
2,000	1,048	22.02%
2,500	462	9.71%
3,000	210	4.41%
3,500	86	1.81%
4,000	31	0.65%
4,500	15	0.32%
5,000	8	0.17%
5,500	6	0.13%
9,000	7	0.15%
4,760		



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.

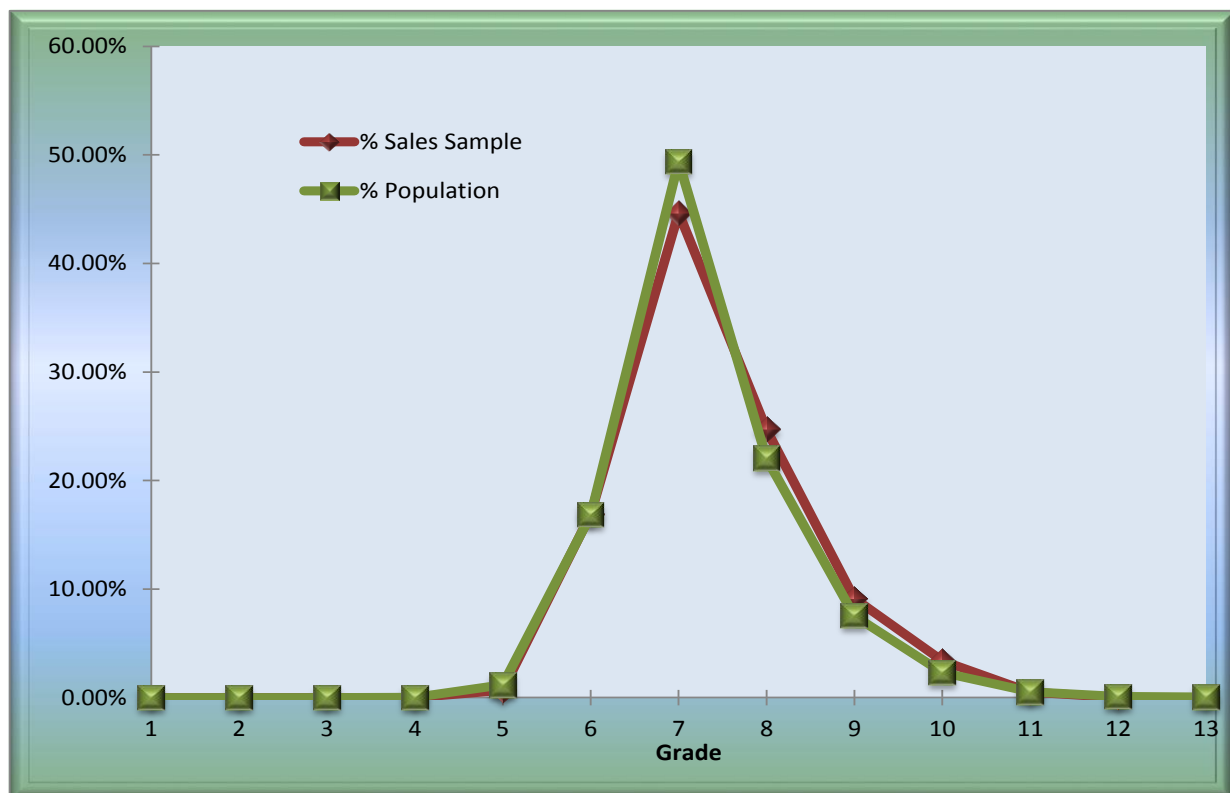
## Sales Sample Representation of Population Building Grade

**Sales Sample**

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	4	0.68%
6	100	16.92%
7	264	44.67%
8	146	24.70%
9	54	9.14%
10	20	3.38%
11	3	0.51%
12	0	0.00%
13	0	0.00%
	591	

**Population**

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.02%
5	56	1.18%
6	802	16.85%
7	2,351	49.39%
8	1,049	22.04%
9	359	7.54%
10	110	2.31%
11	25	0.53%
12	5	0.11%
13	2	0.04%
	4,760	



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 081 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 1.126, resulting in an adjusted value of \$534,000 ( $\$475,000 \times 1.126 = \$534,850$ ) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.301	30.1%
2/1/2012	1.293	29.3%
3/1/2012	1.285	28.5%
4/1/2012	1.276	27.6%
5/1/2012	1.268	26.8%
6/1/2012	1.260	26.0%
7/1/2012	1.251	25.1%
8/1/2012	1.243	24.3%
9/1/2012	1.234	23.4%
10/1/2012	1.226	22.6%
11/1/2012	1.218	21.8%
12/1/2012	1.209	20.9%
1/1/2013	1.201	20.1%
2/1/2013	1.192	19.2%
3/1/2013	1.185	18.5%
4/1/2013	1.176	17.6%
5/1/2013	1.168	16.8%
6/1/2013	1.159	15.9%
7/1/2013	1.151	15.1%
8/1/2013	1.142	14.2%
9/1/2013	1.134	13.4%
10/1/2013	1.126	12.6%
11/1/2013	1.117	11.7%
12/1/2013	1.109	10.9%
1/1/2014	1.100	10.0%
2/1/2014	1.092	9.2%
3/1/2014	1.084	8.4%
4/1/2014	1.076	7.6%
5/1/2014	1.067	6.7%
6/1/2014	1.059	5.9%
7/1/2014	1.051	5.1%
8/1/2014	1.042	4.2%
9/1/2014	1.034	3.4%
10/1/2014	1.025	2.5%
11/1/2014	1.017	1.7%
12/1/2014	1.009	0.9%
1/1/2015	1.000	0.0%

The time adjustment formula for Area 081 is:  $(.878646070120725 - 0.0684744080266707 * 0.03722504 - 0.000239165724330194 * \text{SaleDay} - 0.0453461188283143 * 0.143824) / (.878646070120725 - 0.0684744080266707 * 0.03722504 - 0.0453461188283143 * 0.143824)$

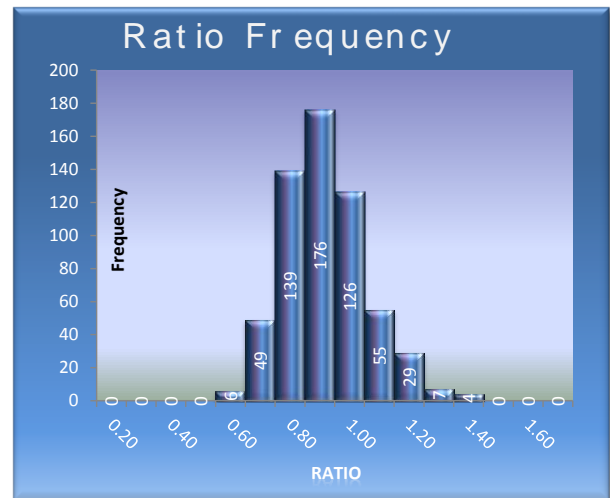
$\text{SaleDay} = \text{SaleDate} - 42005$

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

# Annual Update Ratio Study Report (Before) – 2014 Assessments

<b>District: WC / Team: 2</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: Seward Park / Mt. Baker</b>	<b>1/1/2014</b>	<b>7/28/2015</b>	<b>1/2012 - 12/2014</b>
<b>Area Number: 081</b>	<b>Appr ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
	<b>RPAN</b>	<b>1 to 3 Unit Residences</b>	<b>YES</b>

SAMPLE STATISTICS	
<b>Sample size (n)</b>	591
<b>Mean Assessed Value</b>	\$482,800
<b>Mean Adj. Sales Price</b>	\$566,100
<b>Standard Deviation AV</b>	\$195,795
<b>Standard Deviation SP</b>	\$237,686
ASSESSMENT LEVEL	
<b>Arithmetic Mean Ratio</b>	0.870
<b>Median Ratio</b>	0.855
<b>Weighted Mean Ratio</b>	0.853
UNIFORMITY	
<b>Lowest ratio</b>	0.562
<b>Highest ratio:</b>	1.393
<b>Coefficient of Dispersion</b>	12.74%
<b>Standard Deviation</b>	0.139
<b>Coefficient of Variation</b>	16.02%
<b>Price Related Differential (PRD)</b>	1.020
RELIABILITY	
<b>95% Confidence: Median</b>	
Lower limit	0.839
Upper limit	0.869
<b>95% Confidence: Mean</b>	
Lower limit	0.858
Upper limit	0.881
SAMPLE SIZE EVALUATION	
<b>N (population size)</b>	4,760
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.139
<b>Recommended minimum:</b>	31
<b>Actual sample size:</b>	591
<b>Conclusion:</b>	OK
NORMALITY	
<b>Binomial Test</b>	
# ratios below mean:	320
# ratios above mean:	271
<b>z:</b>	2.016
<b>Conclusion:</b>	<b>Non-normal</b>



## COMMENTS:

1 to 3 Unit Residences throughout Area 081

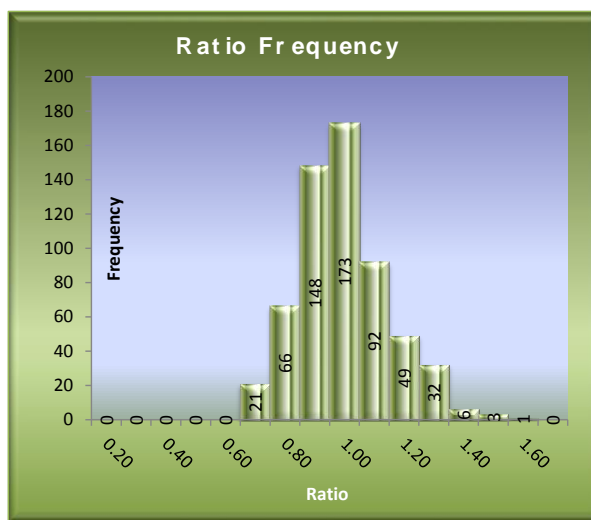
Sales Prices are adjusted for time to the Assessment Date of 1/1/2015



## Annual Update Ratio Study Report (After) – 2015 Assessments

<b>District: WC / Team: 2</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: Seward Park / Mt. Baker</b>	<b>1/1/2015</b>	<b>7/28/2015</b>	<b>1/2012 - 12/2014</b>
	<b>Appr. ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
<b>Area Number: 081</b>	<b>RPAN</b>	<b>1 to 3 Unit Residences</b>	<b>YES</b>

SAMPLE STATISTICS	
<b>Sample size (n)</b>	591
<b>Mean Assessed Value</b>	\$527,900
<b>Mean Sales Price</b>	\$566,100
<b>Standard Deviation AV</b>	\$216,478
<b>Standard Deviation SP</b>	\$237,686
ASSESSMENT LEVEL	
<b>Arithmetic Mean Ratio</b>	0.949
<b>Median Ratio</b>	0.938
<b>Weighted Mean Ratio</b>	0.933
UNIFORMITY	
<b>Lowest ratio</b>	0.608
<b>Highest ratio:</b>	1.504
<b>Coefficient of Dispersion</b>	12.45%
<b>Standard Deviation</b>	0.150
<b>Coefficient of Variation</b>	15.85%
<b>Price Related Differential (PRD)</b>	1.018
RELIABILITY	
<b>95% Confidence: Median</b>	
Lower limit	0.921
Upper limit	0.949
<b>95% Confidence: Mean</b>	
Lower limit	0.937
Upper limit	0.961
SAMPLE SIZE EVALUATION	
<b>N (population size)</b>	4,760
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.150
<b>Recommended minimum:</b>	36
<b>Actual sample size:</b>	591
<b>Conclusion:</b>	OK
NORMALITY	
<b>Binomial Test</b>	
# ratios below mean:	320
# ratios above mean:	271
z:	2.016
<b>Conclusion:</b>	<b>Non-normal</b>



### COMMENTS:

1 to 3 Unit Residences throughout Area 081.

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: July 28, 2015**

## Sales Screening for Improved Parcel Analysis

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

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

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

## Land Update

Based on the 3 usable land sales available in the area, their 2014 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall +5.9% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value \* 1.061, with the result truncated to the next \$1,000.

## Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, parcels located in neighborhood 9, subarea 11 and neighborhood 2 were generally at lower assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.

With the exception of real property mobile home parcels and parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 591 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:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * (1 - 0.05) / (.878646070120725 - 0.0684744080266707 * \text{NGHB9} - 0.0453461188283144 * \text{Sub11NGHB2})$$

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

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

## Mobile Home Update

There were no mobile homes in this area.

## Results

The resulting assessment level is 0.938. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2015 assessment year (taxes payable in 2016) results in an average total change from the 2014 assessments of +9.5%. This increase is due partly to market changes over time and the previous assessment levels.

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

## Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (Previous Year Land Value + Previous Year Improvement Value) \* 1.093.
- 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) \* 1.093.
- 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 081 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	9	222040	0100	02/12/14	\$765,000	\$833,000	930	6	1941	Good	8,091	Y	Y	10620 RAINIER AVE S
4	9	756760	0045	08/27/14	\$825,000	\$854,000	1,150	6	1908	Good	12,775	Y	Y	8710 S 113TH ST
4	9	807300	0495	10/10/14	\$700,000	\$716,000	1,160	6	1945	Avg	17,635	Y	Y	10010 RAINIER AVE S
4	9	222040	0190	10/25/13	\$681,000	\$762,000	1,090	7	1962	Avg	7,435	Y	Y	10802 RAINIER AVE S
4	9	807300	0480	07/22/14	\$869,000	\$908,000	1,100	7	1954	Avg	13,122	Y	Y	10004 1/2 RAINIER AVE S
4	9	807300	0491	12/11/14	\$700,000	\$704,000	1,150	7	1957	Avg	7,139	Y	Y	10008 RAINIER AVE S
4	9	222040	0055	01/28/13	\$695,000	\$829,000	1,200	7	1949	Avg	10,060	Y	Y	10452 RAINIER AVE S
4	9	806900	0075	12/29/14	\$790,000	\$791,000	1,410	7	1961	Avg	10,061	Y	Y	10372 RAINIER AVE S
4	9	807300	0585	07/15/14	\$840,500	\$880,000	1,490	7	1948	Avg	12,174	Y	Y	10128 RAINIER AVE S
4	9	222040	0030	05/17/13	\$945,000	\$1,099,000	1,260	8	1947	Avg	12,127	Y	Y	10424 RAINIER AVE S
4	9	712930	1310	03/27/14	\$879,000	\$947,000	1,280	8	1983	Avg	6,604	Y	Y	10246 RAINIER AVE S
4	9	756760	0020	07/03/13	\$822,500	\$946,000	1,430	8	1932	Good	13,156	Y	Y	11230 RAINIER AVE S
4	9	756760	0006	03/26/13	\$850,000	\$1,001,000	1,540	8	1997	Avg	16,487	Y	Y	11202 RAINIER AVE S
4	9	712930	1735	08/30/12	\$650,000	\$803,000	1,690	8	1937	Avg	4,816	Y	Y	9770 RAINIER AVE S
4	9	807300	0660	09/18/13	\$850,000	\$960,000	1,770	8	1999	Avg	6,048	Y	Y	9942 RAINIER AVE S
4	9	712930	1340	10/08/13	\$993,300	\$1,116,000	2,570	8	1965	Good	1,926	Y	Y	9908 RAINIER AVE S
4	9	062305	9016	07/17/14	\$1,100,000	\$1,151,000	2,610	8	1991	Avg	11,774	Y	Y	11120 RAINIER AVE S
4	9	712930	3070	08/20/14	\$735,000	\$762,000	3,040	8	1966	Avg	2,415	Y	Y	9630 RAINIER AVE S
4	9	712930	1665	11/16/12	\$637,750	\$774,000	1,740	9	1981	Avg	1,170	Y	Y	9846 RAINIER AVE S
4	9	712930	3072	07/27/12	\$805,000	\$1,002,000	2,910	9	1983	Avg	2,433	Y	Y	9640 RAINIER AVE S
4	9	712930	1295	10/12/12	\$1,155,000	\$1,413,000	2,110	10	1998	Avg	8,287	Y	Y	10236 RAINIER AVE S
4	9	712930	1288	09/03/13	\$1,400,000	\$1,587,000	3,070	11	2002	Avg	8,645	Y	Y	10228 RAINIER AVE S
6	1	123100	0555	03/06/13	\$310,000	\$367,000	680	6	1909	Good	6,800	N	N	5132 S DAWSON ST
6	1	123100	0510	09/22/14	\$263,000	\$270,000	700	6	1913	Avg	3,800	N	N	5101 S FARRAR ST
6	2	524980	5095	04/23/13	\$462,000	\$541,000	700	6	1918	Good	2,400	N	N	4814 55TH AVE S
6	1	123100	0340	08/16/13	\$325,000	\$370,000	770	6	1910	Avg	4,000	N	N	5230 S FARRAR ST
6	2	262404	9073	07/29/14	\$360,000	\$375,000	780	6	1920	Avg	4,200	N	N	7124 SEWARD PARK AVE S
6	2	262404	9111	08/07/12	\$335,000	\$416,000	780	6	1925	Avg	5,664	N	N	5228 S ORCHARD TER
6	2	524980	3745	05/29/14	\$367,500	\$389,000	810	6	1919	Avg	4,800	N	N	4610 50TH AVE S
6	2	524980	5125	10/07/13	\$513,500	\$577,000	810	6	1906	Good	2,700	Y	N	5502 S FERDINAND ST

## Improved Sales Used in This Annual Update Analysis

### Area 081 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	2	524980	4160	10/24/12	\$285,000	\$348,000	850	6	1918	Avg	3,600	Y	N	5108 S ALASKA ST
6	2	524980	3645	08/29/14	\$452,000	\$468,000	880	6	1938	Avg	6,000	N	N	4216 50TH AVE S
6	2	524980	4560	08/18/14	\$510,000	\$529,000	880	6	1925	Avg	7,200	Y	N	4808 52ND AVE S
6	1	123100	0605	01/25/12	\$365,000	\$473,000	920	6	1900	Good	3,400	N	N	5207 S FARRAR ST
6	1	123100	1110	07/22/14	\$380,000	\$397,000	920	6	1910	Avg	3,532	N	N	5203 S MAYFLOWER ST
6	1	123100	0640	09/11/14	\$290,000	\$299,000	960	6	1918	Avg	4,000	N	N	5233 S FARRAR ST
6	1	123100	1225	09/16/14	\$385,000	\$396,000	1,010	6	1911	Avg	4,000	N	N	5214 S BRANDON ST
6	2	214730	0050	08/22/14	\$462,600	\$479,000	1,020	6	1940	Good	4,000	N	N	5468 57TH AVE S
6	2	262404	9101	06/19/12	\$280,000	\$351,000	1,130	6	1925	Avg	4,160	N	N	5249 S MYRTLE ST
6	1	123100	1120	07/09/14	\$369,000	\$387,000	1,280	6	1915	Avg	4,000	N	N	5209 S MAYFLOWER ST
6	2	524980	3750	12/14/13	\$429,000	\$474,000	1,340	6	1918	Good	7,200	N	N	4614 50TH AVE S
6	2	415430	4635	02/21/12	\$342,500	\$441,000	1,400	6	1913	Avg	5,400	N	N	4414 50TH AVE S
6	2	372380	0115	07/27/13	\$430,000	\$492,000	1,460	6	1914	Avg	12,000	N	N	5247 S BRANDON ST
6	2	372380	0095	11/01/13	\$475,000	\$531,000	1,520	6	1938	Good	7,439	N	N	5607 WILSON AVE S
6	2	262404	9117	09/03/14	\$425,000	\$439,000	1,550	6	1926	Good	4,160	N	N	5243 S MYRTLE ST
6	1	123100	0710	06/05/13	\$359,500	\$416,000	860	7	1948	Good	5,000	N	N	5210 S DAWSON ST
6	1	123100	0726	10/29/12	\$415,000	\$506,000	860	7	1948	Good	4,900	N	N	5200 S DAWSON ST
6	2	415430	5125	10/01/12	\$430,000	\$527,000	860	7	1916	Good	7,214	Y	N	4815 52ND AVE S
6	2	372380	0415	10/15/14	\$425,000	\$434,000	870	7	1952	Avg	6,677	Y	N	5520 S ORCAS ST
6	2	110200	1073	09/04/13	\$371,000	\$420,000	950	7	1950	Avg	6,600	Y	N	5536 S HOLLY ST
6	2	415430	5140	01/17/13	\$381,500	\$456,000	950	7	1915	Good	3,600	Y	N	4823 52ND AVE S
6	1	333600	1911	07/28/14	\$319,000	\$333,000	960	7	1951	Good	4,400	N	N	8457 55TH AVE S
6	2	524980	3800	09/23/13	\$515,950	\$582,000	980	7	1927	Good	4,000	Y	N	5015 S SNOQUALMIE ST
6	1	123100	1115	05/13/13	\$425,000	\$495,000	990	7	1917	Good	3,400	N	N	5205 S MAYFLOWER ST
6	1	123100	1115	10/01/14	\$440,000	\$451,000	990	7	1917	Good	3,400	N	N	5205 S MAYFLOWER ST
6	1	123100	0025	10/02/12	\$334,750	\$410,000	1,010	7	1989	Good	3,900	N	N	5018 51ST AVE S
6	1	123100	1130	11/13/14	\$572,000	\$580,000	1,020	7	1920	VGood	4,000	N	N	5217 S MAYFLOWER ST
6	2	110200	0523	09/26/13	\$425,000	\$479,000	1,060	7	1921	Good	5,940	Y	N	5404 S HOLLY ST
6	2	524980	4665	02/13/14	\$506,000	\$551,000	1,060	7	1953	Avg	7,200	Y	N	4815 54TH AVE S
6	2	786750	0020	02/21/14	\$459,000	\$499,000	1,070	7	2010	Avg	5,950	N	N	5404 S ORCAS ST



## Improved Sales Used in This Annual Update Analysis

### Area 081 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	2	262404	9093	12/19/12	\$399,000	\$481,000	1,080	7	1947	Avg	4,850	N	N	5223 S MYRTLE ST
6	2	524980	3815	03/12/13	\$530,000	\$626,000	1,080	7	1927	Good	4,000	Y	N	4603 51ST AVE S
6	1	123100	0924	10/19/12	\$335,000	\$409,000	1,090	7	2006	Avg	3,400	N	N	5117 S DAWSON ST
6	2	524980	4805	04/25/14	\$557,000	\$595,000	1,100	7	1940	Avg	8,400	Y	N	5407 S ALASKA ST
6	2	110200	1090	09/07/12	\$415,000	\$512,000	1,130	7	1927	Avg	6,208	Y	N	6540 HOLLY TER S
6	2	895290	0260	09/19/14	\$375,000	\$386,000	1,130	7	1954	Avg	12,500	N	N	5136 S RAYMOND ST
6	2	110200	0118	04/28/14	\$403,500	\$431,000	1,140	7	1959	Avg	8,128	N	N	5155 S MORGAN ST
6	2	214730	0045	05/28/13	\$510,000	\$592,000	1,160	7	1934	Good	4,179	N	N	5474 57TH AVE S
6	2	262404	9185	09/09/14	\$405,000	\$418,000	1,160	7	1956	Avg	5,355	N	N	5217 S OTHELLO ST
6	2	786750	0021	06/16/14	\$470,000	\$496,000	1,160	7	1958	Avg	6,723	N	N	5624 WILSON AVE S
6	2	262404	9035	06/17/14	\$560,000	\$590,000	1,170	7	1971	VGood	3,477	Y	N	5200 S FRONTENAC ST
6	1	123100	0215	04/23/12	\$426,350	\$542,000	1,180	7	1963	Avg	7,020	Y	N	5224 S PEARL ST
6	2	262404	9165	05/13/14	\$575,000	\$612,000	1,180	7	1951	Good	11,750	N	N	5503 S OTHELLO ST
6	2	415430	5195	11/29/12	\$464,000	\$561,000	1,180	7	1942	Avg	7,200	Y	N	4926 52ND AVE S
6	2	110200	0073	09/23/13	\$483,000	\$545,000	1,190	7	1952	VGood	9,600	N	N	6533 52ND AVE S
6	2	321420	0020	12/01/14	\$395,000	\$398,000	1,210	7	1948	Avg	4,992	N	N	7216 SEWARD PARK AVE S
6	2	372380	0320	09/30/13	\$525,000	\$591,000	1,220	7	1941	Avg	8,150	Y	N	5402 55TH AVE S
6	1	333600	2050	08/04/14	\$325,000	\$338,000	1,230	7	1956	Avg	6,600	Y	N	8414 55TH AVE S
6	1	352404	9077	02/15/14	\$408,000	\$444,000	1,240	7	1925	Avg	4,400	N	N	7954 SEWARD PARK AVE S
6	2	524980	3960	11/19/13	\$471,000	\$524,000	1,240	7	1929	Avg	4,400	Y	N	5015 S ALASKA ST
6	2	524980	3955	02/07/14	\$549,000	\$599,000	1,250	7	1929	Good	3,000	Y	N	4709 51ST AVE S
6	1	123100	0535	06/07/13	\$487,000	\$564,000	1,260	7	1961	Good	4,000	N	N	5121 S FARRAR ST
6	1	333600	2061	08/26/13	\$440,000	\$500,000	1,290	7	1955	Good	7,150	N	N	8420 55TH AVE S
6	2	524980	4585	09/18/13	\$555,000	\$627,000	1,310	7	1952	Avg	9,600	Y	N	4832 52ND AVE S
6	2	524980	4825	07/02/14	\$545,000	\$572,000	1,340	7	1923	Good	7,200	N	N	4714 54TH AVE S
6	2	262404	9192	05/21/12	\$483,000	\$610,000	1,350	7	1958	Good	6,975	N	N	5509 S OTHELLO ST
6	1	123100	0500	09/05/14	\$275,000	\$284,000	1,380	7	1971	Avg	3,500	N	N	5114 51ST AVE S
6	2	232404	9031	05/13/13	\$369,000	\$430,000	1,380	7	1947	Good	5,700	Y	N	5126 S GRAHAM ST
6	2	262404	9181	01/11/12	\$395,000	\$513,000	1,380	7	1983	Avg	1,848	Y	N	6800 SEWARD PARK AVE S
6	2	372380	0097	12/11/14	\$476,500	\$479,000	1,390	7	1953	Avg	10,200	N	N	5446 WILSON AVE S

## Improved Sales Used in This Annual Update Analysis

### Area 081 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	2	786750	0035	03/19/13	\$491,000	\$579,000	1,410	7	1955	Avg	7,197	Y	N	5417 S ORCAS ST
6	2	372380	0034	11/29/12	\$436,000	\$527,000	1,420	7	1955	Good	10,450	Y	N	5210 S MEAD ST
6	1	558320	0907	08/29/13	\$363,000	\$412,000	1,440	7	1993	Avg	3,949	N	N	5007 51ST AVE S
6	2	415430	4869	07/02/12	\$470,000	\$588,000	1,490	7	1918	Good	3,600	Y	N	5014 S SNOQUALMIE ST
6	2	069100	0085	08/21/13	\$510,000	\$580,000	1,500	7	1939	Good	4,500	N	N	5228 S MYRTLE ST
6	1	352404	9042	05/27/14	\$375,000	\$398,000	1,520	7	1965	Avg	7,294	N	N	7971 SEWARD PARK AVE S
6	2	524980	3910	05/06/13	\$505,000	\$589,000	1,530	7	1928	Good	4,800	N	N	4725 51ST AVE S
6	2	214730	0025	05/01/14	\$565,000	\$603,000	1,540	7	1941	Avg	6,221	N	N	5720 S ORCAS ST
6	2	524980	4462	06/20/12	\$735,000	\$922,000	1,540	7	1941	VGood	10,800	Y	N	5202 S ALASKA ST
6	2	524980	3875	04/25/12	\$383,750	\$487,000	1,560	7	1928	Good	4,000	N	N	5008 S ANGELINE ST
6	1	123100	1170	07/10/12	\$565,000	\$706,000	1,580	7	1918	VGood	4,000	N	N	5249 S MAYFLOWER ST
6	2	372380	0361	09/09/13	\$410,000	\$464,000	1,580	7	1980	Avg	7,013	N	N	5409 57TH AVE S
6	2	415430	4985	06/19/12	\$495,000	\$621,000	1,600	7	1927	VGood	6,000	Y	N	4929 52ND AVE S
6	1	123100	0458	07/20/14	\$666,570	\$697,000	1,620	7	1913	VGood	7,400	N	N	5126 S FARRAR ST
6	2	415430	5290	11/20/14	\$805,000	\$814,000	1,650	7	1962	Good	6,480	Y	N	5309 S FERDINAND ST
6	3	372380	0426	10/26/13	\$1,025,000	\$1,147,000	1,660	7	1918	Fair	8,835	Y	N	5435 LAKE WASHINGTON BLVD S
6	1	352404	9083	11/04/14	\$445,000	\$452,000	1,720	7	1924	VGood	4,400	N	N	7958 SEWARD PARK AVE S
6	2	321420	0005	03/02/12	\$338,000	\$434,000	1,730	7	1948	Avg	6,130	N	N	7202 SEWARD PARK AVE S
6	1	941240	0125	03/28/13	\$350,000	\$412,000	1,740	7	1951	Avg	6,435	N	N	7535 SEWARD PARK AVE S
6	2	069100	0010	06/24/13	\$525,000	\$605,000	1,790	7	1926	Good	5,000	N	N	6935 55TH AVE S
6	2	524980	3870	09/02/14	\$530,000	\$548,000	1,830	7	1949	VGood	5,580	N	N	4726 50TH AVE S
6	1	352404	9009	04/10/14	\$470,000	\$504,000	1,870	7	1940	Good	9,460	N	N	5312 S GRATTAN ST
6	2	689630	0055	04/17/13	\$435,000	\$510,000	1,980	7	1948	Good	5,830	Y	N	8424 ISLAND DR S
6	2	689630	0055	04/14/14	\$465,000	\$499,000	1,980	7	1948	Good	5,830	Y	N	8424 ISLAND DR S
6	2	786750	0006	03/14/12	\$485,000	\$621,000	2,190	7	1988	Good	10,080	Y	N	5414 S ORCAS ST
6	2	372380	0070	05/30/12	\$620,000	\$781,000	2,360	7	1985	Avg	8,965	N	N	5555 55TH AVE S
6	2	883540	0775	10/26/14	\$594,950	\$606,000	2,557	7	1993	Avg	9,480	Y	N	6349 57TH AVE S
6	2	110200	0119	11/05/12	\$550,000	\$669,000	2,720	7	1963	Good	7,680	N	N	6523 52ND AVE S
6	1	123100	0310	08/12/14	\$713,000	\$741,000	840	8	1910	Good	4,000	Y	N	5243 S PEARL ST
6	1	123100	0660	05/21/14	\$525,000	\$557,000	950	8	1948	Good	4,000	Y	N	5155 54TH AVE S

## Improved Sales Used in This Annual Update Analysis

### Area 081 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	2	689630	0500	03/26/14	\$599,000	\$645,000	950	8	2010	Avg	7,296	Y	N	8403 ISLAND DR S
6	2	524980	3550	06/02/14	\$635,000	\$672,000	980	8	1940	Good	7,200	N	N	4130 50TH AVE S
6	2	524980	4655	10/17/14	\$800,000	\$817,000	1,010	8	1950	Good	7,200	Y	N	4808 53RD AVE S
6	2	524980	3498	07/06/12	\$432,000	\$540,000	1,020	8	1947	Avg	3,600	N	N	5014 S DAKOTA ST
6	1	333600	2100	11/13/12	\$330,000	\$401,000	1,050	8	1961	Avg	7,480	N	N	8440 55TH AVE S
6	2	262404	9175	01/10/14	\$515,000	\$565,000	1,060	8	1952	Good	9,300	N	N	6901 55TH AVE S
6	2	372380	0244	02/19/14	\$585,000	\$636,000	1,060	8	1941	Good	5,252	Y	N	5223 56TH AVE S
6	2	372380	0215	06/25/13	\$400,000	\$461,000	1,100	8	1940	Good	5,780	N	N	5059 57TH AVE S
6	2	883540	0365	09/14/12	\$525,000	\$646,000	1,140	8	1955	VGood	7,500	Y	N	6061 SEWARD PARK AVE S
6	2	689630	0100	04/30/12	\$715,000	\$907,000	1,170	8	1930	Good	7,200	Y	Y	8454 ISLAND DR S
6	2	372380	0393	06/25/13	\$414,500	\$478,000	1,190	8	1929	Avg	3,001	Y	N	5517 SEWARD PARK AVE S
6	2	372380	0242	12/13/13	\$515,000	\$569,000	1,200	8	1955	Avg	6,060	Y	N	5203 56TH AVE S
6	2	883540	0170	07/11/13	\$747,000	\$858,000	1,240	8	1954	VGood	11,297	Y	N	5742 S HAWTHORN RD
6	2	524980	4135	07/17/13	\$649,950	\$745,000	1,250	8	1929	Good	4,440	Y	N	4614 51ST AVE S
6	2	372380	0392	07/17/13	\$419,000	\$480,000	1,260	8	1929	Avg	3,050	Y	N	5511 SEWARD PARK AVE S
6	2	372380	0392	03/20/12	\$395,000	\$505,000	1,260	8	1929	Avg	3,050	Y	N	5511 SEWARD PARK AVE S
6	2	883590	0010	08/04/14	\$579,000	\$603,000	1,280	8	1948	Avg	5,400	Y	N	5709 S ORCAS ST
6	2	262404	9193	04/18/13	\$472,500	\$553,000	1,300	8	1959	Good	4,760	N	N	6749 55TH AVE S
6	3	524980	4345	10/10/13	\$580,000	\$651,000	1,320	8	1948	Avg	6,000	Y	N	4108 51ST AVE S
6	3	524980	4345	08/22/12	\$577,000	\$714,000	1,320	8	1948	Avg	6,000	Y	N	4108 51ST AVE S
6	2	689630	0375	05/05/14	\$580,000	\$618,000	1,320	8	1942	VGood	7,000	N	N	8631 ISLAND DR S
6	2	883540	0470	05/14/13	\$460,000	\$536,000	1,340	8	1951	Good	7,020	Y	N	6227 HAMPTON RD S
6	1	558320	0917	10/24/13	\$442,000	\$495,000	1,340	8	2002	Avg	1,856	N	N	5009 S HUDSON ST
6	2	110200	0385	05/06/13	\$525,030	\$612,000	1,370	8	1967	Avg	11,100	Y	N	6531 SEWARD PARK AVE S
6	2	883540	0805	05/22/14	\$657,000	\$697,000	1,370	8	1954	Avg	8,520	Y	N	5518 S MORGAN ST
6	2	524980	4265	01/18/13	\$750,000	\$897,000	1,380	8	1954	VGood	6,720	Y	N	4517 52ND AVE S
6	1	941240	0109	02/26/14	\$416,000	\$451,000	1,390	8	1961	Avg	7,852	N	N	7711 SEWARD PARK AVE S
6	2	524980	4510	07/16/14	\$655,000	\$685,000	1,410	8	1927	Good	4,800	Y	N	4729 53RD AVE S
6	2	661700	0090	11/12/13	\$590,000	\$657,000	1,410	8	1950	Good	7,400	Y	N	5104 54TH AVE S
6	1	941290	0045	05/19/14	\$462,000	\$491,000	1,410	8	1928	Avg	4,500	N	N	7311 SEWARD PARK AVE S



## Improved Sales Used in This Annual Update Analysis

### Area 081 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	2	110200	0237	12/13/12	\$548,000	\$661,000	1,420	8	1999	Avg	11,201	Y	N	5241 S GRAHAM ST
6	2	372380	0086	06/24/14	\$665,000	\$700,000	1,420	8	1961	VGood	8,346	N	N	5407 S LUCILE ST
6	2	661600	0010	08/25/14	\$814,000	\$843,000	1,420	8	1952	VGood	8,820	Y	N	5301 55TH AVE S
6	2	883540	1560	08/28/13	\$560,000	\$636,000	1,440	8	1952	Good	13,056	N	N	5909 51ST PL S
6	2	883640	0030	12/23/13	\$739,900	\$816,000	1,440	8	1955	VGood	8,184	Y	N	5724 55TH AVE S
6	2	883540	1290	02/24/12	\$465,125	\$598,000	1,450	8	1960	Avg	7,797	Y	N	6233 WILSON AVE S
6	2	524980	4155	07/18/13	\$620,000	\$711,000	1,460	8	1927	Good	7,200	Y	N	4626 51ST AVE S
6	2	661700	0155	09/10/13	\$770,000	\$871,000	1,460	8	1954	VGood	8,400	Y	N	5114 54TH AVE S
6	2	262404	9025	04/10/14	\$585,000	\$628,000	1,470	8	1977	Avg	11,180	Y	N	7331 BOWLYN PL S
6	2	372380	0399	10/01/13	\$495,000	\$557,000	1,480	8	1929	Avg	7,642	N	N	5535 56TH AVE S
6	2	372380	0401	10/21/13	\$445,000	\$498,000	1,480	8	1929	Avg	3,885	N	N	5531 SEWARD PARK AVE S
6	2	883540	0670	01/19/12	\$387,765	\$503,000	1,490	8	1951	Avg	7,370	Y	N	6311 HAMPTON RD S
6	2	110200	1095	10/18/13	\$595,000	\$667,000	1,520	8	1926	VGood	4,480	Y	N	5538 S HOLLY ST
6	2	372380	0210	02/26/12	\$759,888	\$977,000	1,520	8	2011	Avg	5,460	Y	N	5530 S DAWSON ST
6	2	883590	0153	02/28/13	\$455,900	\$540,000	1,550	8	1953	Avg	7,980	Y	N	5533 S ORCAS ST
6	2	941240	0207	03/05/14	\$575,000	\$623,000	1,560	8	1948	Good	28,740	N	N	7756 SEWARD PARK AVE S
6	1	123100	0820	04/05/13	\$555,000	\$652,000	1,580	8	1953	Good	6,500	N	N	5246 S MAYFLOWER ST
6	2	883590	0015	12/12/14	\$475,000	\$478,000	1,600	8	1953	Avg	7,161	N	N	5720 SEWARD PARK AVE S
6	2	661650	0070	05/15/13	\$726,000	\$845,000	1,620	8	1952	VGood	13,284	Y	N	5002 57TH AVE S
6	2	524980	4810	12/10/12	\$720,000	\$869,000	1,630	8	1912	Good	6,000	Y	N	5403 S ALASKA ST
6	2	372380	0085	04/18/12	\$645,000	\$820,000	1,640	8	1963	Avg	10,368	N	N	5409 S LUCILE ST
6	1	352404	9188	08/22/13	\$390,000	\$443,000	1,650	8	2007	Avg	4,926	Y	N	8304 SEWARD PARK AVE S
6	1	123100	0520	11/18/14	\$607,010	\$614,000	1,700	8	2002	Avg	4,000	N	N	5111 S FARRAR ST
6	1	123100	0525	06/05/13	\$527,000	\$610,000	1,700	8	2003	Avg	4,000	N	N	5115 S FARRAR ST
6	1	123100	0380	06/18/13	\$625,000	\$722,000	1,710	8	2013	Avg	5,100	N	N	5200 S FARRAR ST
6	2	883590	0100	07/12/12	\$815,000	\$1,017,000	1,710	8	1957	Good	17,760	Y	N	5819 SEWARD PARK AVE S
6	2	110200	0196	05/27/14	\$477,000	\$506,000	1,720	8	1978	Avg	6,270	N	N	5153 S GRAHAM ST
6	2	883540	0980	04/13/12	\$475,000	\$605,000	1,720	8	1956	Avg	7,140	Y	N	5934 WILSON AVE S
6	2	524980	3885	12/15/14	\$430,000	\$432,000	1,740	8	1952	Avg	4,800	N	N	4734 50TH AVE S
6	2	110200	0810	04/05/13	\$667,500	\$784,000	1,780	8	1967	Good	10,560	Y	N	5518 S WILLOW ST

## Improved Sales Used in This Annual Update Analysis

### Area 081 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	2	372380	0409	05/07/14	\$568,000	\$605,000	1,780	8	1929	Avg	5,080	N	N	5535 SEWARD PARK AVE S
6	2	372380	0315	05/28/13	\$760,000	\$882,000	1,800	8	2004	Avg	4,976	Y	N	5247 57TH AVE S
6	3	524980	5070	08/07/12	\$761,900	\$946,000	1,810	8	1988	Avg	6,420	Y	N	4901 LAKE WASHINGTON BLVD S
6	2	110200	0820	12/18/12	\$715,400	\$862,000	1,850	8	1977	Good	12,288	Y	N	5600 S WILLOW ST
6	2	524980	4024	06/12/12	\$405,500	\$510,000	1,870	8	1948	Good	8,400	Y	N	4915 51ST AVE S
6	2	883540	1045	05/07/13	\$875,600	\$1,021,000	1,920	8	2008	Avg	9,975	Y	N	5526 S HAWTHORN RD
6	3	524980	4300	05/01/12	\$780,000	\$989,000	1,940	8	2002	Avg	6,300	Y	N	4208 51ST AVE S
6	2	110200	0811	01/10/13	\$635,000	\$761,000	1,970	8	1921	Avg	13,332	Y	N	6750 55TH AVE S
6	2	110200	0617	01/18/13	\$551,930	\$660,000	1,990	8	2008	Avg	8,172	Y	N	6555 SEWARD PARK AVE S
6	1	110900	0375	06/03/13	\$525,000	\$608,000	2,010	8	1907	VGood	6,300	N	N	7109 SEWARD PARK AVE S
6	2	110200	0441	06/12/13	\$805,000	\$931,000	2,160	8	1953	VGood	6,201	Y	N	6503 SEWARD PARK AVE S
6	2	524980	4090	05/09/13	\$700,000	\$816,000	2,230	8	1916	Good	7,934	Y	N	5118 S ANGELINE ST
6	2	524980	4090	09/13/13	\$649,000	\$734,000	2,230	8	1916	Good	7,934	Y	N	5118 S ANGELINE ST
6	2	069100	0048	07/24/12	\$450,000	\$560,000	2,310	8	1996	Avg	5,000	Y	N	7012 BRIGHTON LN S
6	2	110200	0802	04/11/13	\$750,000	\$880,000	2,400	8	1964	Avg	19,968	Y	N	6732 55TH AVE S
6	2	110200	0270	07/01/14	\$1,080,000	\$1,135,000	3,260	8	2010	Avg	7,216	Y	N	5234 S MORGAN ST
6	2	524980	3880	12/10/12	\$489,950	\$591,000	1,040	9	2012	Avg	1,500	N	N	5012 S ANGELINE ST
6	2	110200	0759	10/26/14	\$755,000	\$769,000	1,620	9	1957	Avg	8,856	Y	N	5615 S WILLOW ST
6	2	372380	0161	08/29/12	\$645,510	\$797,000	1,680	9	1963	Avg	9,380	Y	N	5150 55TH AVE S
6	2	883540	0780	03/25/14	\$650,000	\$700,000	1,720	9	1963	Avg	10,740	Y	N	6409 57TH AVE S
6	2	262404	9222	04/11/14	\$750,000	\$805,000	1,730	9	1988	Avg	10,698	Y	N	7141 55TH AVE S
6	1	941240	0085	10/01/12	\$769,000	\$943,000	1,750	9	1959	VGood	15,312	N	N	7751 SEWARD PARK AVE S
6	2	895290	0160	01/31/13	\$725,000	\$865,000	1,760	9	1954	Avg	17,900	Y	N	5168 S SPENCER ST
6	2	232404	9018	05/24/13	\$650,000	\$755,000	1,900	9	1958	Avg	8,710	Y	N	6204 51ST AVE S
6	2	895290	0200	07/03/12	\$518,000	\$648,000	2,020	9	1952	Avg	10,766	Y	N	6024 51ST AVE S
6	2	883540	0870	05/29/12	\$760,000	\$958,000	2,140	9	1964	Avg	10,860	Y	N	6202 WILSON AVE S
6	2	110200	1198	11/12/13	\$870,000	\$969,000	2,210	9	2011	Avg	9,847	N	N	6428 57TH AVE S
6	2	110200	1198	02/01/12	\$770,000	\$996,000	2,210	9	2011	Avg	9,847	N	N	6428 57TH AVE S
6	2	372380	0418	09/14/12	\$832,000	\$1,024,000	2,220	9	2011	Avg	4,848	Y	N	5514 S ORCAS ST
6	2	415430	5575	09/03/14	\$836,500	\$864,000	2,230	9	1996	Avg	7,200	Y	N	4910 54TH AVE S

## Improved Sales Used in This Annual Update Analysis

### Area 081 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	2	415430	5575	04/29/13	\$699,000	\$817,000	2,230	9	1996	Avg	7,200	Y	N	4910 54TH AVE S
6	2	661700	0006	04/03/12	\$1,000,000	\$1,276,000	2,280	9	2007	Avg	9,176	Y	N	5018 54TH AVE S
6	2	895290	0245	07/15/14	\$850,000	\$890,000	2,430	9	1960	Good	20,590	Y	N	6215 52ND AVE S
6	1	352404	9186	06/08/12	\$580,000	\$729,000	2,440	9	2003	Avg	5,000	Y	N	8304 54TH AVE S
6	1	123100	0070	06/04/12	\$665,000	\$837,000	2,480	9	2000	Avg	3,900	N	N	5015 52ND AVE S
6	2	110200	1196	10/02/12	\$804,000	\$986,000	2,520	9	2012	Avg	8,106	N	N	6416 57TH AVE S
6	2	110200	0514	10/22/14	\$970,000	\$989,000	2,550	9	2008	Avg	9,804	N	N	6547 54TH AVE S
6	2	895290	0204	02/03/14	\$526,000	\$574,000	2,550	9	1998	Avg	9,600	Y	N	6015 51ST PL S
6	2	895290	0204	10/29/14	\$810,000	\$824,000	2,550	9	1998	Avg	9,600	Y	N	6015 51ST PL S
6	2	110200	1070	02/24/14	\$775,000	\$841,000	2,570	9	1992	Avg	9,900	Y	N	5532 S HOLLY ST
6	1	352404	9005	03/11/13	\$535,000	\$632,000	2,570	9	2007	Avg	5,373	N	N	7925 SEWARD PARK AVE S
6	1	352404	9005	09/07/12	\$465,000	\$573,000	2,570	9	2007	Avg	5,373	N	N	7925 SEWARD PARK AVE S
6	1	352404	9190	11/12/12	\$445,000	\$540,000	2,570	9	2007	Avg	5,373	N	N	7921 SEWARD PARK AVE S
6	1	352404	9191	03/18/13	\$535,000	\$631,000	2,570	9	2007	Avg	5,002	N	N	7929 SEWARD PARK AVE S
6	2	883590	0095	10/03/13	\$675,000	\$759,000	2,620	9	1958	Avg	17,760	Y	N	5817 SEWARD PARK AVE S
6	2	883540	0270	12/09/13	\$925,000	\$1,024,000	2,760	9	1955	Good	12,474	Y	N	5701 S UPLAND RD
6	1	352404	9185	12/31/13	\$525,000	\$578,000	2,810	9	2007	Avg	5,000	N	N	8301 54TH AVE S
6	2	524980	4830	07/26/12	\$1,180,000	\$1,469,000	2,930	9	2005	Avg	7,200	N	N	4720 54TH AVE S
6	2	110200	1197	04/22/13	\$885,000	\$1,036,000	3,090	9	2012	Avg	11,611	N	N	6420 57TH AVE S
6	2	661700	0110	07/01/13	\$1,035,000	\$1,191,000	1,500	10	2007	Avg	8,680	Y	N	5135 55TH AVE S
6	2	883540	1250	02/25/14	\$577,000	\$626,000	1,830	10	1964	Avg	6,440	Y	N	6242 CHATHAM DR S
6	1	123100	0645	08/01/14	\$846,000	\$882,000	2,070	10	2014	Avg	4,000	Y	N	5237 S FARRAR ST
6	2	883590	0220	08/28/14	\$1,442,500	\$1,492,000	2,160	10	1953	Avg	16,637	Y	N	5756 WILSON AVE S
6	2	372380	0368	10/22/13	\$895,000	\$1,002,000	2,240	10	2010	Avg	7,269	N	N	5545 S BRANDON ST
6	2	110200	0830	09/06/13	\$1,133,500	\$1,284,000	2,510	10	2005	Avg	12,288	Y	N	6734 56TH AVE S
6	2	983020	0380	09/17/14	\$653,000	\$672,000	3,040	10	1993	Avg	5,067	Y	N	6822 52ND AVE S
6	2	110200	0242	03/24/14	\$880,000	\$948,000	3,060	10	2004	Avg	7,206	Y	N	6309 BLAIR TER S
6	2	883590	0165	08/12/13	\$900,000	\$1,025,000	3,070	10	2013	Avg	8,400	N	N	5545 S ORCAS ST
6	3	524980	4342	03/06/13	\$885,000	\$1,047,000	3,393	10	1991	Avg	6,369	Y	N	4102 51ST AVE S
6	2	372380	0429	02/11/14	\$920,000	\$1,002,000	3,400	10	2013	Avg	5,760	N	N	5442 57TH AVE S

## Improved Sales Used in This Annual Update Analysis

### Area 081 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	3	524980	4340	05/06/13	\$1,345,000	\$1,569,000	3,530	10	1991	Avg	7,200	Y	N	4103 LAKE WASHINGTON BLVD S
6	2	941240	0185	06/19/14	\$1,309,500	\$1,380,000	3,600	10	2005	Avg	13,912	Y	N	7732 SEWARD PARK AVE S
6	2	941240	0185	01/25/12	\$1,062,720	\$1,376,000	3,600	10	2005	Avg	13,912	Y	N	7732 SEWARD PARK AVE S
6	2	895290	0231	08/16/12	\$850,000	\$1,053,000	5,640	10	1956	Avg	14,994	Y	N	5185 S SPENCER ST
6	2	941240	0220	07/10/14	\$1,612,500	\$1,690,000	3,730	11	1992	Avg	18,200	Y	Y	5363 S KENYON ST
6	2	110200	0527	09/02/14	\$1,437,500	\$1,485,000	4,410	11	2001	Avg	9,231	Y	N	5408 S HOLLY ST
11	1	170490	0470	05/28/13	\$212,000	\$246,000	610	5	1921	Good	8,024	N	N	4454 S BRANDON ST
11	1	373180	0025	03/08/13	\$246,000	\$291,000	690	5	1912	Avg	5,127	N	N	5119 S BRANDON ST
11	1	333200	0195	09/24/14	\$167,500	\$172,000	760	5	1903	Fair	3,090	N	N	4612 S ORCAS ST
11	1	333150	0160	05/23/13	\$200,000	\$232,000	790	5	1904	Good	3,090	N	N	4828 S LUCILE ST
11	1	170290	1390	01/09/13	\$290,000	\$348,000	600	6	1926	Avg	3,300	N	N	3931 S FERDINAND ST
11	1	558320	0425	10/07/13	\$220,000	\$247,000	640	6	1919	Good	4,000	N	N	4828 S MAYFLOWER ST
11	5	795030	3535	07/24/12	\$210,000	\$261,000	640	6	1908	Avg	3,060	N	N	4430 38TH AVE S
11	5	795030	3420	08/08/13	\$215,000	\$245,000	670	6	1937	Avg	7,070	N	N	4418 39TH AVE S
11	1	333200	0161	11/16/12	\$226,000	\$274,000	690	6	1910	Good	3,605	N	N	4702 S ORCAS ST
11	1	123100	1030	01/21/14	\$239,900	\$263,000	700	6	1919	Avg	4,000	N	N	5111 S MAYFLOWER ST
11	1	123100	1090	07/24/14	\$362,362	\$378,000	710	6	1909	Avg	4,000	N	N	5112 S BRANDON ST
11	1	110500	0296	12/29/14	\$230,000	\$230,000	720	6	1920	Avg	5,913	N	N	6349 51ST AVE S
11	2	524980	2390	06/29/12	\$314,000	\$393,000	720	6	2011	Avg	4,000	N	N	4601 S SNOQUALMIE ST
11	1	333200	0230	07/25/13	\$250,800	\$287,000	730	6	1907	Avg	3,090	N	N	4725 S ORCAS ST
11	1	333150	0940	06/17/14	\$342,000	\$361,000	740	6	1948	Avg	6,180	N	N	4819 S FINDLAY ST
11	1	148040	0030	02/26/14	\$250,000	\$271,000	760	6	1910	Fair	3,443	N	N	5217 42ND AVE S
11	1	558320	0250	10/26/12	\$302,500	\$369,000	760	6	1948	Good	6,000	N	N	4808 S BRANDON ST
11	5	795030	3395	01/24/14	\$399,950	\$438,000	770	6	2013	Avg	3,338	N	N	4432 39TH AVE S
11	1	415430	0505	10/24/14	\$315,000	\$321,000	780	6	1935	Fair	7,200	N	N	4626 43RD AVE S
11	5	795030	3605	08/07/14	\$200,000	\$208,000	780	6	1909	Fair	3,570	N	N	4415 38TH AVE S
11	1	333050	0920	10/30/14	\$339,950	\$346,000	800	6	1925	Good	3,090	N	N	4519 S FINDLAY ST
11	1	392990	0110	03/13/12	\$365,000	\$468,000	800	6	1925	Good	7,425	N	N	4755 39TH AVE S
11	5	795030	0510	06/19/12	\$375,000	\$471,000	800	6	1908	Avg	6,060	N	N	4036 39TH AVE S
11	1	110900	0255	03/08/13	\$350,000	\$414,000	830	6	1910	Good	3,840	N	N	5134 S GARDEN ST



## Improved Sales Used in This Annual Update Analysis

### Area 081 -- 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
11	2	524980	2960	09/12/13	\$335,900	\$380,000	830	6	1941	Good	5,600	N	N	4223 49TH AVE S
11	2	983020	0100	07/05/12	\$197,000	\$246,000	830	6	1947	Avg	4,920	N	N	5144 S BRIGHTON ST
11	2	524980	0165	04/11/14	\$438,500	\$470,000	840	6	1906	Good	3,360	N	N	4202 S GENESEE ST
11	1	333050	0085	09/18/14	\$366,000	\$377,000	860	6	1926	Avg	3,090	N	N	4443 S BRANDON ST
11	5	812110	0040	12/20/12	\$278,200	\$335,000	870	6	1948	Avg	3,960	N	N	3837 38TH AVE S
11	1	333050	1786	06/05/12	\$209,500	\$264,000	880	6	2002	Avg	3,902	N	N	4528 S JUNEAU ST
11	1	415430	2215	07/25/12	\$405,000	\$504,000	880	6	1928	VGood	5,028	N	N	4603 S ANGELINE ST
11	2	983020	0415	04/11/13	\$242,000	\$284,000	890	6	1945	Avg	6,150	N	N	5127 S BRIGHTON ST
11	1	333050	1667	02/13/14	\$308,000	\$335,000	900	6	1915	VGood	3,339	N	N	5721 46TH AVE S
11	5	795030	3565	07/23/12	\$235,000	\$293,000	900	6	1909	Avg	3,060	N	N	4410 38TH AVE S
11	1	333050	0770	03/03/14	\$310,000	\$336,000	910	6	1948	Good	6,180	N	N	4516 S FINDLAY ST
11	1	333150	0475	04/16/13	\$209,500	\$246,000	910	6	1906	Avg	4,542	N	N	4709 S LUCILE ST
11	5	795030	3295	04/16/14	\$353,800	\$379,000	910	6	1909	Avg	3,500	N	N	4416 CASCADIA AVE S
11	1	110500	0015	06/09/14	\$417,000	\$441,000	920	6	2003	Avg	6,600	N	N	6321 51ST AVE S
11	1	170290	1500	11/21/14	\$365,000	\$369,000	920	6	1910	Good	6,600	N	N	3934 S HUDSON ST
11	2	415430	4180	04/11/14	\$450,000	\$483,000	930	6	1942	Avg	7,200	N	N	4909 S OREGON ST
11	1	110500	0233	09/06/14	\$255,000	\$263,000	940	6	1941	Avg	9,330	N	N	4800 S MORGAN ST
11	1	262404	9049	02/22/13	\$250,000	\$297,000	950	6	1949	VGood	5,088	N	N	5122 S MYRTLE ST
11	1	333050	1545	12/01/14	\$330,000	\$333,000	950	6	1909	Good	3,090	N	N	4539 S ORCAS ST
11	1	110900	0285	10/21/13	\$215,000	\$241,000	960	6	1910	Avg	4,128	N	N	5118 S GARDEN ST
11	1	333200	0135	06/12/14	\$315,000	\$333,000	970	6	1908	Good	5,665	N	N	4716 S ORCAS ST
11	1	333050	0705	05/15/14	\$197,500	\$210,000	980	6	1903	Avg	3,090	N	N	4521 S LUCILE ST
11	1	333150	0465	09/19/13	\$350,000	\$395,000	990	6	1950	Avg	6,180	N	N	4715 S LUCILE ST
11	5	795030	2345	08/15/14	\$345,000	\$358,000	1,010	6	1904	Avg	3,060	N	N	4114 38TH AVE S
11	1	333150	0435	03/01/12	\$312,500	\$402,000	1,030	6	1912	Good	3,090	N	N	4729 S LUCILE ST
11	2	983020	0105	12/24/12	\$214,900	\$259,000	1,050	6	1945	Avg	6,150	N	N	5136 S BRIGHTON ST
11	5	812110	0255	05/07/14	\$440,000	\$469,000	1,060	6	1947	Good	6,180	N	N	3827 39TH AVE S
11	5	812110	0015	01/15/13	\$350,000	\$419,000	1,070	6	1917	Good	3,713	Y	N	3851 38TH AVE S
11	1	333150	0820	06/10/14	\$516,200	\$545,000	1,080	6	1919	VGood	5,150	N	N	4842 S FINDLAY ST
11	2	415430	0165	03/19/13	\$365,000	\$431,000	1,080	6	1919	Avg	6,600	N	N	4126 42ND AVE S

## Improved Sales Used in This Annual Update Analysis

### Area 081 -- 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
11	2	795030	2720	08/19/13	\$325,000	\$370,000	1,080	6	1950	Good	6,000	N	N	4164 CASCADIA AVE S
11	1	111200	0125	09/30/14	\$463,500	\$475,000	1,090	6	1924	Good	8,750	N	N	5124 S FRONTENAC ST
11	2	415430	3885	07/03/14	\$460,000	\$483,000	1,100	6	1908	Avg	7,200	Y	N	4921 49TH AVE S
11	2	110200	0080	07/18/12	\$269,900	\$336,000	1,140	6	1919	Fair	7,680	N	N	6522 51ST AVE S
11	5	795030	4075	08/13/14	\$225,000	\$234,000	1,150	6	1907	Avg	6,000	N	N	4529 CASCADIA AVE S
11	1	811310	1130	06/13/13	\$323,750	\$374,000	1,170	6	1912	VGood	6,720	N	N	4607 S JUNEAU ST
11	2	415430	3150	06/19/13	\$378,000	\$436,000	1,200	6	1967	Avg	6,000	N	N	4223 48TH AVE S
11	1	415430	0335	10/02/13	\$300,000	\$338,000	1,220	6	1932	Avg	6,000	N	N	4605 43RD AVE S
11	1	333200	0660	12/09/13	\$328,000	\$363,000	1,240	6	1913	Good	3,134	N	N	5812 46TH AVE S
11	5	812110	0147	07/14/14	\$390,000	\$408,000	1,240	6	1983	Avg	2,875	N	N	3838 37TH AVE S
11	5	795030	0685	04/20/12	\$340,500	\$433,000	1,280	6	1919	Good	6,120	Y	N	4044 38TH AVE S
11	1	110900	0260	05/07/13	\$330,000	\$385,000	1,330	6	1919	Good	4,032	N	N	5130 S GARDEN ST
11	1	333200	0615	10/20/14	\$310,000	\$316,000	1,330	6	1903	Avg	3,740	N	N	4625 S MEAD ST
11	2	795030	2820	06/04/12	\$358,000	\$451,000	1,340	6	1905	Avg	4,496	Y	N	4007 S DAKOTA ST
11	2	983020	0010	08/09/12	\$349,000	\$433,000	1,340	6	1945	VGood	6,200	Y	N	5107 S HOLLY ST
11	1	333150	0956	05/09/13	\$377,250	\$440,000	1,360	6	1948	Avg	4,635	N	N	4809 S FINDLAY ST
11	5	812110	1380	08/13/14	\$475,000	\$493,000	1,380	6	1919	Good	4,635	N	N	3721 38TH AVE S
11	1	333050	1668	10/29/12	\$308,000	\$375,000	1,390	6	1915	Good	3,331	N	N	5713 46TH AVE S
11	1	333200	0651	04/10/14	\$283,000	\$304,000	1,440	6	1937	Avg	3,000	N	N	5800 46TH AVE S
11	2	524980	3325	09/11/13	\$350,000	\$396,000	1,440	6	2004	Avg	3,960	N	N	4133 50TH AVE S
11	2	795030	2890	12/30/14	\$455,000	\$455,000	1,470	6	2014	Avg	4,500	N	N	4201 42ND AVE S
11	1	811310	1600	01/23/13	\$219,000	\$262,000	1,540	6	1953	Avg	6,136	Y	N	4823 S JUNEAU ST
11	5	812110	0395	06/24/14	\$425,000	\$447,000	1,600	6	1946	Avg	6,180	N	N	3856 38TH AVE S
11	1	170540	0055	07/19/14	\$519,000	\$543,000	1,640	6	1907	VGood	6,305	N	N	5024 42ND AVE S
11	5	795030	3316	12/23/13	\$313,950	\$346,000	770	7	1906	Good	3,000	N	N	4009 S GENESEE ST
11	2	415430	2925	07/18/13	\$372,000	\$426,000	780	7	1951	Avg	7,200	N	N	4408 47TH AVE S
11	5	795030	3965	06/13/12	\$341,500	\$429,000	780	7	1908	VGood	6,120	N	N	4531 39TH AVE S
11	1	170390	0155	11/13/14	\$325,000	\$329,000	790	7	1948	Avg	6,000	N	N	4723 S BENNETT ST
11	1	558320	0200	04/16/13	\$428,000	\$502,000	790	7	1948	VGood	6,000	N	N	4821 S MAYFLOWER ST
11	2	524980	2640	10/08/12	\$255,000	\$312,000	800	7	1919	Avg	7,200	N	N	4809 48TH AVE S

## Improved Sales Used in This Annual Update Analysis

### Area 081 -- 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
11	2	524980	3165	05/31/13	\$489,000	\$567,000	800	7	1919	VGood	7,200	Y	N	4933 50TH AVE S
11	1	811310	1400	08/02/12	\$225,000	\$280,000	800	7	1997	Avg	5,000	N	N	6133 47TH AVE S
11	1	333050	1640	08/02/13	\$290,000	\$331,000	820	7	1910	Good	3,090	N	N	4514 S MEAD ST
11	1	333500	0025	11/12/14	\$468,000	\$474,000	820	7	2005	Avg	6,300	N	N	5014 46TH AVE S
11	1	411210	0160	05/06/13	\$259,475	\$303,000	820	7	1948	Avg	5,107	N	N	5119 S LUCILE ST
11	2	415430	2850	05/01/12	\$324,995	\$412,000	820	7	1953	Avg	3,600	N	N	4715 S OREGON ST
11	2	524980	0145	05/10/13	\$400,000	\$466,000	820	7	1908	Good	4,200	N	N	4216 42ND AVE S
11	1	170490	0135	11/11/14	\$315,000	\$319,000	840	7	1925	Avg	5,087	N	N	5045 BOWEN PL S
11	1	176660	0075	09/02/14	\$389,100	\$402,000	840	7	1948	Good	5,400	N	N	4841 S KENNY ST
11	2	795030	2885	06/01/12	\$311,000	\$392,000	850	7	1914	Good	2,918	N	N	4131 42ND AVE S
11	1	170290	1260	04/19/13	\$375,000	\$439,000	860	7	1920	Avg	4,950	N	N	3924 S FERDINAND ST
11	1	170390	0299	07/27/13	\$365,000	\$418,000	860	7	1948	VGood	5,000	N	N	4718 S BRANDON ST
11	1	170490	0173	10/24/12	\$300,000	\$366,000	860	7	1947	Avg	4,838	N	N	5047 44TH AVE S
11	2	415430	2090	03/24/14	\$405,000	\$437,000	860	7	1948	Good	7,200	N	N	4708 46TH AVE S
11	5	795030	3080	06/25/13	\$401,000	\$462,000	860	7	1952	VGood	4,141	N	N	4411 42ND AVE S
11	1	333150	0901	06/26/13	\$325,000	\$375,000	870	7	1948	Good	4,223	N	N	4841 S FINDLAY ST
11	1	524980	1475	08/31/13	\$349,000	\$396,000	880	7	1984	Good	7,200	N	N	4820 45TH AVE S
11	2	524980	1785	12/05/14	\$579,000	\$583,000	880	7	1946	VGood	7,200	Y	N	4121 46TH AVE S
11	5	812110	0050	04/19/13	\$405,000	\$474,000	890	7	1948	Good	3,960	N	N	3829 38TH AVE S
11	1	110900	0040	05/28/14	\$315,000	\$334,000	900	7	1993	Avg	3,731	N	N	5119 S GARDEN ST
11	1	170490	0570	02/25/13	\$220,000	\$261,000	900	7	1926	Avg	4,242	N	N	4576 S BRANDON ST
11	5	812110	0135	07/20/13	\$349,950	\$401,000	900	7	1925	VGood	3,858	Y	N	3822 37TH AVE S
11	1	170540	0670	04/13/13	\$340,000	\$399,000	910	7	2004	Avg	6,849	N	N	5018 45TH AVE S
11	2	524980	3080	10/02/12	\$426,000	\$522,000	920	7	1942	Good	4,800	Y	N	4810 S ANGELINE ST
11	1	786600	0110	04/15/13	\$275,000	\$322,000	920	7	1984	Good	4,680	N	N	4636 S GRAHAM ST
11	1	333200	0130	01/14/14	\$379,000	\$416,000	930	7	1978	Good	3,090	N	N	4720 S ORCAS ST
11	1	333250	0005	07/30/13	\$255,000	\$291,000	930	7	1959	Avg	6,600	N	N	4535 S JUNEAU ST
11	1	333050	0870	12/10/12	\$282,000	\$340,000	940	7	1993	Avg	3,090	N	N	4547 S FINDLAY ST
11	1	811310	1232	02/16/12	\$250,000	\$322,000	940	7	1957	Good	9,261	N	N	5918 47TH AVE S
11	1	811310	1232	12/02/14	\$343,000	\$346,000	940	7	1957	Good	9,261	N	N	5918 47TH AVE S

## Improved Sales Used in This Annual Update Analysis

### Area 081 -- 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
11	1	333200	0200	07/15/13	\$317,000	\$364,000	950	7	1951	Avg	6,180	N	N	4606 S ORCAS ST
11	1	333500	0050	07/14/14	\$397,000	\$416,000	950	7	1996	Avg	4,104	N	N	4612 S PEARL ST
11	1	415430	0285	05/28/13	\$379,650	\$441,000	960	7	1909	VGood	6,000	N	N	4610 42ND AVE S
11	1	415430	0296	09/26/14	\$235,000	\$241,000	960	7	1955	Avg	5,030	N	N	4618 42ND AVE S
11	2	524980	2150	08/14/13	\$475,000	\$541,000	960	7	1941	Avg	7,200	N	N	4015 47TH AVE S
11	2	524980	2915	04/24/13	\$285,000	\$333,000	970	7	1940	Avg	5,600	Y	N	4216 48TH AVE S
11	2	524980	2660	07/30/14	\$425,000	\$443,000	980	7	1926	Avg	4,800	N	N	4709 S DAKOTA ST
11	1	272404	9222	12/01/14	\$220,000	\$222,000	990	7	2004	Avg	1,092	N	N	6722 E RAINIER AVE S
11	1	333200	0290	04/16/12	\$198,000	\$252,000	1,000	7	1971	Avg	4,635	N	N	4615 S ORCAS ST
11	1	333200	0680	04/02/13	\$310,000	\$364,000	1,000	7	1966	Good	6,209	N	N	4614 S JUNEAU ST
11	1	786600	0158	10/22/14	\$320,000	\$326,000	1,000	7	1997	Avg	3,120	N	N	6206 LAVERN PL S
11	1	333400	0050	07/21/14	\$425,000	\$444,000	1,010	7	1922	Avg	6,835	Y	N	4723 S HUDSON ST
11	2	524980	1780	10/30/12	\$507,000	\$618,000	1,010	7	1946	VGood	7,200	Y	N	4127 46TH AVE S
11	5	795030	3270	03/14/14	\$324,000	\$350,000	1,010	7	1951	Avg	6,000	N	N	4430 CASCADIA AVE S
11	2	983020	0030	11/07/13	\$342,000	\$382,000	1,010	7	1945	Avg	6,200	N	N	5127 S HOLLY ST
11	2	524980	2460	12/10/14	\$500,000	\$503,000	1,020	7	1964	Avg	7,200	N	N	4615 S SNOQUALMIE ST
11	2	524980	3036	07/14/14	\$380,000	\$398,000	1,020	7	1944	Avg	4,800	N	N	4605 49TH AVE S
11	1	333150	0865	08/21/13	\$451,950	\$514,000	1,030	7	1911	VGood	5,160	N	N	4859 S FINDLAY ST
11	1	415430	2265	12/17/13	\$400,000	\$442,000	1,030	7	1949	Avg	7,200	N	N	4803 47TH AVE S
11	5	795030	0440	10/15/14	\$305,000	\$312,000	1,030	7	1925	Avg	6,000	N	N	4035 CASCADIA AVE S
11	5	795030	3290	04/04/13	\$400,000	\$470,000	1,030	7	1951	VGood	3,500	N	N	4420 CASCADIA AVE S
11	1	333400	0015	06/01/12	\$349,950	\$441,000	1,035	7	1949	VGood	6,850	N	N	4714 S PEARL ST
11	1	170290	1425	09/28/12	\$325,000	\$399,000	1,040	7	1904	Good	3,300	N	N	3911 S FERDINAND ST
11	2	524980	2465	05/15/12	\$531,000	\$671,000	1,040	7	1956	Good	9,525	N	N	4605 47TH AVE S
11	2	524980	2650	04/18/14	\$490,500	\$525,000	1,040	7	1941	Avg	4,800	N	N	4104 47TH AVE S
11	1	314560	0095	10/24/13	\$389,000	\$435,000	1,050	7	1949	Avg	6,000	N	N	5326 46TH AVE S
11	2	812110	1130	05/28/13	\$627,500	\$728,000	1,050	7	1958	VGood	6,000	Y	N	3711 41ST AVE S
11	1	170540	0361	12/08/14	\$600,000	\$604,000	1,060	7	1923	Good	6,897	N	N	5013 BOWEN PL S
11	1	333150	0926	12/21/12	\$350,000	\$421,000	1,060	7	1905	Good	4,635	N	N	4825 S FINDLAY ST
11	2	524980	2605	11/15/13	\$320,000	\$356,000	1,060	7	1952	Avg	4,800	N	N	4716 S FERDINAND ST



## Improved Sales Used in This Annual Update Analysis

### Area 081 -- 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
11	1	110900	0435	09/26/13	\$262,000	\$295,000	1,070	7	1954	Avg	3,405	N	N	5130 S ORCHARD ST
11	2	415430	3655	12/11/14	\$585,000	\$588,000	1,070	7	1949	Good	7,200	Y	N	4802 48TH AVE S
11	1	170290	0617	01/17/14	\$375,000	\$411,000	1,080	7	2009	Avg	1,242	N	N	3835 S ANGELINE ST
11	1	170290	0621	03/13/14	\$369,950	\$400,000	1,080	7	2009	Avg	909	N	N	3815 S ANGELINE ST
11	1	170290	0623	11/05/13	\$336,000	\$375,000	1,080	7	2009	Avg	1,150	N	N	3823 S ANGELINE ST
11	1	170290	0624	05/27/14	\$370,000	\$392,000	1,080	7	2009	Avg	835	N	N	3821 S ANGELINE ST
11	1	170290	0625	05/16/12	\$279,000	\$353,000	1,080	7	2009	Avg	1,146	N	N	3819 S ANGELINE ST
11	1	176660	0085	06/11/13	\$332,000	\$384,000	1,090	7	1948	Good	5,400	N	N	4853 S KENNY ST
11	1	262404	9169	04/17/12	\$310,000	\$394,000	1,090	7	1967	Avg	6,183	N	N	5131 S FRONTENAC ST
11	1	262404	9169	12/11/14	\$400,000	\$402,000	1,090	7	1967	Avg	6,183	N	N	5131 S FRONTENAC ST
11	5	795030	3072	03/05/14	\$414,287	\$449,000	1,090	7	1962	Avg	4,141	N	N	4407 42ND AVE S
11	5	795030	4190	10/01/13	\$376,500	\$424,000	1,090	7	1910	Good	3,000	N	N	4506 CASCADIA AVE S
11	5	812110	0070	03/29/12	\$392,500	\$501,000	1,090	7	1925	Good	5,940	N	N	3819 38TH AVE S
11	1	410960	0075	10/04/13	\$295,500	\$332,000	1,100	7	1950	Avg	5,150	N	N	5136 S MEAD ST
11	1	415430	2220	07/22/13	\$375,000	\$429,000	1,100	7	1901	Avg	5,027	N	N	4609 S ANGELINE ST
11	5	795030	2210	11/14/14	\$358,000	\$363,000	1,100	7	2000	Avg	3,060	N	N	4141 39TH AVE S
11	2	110200	0031	02/04/14	\$332,000	\$362,000	1,110	7	1960	Avg	5,488	N	N	5114 S HOLLY ST
11	1	333200	0635	12/18/13	\$354,000	\$391,000	1,120	7	1997	Avg	6,000	N	N	4611 S MEAD ST
11	2	415430	4140	06/22/12	\$445,000	\$558,000	1,120	7	1951	VGood	5,400	N	N	4619 50TH AVE S
11	2	415430	4505	09/19/14	\$435,000	\$447,000	1,120	7	1940	Good	7,200	N	N	4433 50TH AVE S
11	1	170290	1370	03/25/14	\$570,000	\$614,000	1,130	7	1900	VGood	4,950	N	N	3943 S FERDINAND ST
11	1	170290	1485	06/03/14	\$440,000	\$466,000	1,130	7	1906	Avg	6,600	N	N	3924 S HUDSON ST
11	1	811360	0256	06/06/12	\$396,650	\$499,000	1,130	7	1963	Good	5,400	N	N	4844 S SPENCER ST
11	2	415430	4271	07/11/12	\$422,500	\$528,000	1,140	7	1947	Good	7,200	N	N	4528 49TH AVE S
11	1	110900	0425	11/08/13	\$380,000	\$424,000	1,150	7	1909	Good	3,405	N	N	5136 S ORCHARD ST
11	1	170540	0375	08/02/12	\$347,000	\$431,000	1,150	7	1910	Avg	5,249	N	N	4411 S HUDSON ST
11	1	333400	0007	09/23/13	\$361,000	\$407,000	1,160	7	1977	Avg	5,472	N	N	5016 47TH AVE S
11	5	795030	3170	12/20/12	\$332,500	\$400,000	1,160	7	1946	Avg	6,300	N	N	4408 41ST AVE S
11	1	333200	0715	07/01/14	\$433,000	\$455,000	1,180	7	1963	Good	5,053	N	N	4708 S JUNEAU ST
11	2	415430	0030	04/09/14	\$682,000	\$732,000	1,180	7	1948	Avg	7,200	Y	N	3816 42ND AVE S

## Improved Sales Used in This Annual Update Analysis

### Area 081 -- 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
11	1	811310	1670	12/03/14	\$378,000	\$381,000	1,190	7	1959	Avg	7,920	N	N	5920 48TH AVE S
11	5	812110	0375	07/03/12	\$275,000	\$344,000	1,190	7	1947	Good	6,180	N	N	3844 38TH AVE S
11	1	276020	0021	02/25/14	\$302,000	\$328,000	1,200	7	1909	Good	3,456	N	N	6516 RAINIER AVE S
11	1	170490	0205	02/20/13	\$352,000	\$418,000	1,210	7	1962	Avg	5,236	N	N	4220 S DAWSON ST
11	1	410960	0325	07/09/13	\$461,000	\$530,000	1,220	7	1947	VGood	5,554	N	N	5112 S JUNEAU ST
11	1	524980	2520	08/05/14	\$402,000	\$418,000	1,220	7	1955	Avg	7,200	N	N	4921 48TH AVE S
11	1	885778	0170	12/03/13	\$239,000	\$265,000	1,220	7	1986	Avg	7,491	N	N	5944 47TH AVE S
11	1	885778	0170	03/25/14	\$400,000	\$431,000	1,220	7	1986	Avg	7,491	N	N	5944 47TH AVE S
11	1	262404	9099	12/14/12	\$318,000	\$383,000	1,230	7	1908	Good	8,691	Y	N	5138 S MYRTLE ST
11	2	795030	2780	01/07/14	\$427,000	\$469,000	1,230	7	1955	Avg	5,000	N	N	4130 CASCADIA AVE S
11	1	888140	0030	06/24/13	\$365,000	\$421,000	1,230	7	1965	Good	5,006	N	N	6616 49TH AVE S
11	2	795030	2680	01/14/13	\$427,500	\$512,000	1,240	7	2002	Avg	3,030	N	N	4149 41ST AVE S
11	2	110200	0033	10/10/13	\$440,000	\$494,000	1,250	7	1967	Avg	8,320	N	N	5122 B S HOLLY ST
11	1	333400	0070	05/21/13	\$505,000	\$587,000	1,250	7	1957	VGood	5,800	N	N	4703 S HUDSON ST
11	1	373180	0055	06/05/14	\$450,000	\$476,000	1,250	7	1986	Avg	4,676	N	N	5138 S LUCILE ST
11	2	415430	2745	10/23/12	\$338,000	\$412,000	1,250	7	1944	Avg	7,200	N	N	4609 48TH AVE S
11	1	811310	1230	06/28/12	\$240,000	\$301,000	1,250	7	1958	Avg	9,167	N	N	5928 47TH AVE S
11	1	170490	0180	10/30/14	\$430,000	\$437,000	1,260	7	1927	Avg	5,225	N	N	5059 44TH AVE S
11	1	110500	0571	06/10/14	\$433,000	\$457,000	1,270	7	1959	Avg	7,189	N	N	6811 51ST AVE S
11	1	276020	0050	07/17/14	\$226,000	\$236,000	1,270	7	1918	Avg	6,459	N	N	6503 48TH AVE S
11	1	524980	0400	04/22/14	\$675,000	\$722,000	1,270	7	1916	VGood	7,200	N	N	4803 43RD AVE S
11	2	524980	3185	10/15/14	\$525,000	\$536,000	1,270	7	1947	Good	7,200	N	N	4909 50TH AVE S
11	1	811310	1482	08/06/12	\$340,000	\$422,000	1,270	7	1964	Good	7,650	N	N	4828 S GRAHAM ST
11	1	110500	0011	12/09/14	\$367,777	\$370,000	1,280	7	1978	Avg	5,937	Y	N	4859 S GRAHAM ST
11	2	524980	1720	11/13/14	\$415,000	\$421,000	1,280	7	1985	Good	5,040	N	N	4623 46TH AVE S
11	1	558320	0945	09/18/13	\$360,000	\$407,000	1,280	7	2002	Avg	2,110	N	N	5027 WILSON AVE S
11	5	795030	3165	06/26/13	\$431,000	\$497,000	1,280	7	1946	VGood	6,300	N	N	4414 41ST AVE S
11	1	170490	0206	06/02/14	\$465,500	\$493,000	1,290	7	1965	Avg	7,004	N	N	5047 43RD AVE S
11	1	558320	0405	11/21/13	\$477,500	\$531,000	1,290	7	1920	Good	4,000	N	N	4820 S MAYFLOWER ST
11	1	333150	0050	08/28/12	\$415,000	\$513,000	1,300	7	1963	Avg	5,665	N	N	4839 S BRANDON ST

## Improved Sales Used in This Annual Update Analysis

### Area 081 -- 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
11	2	795030	2915	10/02/13	\$406,000	\$457,000	1,300	7	1908	Good	2,871	N	N	4215 42ND AVE S
11	1	811360	0315	01/29/14	\$276,000	\$302,000	1,300	7	1961	Fair	7,630	N	N	4801 S SPENCER ST
11	1	411210	0150	05/13/14	\$465,000	\$495,000	1,310	7	1948	Avg	5,107	N	N	5117 S LUCILE ST
11	1	110500	0055	11/12/13	\$387,500	\$432,000	1,320	7	1997	Avg	5,021	N	N	4831 S GRAHAM ST
11	1	314560	0275	11/09/12	\$378,500	\$460,000	1,320	7	1995	Avg	4,118	N	N	5312 47TH AVE S
11	1	333050	0875	12/26/14	\$381,156	\$382,000	1,320	7	1908	Good	3,090	N	N	4543 S FINDLAY ST
11	2	795030	2710	04/18/13	\$290,000	\$340,000	1,320	7	1959	Avg	6,060	N	N	4014 S GENESEE ST
11	1	272404	9233	07/26/13	\$257,500	\$295,000	1,320	7	2008	Avg	1,673	N	N	6720 D RAINIER AVE S
11	1	333200	0530	08/09/13	\$290,000	\$331,000	1,330	7	1960	Avg	6,180	N	N	4805 48TH AVE S
11	1	333200	0530	11/05/14	\$599,000	\$608,000	1,330	7	1960	Avg	6,180	N	N	4805 48TH AVE S
11	1	373180	0070	03/03/14	\$450,000	\$488,000	1,330	7	1956	Good	6,163	N	N	5124 S LUCILE ST
11	2	415430	2875	07/08/13	\$477,500	\$549,000	1,340	7	1946	Good	7,200	N	N	4515 48TH AVE S
11	1	524980	1440	12/16/14	\$250,000	\$251,000	1,350	7	1910	Avg	7,650	N	N	4914 45TH AVE S
11	1	170540	0575	08/21/13	\$435,000	\$495,000	1,400	7	1939	VGood	3,700	N	N	5004 45TH AVE S
11	1	526630	0110	05/30/13	\$415,000	\$481,000	1,400	7	1909	Good	4,480	N	N	4935 44TH AVE S
11	1	885778	0050	03/19/12	\$303,000	\$388,000	1,410	7	1985	Avg	6,022	N	N	4604 S RAYMOND PL
11	1	110500	0310	03/20/12	\$445,000	\$569,000	1,420	7	2011	Avg	10,113	N	N	6339 51ST AVE S
11	1	415430	1360	08/20/13	\$370,000	\$421,000	1,420	7	1957	Good	5,900	N	N	4415 S ANGELINE ST
11	1	333050	0190	07/11/13	\$399,000	\$458,000	1,430	7	2013	Avg	4,120	N	N	4554 S LUCILE ST
11	1	170490	0156	03/31/14	\$399,000	\$429,000	1,440	7	1903	Avg	5,804	N	N	5036 44TH AVE S
11	1	170490	0485	03/15/13	\$373,000	\$440,000	1,440	7	1905	Good	7,200	N	N	4450 S BRANDON ST
11	1	170540	0209	02/24/14	\$350,000	\$380,000	1,450	7	1926	Avg	5,579	N	N	5027 44TH AVE S
11	1	811310	1441	03/31/14	\$445,000	\$479,000	1,460	7	1977	Good	8,580	N	N	6210 48TH AVE S
11	1	524980	0345	06/19/14	\$590,300	\$622,000	1,470	7	1907	Good	7,200	N	N	4709 43RD AVE S
11	2	415430	3775	07/03/13	\$460,000	\$529,000	1,480	7	1942	Good	6,300	N	N	4833 49TH AVE S
11	1	524980	1175	12/12/12	\$395,000	\$476,000	1,480	7	1909	Good	3,220	N	N	4401 S ALASKA ST
11	2	415430	4085	10/10/13	\$359,900	\$404,000	1,490	7	1907	Avg	7,200	N	N	4620 49TH AVE S
11	5	812110	1450	08/27/12	\$419,000	\$518,000	1,490	7	1927	VGood	6,621	N	N	3720 37TH AVE S
11	1	558320	0020	07/03/13	\$522,000	\$601,000	1,500	7	1910	VGood	3,000	N	N	5307 51ST AVE S
11	1	558320	0020	10/22/13	\$455,000	\$510,000	1,500	7	1910	VGood	3,000	N	N	5307 51ST AVE S

## Improved Sales Used in This Annual Update Analysis

### Area 081 -- 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
11	1	333200	0061	08/05/14	\$552,500	\$575,000	1,520	7	1929	Good	4,120	N	N	4830 S ORCAS ST
11	2	415430	3560	08/22/13	\$410,000	\$466,000	1,520	7	1944	Avg	7,200	N	N	4804 S SNOQUALMIE ST
11	1	170290	0320	07/26/13	\$520,000	\$595,000	1,530	7	1900	Avg	5,395	Y	N	3928 S ANGELINE ST
11	2	795030	2995	11/10/14	\$497,950	\$505,000	1,550	7	1998	Avg	3,000	N	N	4140 41ST AVE S
11	1	333200	0085	04/23/12	\$403,000	\$512,000	1,560	7	1908	VGood	4,120	N	N	4816 S ORCAS ST
11	2	983020	0495	04/29/13	\$449,000	\$525,000	1,580	7	2004	Avg	6,200	N	N	5124 S WILLOW ST
11	1	170490	0145	11/05/13	\$345,000	\$385,000	1,590	7	1925	Avg	5,088	N	N	5057 BOWEN PL S
11	5	795030	2285	04/03/13	\$290,000	\$341,000	1,600	7	1998	Avg	3,060	N	N	4154 38TH AVE S
11	5	812110	0275	07/09/13	\$426,700	\$490,000	1,610	7	1937	Avg	6,180	N	N	3815 39TH AVE S
11	2	415430	4200	04/22/14	\$585,000	\$626,000	1,660	7	1927	Good	4,800	N	N	4509 50TH AVE S
11	1	170540	0650	12/19/12	\$435,000	\$524,000	1,670	7	1913	Good	4,566	N	N	5008 45TH AVE S
11	1	110500	0229	09/19/14	\$285,000	\$293,000	1,670	7	2002	Avg	5,260	N	N	4811 F S GRAHAM ST
11	5	812110	1345	12/07/12	\$460,000	\$556,000	1,690	7	1919	Good	4,635	N	N	3710 38TH AVE S
11	1	333250	0095	10/07/14	\$399,000	\$408,000	1,690	7	2004	Avg	3,300	N	N	4516 S KENNY ST
11	1	170290	0530	11/16/12	\$399,500	\$485,000	1,700	7	1903	VGood	6,600	N	N	3918 S EDMUNDS ST
11	2	795030	0005	05/28/14	\$681,000	\$722,000	1,700	7	1907	Avg	6,356	Y	N	4009 42ND AVE S
11	1	170290	1290	10/22/13	\$525,000	\$588,000	1,720	7	1966	VGood	3,300	N	N	3938 S FERDINAND ST
11	1	110900	0183	02/16/12	\$264,900	\$341,000	1,720	7	2004	Avg	3,757	N	N	5114 S OTHELLO ST
11	1	170290	1557	09/11/14	\$445,000	\$459,000	1,750	7	1951	Avg	5,500	N	N	3956 S HUDSON ST
11	2	524980	1675	07/05/13	\$406,000	\$467,000	1,800	7	1909	Avg	9,600	Y	N	4610 45TH AVE S
11	1	170490	0004	01/23/13	\$290,500	\$347,000	1,890	7	1903	Avg	5,452	N	N	5123 46TH AVE S
11	1	170290	0517	12/24/12	\$363,000	\$437,000	1,920	7	1966	Good	4,400	N	N	3912 S EDMUNDS ST
11	1	170290	1340	06/13/14	\$718,500	\$758,000	1,920	7	1988	Good	6,600	N	N	3959 S FERDINAND ST
11	1	885778	0190	06/01/12	\$305,450	\$385,000	1,940	7	1986	Avg	6,547	N	N	6006 47TH AVE S
11	2	524980	2955	11/21/12	\$345,000	\$418,000	2,060	7	1990	Avg	5,600	N	N	4229 49TH AVE S
11	2	795030	0310	07/05/12	\$545,000	\$681,000	2,160	7	1912	Good	6,000	N	N	4040 CASCADIA AVE S
11	2	524980	0050	10/30/13	\$698,988	\$781,000	2,250	7	1940	Good	7,200	Y	N	3920 42ND AVE S
11	2	415430	2560	11/21/14	\$550,000	\$556,000	2,440	7	1949	Avg	7,200	Y	N	4703 48TH AVE S
11	1	170290	1180	06/11/14	\$665,000	\$702,000	3,020	7	1902	Good	4,400	N	N	3913 S EDMUNDS ST
11	1	524980	1295	09/18/13	\$529,000	\$597,000	970	8	1953	VGood	6,008	N	N	4705 45TH AVE S



## Improved Sales Used in This Annual Update Analysis

### Area 081 -- 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
11	1	558320	0490	06/06/13	\$448,000	\$519,000	970	8	1909	VGood	4,770	N	N	5045 49TH AVE S
11	1	170290	1320	08/02/13	\$410,000	\$468,000	1,010	8	1907	VGood	4,015	N	N	3952 S FERDINAND ST
11	1	110500	0282	05/21/12	\$348,500	\$440,000	1,040	8	1999	Avg	5,075	N	N	4846 C S MORGAN ST
11	2	415430	0050	01/30/12	\$423,000	\$547,000	1,130	8	1951	Avg	5,400	Y	N	3824 42ND AVE S
11	1	170290	1622	08/21/13	\$410,000	\$466,000	1,130	8	2007	Avg	765	N	N	4917 39TH AVE S
11	1	170490	0162	05/30/12	\$429,000	\$541,000	1,150	8	1953	Good	5,030	N	N	5050 44TH AVE S
11	1	170490	0221	05/08/13	\$420,000	\$490,000	1,240	8	2006	Avg	5,940	Y	N	5030 42ND AVE S
11	2	415430	3190	07/02/13	\$725,000	\$834,000	1,290	8	1965	Avg	5,400	Y	N	4006 48TH AVE S
11	5	795030	3915	07/23/13	\$446,000	\$511,000	1,290	8	2004	Avg	3,060	N	N	4501 39TH AVE S
11	1	170540	0255	06/26/13	\$516,000	\$595,000	1,300	8	1962	VGood	5,949	N	N	4315 S HUDSON ST
11	2	524980	2685	11/19/12	\$442,000	\$536,000	1,310	8	1955	Avg	7,200	Y	N	4120 47TH AVE S
11	2	415430	3405	08/06/13	\$610,000	\$696,000	1,360	8	1919	VGood	4,500	Y	N	4426 48TH AVE S
11	1	170540	0037	08/07/13	\$505,000	\$576,000	1,400	8	2003	Avg	3,427	N	N	5014 42ND AVE S
11	2	415430	0105	10/26/14	\$615,000	\$626,000	1,420	8	1957	Avg	7,140	N	N	3829 43RD AVE S
11	5	795030	0390	08/13/13	\$499,500	\$569,000	1,430	8	1909	VGood	4,500	N	N	4007 CASCADIA AVE S
11	1	410960	0195	07/18/14	\$524,000	\$548,000	1,480	8	1908	VGood	5,000	N	N	5139 S MEAD ST
11	1	410960	0195	05/01/12	\$460,000	\$583,000	1,480	8	1908	VGood	5,000	N	N	5139 S MEAD ST
11	2	415430	2635	06/08/12	\$420,000	\$528,000	1,490	8	1988	Good	3,590	N	N	4711 S SNOQUALMIE ST
11	2	415430	2645	04/22/14	\$469,000	\$502,000	1,500	8	1988	Avg	3,590	N	N	4612 47TH AVE S
11	2	524980	1719	07/30/12	\$543,000	\$675,000	1,500	8	1909	Good	9,360	N	N	4625 46TH AVE S
11	5	812110	0265	05/21/14	\$635,000	\$674,000	1,500	8	1948	Good	6,180	N	N	3821 39TH AVE S
11	5	812110	0315	12/16/13	\$540,000	\$597,000	1,530	8	1967	VGood	6,180	N	N	3808 38TH AVE S
11	1	524980	0732	10/04/13	\$620,000	\$697,000	1,560	8	1962	Good	6,953	Y	N	4600 43RD AVE S
11	1	811310	1580	02/17/12	\$360,000	\$464,000	1,560	8	2000	Avg	7,296	Y	N	6228 48TH AVE S
11	1	333350	0075	04/24/12	\$425,000	\$540,000	1,570	8	1964	Good	5,150	N	N	5150 S ORCAS ST
11	2	415430	3215	08/28/14	\$902,000	\$933,000	1,620	8	1960	Avg	7,200	Y	N	4020 48TH AVE S
11	2	812110	0905	07/03/13	\$732,000	\$842,000	1,690	8	1945	VGood	7,070	N	N	3803 42ND AVE S
11	1	170290	0670	11/20/14	\$455,000	\$460,000	1,730	8	2008	Avg	854	N	N	3711 D S ANGELINE ST
11	3	524980	1929	07/25/13	\$800,000	\$916,000	1,730	8	1956	Avg	5,376	Y	N	3807 LAKE WASHINGTON BLVD S
11	1	170290	0666	01/16/13	\$435,000	\$521,000	1,730	8	2008	Avg	921	N	N	3711 B S ANGELINE ST

## Improved Sales Used in This Annual Update Analysis

### Area 081 -- 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
11	1	170290	0672	01/08/14	\$459,950	\$505,000	1,730	8	2008	Avg	854	N	N	3717 D S ANGELINE ST
11	1	170290	0674	10/15/13	\$450,000	\$505,000	1,730	8	2008	Avg	921	N	N	3717 C S ANGELINE ST
11	1	170290	0676	08/13/13	\$444,000	\$506,000	1,730	8	2008	Avg	921	N	N	3717 B S ANGELINE ST
11	2	524980	2720	03/06/12	\$590,000	\$757,000	1,830	8	1956	Good	7,200	Y	N	4121 48TH AVE S
11	1	410960	0055	12/29/14	\$614,000	\$615,000	1,870	8	2004	VGood	5,150	N	N	5126 S MEAD ST
11	1	170490	0496	07/19/13	\$503,000	\$576,000	1,890	8	2010	Avg	3,216	N	N	5251 45TH AVE S
11	5	795030	0625	02/21/13	\$496,000	\$589,000	1,900	8	2010	Avg	3,060	N	N	4031 39TH AVE S
11	1	170390	0046	09/30/13	\$584,500	\$658,000	1,940	8	2006	Avg	3,120	N	N	4715 S DAWSON ST
11	1	170290	1439	05/03/13	\$512,000	\$598,000	1,940	8	2008	Avg	1,210	N	N	3903 C S FERDINAND ST
11	1	262404	9227	08/28/13	\$449,990	\$511,000	1,950	8	2013	Avg	5,657	N	N	5118 S MYRTLE ST
11	1	333150	0730	12/07/12	\$352,000	\$425,000	2,040	8	2000	Avg	3,090	N	N	4813 S LUCILE ST
11	2	415430	4255	02/27/13	\$444,000	\$526,000	2,070	8	2000	Avg	3,600	N	N	4518 49TH AVE S
11	3	525030	0035	10/08/14	\$910,000	\$931,000	2,090	8	1939	Avg	9,000	Y	N	3920 47TH AVE S
11	5	812110	1360	08/20/13	\$655,000	\$745,000	2,090	8	1921	VGood	4,635	N	N	3718 38TH AVE S
11	2	795030	2650	04/02/14	\$749,000	\$805,000	2,120	8	1948	VGood	6,060	N	N	4129 41ST AVE S
11	1	333150	0656	08/21/13	\$595,000	\$676,000	2,200	8	1907	VGood	7,725	N	N	4849 S LUCILE ST
11	1	170540	0340	05/03/12	\$522,500	\$662,000	2,210	8	2011	Avg	2,931	N	N	5027 BOWEN PL S
11	1	170540	0345	04/17/12	\$525,000	\$668,000	2,210	8	2011	Avg	2,976	N	N	5025 BOWEN PL S
11	2	524980	2240	05/15/14	\$497,000	\$529,000	2,240	8	1995	Avg	7,200	N	N	4414 46TH AVE S
11	2	812110	1305	11/07/12	\$575,000	\$699,000	2,310	8	1921	Avg	4,635	N	N	3711 39TH AVE S
11	2	795030	2606	06/27/13	\$560,000	\$645,000	2,350	8	1998	Avg	3,240	Y	N	4011 S DAKOTA ST
11	2	524980	2085	09/02/14	\$855,000	\$883,000	2,380	8	1925	Avg	10,800	Y	N	3921 47TH AVE S
11	1	558320	0015	08/25/14	\$630,000	\$652,000	2,380	8	2014	Avg	3,000	N	N	5311 51ST AVE S
11	1	333250	0085	10/27/14	\$489,950	\$499,000	2,540	8	2011	Avg	5,237	N	N	4512 S KENNY ST
11	1	524980	1411	10/10/14	\$725,000	\$742,000	2,640	8	1999	Avg	6,000	N	N	4415 S FERDINAND ST
11	5	795030	0470	07/18/13	\$661,000	\$758,000	2,660	8	1910	VGood	6,000	N	N	4055 CASCADIA AVE S
11	1	811360	0004	05/20/14	\$599,950	\$637,000	2,660	8	2014	Avg	4,975	N	N	4808 S RAYMOND ST
11	1	110500	0402	10/28/14	\$630,000	\$641,000	2,740	8	2010	Avg	5,096	N	N	6553 51ST AVE S
11	1	333350	0130	04/02/13	\$439,900	\$517,000	870	9	2009	Avg	2,678	N	N	5121 S ORCAS ST
11	1	170490	0307	05/10/12	\$505,000	\$639,000	1,240	9	2011	Avg	7,504	N	N	4330 S BENNETT ST

## Improved Sales Used in This Annual Update Analysis

### Area 081 -- 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
11	1	170490	0303	12/11/14	\$608,000	\$612,000	1,240	9	2011	Avg	5,234	N	N	4328 S BENNETT ST
11	1	170490	0309	09/17/12	\$480,000	\$590,000	1,280	9	2012	Avg	6,276	N	N	4332 S BENNETT ST
11	2	795030	2785	04/13/12	\$511,000	\$651,000	1,390	9	2011	Avg	2,000	N	N	4124 CASCADIA AVE S
11	1	333150	0455	12/03/14	\$474,950	\$479,000	1,850	9	2013	Avg	2,575	N	N	4719 S LUCILE ST
11	1	333150	0455	12/18/13	\$449,950	\$497,000	1,850	9	2013	Avg	2,575	N	N	4719 S LUCILE ST
11	1	333150	0460	09/05/13	\$476,000	\$539,000	1,850	9	2013	Avg	2,575	N	N	4717 S LUCILE ST
11	1	524980	0583	06/05/12	\$745,000	\$938,000	1,920	9	2011	Avg	4,531	N	N	4318 S FERDINAND ST
11	1	111200	0031	02/11/14	\$589,990	\$643,000	1,990	9	2012	Avg	4,977	N	N	5145 S WILLOW ST
11	1	111200	0029	01/17/14	\$585,000	\$641,000	2,020	9	2013	Avg	4,667	N	N	5149 S WILLOW ST
11	1	170290	0085	05/17/13	\$710,000	\$826,000	2,110	9	2013	Avg	3,900	Y	N	3936 S AMERICUS ST
11	2	415430	3250	03/18/14	\$1,300,000	\$1,403,000	2,130	9	2012	Avg	5,160	Y	N	4007 49TH AVE S
11	5	812110	0130	04/14/14	\$834,000	\$894,000	2,170	9	2009	Avg	3,865	Y	N	3818 37TH AVE S
11	2	110200	0095	08/05/14	\$558,000	\$581,000	2,420	9	2000	Avg	5,120	Y	N	6528 51ST AVE S
11	2	415430	3685	08/11/12	\$663,523	\$823,000	2,480	9	2003	Avg	5,603	Y	N	4818 48TH AVE S
11	1	110900	0168	07/29/14	\$625,000	\$652,000	2,490	9	2014	Avg	5,005	N	N	5126 S OTHELLO ST
11	5	812110	0570	01/09/14	\$695,000	\$763,000	2,510	9	2013	Avg	6,180	N	N	3840 39TH AVE S
11	5	812110	1451	01/10/14	\$800,000	\$878,000	2,540	9	2013	Avg	5,015	N	N	3718 37TH AVE S
11	1	333150	0705	04/02/13	\$649,950	\$764,000	2,160	10	2012	Avg	3,090	N	N	4827 S LUCILE ST
11	1	170290	0020	03/21/12	\$999,990	\$1,279,000	2,430	10	2008	Avg	5,000	Y	N	3919 S ALASKA ST
11	1	415430	0334	02/24/12	\$735,000	\$946,000	2,430	10	2011	Avg	6,600	N	N	4601 43RD AVE S
11	2	524980	3380	03/30/13	\$1,260,000	\$1,482,000	2,750	10	2003	Avg	7,177	Y	N	4010 49TH AVE S

## Improved Sales Removed in This Annual Update Analysis

### Area 081 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	9	167840	0054	04/30/13	\$1,233,577	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	9	167840	0054	03/31/14	\$851,550	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR
4	9	167840	0056	05/31/12	\$1,013,754	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
4	9	167840	0056	10/03/12	\$759,900	FORCED SALE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
4	9	222040	0195	01/23/13	\$451,250	DOR RATIO
4	9	222040	0195	03/20/14	\$1,150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
4	9	222040	0200	07/31/12	\$628,000	PREVIOUS IMP. VALUE <= 25K; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	9	405820	1525	03/26/13	\$602,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
4	9	712930	1265	10/29/12	\$390,000	DOR RATIO; IMP. COUNT > 1; PARTIAL INTEREST (1/3, 1/2, ETC.)
4	9	712930	1265	10/31/12	\$210,000	DOR RATIO; IMP. COUNT > 1; PARTIAL INTEREST (1/3, 1/2, ETC.)
4	9	712930	1680	08/23/13	\$740,000	OBSOLESCENCE
4	9	807300	0538	04/29/13	\$571,000	GOV'T TO GOV'T
6	2	110200	0250	05/13/14	\$694,329	EXEMPT FROM EXCISE TAX;NO MARKET EXPOSURE;FINANCIAL INSTITUTION RESALE
6	2	110200	0490	04/07/14	\$534,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	110200	0631	11/17/12	\$510,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	110200	1113	10/25/12	\$445,000	GOV'T TO GOV'T; NO MARKET EXPOSURE
6	2	110200	1117	09/07/12	\$300,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
6	2	110200	1223	06/25/13	\$733,000	BANKRUPTCY - RECEIVER OR TRUSTEE
6	2	110200	1278	06/25/14	\$615,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	1	110900	0375	06/28/12	\$282,431	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
6	1	110900	0385	04/27/12	\$256,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
6	1	123100	0380	01/28/13	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	1	123100	0895	11/05/14	\$986,000	PERCENT COMPLETE
6	2	232404	9031	12/26/12	\$236,300	DOR RATIO; FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6	2	262404	9007	11/07/13	\$450,000	Diagnostic Outliers
6	2	262404	9025	05/15/12	\$405,000	NON-REPRESENTATIVE SALE
6	2	262404	9035	10/31/13	\$280,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	262404	9089	05/17/13	\$2,510,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	321420	0070	10/23/12	\$202,500	DOR RATIO; FORCED SALE; NO MARKET EXPOSURE
6	2	321420	0070	05/07/13	\$195,000	DOR RATIO; GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE



## Improved Sales Removed in This Annual Update Analysis

### Area 081 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	1	333600	1680	02/20/14	\$335,000	IMP. COUNT > 1; SHORT SALE
6	1	333600	1730	03/11/13	\$375,000	Box Plot
6	1	333600	1865	08/27/13	\$135,000	DOR RATIO; OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE
6	1	333600	2035	04/09/12	\$272,500	Box Plot
6	1	333600	2100	10/10/12	\$480,500	FORCED SALE; NO MARKET EXPOSURE
6	1	333600	2160	09/20/13	\$205,000	DOR RATIO
6	1	333600	2160	03/18/14	\$312,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	1	333600	2215	07/29/14	\$160,000	DOR RATIO; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	1	352404	9008	05/22/12	\$310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	1	352404	9044	10/17/13	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	1	352404	9083	07/16/13	\$389,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6	1	352404	9190	09/07/12	\$372,000	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
6	1	352404	9191	09/07/12	\$488,250	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
6	2	372380	0086	08/28/13	\$494,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	372380	0230	05/17/12	\$608,000	IMP. COUNT > 1; IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	372380	0242	12/13/13	\$515,000	RELOCATION - SALE TO SERVICE
6	2	372380	0274	05/20/14	\$455,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	372380	0395	06/21/13	\$445,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	524980	3800	09/23/13	\$515,950	RELOCATION - SALE TO SERVICE
6	2	524980	3870	01/14/14	\$250,225	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	524980	3875	01/09/12	\$410,000	CORPORATE AFFILIATES; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
6	2	524980	3875	01/09/12	\$410,000	SEGREGATION AND/OR MERGER
6	3	524980	4315	08/24/12	\$715,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	524980	4360	01/24/13	\$411,400	DOR RATIO; OBSOLESCENCE
6	2	524980	4462	06/18/12	\$735,000	RELOCATION - SALE TO SERVICE
6	2	524980	4535	10/23/13	\$675,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	661600	0010	01/24/14	\$400,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	689630	0275	12/04/13	\$710,000	PREVIOUS IMP. VALUE <= 25K; STATEMENT TO DOR
6	2	689630	0380	10/02/14	\$228,000	PREVIOUS IMP. VALUE <= 25K
6	2	689630	0480	11/21/14	\$200,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); RELATED PARTY, FRIEND, OR NEIGHBOR

## Improved Sales Removed in This Annual Update Analysis

### Area 081 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	2	729070	0015	10/16/14	\$1,000,000	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
6	2	729070	0020	11/14/14	\$1,035,000	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
6	2	883540	0255	11/10/14	\$595,374	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6	2	883540	0270	05/06/13	\$583,000	AUCTION SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	883540	0365	02/12/12	\$315,000	DOR RATIO; FINANCIAL INSTITUTION RESALE
6	2	883540	0365	02/29/12	\$315,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; QUIT CLAIM DEED
6	2	883540	0480	07/02/12	\$460,000	DOR RATIO; OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	883540	1100	02/22/13	\$505,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	883540	1250	11/22/13	\$643,088	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; EXEMPT FROM EXCISE TAX
6	2	883590	0015	10/28/14	\$332,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
6	2	883590	0086	09/02/14	\$350,000	ACTIVE PERMIT BEFORE SALE >25K; DOR RATIO
6	2	883590	0185	11/03/14	\$710,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
6	2	883590	0215	10/01/12	\$550,000	NON-REPRESENTATIVE SALE; SHORT SALE
6	2	883640	0030	04/15/13	\$495,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	895290	0055	02/12/13	\$849,900	DIAGNOSTIC OUTLIERS
6	2	895290	0090	12/24/12	\$387,950	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
6	1	941240	0085	04/18/12	\$328,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	941240	0165	07/16/14	\$1,300,000	IMP. COUNT > 1
6	2	941240	0207	08/16/13	\$517,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6	2	983020	0325	10/08/14	\$437,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
11	1	088300	0045	12/30/14	\$107,500	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
11	2	110200	0111	12/12/12	\$350,000	DOR RATIO; NO MARKET EXPOSURE; PARTIAL INTEREST (1/3, 1/2, ETC.); STATEMENT TO DOR
11	1	110500	0240	10/23/12	\$245,200	IMP. COUNT > 1
11	1	110500	0570	07/20/13	\$350,000	UNFINISHED AREA
11	1	110500	0589	05/18/12	\$258,000	Box Plot
11	1	110900	0435	03/27/13	\$370,361	FORCED SALE; GOV'T TO GOV'T; NO MARKET EXPOSURE; AND OTHER WARNINGS
11	1	111200	0031	08/20/12	\$396,591	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
11	1	111200	0096	09/18/12	\$211,982	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
11	1	170290	0430	07/30/14	\$237,500	NO MARKET EXPOSURE
11	1	170290	0530	03/29/12	\$134,000	DOR RATIO; NO MARKET EXPOSURE

## Improved Sales Removed in This Annual Update Analysis

### Area 081 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	1	170290	0930	03/22/12	\$398,000	PREVIOUS IMP. VALUE <= 25K
11	1	170290	0940	07/17/13	\$360,000	PREVIOUS IMP. VALUE <= 25K
11	1	170290	1200	09/27/12	\$440,000	IMP. COUNT > 1
11	1	170290	1632	05/30/12	\$114,946	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); RELATED PARTY, FRIEND, OR NEIGHBOR
11	1	170490	0004	08/17/12	\$216,000	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
11	1	170490	0201	01/13/14	\$775,000	PERCENT COMPLETE
11	1	170490	0202	07/02/14	\$745,000	PERCENT COMPLETE
11	1	170490	0365	07/30/13	\$400,000	NO MARKET EXPOSURE
11	1	170490	0470	03/21/13	\$121,500	DOR RATIO; FORCED SALE; GOV'T TO GOV'T
11	1	170540	0255	11/02/12	\$150,000	DOR RATIO; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	1	170540	0575	03/20/13	\$287,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE
11	1	272404	9204	01/27/12	\$135,000	DOR RATIO; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
11	1	272404	9222	08/02/14	\$163,800	Box Plot
11	1	272404	9222	03/21/14	\$247,214	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
11	1	272404	9230	12/17/13	\$233,859	FORCED SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
11	1	272404	9230	05/02/14	\$210,000	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
11	1	276020	0021	07/18/13	\$100,000	DOR RATIO
11	1	276020	0035	02/23/12	\$215,199	Box Plot
11	1	333050	0180	03/08/12	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	1	333050	0770	10/31/13	\$350,914	FORCED SALE; GOV'T TO GOV'T; NO MARKET EXPOSURE; AND OTHER WARNINGS
11	1	333050	0925	06/18/13	\$180,000	DIAGNOSTIC OUTLIERS
11	1	333050	0925	02/22/13	\$90,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
11	1	333050	1010	10/09/13	\$244,272	IMP. COUNT > 1; NO MARKET EXPOSURE
11	1	333050	1550	10/01/12	\$213,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
11	1	333050	1570	06/19/12	\$190,000	Box Plot
11	1	333150	0170	04/15/13	\$330,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	1	333150	0650	05/05/14	\$185,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
11	1	333150	0650	09/19/14	\$356,000	MAINTENANCE NOT PICKED UP
11	1	333150	0820	01/23/14	\$201,500	DOR RATIO; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
11	1	333200	0091	10/14/14	\$306,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX

## Improved Sales Removed in This Annual Update Analysis

### Area 081 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	1	333200	0130	07/19/13	\$245,751	FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
11	1	333200	0190	12/18/12	\$200,000	DIAGNOSTIC OUTLIERS
11	1	333200	0361	02/10/14	\$175,000	DIAGNOSTIC OUTLIERS
11	1	333200	0361	04/23/13	\$170,000	FORCED SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
11	1	333200	0370	03/19/13	\$229,150	IMP. COUNT > 1
11	1	333200	0460	12/12/14	\$700,000	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
11	1	333200	0635	05/23/13	\$169,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
11	1	333400	0007	03/27/13	\$372,067	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
11	1	333400	0070	09/26/12	\$282,000	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
11	1	410960	0055	11/14/13	\$372,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	1	411210	0150	10/31/13	\$225,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	1	415430	0465	09/16/14	\$719,000	ACTIVE PERMIT BEFORE SALE >25K; OBSOLESCENCE
11	1	415430	0465	07/23/13	\$400,000	OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
11	0	415430	0470	11/07/14	\$999,990	PERCENT COMPLETE
11	2	415430	2090	09/11/12	\$231,000	NON-REPRESENTATIVE SALE; SHORT SALE
11	2	415430	2135	02/26/13	\$320,000	RELATED PARTY, FRIEND, OR NEIGHBOR
11	1	415430	2325	03/06/12	\$411,000	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE
11	2	415430	2840	10/01/14	\$149,750	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
11	2	415430	2865	07/11/13	\$167,800	DOR RATIO; QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; STATEMENT TO DOR
11	2	415430	3596	02/25/13	\$440,000	NO MARKET EXPOSURE
11	2	415430	3660	04/25/12	\$321,000	PREVIOUS IMP. VALUE <= 25K; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	2	415430	3775	05/06/13	\$351,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	1	524980	0635	03/12/14	\$110,403	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
11	1	524980	0635	03/12/14	\$110,403	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
11	1	524980	0685	07/23/13	\$182,109	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
11	1	524980	1325	08/07/13	\$14,730	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
11	1	524980	1411	08/13/14	\$455,450	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
11	2	524980	2875	08/15/13	\$525,000	IMP. COUNT > 1
11	2	524980	3250	07/02/12	\$220,000	PREVIOUS IMP. VALUE <= 25K
11	2	524980	3250	07/22/13	\$260,000	PREVIOUS IMP. VALUE <= 25K



## Improved Sales Removed in This Annual Update Analysis

### Area 081 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	1	526630	0155	08/27/13	\$385,000	OBSOLESCENCE
11	1	558320	0395	02/21/13	\$104,176	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
11	1	558320	0425	05/22/13	\$275,900	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	1	558320	0425	05/30/13	\$283,600	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
11	1	786600	0110	08/07/12	\$171,001	DOR RATIO; FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
11	1	786600	0158	03/04/13	\$296,145	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	1	786600	0158	04/02/13	\$231,720	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
11	1	786600	0158	10/21/13	\$181,000	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
11	2	795030	0355	11/13/14	\$231,250	NO MARKET EXPOSURE
11	5	795030	0645	11/07/13	\$141,105	DOR RATIO
11	5	795030	0670	03/02/12	\$164,750	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
11	5	795030	2280	10/07/14	\$220,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
11	5	795030	2280	07/14/14	\$166,780	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
11	2	795030	2650	05/13/13	\$322,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	2	795030	2810	04/23/14	\$56,846	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); RELATED PARTY, FRIEND, OR NEIGHBOR
11	2	795030	2890	12/19/13	\$276,500	DOR RATIO
11	5	795030	3290	12/04/12	\$246,100	FORCED SALE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
11	5	795030	3390	01/09/14	\$90,650	DOR RATIO; NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
11	5	795030	3395	02/22/13	\$185,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
11	5	795030	3640	08/08/12	\$292,000	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
11	5	795030	3965	01/25/12	\$134,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
11	1	811310	0932	12/17/12	\$155,000	PREVIOUS IMP. VALUE <= 25K; AFFORDABLE HOUSING SALES
11	1	811310	0932	05/22/12	\$128,699	PREVIOUS IMP. VALUE <= 25K; FINANCIAL INSTITUTION RESALE
11	1	811310	0932	01/09/12	\$175,000	PREVIOUS IMP. VALUE <= 25K; FORCED SALE; NO MARKET EXPOSURE
11	1	811310	1170	08/21/14	\$225,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
11	1	811310	1177	02/16/12	\$255,500	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
11	1	811310	1232	02/22/12	\$250,000	RELOCATION - SALE TO SERVICE
11	1	811310	1320	09/21/12	\$288,000	RELATED PARTY, FRIEND, OR NEIGHBOR
11	1	811310	1328	11/21/12	\$225,000	Box Plot
11	1	811360	0115	02/23/12	\$113,807	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR

## Improved Sales Removed in This Annual Update Analysis

### Area 081 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	5	812110	0265	07/10/13	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	5	812110	0315	07/05/13	\$376,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	2	812110	1005	08/01/13	\$325,000	NO MARKET EXPOSURE
11	2	812110	1075	04/25/13	\$550,000	ACTIVE PERMIT BEFORE SALE >25K
11	5	812110	1350	12/09/14	\$575,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	5	812110	1380	04/16/14	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
11	5	812110	1450	03/26/12	\$298,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER
11	2	983020	0060	12/04/12	\$180,000	DOR RATIO; NO MARKET EXPOSURE
11	2	983020	0095	06/20/14	\$165,607	DOR RATIO; EXEMPT FROM EXCISE TAX
11	2	983020	0135	12/20/13	\$305,500	RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	2	983020	0425	10/24/12	\$325,000	OBSOLESCENCE

## Vacant Sales Used in this Annual Update Analysis

### Area 081

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
4	9	712930	2745	02/21/14	\$350,000	1,484	Y	Y
6	2	895290	0136	02/25/14	\$265,000	10,533	Y	N
6	2	941240	0193	07/08/14	\$310,250	15,594	N	N

## Vacant Sales Removed in this Annual Update Analysis

### Area 081

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	9	712930	1271	10/27/14	\$700,000	MULTI-PARCEL SALE;
4	9	712930	1275	10/27/14	\$700,000	MULTI-PARCEL SALE;
4	9	712930	2740	08/14/13	\$299,999	NO MARKET EXPOSURE;
6	2	110200	0263	08/12/14	\$960,000	MULTI-PARCEL SALE;
6	2	262404	9230	05/21/14	\$725,000	MULTI-PARCEL SALE;
6	2	262404	9231	05/21/14	\$725,000	MULTI-PARCEL SALE;
6	2	262404	9232	05/21/14	\$725,000	MULTI-PARCEL SALE;
6	1	352404	9179	10/10/14	\$405,000	MULTI-PARCEL SALE;
6	1	352404	9187	05/28/14	\$1,000,000	MULTI-PARCEL SALE;
6	1	352404	9064	04/11/14	\$675,000	MULTI-PARCEL SALE;
6	1	352404	9179	06/12/12	\$306,000	MULTI-PARCEL SALE;
6	2	941240	0166	11/29/12	\$50,000	CORPORATE AFFILIATES;
11	1	023560	0100	06/10/12	\$506,500	MULTI-PARCEL SALE;
11	1	110500	0555	06/11/13	\$760,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;
11	1	170290	1211	05/23/14	\$160,000	NO MARKET EXPOSURE;
11	1	262404	9044	12/12/12	\$75,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
11	1	262404	9092	07/31/12	\$580,000	MULTI-PARCEL SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
11	2	415430	3075	05/22/14	\$225,000	TEAR DOWN; NO MARKET EXPOSURE;
11	2	524980	2355	08/10/13	\$50,000	NO MARKET EXPOSURE;
11	1	564960	0015	09/27/13	\$450,000	NO MARKET EXPOSURE;
11	1	564960	0020	08/28/13	\$320,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
11	1	811310	1250	07/23/14	\$470,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE;
11	1	811310	1251	07/23/14	\$470,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE;
11	1	811310	1252	07/23/14	\$470,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE;
11	1	811310	1253	07/23/14	\$470,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE;
11	1	811310	1250	08/17/12	\$150,331	FORCED SALE; SEGREGATION AND/OR MERGER; EXEMPT FROM EXCISE TAX;
11	2	812110	0625	04/16/14	\$1,354,000	MULTI-PARCEL SALE;
11	2	812110	0635	04/16/14	\$1,354,000	MULTI-PARCEL SALE;



# Uniform Standards of Professional Appraisal Practice Compliance

## Client and Intended Use of the Appraisal:

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

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

## Definition and date of value estimate:

### Market Value

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

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

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

### Highest and Best Use

#### **RCW 84.40.030**

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

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

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

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

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

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

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

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

**Date of Value Estimate**

**RCW 84.36.005**

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

**RCW 36.21.080**

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

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

## Property Rights Appraised: Fee Simple

### **Wash Constitution Article 7 § 1 Taxation:**

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

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

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

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

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

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

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

## Assumptions and Limiting Conditions:

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

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

### **Scope of Work Performed:**

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

## Certification:

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

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

None

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

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

- Annual Update Model Development and Report Preparation
- Data Collection
- Sales Verification
- Appeals Response Preparation / Review
- Physical Inspection Model Development and Report Preparation
- Land and total Valuation
- New Construction Evaluation



Appraiser II

7/28/2015

Date





## King County

### Department of Assessments

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

**Lloyd Hara**  
**Assessor**

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

Please follow these standards as you perform your tasks.

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

Lloyd Hara  
King County Assessor