

Des Moines/ SeaTac/ Kent

Area: 088

Residential Revalue for 2015 Assessment Roll



Obtained from estate.ly.com

The Des Moines/ SeaTac/Kent Area is located in the SW portion of King County. This area has a mixture of older plats, tax lots, Green River water frontage, acreage, some newer subdivisions and Sea-Tac International Airport.

Major freeways such as Interstate-5 and Highway-167 provide access to the business and employment centers, shopping, a community college, medical facilities and public parks.



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.

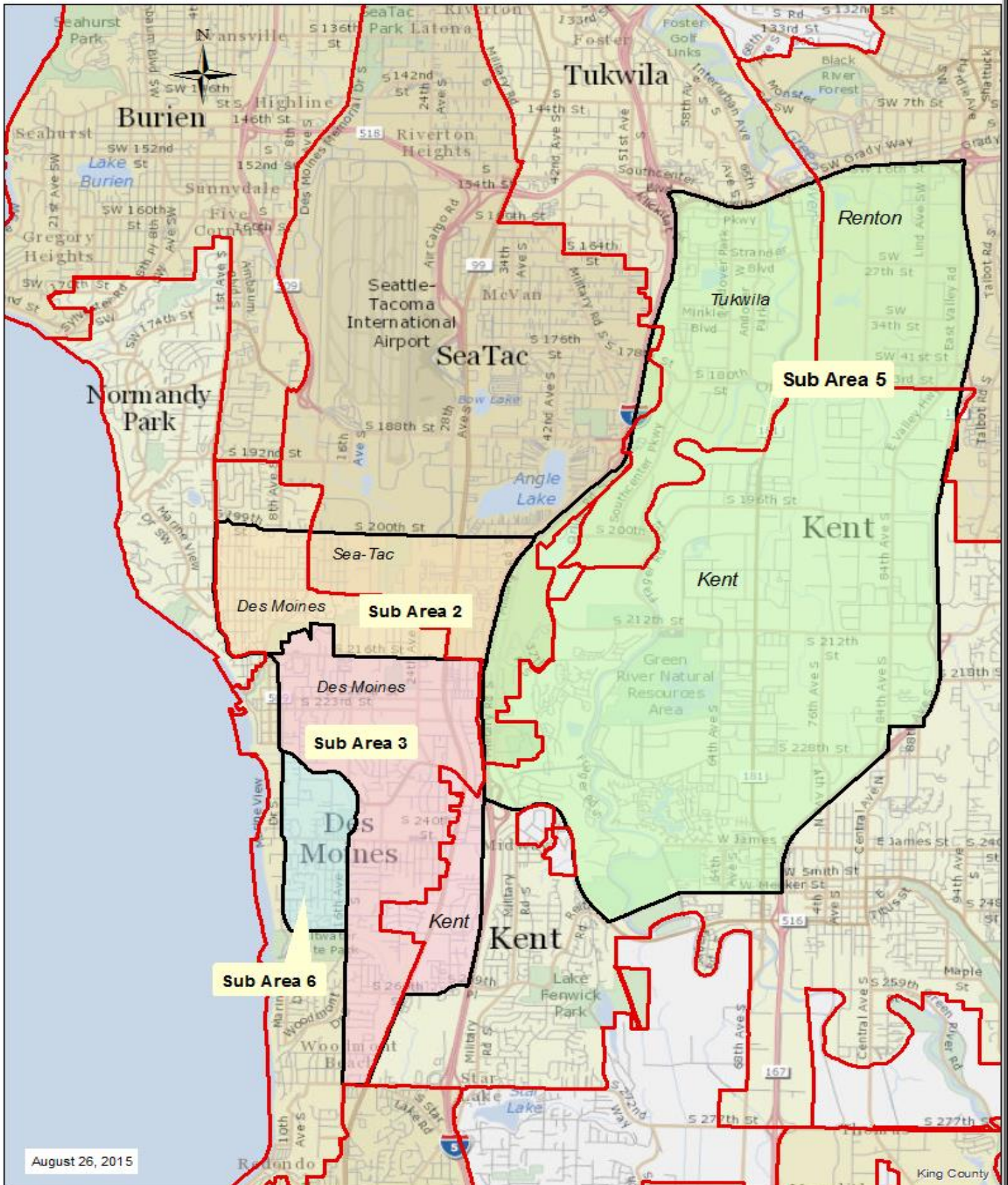
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

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

Sincerely,

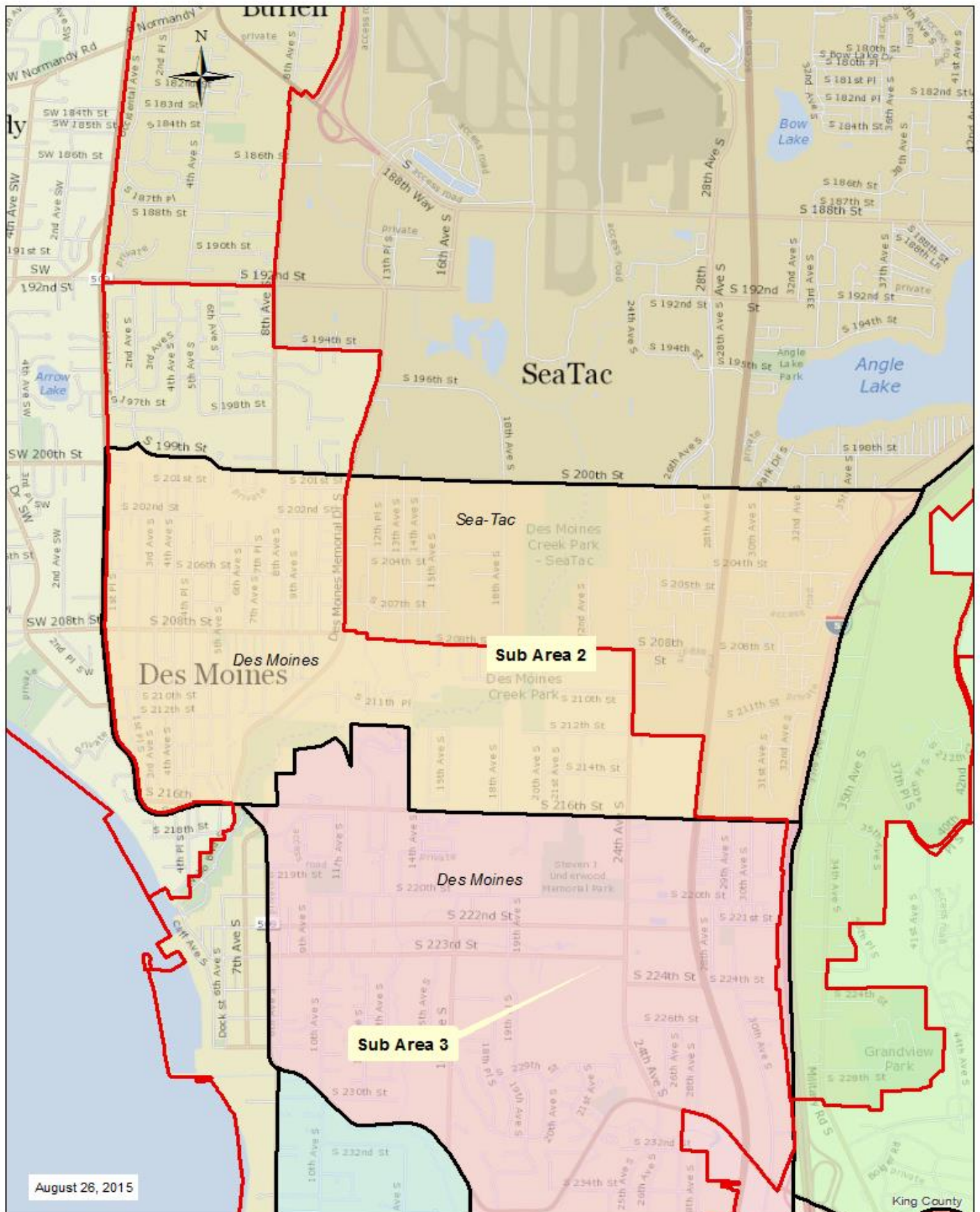
Lloyd Hara
Assessor

Area 088 Map

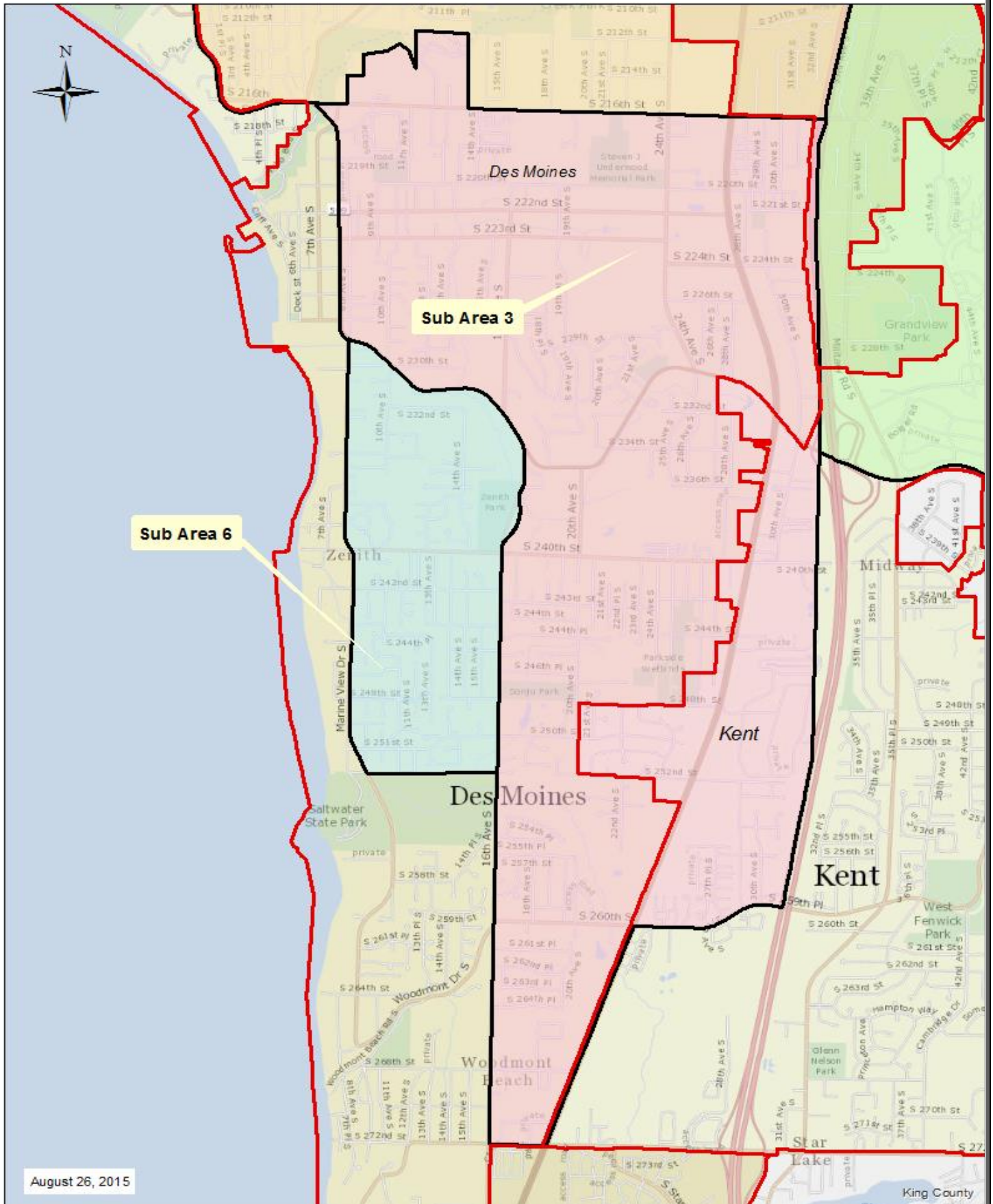


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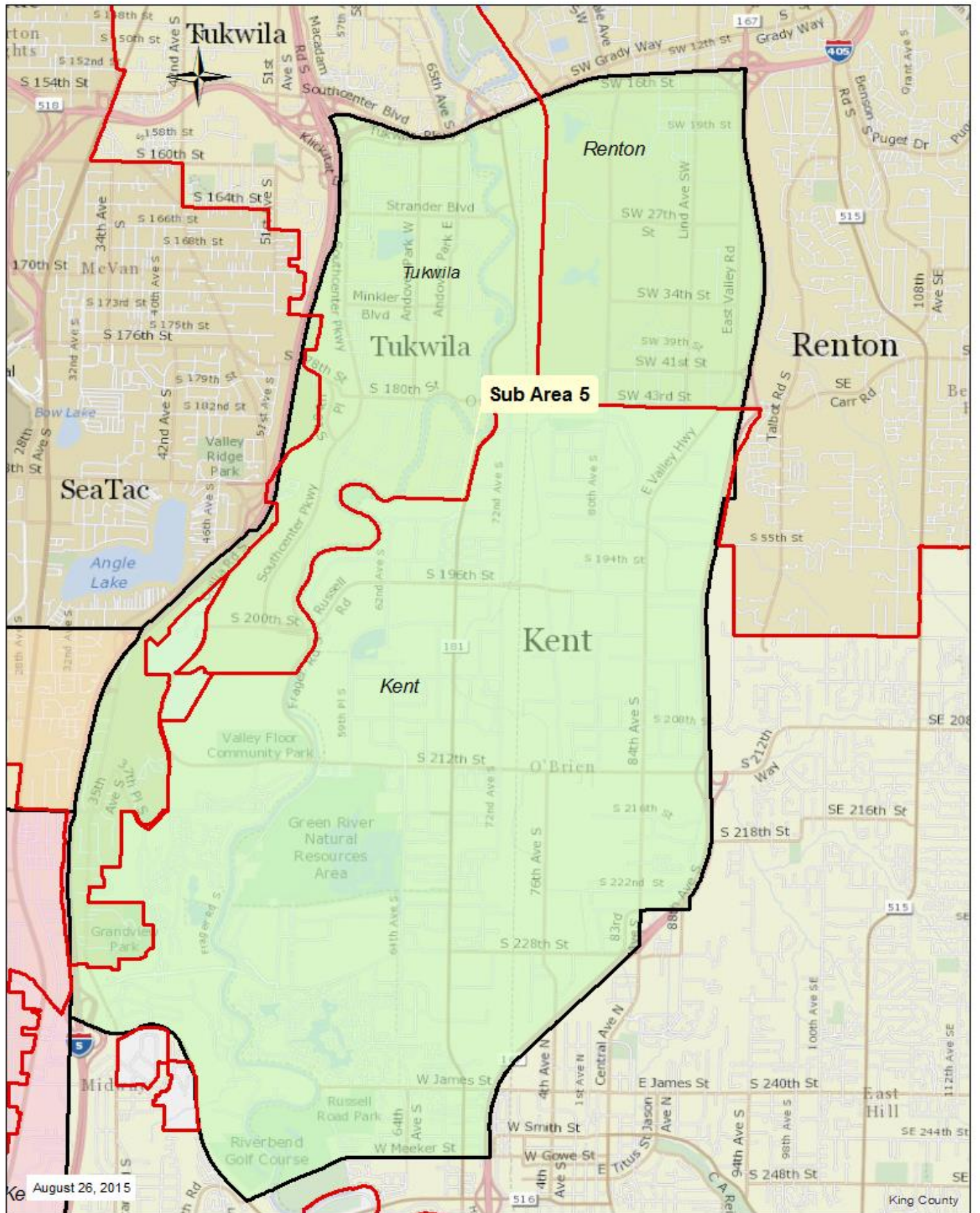
Sub Area 2 Map



Sub Area 3 Map



Sub Area 5 Map



Area 088 Housing Profile



Grade 4/Year Built 1943/Total Living Area 580
Account Number 102204-9110



Grade 7/Year Built 1988/Total Living Area 1160
Account Number 256080-0265



Grade 5/Year Built 1946/Total Living Area 1194
Account Number 102204-9077



Grade 8/Year Built 2006/Total Living Area 4427
Account Number 057600-0640



Grade 6/Year Built 1939/Total Living Area 870
Account Number 092204-9078



Grade 9/Year Built 2005/Total Living Area 3139
Account Number 162204-9204

Area 088 Housing Profile



Grade 10/ Year Built 1999/ Total Living Area 3470
Account Number 201140-0557

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

Des Moines/ SeaTac/ Kent - Area 088

Annual Update

Characteristics Based Market Adjustment for 2015 Assessment Roll

Previous Physical Inspection: 2013
Number of Improved Sales: 609
Range of Sale Dates: 1/1/2012 – 12/31/2014 Sales were time adjusted to 1/1/2015

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
2014 Value	\$72,700	\$164,600	\$237,300			11.45%
2015 Value	\$76,700	\$175,100	\$251,800	\$269,900	94.6%	10.86%
\$ Change	+\$4,000	+\$10,500	+\$14,500			
% Change	+5.5%	+6.4%	+6.1%			

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 10.86% is an improvement from the previous COD of 11.45%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards.

Population - Improved Valuation Change Summary:			
	Land	Improvements	Total
2014 Value	\$74,000	\$156,700	\$230,700
2015 Value	\$78,200	\$167,600	\$245,800
\$ Change	+\$4,200	+\$10,900	+\$15,100
% Change	+5.7%	+7.0%	+6.5%

Number of one to three unit residences in the population: 6,384

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a characteristic and sub area-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. Grade 8 improvements in sub area 6 were generally at a higher assessment level than the rest of the population, requiring a downward adjustment. This annual update valuation model corrects for these strata differences.

Area 088 - Model Adjustments

1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+7.57%	5,957	93%

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
Grade 8's in Sub Area 6	-3.69%	69	427	16%

Generally grade 8 improvements in sub area 6 were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

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

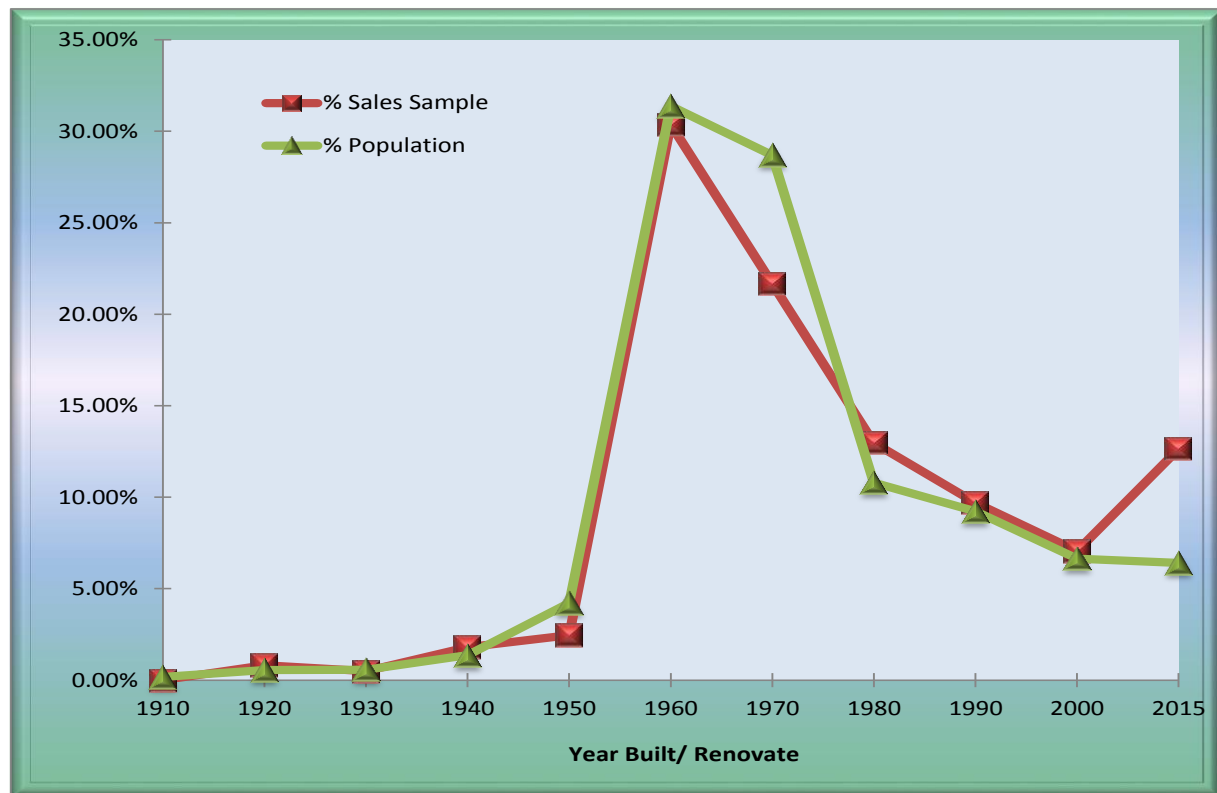
Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	5	0.82%
1930	3	0.49%
1940	11	1.81%
1950	15	2.46%
1960	185	30.38%
1970	132	21.67%
1980	79	12.97%
1990	59	9.69%
2000	43	7.06%
2015	77	12.64%
	609	

Population

Year Built/Ren	Frequency	% Population
1910	11	0.17%
1920	35	0.55%
1930	36	0.56%
1940	87	1.36%
1950	269	4.21%
1960	2,003	31.38%
1970	1,832	28.70%
1980	689	10.79%
1990	589	9.23%
2000	424	6.64%
2015	409	6.41%
	6,384	



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.

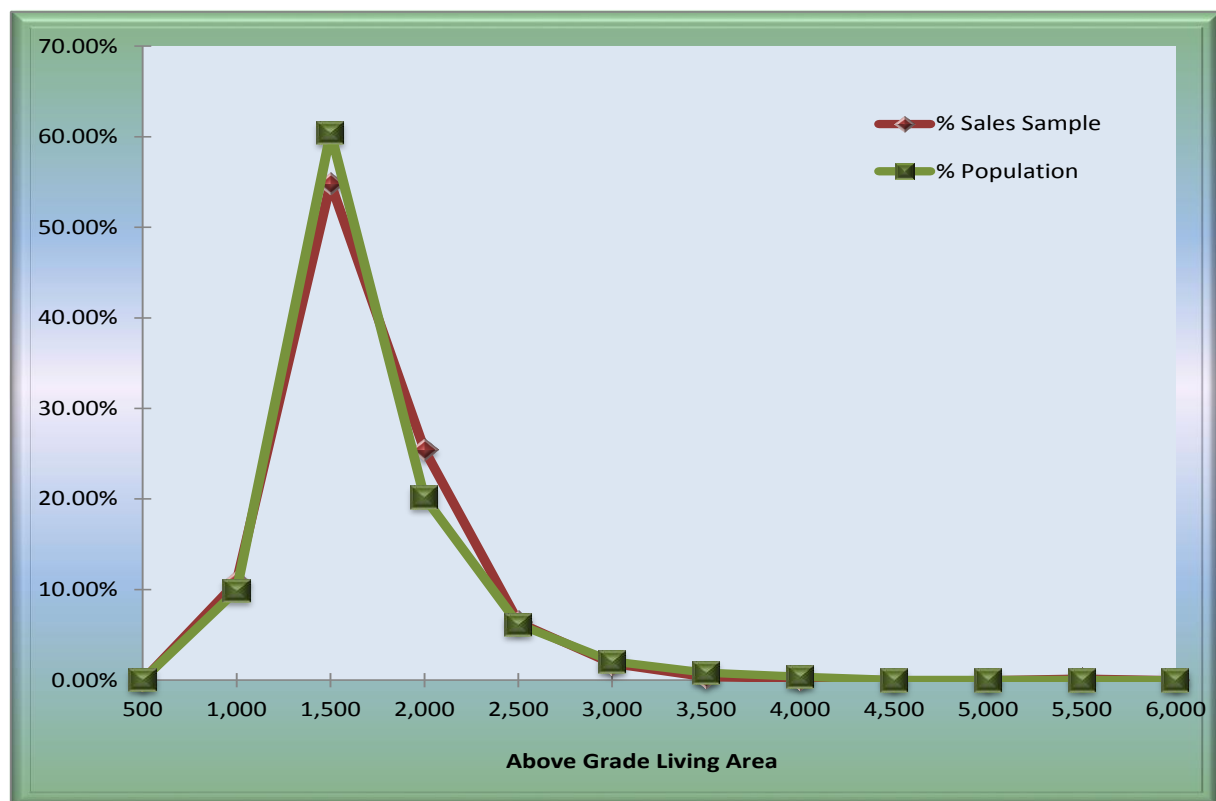
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	66	10.84%
1,500	334	54.84%
2,000	155	25.45%
2,500	39	6.40%
3,000	11	1.81%
3,500	2	0.33%
4,000	1	0.16%
4,500	0	0.00%
5,000	0	0.00%
5,500	1	0.16%
6,000	0	0.00%
609		

Population

AGLA	Frequency	% Population
500	3	0.05%
1,000	631	9.88%
1,500	3,859	60.45%
2,000	1,290	20.21%
2,500	392	6.14%
3,000	131	2.05%
3,500	52	0.81%
4,000	23	0.36%
4,500	1	0.02%
5,000	1	0.02%
5,500	1	0.02%
6,000	0	0.00%
6,384		



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.

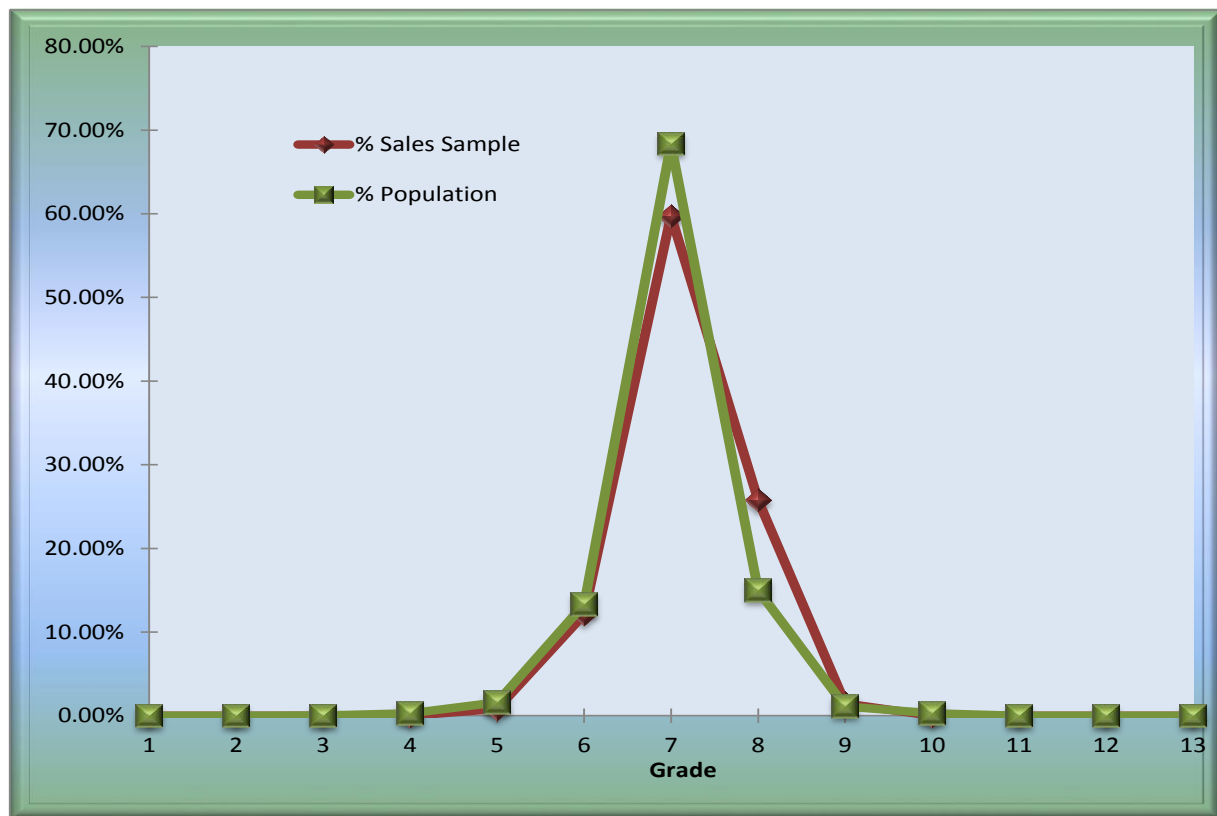
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	5	0.82%
6	74	12.15%
7	364	59.77%
8	157	25.78%
9	9	1.48%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
609		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.02%
4	18	0.28%
5	101	1.58%
6	851	13.33%
7	4,365	68.37%
8	958	15.01%
9	71	1.11%
10	19	0.30%
11	0	0.00%
12	0	0.00%
13	0	0.00%
6,384		



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 088 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 1.120, resulting in an adjusted value of \$532,000 ($\$475,000 \times 1.120 = \$532,000$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.289	28.9%
2/1/2012	1.281	28.1%
3/1/2012	1.273	27.3%
4/1/2012	1.265	26.5%
5/1/2012	1.257	25.7%
6/1/2012	1.249	24.9%
7/1/2012	1.241	24.1%
8/1/2012	1.233	23.3%
9/1/2012	1.225	22.5%
10/1/2012	1.217	21.7%
11/1/2012	1.209	20.9%
12/1/2012	1.201	20.1%
1/1/2013	1.192	19.2%
2/1/2013	1.184	18.4%
3/1/2013	1.177	17.7%
4/1/2013	1.169	16.9%
5/1/2013	1.161	16.1%
6/1/2013	1.153	15.3%
7/1/2013	1.145	14.5%
8/1/2013	1.137	13.7%
9/1/2013	1.128	12.8%
10/1/2013	1.120	12.0%
11/1/2013	1.112	11.2%
12/1/2013	1.104	10.4%
1/1/2014	1.096	9.6%
2/1/2014	1.088	8.8%
3/1/2014	1.081	8.1%
4/1/2014	1.072	7.2%
5/1/2014	1.065	6.5%
6/1/2014	1.056	5.6%
7/1/2014	1.049	4.9%
8/1/2014	1.040	4.0%
9/1/2014	1.032	3.2%
10/1/2014	1.024	2.4%
11/1/2014	1.016	1.6%
12/1/2014	1.008	0.8%
1/1/2015	1.000	0.0%

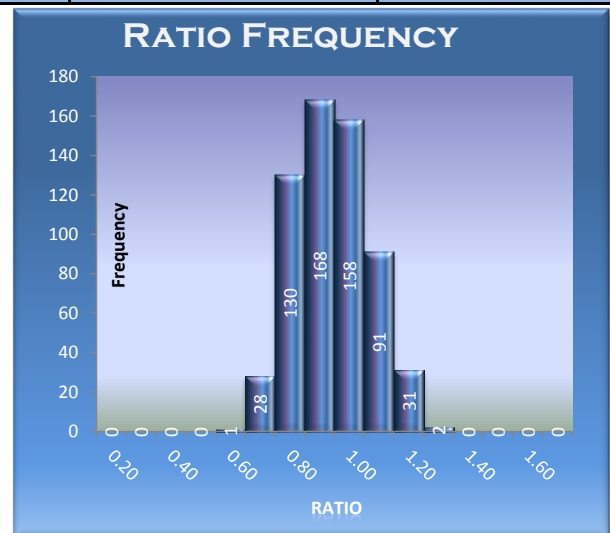
The time adjustment formula for Area 088 is: $(.883129907263199 + 0.103313154094629 * 0.1133005 - 0.000235899318114106 * \text{SaleDay}) / (.883129907263199 + 0.103313154094629 * 0.1133005)$

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

Annual Update Ratio Study Report (Before) – 2014 Assessments

District: SW / Team: 1	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Des Moines/ Seatac/ Kent	1/1/2014	8/31/2015	1/2012 - 12/2014
Area Number: 088	Appr ID:	Property Type:	Adjusted for time?
	JWEI	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	609
Mean Assessed Value	\$237,300
Mean Adj. Sales Price	\$269,900
Standard Deviation AV	\$61,312
Standard Deviation SP	\$78,889
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.895
Median Ratio	0.888
Weighted Mean Ratio	0.879
UNIFORMITY	
Lowest ratio	0.552
Highest ratio:	1.246
Coefficient of Dispersion	11.45%
Standard Deviation	0.124
Coefficient of Variation	13.87%
Price Related Differential (PRD)	1.018
RELIABILITY	
95% Confidence: Median	
Lower limit	0.878
Upper limit	0.901
95% Confidence: Mean	
Lower limit	0.885
Upper limit	0.905
SAMPLE SIZE EVALUATION	
N (population size)	6,384
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.124
Recommended minimum:	25
Actual sample size:	609
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	316
# ratios above mean:	293
z:	0.932
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

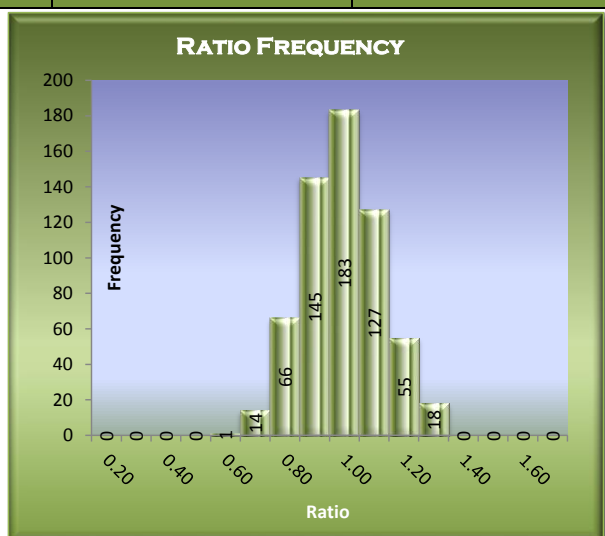
1 to 3 Unit Residences throughout Area 088

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

Annual Update Ratio Study Report (After) – 2015 Assessments

District: SW / Team: 1	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Des Moines/ Seatac/ Kent	1/1/2015	8/31/2015	1/2012 - 12/2014
Area Number: 088	Appr. ID:	Property Type:	Adjusted for time?
	JWEI	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	609
Mean Assessed Value	\$251,800
Mean Sales Price	\$269,900
Standard Deviation AV	\$66,453
Standard Deviation SP	\$78,889
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.948
Median Ratio	0.946
Weighted Mean Ratio	0.933
UNIFORMITY	
Lowest ratio	0.593
Highest ratio:	1.295
Coefficient of Dispersion	10.86%
Standard Deviation	0.128
Coefficient of Variation	13.51%
Price Related Differential (PRD)	1.016
RELIABILITY	
95% Confidence: Median	
Lower limit	0.933
Upper limit	0.955
95% Confidence: Mean	
Lower limit	0.938
Upper limit	0.958
SAMPLE SIZE EVALUATION	
N (population size)	6,384
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.128
Recommended minimum:	26
Actual sample size:	609
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	312
# ratios above mean:	297
z:	0.608
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 088.

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

Annual Update Process

Effective Date of Appraisal: January 1, 2015

Date of Appraisal Report: August 31, 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 7 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 +5.7% 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 a characteristic and sub area-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. Grade 8 improvements in sub area 6 were generally at a higher assessment level than the rest of the population, requiring a downward adjustment. This annual update valuation model corrects for these strata differences.

With the exception of real property mobile home parcels and parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 609 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:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * (1 - 0.05) / (.883129907263199 + 0.103313154094629 * \text{GradeBySub})$$

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 5 sales of mobile homes within Area 088. Analysis of the mobile home sales indicated a value increase in line with the Total % Change indicated by the Area's sales sample as reflected on the Executive Summary page of +6.1%. The adjustment formula is:

$$\begin{aligned} 2015 \text{ Total Value} &= 2014 \text{ Total Value} * 1.061 \\ 2015 \text{ Improvements Value} &= 2015 \text{ Total Value} \text{ minus } 2015 \text{ Land Value} \end{aligned}$$

Results

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

Application of these recommended values for the 2015 assessment year (taxes payable in 2016) results in an average total change from the 2014 assessments of +6.5%. 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) * 1.061.
- 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) * 1.061.
- 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 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2		294600	3190	05/17/12	\$140,000	\$175,000	720	5	1953	Good	7,188	N	N	20615 8TH AVE S
2		294600	1675	06/03/14	\$234,000	\$247,000	940	5	1952	Good	5,375	N	N	20214 8TH AVE S
2		789320	2145	12/31/14	\$220,500	\$221,000	1,120	5	1920	Good	8,225	N	N	20636 4TH AVE S
2		294600	1910	04/25/14	\$171,140	\$182,000	800	6	1953	Good	6,719	N	N	20416 8TH AVE S
2		294600	1790	06/14/13	\$170,000	\$195,000	820	6	1955	Good	5,750	N	N	20437 8TH AVE S
2		768620	2730	08/04/14	\$200,000	\$208,000	830	6	1954	Avg	8,000	N	N	20118 12TH PL S
2		092204	9078	11/18/14	\$157,000	\$159,000	870	6	1939	Avg	26,326	N	N	2511 S 208TH ST
2		294600	1720	09/25/13	\$119,500	\$134,000	900	6	1955	Avg	6,250	N	N	20231 8TH AVE S
2		768620	2635	08/12/14	\$185,000	\$192,000	900	6	1954	Good	8,000	N	N	20113 13TH AVE S
2		294600	4300	07/31/13	\$165,000	\$188,000	920	6	1951	Good	5,100	N	N	1135 S 200TH ST
2		768620	5280	06/14/12	\$150,000	\$187,000	970	6	1955	Avg	7,500	N	N	20706 14TH AVE S
2		768620	2400	02/25/14	\$210,000	\$227,000	970	6	1954	Good	8,000	N	N	20136 14TH AVE S
2		612360	0200	07/03/13	\$199,500	\$228,000	990	6	1953	Good	8,150	N	N	231 S 199TH ST
2		432470	0070	11/22/13	\$175,000	\$194,000	1,000	6	1955	Good	8,415	N	N	20115 32ND AVE S
2		931531	0220	01/23/13	\$170,000	\$202,000	1,010	6	1969	Good	6,900	N	N	1139 S 211TH PL
2		768620	3320	05/19/14	\$179,900	\$191,000	1,010	6	1954	Good	8,000	N	N	1302 S 204TH ST
2		768620	3180	08/12/14	\$172,500	\$179,000	1,040	6	1954	Good	7,500	N	N	20203 14TH AVE S
2		789320	4880	09/23/14	\$195,000	\$200,000	1,060	6	1979	Avg	7,500	N	N	20218 4TH PL S
2		768620	4215	06/19/12	\$211,150	\$263,000	1,080	6	1966	Avg	5,000	Y	N	20434 12TH PL S
2		931530	0260	05/21/14	\$189,650	\$201,000	1,100	6	1980	Avg	7,600	N	N	1215 S 211TH ST
2		082204	9108	02/07/12	\$163,000	\$209,000	1,110	6	1955	Avg	11,761	N	N	1303 S 208TH ST
2		294600	0911	06/05/13	\$230,700	\$266,000	1,130	6	1954	VGood	6,633	N	N	1032 S 202ND ST
2		294600	3905	05/16/13	\$199,500	\$231,000	1,150	6	1959	Good	7,500	N	N	1109 S 207TH ST
2		768620	5350	02/25/13	\$209,000	\$246,000	1,170	6	1955	VGood	7,500	N	N	20738 14TH AVE S
2		294600	1615	06/18/13	\$176,000	\$202,000	1,190	6	1955	Avg	7,955	N	N	20203 9TH AVE S
2		294600	1645	05/05/14	\$232,000	\$247,000	1,200	6	1958	Good	8,063	N	N	20220 8TH AVE S
2		294600	1640	10/09/13	\$190,000	\$212,000	1,200	6	1954	Avg	9,138	N	N	20228 8TH AVE S
2		768620	2275	12/09/14	\$219,950	\$221,000	1,210	6	1954	Avg	8,000	N	N	20134 15TH AVE S
2		789320	3550	06/17/13	\$224,950	\$258,000	1,220	6	1954	Avg	7,500	N	N	20415 4TH PL S
2		294600	1950	03/02/12	\$155,000	\$197,000	1,260	6	1954	Good	6,000	N	N	20437 9TH AVE S

Improved Sales Used in This Annual Update Analysis

Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2		768620	3515	05/22/12	\$200,599	\$251,000	1,260	6	1954	VGood	8,000	N	N	20211 12TH PL S
2		768620	3880	08/08/12	\$185,000	\$228,000	1,270	6	1954	Good	8,000	N	N	20434 14TH AVE S
2		294600	0912	09/23/14	\$212,500	\$218,000	1,270	6	1954	Good	7,128	N	N	20109 DES MOINES MEMORIAL DR S
2		294600	0912	10/25/12	\$180,000	\$218,000	1,270	6	1954	Good	7,128	N	N	20109 DES MOINES MEMORIAL DR S
2		432470	0055	12/10/12	\$194,950	\$234,000	1,310	6	1955	Good	8,978	N	N	3041 S 201ST ST
2		612360	0205	01/02/13	\$150,000	\$179,000	1,310	6	1953	Good	7,597	N	N	305 S 199TH ST
2		612360	0190	04/24/13	\$200,000	\$233,000	1,330	6	1954	Good	10,985	N	N	217 S 199TH ST
2		789320	7895	11/26/13	\$271,000	\$300,000	1,340	6	1954	Good	7,183	N	N	20004 3RD AVE S
2		768620	3995	08/14/13	\$206,000	\$233,000	1,370	6	1954	VGood	8,000	N	N	20412 13TH AVE S
2		344500	0005	11/17/14	\$237,600	\$240,000	1,370	6	1950	Good	11,584	N	N	3039 S 200TH ST
2		612360	0160	01/10/12	\$197,500	\$254,000	1,380	6	1953	Good	8,640	N	N	115 S 199TH ST
2		768620	1785	06/10/13	\$204,000	\$235,000	1,380	6	1954	Avg	7,200	N	N	20005 14TH AVE S
2		768620	3935	11/12/13	\$204,000	\$226,000	1,460	6	1954	Avg	8,000	N	N	20419 14TH AVE S
2		508300	0410	11/29/12	\$210,000	\$252,000	1,510	6	1955	VGood	9,450	N	N	21231 31ST AVE S
2		768620	3290	04/29/14	\$232,000	\$247,000	1,552	6	1954	Good	8,000	N	N	20222 13TH AVE S
2		768620	4520	05/15/13	\$150,000	\$174,000	1,560	6	1954	Avg	8,000	N	N	1420 S 207TH ST
2		768620	4460	10/31/12	\$209,000	\$253,000	1,610	6	1954	VGood	8,000	N	N	20603 15TH AVE S
2		789380	7800	06/24/13	\$204,900	\$235,000	1,610	6	1954	Avg	6,987	N	N	20828 3RD AVE S
2		789380	0135	06/21/13	\$215,000	\$247,000	1,640	6	1918	Avg	7,785	Y	N	206 S 216TH ST
2		294600	1676	04/22/14	\$140,000	\$149,000	670	7	1959	Good	5,375	N	N	20212 8TH AVE S
2		789320	3485	03/19/14	\$241,950	\$260,000	900	7	1987	Avg	5,200	N	N	20430 4TH AVE S
2		931530	0230	08/20/14	\$293,550	\$304,000	910	7	1979	Good	8,840	N	N	1230 S 211TH ST
2		789380	7155	06/22/12	\$277,000	\$344,000	960	7	1939	VGood	9,200	Y	N	20816 6TH AVE S
2		789320	5525	05/27/14	\$295,832	\$313,000	960	7	1955	VGood	6,400	N	N	20208 1ST PL S
2		092204	9066	12/20/13	\$240,000	\$264,000	980	7	1979	Avg	9,978	N	N	21247 29TH AVE S
2		789320	0486	02/27/14	\$159,900	\$173,000	990	7	1958	Avg	6,500	N	N	20730 3RD AVE S
2		789380	8220	07/09/14	\$250,000	\$262,000	990	7	1960	Good	8,062	N	N	20835 1ST PL S
2		082204	9168	01/10/14	\$185,000	\$202,000	1,010	7	1958	Avg	18,276	N	N	721 S 212TH ST
2		294600	3415	05/16/14	\$174,500	\$185,000	1,010	7	1955	Avg	5,200	N	N	20721 9TH AVE S
2		789320	5670	04/14/14	\$153,000	\$164,000	1,020	7	1958	Avg	6,375	N	N	20204 1ST AVE S

Improved Sales Used in This Annual Update Analysis

Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2		286830	0061	09/18/14	\$272,000	\$280,000	1,030	7	1960	VGood	10,660	N	N	910 S 211TH PL
2		789320	1625	01/29/13	\$171,000	\$203,000	1,040	7	1958	Avg	7,500	N	N	20610 6TH AVE S
2		789320	2540	03/22/13	\$248,950	\$292,000	1,040	7	1963	Avg	7,525	N	N	20631 2ND AVE S
2		789320	4225	05/29/13	\$235,000	\$271,000	1,040	7	1958	Good	7,500	N	N	20419 7TH PL S
2		200800	0550	08/15/14	\$300,000	\$311,000	1,050	7	1965	VGood	9,600	N	N	21436 15TH AVE S
2		294600	2855	09/07/13	\$219,000	\$247,000	1,056	7	1961	Good	7,500	N	N	20619 10TH AVE S
2		789380	1760	11/17/14	\$368,000	\$372,000	1,060	7	1966	Good	11,340	Y	N	21307 5TH AVE S
2		501820	0045	07/18/12	\$186,000	\$230,000	1,070	7	1977	Avg	9,534	Y	N	21464 29TH AVE S
2		294600	3580	11/19/14	\$203,000	\$205,000	1,080	7	1958	Avg	7,500	N	N	20719 10TH AVE S
2		789380	5905	06/26/12	\$256,000	\$318,000	1,090	7	1963	VGood	7,525	N	N	20903 4TH AVE S
2		864400	0200	03/15/13	\$210,000	\$246,000	1,090	7	1960	Avg	11,322	N	N	20355 34TH AVE S
2		082204	9151	10/09/13	\$199,000	\$223,000	1,090	7	1932	Good	20,037	Y	N	20835 13TH AVE S
2		789320	4696	11/05/12	\$209,000	\$252,000	1,090	7	1959	Good	6,987	N	N	20223 6TH AVE S
2		789320	5830	08/05/13	\$195,000	\$221,000	1,090	7	1959	Avg	12,500	N	N	20111 1ST PL S
2		789320	2215	02/14/13	\$244,450	\$289,000	1,090	7	1961	Avg	8,600	N	N	20637 4TH AVE S
2		789320	5995	06/25/13	\$280,000	\$321,000	1,090	7	1959	Avg	5,000	N	N	20109 2ND AVE S
2		789380	6930	10/12/12	\$319,900	\$388,000	1,100	7	1953	Good	6,600	Y	N	20801 7TH PL S
2		789320	7750	06/03/13	\$250,000	\$288,000	1,110	7	1967	Good	5,000	N	N	20017 4TH PL S
2		789320	3470	12/18/13	\$201,275	\$221,000	1,110	7	1960	Avg	7,500	N	N	20420 4TH AVE S
2		789320	6045	05/10/13	\$285,000	\$330,000	1,120	7	1959	Good	10,000	N	N	168 S 202ND ST
2		789320	2340	07/21/14	\$335,000	\$349,000	1,140	7	1963	Good	7,500	N	N	20611 3RD AVE S
2		789320	4530	05/01/12	\$225,000	\$283,000	1,150	7	1955	Good	8,062	N	N	20212 7TH AVE S
2		789380	4325	02/11/14	\$395,000	\$429,000	1,150	7	1967	Good	11,287	Y	N	21003 6TH AVE S
2		294600	2160	09/24/12	\$257,500	\$314,000	1,160	7	1966	VGood	8,450	N	N	20417 10TH AVE S
2		864400	0040	05/13/13	\$282,000	\$326,000	1,170	7	1960	VGood	8,470	N	N	3226 S 203RD ST
2		294600	4151	02/07/14	\$240,000	\$261,000	1,170	7	1963	VGood	9,839	N	N	20415 12TH AVE S
2		789380	5765	06/20/12	\$260,000	\$323,000	1,170	7	1958	Good	6,531	Y	N	20913 3RD AVE S
2		508310	0065	09/16/14	\$230,000	\$236,000	1,190	7	1955	Avg	9,083	N	N	21149 32ND AVE S
2		508300	0315	09/16/13	\$230,000	\$259,000	1,190	7	1956	Avg	13,536	N	N	21115 31ST AVE S
2		789320	2185	08/12/13	\$300,000	\$340,000	1,200	7	1963	Good	9,137	N	N	20619 4TH AVE S

Improved Sales Used in This Annual Update Analysis

Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2		859390	0050	02/13/14	\$395,000	\$429,000	1,200	7	1963	Good	8,529	Y	N	21205 5TH AVE S
2		294600	0590	12/23/14	\$276,000	\$277,000	1,200	7	1958	Good	8,750	N	N	908 S 202ND ST
2		359600	0435	12/06/13	\$390,000	\$430,000	1,210	7	1961	Good	7,900	Y	N	20924 8TH AVE S
2		769860	0010	06/05/14	\$245,000	\$259,000	1,210	7	1959	Avg	8,640	N	N	20306 10TH AVE S
2		200800	0500	03/22/12	\$208,500	\$264,000	1,220	7	1961	Avg	9,600	N	N	21260 15TH AVE S
2		670600	0160	10/09/12	\$212,000	\$257,000	1,220	7	1960	Good	8,023	N	N	439 S 199TH ST
2		789380	6575	04/06/12	\$308,800	\$390,000	1,220	7	1960	Good	7,500	Y	N	20919 7TH AVE S
2		200800	0420	10/27/14	\$280,500	\$285,000	1,220	7	1962	Good	10,179	N	N	21205 15TH AVE S
2		789380	6025	08/26/13	\$250,000	\$282,000	1,220	7	1953	Good	10,000	N	N	20924 4TH AVE S
2		286830	0090	01/07/13	\$286,000	\$341,000	1,240	7	1956	VGood	30,150	Y	N	954 S 211TH PL
2		789380	5945	01/22/13	\$275,000	\$326,000	1,240	7	1963	Good	7,787	N	N	20925 4TH AVE S
2		294600	0190	05/20/14	\$240,000	\$254,000	1,240	7	1958	Avg	12,313	N	N	905 S 200TH ST
2		789320	3820	03/14/14	\$187,500	\$202,000	1,250	7	1959	Avg	6,500	N	N	20416 5TH AVE S
2		200800	0300	07/11/12	\$185,000	\$229,000	1,270	7	1960	Avg	9,945	N	N	21437 15TH AVE S
2		200800	0410	12/11/13	\$280,000	\$308,000	1,270	7	1962	Avg	9,711	N	N	21215 15TH AVE S
2		864400	0060	10/24/14	\$237,000	\$241,000	1,270	7	1960	Good	8,470	N	N	3402 S 203RD ST
2		789380	7040	07/05/13	\$299,500	\$343,000	1,270	7	1957	Good	7,500	Y	N	20824 7TH AVE S
2		789380	1630	03/12/13	\$235,000	\$276,000	1,280	7	1983	Avg	6,000	N	N	21319 6TH AVE S
2		789380	5455	01/05/12	\$235,000	\$303,000	1,290	7	2007	Avg	5,313	N	N	20928 1ST AVE S
2		864400	0080	09/25/12	\$285,000	\$347,000	1,296	7	2012	Avg	8,605	N	N	3416 S 203RD ST
2		789320	6415	05/17/12	\$148,000	\$185,000	1,300	7	1955	Avg	6,450	N	N	20120 4TH AVE S
2		294600	0751	07/24/14	\$230,000	\$240,000	1,300	7	1958	Good	14,000	N	N	1002 S 202ND ST
2		175320	0040	02/27/14	\$305,000	\$330,000	1,300	7	1962	Good	14,552	N	N	1314 S 210TH ST
2		789320	7940	04/29/14	\$205,000	\$218,000	1,300	7	1954	Avg	7,100	N	N	304 S 201ST ST
2		768620	3620	09/25/14	\$260,000	\$267,000	1,300	7	1965	Avg	12,500	N	N	20228 12TH AVE S
2		294600	4040	04/15/13	\$205,000	\$239,000	1,310	7	1999	Avg	4,431	N	N	20623 12TH AVE S
2		789380	1862	08/11/14	\$379,260	\$394,000	1,330	7	1991	Avg	7,202	N	N	426 S 214TH ST
2		294600	4025	09/10/13	\$190,000	\$214,000	1,340	7	1999	Avg	8,595	N	N	20635 12TH AVE S
2		789380	5575	05/02/13	\$302,003	\$350,000	1,340	7	1964	Good	8,870	N	N	20906 1ST PL S
2		294600	4030	01/28/14	\$215,000	\$234,000	1,350	7	1999	Avg	4,300	N	N	20633 12TH AVE S

Improved Sales Used in This Annual Update Analysis

Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2		294600	4045	12/19/12	\$180,000	\$215,000	1,350	7	1999	Avg	4,309	N	N	20619 12TH AVE S
2		501820	0020	03/26/14	\$235,000	\$252,000	1,400	7	1971	Avg	9,643	Y	N	21439 29TH AVE S
2		789320	5560	07/17/12	\$139,000	\$172,000	1,420	7	1955	Avg	6,400	N	N	20230 1ST PL S
2		789380	6185	12/13/12	\$200,000	\$239,000	1,430	7	1955	Avg	10,000	N	N	20928 4TH PL S
2		789320	0550	02/10/12	\$224,900	\$288,000	1,430	7	1956	Avg	7,500	N	N	20721 4TH AVE S
2		789380	5730	11/01/13	\$380,000	\$423,000	1,440	7	1965	Good	8,062	Y	N	20938 2ND AVE S
2		294600	0396	09/26/12	\$175,000	\$213,000	1,450	7	1958	Good	6,250	N	N	20113 8TH AVE S
2		789320	0130	10/28/13	\$185,000	\$206,000	1,460	7	1955	Avg	8,062	N	N	20712 1ST PL S
2		359600	0530	03/21/13	\$358,950	\$421,000	1,490	7	1966	Good	7,500	Y	N	20910 9TH AVE S
2		864400	0260	06/25/13	\$242,000	\$277,000	1,490	7	1961	Avg	8,400	N	N	3213 S 203RD ST
2		789380	6745	01/03/13	\$252,368	\$301,000	1,490	7	1956	Avg	6,900	Y	N	20921 7TH PL S
2		789320	0435	02/12/13	\$170,000	\$201,000	1,500	7	1955	Avg	10,725	N	N	20704 3RD AVE S
2		294600	2885	10/17/13	\$235,000	\$262,000	1,510	7	1963	Good	10,000	N	N	925 S 206TH ST
2		508300	0110	04/26/14	\$229,950	\$245,000	1,520	7	1956	Good	9,450	N	N	21246 31ST AVE S
2		789380	4340	07/24/14	\$470,000	\$490,000	1,530	7	1967	Good	8,062	Y	N	21015 6TH AVE S
2		501820	0110	09/22/14	\$287,000	\$295,000	1,540	7	1959	Good	11,997	Y	N	21422 29TH AVE S
2		789380	4485	09/03/13	\$291,000	\$328,000	1,590	7	1967	Good	8,062	Y	N	445 S 210TH ST
2		294600	2120	05/15/13	\$237,000	\$274,000	1,590	7	1960	VGood	10,000	N	N	914 S 206TH ST
2		789380	5385	02/15/12	\$252,000	\$322,000	1,593	7	1934	Good	14,315	N	N	21108 1ST AVE S
2		789380	6285	05/31/12	\$209,000	\$261,000	1,600	7	1959	Avg	10,000	Y	N	468 S 210TH ST
2		789320	4055	03/07/14	\$225,000	\$243,000	1,600	7	1954	Good	12,500	N	N	20415 7TH AVE S
2		032204	9030	12/30/13	\$235,000	\$258,000	1,610	7	1961	Avg	11,593	N	N	20330 32ND AVE S
2		286830	0016	05/30/13	\$270,000	\$311,000	1,730	7	1955	Good	11,600	Y	N	21019 9TH AVE S
2		789380	5650	05/05/14	\$210,000	\$223,000	1,740	7	1956	VGood	10,200	N	N	160 S 210TH ST
2		768620	4350	03/19/12	\$239,000	\$303,000	1,850	7	1965	VGood	7,500	N	N	20430 12TH AVE S
2		789320	6095	07/16/14	\$181,100	\$189,000	1,850	7	1954	Avg	7,500	N	N	20120 2ND AVE S
2		508300	0415	02/04/14	\$168,300	\$183,000	1,890	7	1956	Avg	9,450	N	N	21239 31ST AVE S
2		789320	5030	06/11/12	\$210,000	\$262,000	1,930	7	1963	Avg	9,000	N	N	403 S 202ND ST
2		294600	1820	08/27/13	\$259,000	\$293,000	2,020	7	1951	VGood	9,488	N	N	20421 8TH AVE S
2		789320	1990	11/26/13	\$201,000	\$222,000	2,070	7	1965	Avg	8,385	N	N	20640 4TH PL S

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Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2		789320	6305	10/06/14	\$245,000	\$251,000	2,100	7	1954	Good	10,000	N	N	317 S 201ST ST
2		789380	2800	06/05/14	\$425,000	\$449,000	2,440	7	1957	Good	15,349	Y	N	21212 1ST PL S
2		789380	0534	11/24/14	\$394,250	\$398,000	2,620	7	1982	Avg	10,107	Y	N	433 S 214TH ST
2		768620	3450	10/08/13	\$240,000	\$268,000	2,680	7	1954	Avg	8,000	N	N	20218 12TH PL S
2		789380	4285	07/24/13	\$360,000	\$410,000	1,320	8	1962	Good	10,750	Y	N	21026 6TH AVE S
2		789380	4350	09/17/12	\$265,000	\$323,000	1,350	8	1968	Avg	8,062	Y	N	21021 6TH AVE S
2		789380	0255	07/11/14	\$411,500	\$430,000	1,430	8	1979	Good	7,500	Y	N	21425 4TH AVE S
2		200900	0885	09/16/13	\$405,000	\$455,000	1,500	8	1989	Good	11,220	Y	N	307 S 216TH ST
2		286830	0045	03/14/13	\$320,000	\$376,000	1,630	8	1960	VGood	12,250	Y	N	21002 9TH AVE S
2		200800	0130	08/18/14	\$360,500	\$373,000	1,650	8	1961	VGood	11,525	N	N	21225 14TH AVE S
2		789320	1160	02/22/13	\$408,000	\$481,000	1,900	8	1987	Good	8,600	Y	N	720 S 208TH ST
2		789320	2295	03/10/14	\$425,000	\$458,000	2,322	8	2014	Avg	10,750	N	N	20632 3RD AVE S
2		789380	5075	08/06/13	\$845,000	\$959,000	3,280	9	1998	Avg	10,000	Y	N	21037 3RD AVE S
3		215640	0023	12/26/14	\$139,900	\$140,000	720	5	1940	Good	11,678	N	N	21612 24TH AVE S
3		092204	9113	08/22/13	\$190,000	\$215,000	1,280	5	1939	Good	16,552	N	N	2229 S 222ND ST
3		250060	0447	02/26/14	\$104,000	\$112,000	720	6	1955	Avg	6,500	N	N	23854 30TH AVE S
3		360300	0410	12/08/14	\$174,950	\$176,000	730	6	1985	Avg	6,000	N	N	24251 26TH PL S
3		057600	0030	08/13/12	\$199,000	\$245,000	830	6	1953	VGood	11,200	N	N	22022 16TH AVE S
3		212204	9079	06/27/12	\$145,000	\$180,000	910	6	1948	Good	13,920	N	N	2123 S 252ND ST
3		605240	3040	03/28/13	\$145,500	\$170,000	980	6	1942	Avg	6,000	N	N	22020 12TH AVE S
3		201140	0781	07/29/13	\$243,000	\$276,000	980	6	1959	Good	17,975	Y	N	22422 8TH AVE S
3		212204	9096	08/08/14	\$182,500	\$190,000	1,040	6	1973	Avg	13,920	N	N	2113 S 252ND ST
3		282204	9027	04/10/13	\$120,000	\$140,000	1,060	6	1956	Good	37,874	N	N	2211 S 260TH ST
3		605240	0505	10/25/13	\$185,000	\$206,000	1,070	6	1949	Good	6,000	Y	N	22232 10TH AVE S
3		605240	0575	05/14/14	\$175,000	\$186,000	1,170	6	1911	Avg	8,925	Y	N	921 S 223RD ST
3		201140	0782	08/04/14	\$229,500	\$239,000	1,180	6	1948	Avg	22,000	Y	N	22418 8TH AVE S
3		605240	1215	06/09/14	\$255,000	\$269,000	1,200	6	1917	VGood	9,000	Y	N	22018 8TH AVE S
3		212204	9027	12/20/14	\$159,900	\$160,000	1,220	6	1920	VGood	8,276	N	N	24416 16TH AVE S
3		782720	0010	02/20/14	\$145,000	\$157,000	1,250	6	1965	Avg	7,415	N	N	21902 29TH AVE S
3		201140	0793	04/19/13	\$251,000	\$292,000	1,349	6	1932	Good	16,695	N	N	22328 10TH AVE S

Improved Sales Used in This Annual Update Analysis

Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3		250060	0297	08/14/14	\$243,500	\$252,000	2,110	6	1981	Avg	7,794	N	N	3059 S 224TH ST
3		605240	3020	10/23/13	\$179,900	\$201,000	820	7	1979	Avg	6,000	N	N	22006 12TH AVE S
3		195160	0250	12/26/12	\$135,100	\$161,000	830	7	1959	Avg	9,600	N	N	25689 29TH AVE S
3		250060	0148	12/12/13	\$148,315	\$163,000	860	7	1953	Avg	7,500	N	N	22437 30TH AVE S
3		195110	0140	08/20/12	\$155,250	\$191,000	860	7	1976	Avg	11,550	N	N	25321 30TH AVE S
3		360060	0015	03/21/14	\$139,750	\$150,000	870	7	1948	Good	8,775	N	N	2411 S 240TH ST
3		111300	0050	04/30/13	\$247,000	\$287,000	900	7	1965	VGood	8,768	N	N	26703 16TH PL S
3		111300	0430	07/29/14	\$152,000	\$158,000	902	7	1965	Avg	10,464	N	N	1843 S 266TH PL
3		321040	0120	10/11/12	\$157,000	\$191,000	920	7	1962	Good	8,185	N	N	1804 S 261ST PL
3		195090	0040	08/23/12	\$192,000	\$236,000	940	7	1958	VGood	7,125	N	N	25335 29TH AVE S
3		169700	0090	10/22/12	\$149,000	\$180,000	940	7	1968	Avg	11,355	N	N	1813 S 255TH PL
3		195090	0005	10/03/14	\$185,000	\$189,000	940	7	1958	Good	7,125	N	N	25205 29TH AVE S
3		195110	0100	11/13/14	\$180,000	\$182,000	940	7	1959	Good	11,055	N	N	25412 30TH AVE S
3		752370	0245	10/15/14	\$240,000	\$245,000	950	7	1959	Good	7,560	N	N	2315 S 249TH ST
3		195110	0030	05/08/13	\$145,500	\$169,000	957	7	1959	Avg	8,750	N	N	25441 29TH AVE S
3		362900	0080	05/21/12	\$156,000	\$195,000	960	7	1962	Avg	7,400	N	N	24720 21ST AVE S
3		727200	0890	12/03/14	\$231,000	\$233,000	960	7	1955	Avg	9,542	N	N	22635 16TH AVE S
3		752370	0330	02/11/13	\$149,950	\$177,000	970	7	1959	Good	7,920	N	N	24830 22ND AVE S
3		788800	0270	12/06/13	\$197,000	\$217,000	970	7	1959	Avg	7,298	N	N	25811 19TH AVE S
3		215640	0389	08/28/13	\$227,000	\$256,000	980	7	1961	Avg	7,500	N	N	22209 30TH AVE S
3		864320	0065	10/17/12	\$180,000	\$218,000	1,000	7	1958	Avg	24,832	N	N	23016 16TH AVE S
3		201140	0071	06/21/12	\$190,950	\$237,000	1,000	7	1948	Good	10,616	N	N	1426 S KENT-DES MOINES RD
3		692960	3885	04/18/14	\$264,000	\$282,000	1,000	7	1983	Good	7,500	Y	N	24135 23RD AVE S
3		788840	0420	01/23/12	\$210,000	\$269,000	1,020	7	1962	Good	10,768	N	N	1800 S 263RD PL
3		788820	0030	03/17/14	\$190,000	\$205,000	1,020	7	1961	Avg	10,125	N	N	1630 S 257TH ST
3		195340	0105	09/13/13	\$210,000	\$236,000	1,020	7	1961	Avg	8,320	N	N	23228 25TH AVE S
3		788840	0090	01/14/14	\$254,700	\$278,000	1,020	7	1962	Avg	9,800	Y	N	1709 S 263RD PL
3		788840	0190	04/21/14	\$254,000	\$271,000	1,020	7	1962	Good	8,250	N	N	1837 S 263RD PL
3		321040	0350	06/26/13	\$215,000	\$246,000	1,030	7	1962	Good	8,151	Y	N	1621 S 261ST PL
3		788840	0720	06/27/12	\$169,000	\$210,000	1,030	7	1962	Good	8,651	N	N	26304 20TH AVE S

Improved Sales Used in This Annual Update Analysis

Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3		752380	0065	02/25/14	\$183,000	\$198,000	1,030	7	1958	Avg	9,864	N	N	25012 25TH AVE S
3		692960	3980	10/07/13	\$209,000	\$234,000	1,030	7	1981	Avg	5,000	N	N	24300 22ND PL S
3		201100	0070	12/28/12	\$215,000	\$257,000	1,030	7	1986	Good	7,425	N	N	1643 S 245TH PL
3		864320	0060	09/23/14	\$170,500	\$175,000	1,040	7	1960	Avg	13,939	N	N	23036 16TH AVE S
3		169700	0370	06/13/12	\$168,000	\$209,000	1,040	7	1971	VGood	8,122	N	N	25422 16TH PL S
3		727200	0845	10/29/12	\$285,000	\$345,000	1,040	7	1959	Good	8,530	N	N	22655 16TH AVE S
3		727200	0260	11/13/14	\$210,500	\$213,000	1,040	7	1960	Avg	10,178	N	N	22640 13TH AVE S
3		195150	0135	07/03/12	\$130,000	\$161,000	1,070	7	1959	Good	11,050	N	N	3020 S 256TH ST
3		752370	0360	02/26/13	\$153,675	\$181,000	1,080	7	1959	Avg	8,280	N	N	24816 23RD AVE S
3		162204	9149	05/24/13	\$257,000	\$297,000	1,097	7	1960	VGood	12,632	N	N	2424 S 226TH ST
3		321040	0290	06/13/14	\$182,755	\$192,000	1,100	7	1962	Avg	8,151	N	N	1657 S 261ST PL
3		321040	0310	10/01/12	\$198,000	\$241,000	1,100	7	1962	Good	8,151	N	N	1645 S 261ST PL
3		321040	0060	12/24/14	\$255,000	\$256,000	1,100	7	1962	Avg	8,206	N	N	1632 S 261ST PL
3		321040	0290	07/30/14	\$200,000	\$208,000	1,100	7	1962	Avg	8,151	N	N	1657 S 261ST PL
3		321040	0340	05/06/14	\$279,900	\$298,000	1,100	7	1962	Good	8,151	Y	N	1629 S 261ST PL
3		282204	9148	09/18/14	\$217,000	\$223,000	1,110	7	1966	Avg	9,827	N	N	1650 S 260TH ST
3		692960	4075	11/20/12	\$189,000	\$227,000	1,120	7	1983	Good	7,500	N	N	24325 23RD AVE S
3		282204	9160	01/23/14	\$206,000	\$225,000	1,120	7	1968	Avg	10,187	N	N	25915 18TH AVE S
3		195150	0055	07/30/14	\$268,500	\$279,000	1,120	7	1959	Avg	13,600	N	N	25327 31ST AVE S
3		169700	0110	06/28/12	\$142,950	\$178,000	1,130	7	1968	Good	9,063	N	N	1821 S 255TH PL
3		752370	0795	04/01/14	\$190,000	\$204,000	1,130	7	1958	Avg	8,250	N	N	25004 22ND AVE S
3		752370	0020	03/08/13	\$239,950	\$282,000	1,140	7	1959	VGood	8,280	Y	N	24823 21ST AVE S
3		752370	0325	09/24/13	\$230,000	\$258,000	1,140	7	1958	Avg	9,075	N	N	24836 22ND AVE S
3		195340	0305	03/04/14	\$171,000	\$185,000	1,150	7	1958	Avg	8,250	N	N	23216 28TH AVE S
3		201140	0572	12/04/12	\$267,000	\$320,000	1,150	7	1958	Good	10,400	Y	N	22728 10TH AVE S
3		885150	0120	03/25/14	\$266,000	\$286,000	1,150	7	1966	Good	6,942	N	N	21858 12TH AVE S
3		195340	0110	08/23/13	\$245,000	\$277,000	1,150	7	1957	Good	8,260	N	N	23224 25TH AVE S
3		945620	0611	08/14/14	\$220,000	\$228,000	1,158	7	1962	Avg	11,250	N	N	1843 S 250TH ST
3		058780	0090	06/13/12	\$200,000	\$249,000	1,160	7	1996	Avg	7,557	N	N	24413 23RD AVE S
3		752370	0815	08/31/12	\$138,000	\$169,000	1,160	7	1958	Avg	7,560	N	N	2235 S 250TH ST

Improved Sales Used in This Annual Update Analysis

Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3		360060	0065	08/20/14	\$279,950	\$290,000	1,160	7	1990	Good	7,200	N	N	24031 25TH AVE S
3		195370	0010	04/14/14	\$299,950	\$321,000	1,170	7	1962	VGood	8,850	N	N	23185 25TH AVE S
3		321050	0030	07/18/12	\$203,000	\$251,000	1,180	7	1963	VGood	7,489	N	N	1852 S 261ST PL
3		727200	1105	04/13/12	\$208,000	\$262,000	1,180	7	1993	Avg	8,888	N	N	22448 15TH AVE S
3		713810	0120	04/14/14	\$205,000	\$219,000	1,180	7	1962	Avg	9,990	N	N	22901 27TH AVE S
3		788830	0340	11/24/14	\$216,000	\$218,000	1,180	7	1961	Good	7,950	N	N	1623 S 264TH PL
3		727200	0765	04/29/14	\$220,000	\$234,000	1,190	7	1992	Avg	8,885	N	N	22644 15TH AVE S
3		162204	9231	11/03/14	\$275,000	\$279,000	1,190	7	1995	Avg	8,552	N	N	23228 22ND PL S
3		195340	0261	02/27/14	\$233,000	\$252,000	1,190	7	1951	Avg	8,250	Y	N	23248 27TH AVE S
3		111300	0580	01/07/13	\$175,000	\$208,000	1,200	7	1963	Good	7,344	N	N	1822 S 266TH PL
3		059120	0080	01/15/13	\$187,500	\$223,000	1,200	7	1987	Avg	7,434	N	N	24816 19TH PL S
3		162204	9140	08/05/14	\$239,900	\$249,000	1,200	7	1960	Avg	18,730	N	N	2422 S 226TH ST
3		864300	0085	05/20/13	\$358,455	\$414,000	1,210	7	1963	Good	13,566	Y	N	22806 18TH AVE S
3		945620	0121	03/06/12	\$200,000	\$254,000	1,220	7	2004	Avg	22,427	N	N	24940 16TH AVE S
3		059120	0040	01/28/13	\$217,450	\$258,000	1,220	7	1987	Avg	7,282	N	N	24908 19TH PL S
3		169700	0190	08/26/14	\$207,000	\$214,000	1,220	7	1968	Avg	9,598	N	N	1906 S 254TH PL
3		195340	0100	05/04/12	\$180,000	\$226,000	1,230	7	1960	Avg	8,325	N	N	23234 25TH AVE S
3		360120	0140	03/13/14	\$230,000	\$248,000	1,230	7	1968	Good	6,000	N	N	24426 24TH AVE S
3		864320	0005	05/13/13	\$334,950	\$388,000	1,240	7	1958	Good	22,890	Y	N	23009 17TH AVE S
3		195160	0240	12/08/14	\$185,000	\$186,000	1,240	7	1959	Good	9,198	N	N	25675 29TH AVE S
3		665400	0020	06/27/13	\$220,000	\$252,000	1,256	7	1933	Good	9,546	N	N	1621 S 251ST PL
3		201140	0790	04/02/14	\$274,950	\$295,000	1,260	7	1960	Good	13,880	N	N	22332 10TH AVE S
3		037900	0051	08/26/14	\$307,700	\$318,000	1,260	7	1962	Good	13,132	N	N	22621 26TH AVE S
3		321080	0050	01/14/13	\$253,500	\$301,000	1,270	7	1960	VGood	8,840	N	N	21821 15TH AVE S
3		195340	0340	07/22/13	\$263,000	\$300,000	1,270	7	1959	Good	8,250	Y	N	23404 28TH AVE S
3		727200	0216	12/11/13	\$275,000	\$303,000	1,280	7	1962	Good	8,270	N	N	22609 13TH AVE S
3		195370	0030	10/08/12	\$258,000	\$313,000	1,280	7	1952	Good	10,220	N	N	23123 25TH AVE S
3		195110	0075	11/12/13	\$237,000	\$263,000	1,280	7	1967	Avg	9,100	N	N	25429 30TH AVE S
3		752370	0475	06/27/13	\$190,100	\$218,000	1,280	7	1958	Good	7,700	N	N	2227 S 251ST ST
3		727200	0216	05/13/12	\$230,000	\$288,000	1,280	7	1962	Good	8,270	N	N	22609 13TH AVE S

Improved Sales Used in This Annual Update Analysis

Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3		321080	0010	12/14/12	\$221,000	\$265,000	1,290	7	1961	Good	9,776	N	N	21849 15TH AVE S
3		321080	0380	11/30/14	\$275,000	\$277,000	1,290	7	1963	Avg	10,360	N	N	21807 13TH AVE S
3		692960	4005	09/15/14	\$240,000	\$247,000	1,300	7	1983	Good	5,000	N	N	24316 22ND PL S
3		195340	0365	10/31/14	\$210,018	\$213,000	1,300	7	1957	Avg	8,250	N	N	23438 28TH AVE S
3		864320	0061	06/26/14	\$235,000	\$247,000	1,300	7	1979	Avg	9,583	N	N	1630 S 231ST PL
3		679060	0330	04/20/12	\$220,000	\$277,000	1,301	7	1965	VGood	9,430	N	N	22917 23RD PL S
3		942500	0120	06/17/13	\$229,950	\$264,000	1,310	7	2013	Avg	7,275	N	N	26820 17TH AVE S
3		162204	9208	12/26/13	\$185,000	\$203,000	1,312	7	1994	Avg	10,789	N	N	1690 S KENT-DES MOINES RD
3		788800	0400	06/03/14	\$150,000	\$158,000	1,320	7	1959	Avg	8,220	N	N	1918 S 259TH ST
3		942500	0060	09/15/13	\$225,000	\$253,000	1,320	7	1962	Good	8,550	N	N	26817 17TH PL S
3		201140	0750	04/29/14	\$325,000	\$346,000	1,320	7	1954	Good	24,521	Y	N	22427 12TH AVE S
3		679060	0180	02/18/14	\$252,000	\$273,000	1,330	7	1966	Avg	8,611	N	N	2050 S 229TH ST
3		360060	0830	10/23/13	\$227,500	\$254,000	1,330	7	1994	Avg	3,000	Y	N	24202 25TH AVE S
3		788820	0230	12/20/12	\$229,990	\$275,000	1,335	7	1960	VGood	8,147	N	N	25713 19TH AVE S
3		037900	0030	08/15/13	\$177,000	\$201,000	1,340	7	1960	Avg	10,500	N	N	22613 26TH AVE S
3		037900	0040	02/15/13	\$283,600	\$335,000	1,340	7	1962	Good	10,220	N	N	22619 26TH AVE S
3		360060	0530	05/07/13	\$225,000	\$261,000	1,340	7	1992	Avg	10,800	N	N	24242 26TH AVE S
3		201140	0583	06/06/14	\$402,000	\$424,000	1,350	7	1959	Good	9,994	Y	N	22725 10TH AVE S
3		713800	0260	06/05/14	\$279,950	\$295,000	1,350	7	1961	Avg	9,750	N	N	2670 S 227TH PL
3		321080	0110	04/22/14	\$229,900	\$245,000	1,350	7	1963	Good	8,840	N	N	21826 14TH AVE S
3		605240	3045	05/19/13	\$171,900	\$199,000	1,360	7	1979	Avg	6,000	N	N	22026 12TH AVE S
3		282204	9229	05/08/13	\$289,950	\$336,000	1,360	7	1979	Good	7,360	Y	N	25908 16TH AVE S
3		195340	0540	12/05/13	\$214,240	\$236,000	1,370	7	1956	Avg	15,957	N	N	23430 26TH AVE S
3		201100	0010	05/02/14	\$257,950	\$275,000	1,370	7	1987	Avg	5,858	N	N	1605 S 245TH PL
3		195340	0540	04/26/13	\$187,000	\$217,000	1,370	7	1956	Avg	15,957	N	N	23430 26TH AVE S
3		195160	0120	07/14/14	\$147,000	\$154,000	1,380	7	1959	Avg	9,900	N	N	25680 29TH AVE S
3		195160	0110	05/17/13	\$148,000	\$171,000	1,380	7	1959	Avg	9,800	N	N	25672 29TH AVE S
3		195160	0170	04/10/14	\$214,000	\$229,000	1,380	7	1959	Avg	8,500	N	N	25631 29TH AVE S
3		201140	0662	10/27/14	\$306,500	\$312,000	1,390	7	1949	Good	19,988	Y	N	22629 10TH AVE S
3		509210	0270	04/04/14	\$179,000	\$192,000	1,400	7	1962	Avg	8,092	N	N	1917 S 244TH ST

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Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3		692960	3769	07/21/14	\$253,000	\$264,000	1,400	7	1998	Avg	9,750	N	N	24019 23RD AVE S
3		201140	0019	12/30/14	\$260,000	\$260,000	1,410	7	1964	Avg	11,250	N	N	22817 16TH AVE S
3		869980	0060	09/03/14	\$318,000	\$328,000	1,410	7	1988	Avg	8,909	Y	N	22702 18TH AVE S
3		752390	0300	07/31/14	\$251,900	\$262,000	1,410	7	1993	Avg	14,745	N	N	1839 S 250TH PL
3		752390	0240	03/27/12	\$217,000	\$275,000	1,410	7	1993	Avg	7,424	N	N	25106 18TH AVE S
3		769530	0260	05/01/13	\$180,000	\$209,000	1,420	7	1961	Good	8,040	N	N	1633 S 246TH PL
3		168380	0030	07/08/13	\$260,000	\$297,000	1,430	7	1968	Good	7,410	N	N	1617 S 244TH PL
3		713810	0110	05/06/14	\$265,000	\$282,000	1,440	7	1963	Avg	9,990	N	N	22865 27TH AVE S
3		201140	0012	11/05/13	\$287,000	\$319,000	1,440	7	1989	Good	8,276	N	N	23015 16TH AVE S
3		665400	0010	07/16/12	\$184,950	\$229,000	1,450	7	1961	Good	10,233	N	N	1605 S 251ST PL
3		195090	0070	02/20/13	\$239,000	\$282,000	1,450	7	2000	Avg	6,700	N	N	2925 S 252ND ST
3		509700	0050	03/28/14	\$213,000	\$229,000	1,460	7	1967	Good	10,520	N	N	2444 S 219TH ST
3		660049	0070	06/01/12	\$160,000	\$200,000	1,460	7	2004	Avg	2,943	N	N	26711 19TH AVE S
3		605240	0905	11/18/13	\$275,000	\$305,000	1,460	7	2003	Avg	6,000	Y	N	22226 9TH AVE S
3		195340	0325	02/28/13	\$159,000	\$187,000	1,470	7	1958	Avg	8,250	N	N	23242 28TH AVE S
3		864320	0035	08/21/14	\$299,900	\$310,000	1,470	7	1958	Avg	27,000	N	N	23061 17TH AVE S
3		864260	0120	09/18/13	\$252,250	\$284,000	1,480	7	1955	Avg	10,890	Y	N	23014 17TH AVE S
3		272420	0495	10/28/13	\$195,000	\$217,000	1,490	7	1954	Avg	9,023	N	N	21804 31ST AVE S
3		713810	0060	03/27/13	\$206,500	\$242,000	1,490	7	1962	Avg	9,630	N	N	2691 S 228TH PL
3		162204	9087	10/29/12	\$218,500	\$264,000	1,500	7	1945	Avg	35,719	N	N	2438 S 226TH ST
3		660049	0170	01/13/14	\$183,750	\$201,000	1,510	7	2005	Avg	3,706	N	N	26619 19TH AVE S
3		168380	0100	08/18/13	\$180,000	\$204,000	1,510	7	1964	Avg	8,245	N	N	1803 S 244TH PL
3		788810	0090	09/25/14	\$160,000	\$164,000	1,520	7	1960	Avg	7,298	N	N	25746 18TH AVE S
3		752370	0335	01/17/12	\$172,000	\$221,000	1,530	7	1959	Good	7,920	N	N	24822 22ND AVE S
3		212204	9037	10/27/14	\$205,000	\$209,000	1,540	7	1994	Avg	7,242	N	N	1616 S 245TH PL
3		201100	0370	01/16/13	\$207,000	\$246,000	1,540	7	1986	Avg	6,492	N	N	1843 S 245TH PL
3		727200	1062	11/25/13	\$216,500	\$239,000	1,560	7	2002	Avg	6,405	N	N	22409 16TH AVE S
3		201140	0710	05/21/14	\$405,000	\$429,000	1,570	7	1962	Good	9,620	Y	N	1139 S APPLE LN
3		092204	9279	04/29/14	\$273,500	\$291,000	1,590	7	1959	Avg	12,632	N	N	2043 S 223RD ST
3		201100	0120	05/29/14	\$210,000	\$222,000	1,590	7	1986	Avg	7,617	N	N	1626 S 245TH PL

Improved Sales Used in This Annual Update Analysis

Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3		679060	0680	01/08/13	\$204,000	\$243,000	1,590	7	1963	Avg	8,250	N	N	2040 S 232ND PL
3		605240	0775	05/16/13	\$289,950	\$335,000	1,600	7	1979	Good	6,000	Y	N	922 S 222ND ST
3		864280	0020	12/10/13	\$275,000	\$303,000	1,610	7	1955	Good	8,787	Y	N	22828 THUNDERBIRD DR S
3		679060	0810	07/04/13	\$287,000	\$328,000	1,610	7	1965	Avg	9,785	N	N	2036 S 232ND ST
3		605240	0175	06/23/14	\$446,000	\$469,000	1,610	7	1958	Good	21,675	Y	N	22320 11TH AVE S
3		093430	0040	03/10/14	\$349,950	\$377,000	1,610	7	1962	Good	8,354	Y	N	1615 S 257TH PL
3		509700	0130	12/17/13	\$265,000	\$292,000	1,610	7	1975	Good	9,750	N	N	2419 S 219TH ST
3		201100	0020	08/26/14	\$265,000	\$274,000	1,630	7	1985	Good	5,999	N	N	1611 S 245TH PL
3		195370	0060	06/27/13	\$301,000	\$345,000	1,636	7	1963	Good	13,715	N	N	23047 25TH AVE S
3		864300	0115	05/15/13	\$254,950	\$295,000	1,640	7	1966	Good	10,560	N	N	1926 S 229TH ST
3		769530	0300	06/24/13	\$242,000	\$277,000	1,640	7	1962	Good	8,040	N	N	1659 S 246TH PL
3		679060	0210	04/24/13	\$251,000	\$292,000	1,640	7	1966	Good	8,640	N	N	2114 S 229TH ST
3		201100	0240	02/25/13	\$226,000	\$266,000	1,650	7	1985	Good	6,320	N	N	1802 S 245TH PL
3		111300	0410	05/30/12	\$232,500	\$290,000	1,650	7	1964	VGood	7,460	N	N	26518 19TH PL S
3		082204	9176	01/08/13	\$229,000	\$273,000	1,660	7	1942	Good	14,799	Y	N	805 S 223RD ST
3		329571	0150	10/15/14	\$270,000	\$276,000	1,660	7	2002	Avg	5,550	N	N	2217 S 252ND PL
3		201140	0520	06/19/14	\$240,000	\$252,000	1,670	7	1960	Good	14,690	Y	N	22741 10TH AVE S
3		212204	9049	09/24/13	\$180,150	\$202,000	1,690	7	1981	Avg	14,616	N	N	2109 S 252ND ST
3		942500	0040	06/04/14	\$197,000	\$208,000	1,700	7	1962	Avg	4,750	N	N	26826 17TH PL S
3		864320	0020	05/06/14	\$407,000	\$433,000	1,710	7	1958	Avg	23,400	Y	N	23033 17TH AVE S
3		942500	0080	08/26/14	\$220,000	\$227,000	1,720	7	1962	Avg	7,344	N	N	1717 S 268TH ST
3		752370	0305	10/12/14	\$243,400	\$249,000	1,730	7	1959	Good	7,464	N	N	2224 S 250TH ST
3		752370	0470	09/27/13	\$250,000	\$280,000	1,732	7	1959	Good	7,700	N	N	2219 S 251ST ST
3		195340	0510	06/23/14	\$199,950	\$210,000	1,740	7	1959	Good	8,750	N	N	23459 27TH AVE S
3		162204	9027	04/21/14	\$196,000	\$209,000	1,750	7	1979	Avg	9,583	N	N	22607 27TH PL S
3		360060	0535	04/17/14	\$220,000	\$235,000	1,750	7	1991	Avg	7,200	N	N	24250 26TH AVE S
3		360120	0017	07/02/14	\$175,000	\$183,000	1,780	7	1991	Avg	6,000	N	N	24405 25TH AVE S
3		360300	0400	04/21/14	\$229,279	\$245,000	1,780	7	1991	Avg	3,000	N	N	24233 26TH PL S
3		168380	0120	11/17/14	\$302,500	\$306,000	1,790	7	1963	Good	11,985	N	N	1817 S 244TH PL
3		195110	0085	03/12/14	\$165,000	\$178,000	1,800	7	1959	Avg	8,811	N	N	25415 30TH AVE S

Improved Sales Used in This Annual Update Analysis

Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3		605240	2595	11/14/14	\$294,000	\$298,000	1,800	7	2000	Avg	9,000	N	N	22006 13TH AVE S
3		788840	0560	10/02/14	\$208,000	\$213,000	1,810	7	1962	Avg	8,677	N	N	26120 18TH AVE S
3		788810	0240	12/09/14	\$245,000	\$246,000	1,850	7	1960	Good	7,547	N	N	25721 20TH AVE S
3		195340	0520	10/22/13	\$166,950	\$186,000	1,860	7	1957	Avg	9,225	N	N	2612 S 236TH ST
3		037900	0020	01/29/13	\$165,000	\$196,000	1,880	7	1960	Avg	10,500	N	N	22611 26TH AVE S
3		605240	0735	10/11/13	\$325,000	\$363,000	1,880	7	1988	Avg	5,995	N	N	22015 10TH AVE S
3		692960	0740	07/03/13	\$221,000	\$253,000	1,890	7	1990	Avg	7,500	N	N	24182 17TH AVE S
3		162204	9154	12/15/14	\$289,900	\$291,000	1,899	7	2005	Avg	11,325	N	N	22604 26TH AVE S
3		201320	0220	10/08/13	\$238,500	\$267,000	1,910	7	1965	Avg	9,224	N	N	23310 19TH AVE S
3		692960	0945	08/25/14	\$270,000	\$279,000	1,930	7	1946	VGood	15,000	N	N	24012 17TH AVE S
3		713800	0140	02/11/14	\$289,000	\$314,000	1,970	7	1962	Avg	10,125	N	N	22704 26TH AVE S
3		058780	0130	12/31/14	\$330,000	\$330,000	1,990	7	1996	Avg	9,995	N	N	24340 22ND PL S
3		250060	0307	10/18/13	\$220,000	\$246,000	2,040	7	1955	Avg	12,512	N	N	22504 30TH AVE S
3		812868	0080	04/25/13	\$260,000	\$302,000	2,061	7	2010	Avg	6,670	N	N	2305 S 254TH CT
3		162204	9215	05/15/12	\$241,000	\$302,000	2,080	7	1979	Good	10,018	N	N	22629 27TH PL S
3		788820	0140	06/04/14	\$250,000	\$264,000	2,120	7	1960	Good	8,701	N	N	2006 S 257TH ST
3		418030	0050	08/01/14	\$400,000	\$416,000	2,140	7	1980	Avg	9,681	Y	N	835 S 227TH PL
3		864300	0250	02/06/13	\$200,000	\$237,000	2,259	7	1963	Avg	11,280	N	N	1906 S 232ND ST
3		660049	0220	10/14/14	\$278,000	\$284,000	2,290	7	2004	Avg	3,777	N	N	26634 19TH AVE S
3		201140	0610	10/04/12	\$365,000	\$444,000	2,730	7	1921	Good	16,590	Y	N	22702 10TH AVE S
3		788800	0200	10/14/13	\$180,000	\$201,000	2,770	7	1960	Avg	8,736	N	N	25916 18TH AVE S
3		195340	0545	12/06/13	\$208,950	\$230,000	2,780	7	1956	Avg	13,720	N	N	23422 26TH AVE S
3		272420	1330	09/10/13	\$295,000	\$332,000	3,610	7	1969	Avg	5,985	N	N	21828 29TH AVE S
3		282204	9226	02/23/12	\$249,300	\$318,000	1,280	8	1977	Good	10,003	N	N	1604 S 269TH CT
3		201140	0622	02/27/13	\$388,500	\$457,000	1,310	8	1955	Good	10,664	Y	N	22651 10TH AVE S
3		200700	0070	09/11/12	\$190,000	\$232,000	1,340	8	1997	Avg	9,065	Y	N	23444 23RD PL S
3		869980	0090	08/24/12	\$322,000	\$395,000	1,390	8	1989	Good	8,909	Y	N	22722 18TH AVE S
3		360180	0580	10/21/14	\$250,000	\$255,000	1,410	8	1959	Avg	9,000	N	N	24606 26TH PL S
3		201320	0340	12/24/13	\$350,000	\$384,000	1,460	8	1977	Good	10,303	N	N	23249 17TH PL S
3		605240	0785	11/21/13	\$348,645	\$386,000	1,460	8	1955	Good	9,000	Y	N	22002 9TH AVE S

Improved Sales Used in This Annual Update Analysis

Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3		418120	0340	05/15/13	\$223,900	\$259,000	1,487	8	2013	Avg	2,724	N	N	2101 S 262ND CT
3		144635	0100	05/29/12	\$190,500	\$238,000	1,490	8	2006	Avg	1,875	N	N	23835 20TH AVE S
3		418120	0320	05/07/13	\$224,900	\$261,000	1,519	8	2013	Avg	2,432	N	N	2113 S 262ND CT
3		418120	0440	08/11/13	\$276,000	\$313,000	1,530	8	2013	Avg	3,429	N	N	2071 S 263RD ST
3		418120	0490	08/11/13	\$276,000	\$313,000	1,530	8	2013	Avg	4,367	N	N	2051 S 263RD ST
3		058760	0090	08/31/12	\$295,000	\$361,000	1,550	8	1968	Good	9,940	Y	N	1706 S 227TH PL
3		418120	0200	07/29/14	\$266,900	\$278,000	1,565	8	2014	Avg	2,700	N	N	2160 S 262ND CT
3		418120	0630	01/30/13	\$214,700	\$254,000	1,570	8	2012	Avg	2,700	N	N	26186 21ST PL S
3		418120	0260	08/29/13	\$216,900	\$245,000	1,587	8	2012	Avg	3,300	N	N	2184 S 262ND CT
3		418120	0250	02/25/13	\$221,400	\$261,000	1,587	8	2012	Avg	2,700	N	N	2180 S 262ND CT
3		418120	0330	05/15/13	\$229,450	\$266,000	1,592	8	2013	Avg	2,052	N	N	2107 S 262ND CT
3		418120	0620	12/13/12	\$216,900	\$260,000	1,610	8	2012	Avg	3,021	N	N	26190 21ST PL S
3		692960	2720	12/11/14	\$258,000	\$259,000	1,610	8	1979	Avg	8,200	N	N	24015 21ST AVE S
3		418120	0310	03/06/14	\$254,000	\$274,000	1,617	8	2014	Avg	2,432	N	N	2119 S 262ND CT
3		418120	0220	05/27/14	\$257,000	\$272,000	1,619	8	2014	Avg	2,700	N	N	2168 S 262ND CT
3		418120	0670	03/27/14	\$253,000	\$272,000	1,619	8	2014	Avg	2,700	N	N	26168 21ST PL S
3		418120	0240	12/16/13	\$249,000	\$274,000	1,619	8	2013	Avg	2,700	N	N	2176 S 262ND CT
3		418120	0650	03/12/14	\$257,000	\$277,000	1,619	8	2013	Avg	2,700	N	N	26178 21ST PL S
3		282204	9252	10/31/12	\$255,000	\$308,000	1,633	8	2005	Avg	14,864	N	N	26012 18TH AVE S
3		418120	0290	03/05/14	\$255,000	\$275,000	1,643	8	2014	Avg	2,432	N	N	2131 S 262ND CT
3		200700	0110	07/02/12	\$290,000	\$360,000	1,650	8	1997	Good	10,438	N	N	23441 23RD PL S
3		418120	0500	03/27/13	\$233,900	\$274,000	1,655	8	2013	Avg	3,472	N	N	26225 21ST PL S
3		418120	0210	05/26/14	\$261,900	\$277,000	1,658	8	2014	Avg	2,700	N	N	2164 S 262ND CT
3		418120	0680	05/27/14	\$263,900	\$279,000	1,658	8	2014	Avg	2,700	N	N	26164 21ST PL S
3		418120	0690	06/11/14	\$263,900	\$278,000	1,658	8	2014	Avg	2,990	N	N	26160 21ST PL S
3		418120	0660	04/01/14	\$254,900	\$273,000	1,658	8	2014	Avg	2,700	N	N	26172 21ST PL S
3		418120	0230	12/04/13	\$250,000	\$276,000	1,658	8	2013	Avg	2,700	N	N	2172 S 262ND CT
3		418120	0640	10/17/13	\$245,000	\$273,000	1,658	8	2013	Avg	2,700	N	N	26182 21ST PL S
3		418120	0520	08/09/12	\$226,000	\$278,000	1,660	8	2012	Avg	3,420	N	N	26213 21ST PL S
3		418120	0530	10/10/12	\$226,900	\$276,000	1,660	8	2012	Avg	3,420	N	N	26207 21ST PL S

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Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3		869980	0070	07/31/14	\$403,900	\$420,000	1,690	8	1986	Good	8,909	Y	N	22710 18TH AVE S
3		418120	0190	10/09/14	\$270,900	\$277,000	1,709	8	2014	Avg	2,446	N	N	2154 S 262ND CT
3		418120	0300	03/24/14	\$254,000	\$273,000	1,716	8	2014	Avg	2,052	N	N	2125 S 262ND CT
3		201140	0732	04/08/13	\$410,000	\$478,000	1,720	8	1965	Good	12,080	Y	N	22441 12TH AVE S
3		418120	0470	11/12/13	\$250,000	\$277,000	1,742	8	2013	Avg	2,098	N	N	2059 S 263RD ST
3		201140	0527	07/24/14	\$424,950	\$443,000	1,751	8	2014	Avg	8,720	Y	N	1005 S 229TH PL
3		418120	0460	01/13/14	\$250,000	\$273,000	1,752	8	2013	Avg	2,105	N	N	2063 S 263RD ST
3		162204	9182	06/25/14	\$386,000	\$405,000	1,770	8	1965	Avg	9,583	Y	N	22636 16TH AVE S
3		418120	0590	11/12/13	\$267,500	\$297,000	1,813	8	2013	Avg	3,420	N	N	26171 21ST PL S
3		285500	0210	10/18/13	\$312,000	\$348,000	1,816	8	2010	Avg	5,010	N	N	23427 23RD AVE S
3		285500	0210	04/13/12	\$270,000	\$341,000	1,816	8	2010	Avg	5,010	N	N	23427 23RD AVE S
3		285500	0220	05/14/12	\$280,000	\$351,000	1,816	8	2010	Avg	5,000	N	N	23423 23RD AVE S
3		285500	0250	05/08/12	\$270,000	\$339,000	1,819	8	2010	Avg	5,000	N	N	23411 23RD AVE S
3		285500	0230	01/19/12	\$271,000	\$348,000	1,819	8	2010	Avg	5,000	N	N	23419 23RD AVE S
3		418120	0570	06/13/13	\$240,000	\$276,000	1,822	8	2013	Avg	3,420	N	N	26183 21ST PL S
3		418120	0560	06/12/13	\$239,900	\$276,000	1,822	8	2013	Avg	3,420	N	N	26189 21ST PL S
3		418120	0580	03/27/14	\$270,000	\$290,000	1,822	8	2013	Avg	3,420	N	N	26177 21ST PL S
3		418120	0600	07/08/14	\$242,000	\$253,000	1,825	8	2014	Avg	3,420	N	N	26165 21ST PL S
3		418120	0540	12/05/12	\$229,900	\$276,000	1,830	8	2012	Avg	3,420	N	N	26201 21ST PL S
3		418120	0550	12/06/12	\$229,900	\$276,000	1,830	8	2012	Avg	3,420	N	N	26195 21ST PL S
3		418120	0540	07/28/14	\$269,800	\$281,000	1,830	8	2012	Avg	3,420	N	N	26201 21ST PL S
3		058760	0080	05/24/13	\$354,000	\$409,000	1,880	8	1968	Good	12,150	Y	N	1702 S 227TH PL
3		418120	0510	03/27/13	\$235,900	\$276,000	1,928	8	2013	Avg	3,420	N	N	26219 21ST PL S
3		418120	0480	08/11/13	\$265,000	\$300,000	1,996	8	2013	Avg	5,087	N	N	2055 S 263RD ST
3		418120	0450	09/18/13	\$255,000	\$287,000	1,996	8	2013	Avg	4,091	N	N	2067 S 263RD ST
3		195340	0465	04/09/14	\$348,000	\$372,000	2,020	8	1970	VGood	9,775	Y	N	2611 S 234TH ST
3		605240	2675	04/26/13	\$220,000	\$256,000	2,150	8	2000	Avg	9,000	N	N	22011 13TH AVE S
3		285500	0110	08/08/14	\$388,000	\$403,000	2,198	8	2010	Avg	6,222	Y	N	23446 23RD AVE S
3		692960	4265	06/04/14	\$387,000	\$409,000	2,211	8	2014	Avg	7,625	N	N	24102 23RD AVE S
3		692960	4267	06/11/14	\$399,950	\$421,000	2,211	8	2014	Avg	7,243	Y	N	24103 24TH AVE S

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Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3		285500	0130	04/09/13	\$350,000	\$408,000	2,232	8	2009	Avg	7,335	Y	N	23454 23RD AVE S
3		201140	0021	07/01/14	\$392,000	\$411,000	2,240	8	1958	Avg	32,481	N	N	22835 16TH AVE S
3		605240	2690	08/27/13	\$285,000	\$322,000	2,270	8	2000	Avg	9,000	N	N	22015 13TH AVE S
3		752390	0070	01/30/12	\$235,000	\$301,000	2,320	8	1991	Avg	7,201	N	N	25119 18TH AVE S
3		201140	0779	12/02/14	\$385,000	\$388,000	2,360	8	1979	Avg	10,454	Y	N	914 S 224TH PL
3		692960	4270	05/16/14	\$414,000	\$439,000	2,413	8	2014	Avg	7,712	Y	N	24109 24TH AVE S
3		201140	0531	07/08/14	\$505,000	\$529,000	2,456	8	2014	Avg	7,951	Y	N	1019 S 229TH PL
3		692960	4275	07/17/14	\$410,000	\$428,000	2,462	8	2014	Avg	7,329	N	N	24108 23RD AVE S
3		057600	0490	05/07/13	\$317,500	\$368,000	2,600	8	2000	Avg	23,000	N	N	1932 S 223RD ST
3		815930	0080	05/22/13	\$450,000	\$520,000	2,710	8	1981	Good	9,000	Y	N	1662 S 225TH ST
3		360120	0445	06/25/12	\$285,000	\$354,000	3,278	8	2005	Avg	7,200	N	N	24508 26TH AVE S
3		529620	0045	09/16/13	\$390,000	\$439,000	5,040	8	1930	VGood	6,646	Y	N	22202 8TH AVE S
3		990200	0040	06/17/14	\$414,250	\$436,000	1,670	9	1955	Avg	9,278	Y	N	1022 S 226TH ST
3		815930	0040	10/02/14	\$510,000	\$522,000	1,740	9	1996	Avg	9,112	Y	N	1636 S 225TH ST
3		201140	0601	09/18/12	\$395,000	\$482,000	1,750	9	1977	Good	16,830	Y	N	22719 10TH AVE S
3		057600	0748	03/26/13	\$455,000	\$532,000	2,720	9	2003	Avg	21,000	N	N	1601 S 222ND ST
3		282204	9254	05/16/14	\$375,000	\$398,000	2,790	9	2005	Avg	7,956	N	N	26004 18TH AVE S
5		102204	9069	02/12/14	\$135,000	\$146,000	700	6	1983	Avg	6,960	N	N	21440 33RD AVE S
5		102204	9198	05/29/13	\$195,000	\$225,000	940	6	1987	Avg	43,801	N	N	4823 S 216TH ST
5		866330	0050	04/16/12	\$177,950	\$224,000	1,010	6	1963	Good	10,526	N	N	3315 S 222ND ST
5		152204	9036	03/29/12	\$178,950	\$227,000	1,220	6	1993	Avg	14,700	N	N	3305 S 225TH PL
5		102204	9163	04/07/14	\$249,900	\$268,000	1,740	6	1960	Good	9,000	Y	N	21402 MILITARY RD S
5		543620	0462	04/17/14	\$175,000	\$187,000	1,800	6	1956	Good	6,512	N	N	1111 SAM ST
5		131293	0230	07/12/12	\$220,000	\$272,000	2,070	6	1970	Good	9,758	N	N	3211 S 220TH ST
5		131293	0220	05/07/12	\$223,000	\$280,000	2,090	6	1970	Good	9,656	N	N	3205 S 220TH ST
5		263200	0095	01/14/14	\$178,000	\$195,000	1,060	7	1949	Avg	21,850	N	N	5239 S 212TH ST
5		032204	9074	04/03/14	\$265,000	\$284,000	1,300	7	1959	Good	22,359	Y	N	20660 MILITARY RD S
5		032204	9074	11/20/13	\$210,000	\$233,000	1,300	7	1959	Good	22,359	Y	N	20660 MILITARY RD S
5		131293	0250	05/28/14	\$242,000	\$256,000	1,310	7	1979	Avg	9,645	N	N	21921 34TH AVE S
5		725920	0087	12/05/13	\$215,000	\$237,000	1,420	7	1957	Good	9,994	N	N	3324 S 222ND LN

Improved Sales Used in This Annual Update Analysis

Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5		725920	0086	04/08/13	\$205,000	\$239,000	1,460	7	1957	Good	9,994	N	N	3318 S 222ND LN
5		724640	0016	03/26/13	\$210,000	\$246,000	1,660	7	1956	VGood	10,271	N	N	21822 MILITARY RD S
5		725920	0085	10/03/13	\$235,000	\$263,000	1,760	7	1962	Good	9,994	N	N	22218 MILITARY RD S
5		725920	0100	11/18/13	\$260,000	\$288,000	1,780	7	1939	Good	26,777	N	N	22106 MILITARY RD S
5		152204	9153	07/18/13	\$315,000	\$359,000	1,590	8	1991	Avg	18,050	N	N	3507 S 228TH ST
6		256080	0625	03/24/14	\$137,000	\$147,000	900	6	1930	Good	5,000	N	N	24511 15TH AVE S
6		688900	0060	12/23/14	\$225,000	\$226,000	1,010	6	1961	Good	7,633	N	N	24926 15TH AVE S
6		256080	3225	04/22/14	\$169,900	\$181,000	1,060	6	1978	Good	8,063	N	N	25119 12TH AVE S
6		172204	9067	03/04/14	\$282,000	\$305,000	2,180	6	1935	VGood	80,822	N	N	1615 S KENT-DES MOINES RD
6		201380	0893	10/16/13	\$191,000	\$213,000	1,010	7	1966	Avg	7,500	N	N	1413 S 242ND ST
6		330079	0600	08/13/12	\$178,000	\$219,000	1,030	7	1985	Avg	7,320	N	N	23825 14TH AVE S
6		330079	0600	07/18/13	\$257,500	\$294,000	1,030	7	1985	Avg	7,320	N	N	23825 14TH AVE S
6		936131	0040	10/16/13	\$272,000	\$304,000	1,050	7	1978	Good	9,290	N	N	24021 9TH PL S
6		256080	1665	08/13/13	\$220,000	\$249,000	1,110	7	1985	Good	8,000	N	N	24701 13TH PL S
6		688020	0020	06/07/13	\$215,000	\$247,000	1,120	7	1986	Avg	7,423	N	N	24047 9TH PL S
6		201140	0405	08/31/14	\$380,000	\$392,000	1,120	7	1947	Good	38,125	N	N	23206 MARINE VIEW DR S
6		330079	0090	12/05/13	\$273,000	\$301,000	1,140	7	1984	Good	10,928	N	N	23814 14TH AVE S
6		256080	1326	05/10/13	\$145,000	\$168,000	1,150	7	1967	Avg	6,200	N	N	24422 13TH PL S
6		256080	0265	04/09/13	\$225,000	\$262,000	1,160	7	1988	Avg	5,000	N	N	24522 15TH AVE S
6		330079	0420	11/18/13	\$250,000	\$277,000	1,160	7	1986	Avg	7,521	N	N	1221 S 236TH PL
6		330079	0680	08/02/13	\$238,500	\$271,000	1,170	7	1987	Avg	7,455	N	N	23824 13TH CT S
6		330079	0610	12/10/12	\$235,000	\$282,000	1,180	7	1987	Good	6,631	N	N	23831 14TH AVE S
6		256080	0080	05/17/12	\$259,000	\$324,000	1,200	7	1990	Good	8,225	N	N	24708 15TH AVE S
6		256080	1361	03/27/13	\$162,000	\$190,000	1,200	7	1967	Avg	6,350	N	N	24436 13TH PL S
6		256080	4920	10/22/13	\$247,950	\$276,000	1,200	7	1965	Good	8,500	N	N	25104 9TH AVE S
6		945620	0442	09/17/13	\$218,000	\$245,000	1,200	7	1982	Avg	21,001	N	N	1503 S 250TH ST
6		256080	1405	06/22/12	\$189,170	\$235,000	1,200	7	1967	Avg	6,250	N	N	24423 13TH PL S
6		201380	0705	11/17/14	\$239,000	\$242,000	1,210	7	1952	Good	9,375	Y	N	823 S 240TH ST
6		330079	0320	06/25/14	\$260,000	\$273,000	1,230	7	1986	Avg	7,200	N	N	1240 S 236TH PL
6		256080	1150	05/04/12	\$183,000	\$230,000	1,250	7	1968	Good	6,300	N	N	24512 13TH PL S

Improved Sales Used in This Annual Update Analysis

Area 088 -- 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		256080	1080	05/31/12	\$204,000	\$255,000	1,250	7	1967	VGood	6,500	N	N	24539 14TH AVE S
6		201380	0030	08/01/13	\$166,100	\$189,000	1,260	7	1966	Avg	12,000	N	N	24033 16TH AVE S
6		175340	0250	06/27/13	\$375,000	\$430,000	1,300	7	1963	Good	8,500	Y	N	1034 S 234TH PL
6		175340	0150	03/17/14	\$305,500	\$329,000	1,300	7	1965	Good	9,298	N	N	1112 S 233RD PL
6		175350	0100	07/09/14	\$309,000	\$323,000	1,300	7	1963	Good	8,755	N	N	1003 S 233RD PL
6		201380	1299	04/11/13	\$290,000	\$338,000	1,320	7	1939	Good	13,303	N	N	1005 S 242ND ST
6		175350	0051	12/19/12	\$285,000	\$341,000	1,320	7	1965	Avg	8,757	N	N	23316 12TH AVE S
6		752385	0150	10/27/14	\$325,250	\$331,000	1,330	7	1991	Avg	9,339	N	N	24940 13TH PL S
6		256080	5630	09/23/14	\$242,500	\$249,000	1,340	7	1978	Avg	10,000	N	N	24515 9TH AVE S
6		175350	0060	03/04/14	\$280,000	\$302,000	1,360	7	1965	Avg	8,852	N	N	23308 12TH AVE S
6		144880	0010	09/01/14	\$289,950	\$299,000	1,390	7	1992	Avg	9,370	N	N	1402 S 234TH ST
6		330079	0100	10/15/13	\$250,000	\$279,000	1,400	7	1984	Avg	8,318	N	N	23810 14TH AVE S
6		168420	0090	07/22/14	\$185,000	\$193,000	1,420	7	1962	Good	8,744	N	N	24107 15TH AVE S
6		330079	0670	06/20/14	\$280,000	\$294,000	1,470	7	1987	Avg	8,089	N	N	23830 13TH CT S
6		256080	3085	09/25/14	\$230,000	\$236,000	1,510	7	1947	Avg	10,588	N	N	1116 S 251ST ST
6		256080	5445	05/25/12	\$219,000	\$274,000	1,520	7	1985	Avg	5,375	N	N	24830 MARINE VIEW DR S
6		330079	0310	03/29/13	\$215,000	\$251,000	1,560	7	1986	Good	7,200	N	N	1302 S 236TH PL
6		688021	0090	02/11/14	\$254,750	\$277,000	1,580	7	1987	Avg	8,000	N	N	1218 S 235TH PL
6		201380	0095	09/04/14	\$266,750	\$275,000	1,650	7	1988	Avg	10,000	N	N	1405 S 240TH ST
6		201380	0101	05/07/13	\$298,000	\$345,000	1,650	7	1988	Avg	14,950	N	N	24113 14TH PL S
6		256080	3248	07/09/14	\$270,000	\$283,000	1,660	7	1978	Good	8,063	N	N	25136 11TH AVE S
6		172204	9115	05/07/13	\$270,000	\$313,000	1,710	7	1990	Avg	7,555	N	N	23459 14TH AVE S
6		945620	0205	08/22/13	\$251,650	\$285,000	1,760	7	1995	Avg	8,999	N	N	1350 S 250TH ST
6		330079	0400	09/19/13	\$235,000	\$264,000	1,790	7	1986	Avg	10,026	N	N	1207 S 236TH PL
6		256080	1222	11/13/14	\$309,950	\$314,000	1,990	7	1967	Avg	6,350	N	N	24433 14TH AVE S
6		515310	0030	08/25/14	\$349,950	\$362,000	2,140	7	1991	Avg	7,715	N	N	24243 9TH AVE S
6		945620	0202	06/12/13	\$299,900	\$345,000	2,150	7	2013	Avg	6,248	N	N	1405 S 248TH ST
6		353050	0010	11/26/13	\$165,000	\$182,000	920	8	1980	Good	2,332	N	N	24915 11TH AVE S
6		353047	0130	11/26/12	\$111,500	\$134,000	920	8	1977	Avg	3,679	N	N	24432 10TH AVE S
6		353050	0010	09/30/14	\$176,000	\$180,000	920	8	1980	Good	2,332	N	N	24915 11TH AVE S

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Area 088 -- 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		353049	0160	08/21/14	\$178,500	\$185,000	930	8	1978	Good	3,447	N	N	24438 12TH AVE S
6		353043	0131	06/13/13	\$164,000	\$189,000	940	8	1975	Good	3,228	N	N	24619 13TH AVE S
6		353042	0020	07/11/14	\$162,950	\$170,000	950	8	1972	Good	2,784	N	N	24805 10TH AVE S
6		353053	0120	09/09/14	\$188,500	\$194,000	960	8	1982	Good	2,873	N	N	1108 S 249TH PL
6		353046	0020	09/07/12	\$182,500	\$223,000	970	8	1977	VGood	3,441	N	N	24508 13TH AVE S
6		353043	0050	02/14/12	\$150,000	\$192,000	970	8	1974	Avg	2,497	N	N	24714 13TH AVE S
6		353042	0245	12/10/12	\$183,500	\$220,000	980	8	1975	Good	3,478	N	N	24711 12TH AVE S
6		353045	0090	10/01/13	\$180,000	\$202,000	1,000	8	1975	Good	3,456	N	N	24604 11TH AVE S
6		353046	0110	07/03/13	\$199,900	\$229,000	1,000	8	1977	Good	4,115	N	N	24605 12TH AVE S
6		353045	0100	07/26/14	\$210,000	\$219,000	1,000	8	1975	Good	3,554	N	N	24610 11TH AVE S
6		353047	0120	09/17/12	\$175,950	\$215,000	1,010	8	1977	Good	3,708	N	N	24433 10TH AVE S
6		353045	0060	10/10/12	\$145,000	\$176,000	1,020	8	1976	Avg	3,703	N	N	1015 S 245TH PL
6		353043	0100	08/15/14	\$187,000	\$194,000	1,050	8	1974	Good	2,926	N	N	24602 13TH AVE S
6		353048	0110	09/05/13	\$190,500	\$215,000	1,060	8	1978	Good	3,695	N	N	24439 13TH AVE S
6		353045	0160	10/09/13	\$189,000	\$211,000	1,060	8	1976	Good	3,802	N	N	24520 13TH AVE S
6		353043	0070	04/07/14	\$225,000	\$241,000	1,070	8	1975	Good	4,161	N	N	24702 13TH AVE S
6		353042	0110	05/21/14	\$195,000	\$207,000	1,080	8	1972	Good	3,899	N	N	24806 10TH AVE S
6		353047	0195	06/27/13	\$165,000	\$189,000	1,100	8	1978	Good	3,757	N	N	24411 9TH PL S
6		353049	0130	07/10/13	\$177,000	\$202,000	1,160	8	1979	Avg	2,352	N	N	24452 12TH AVE S
6		353049	0140	03/28/13	\$165,000	\$193,000	1,160	8	1978	Avg	3,148	N	N	24446 12TH AVE S
6		353043	0160	11/06/13	\$187,000	\$208,000	1,180	8	1974	Good	4,978	N	N	24717 13TH AVE S
6		353049	0210	04/25/13	\$172,500	\$201,000	1,180	8	1979	Avg	3,777	N	N	1112 S 244TH PL
6		353044	0110	08/07/13	\$209,500	\$238,000	1,190	8	1975	Good	4,531	N	N	24836 13TH AVE S
6		353053	0100	02/26/14	\$189,950	\$205,000	1,190	8	1982	Good	1,954	N	N	1112 S 249TH PL
6		353042	0191	11/27/12	\$170,000	\$204,000	1,200	8	1974	Avg	6,339	N	N	24610 12TH AVE S
6		353043	0155	05/30/14	\$168,000	\$178,000	1,220	8	1976	Good	3,568	N	N	24711 13TH AVE S
6		353043	0150	06/14/13	\$156,000	\$179,000	1,220	8	1976	Avg	3,162	N	N	24709 13TH AVE S
6		353043	0120	05/06/13	\$192,500	\$223,000	1,230	8	1975	Good	4,064	N	N	24607 13TH AVE S
6		353051	0041	07/23/14	\$188,500	\$197,000	1,240	8	1985	Good	2,493	N	N	24521 9TH PL S
6		353040	0045	08/28/13	\$250,000	\$282,000	1,240	8	1974	Good	4,158	N	N	24716 11TH AVE S

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Area 088 -- 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		353049	0110	09/07/12	\$175,000	\$214,000	1,250	8	1979	Avg	3,056	N	N	24443 12TH AVE S
6		353047	0280	11/18/14	\$222,000	\$225,000	1,270	8	1977	Good	4,059	N	N	1009 S 245TH PL
6		201380	0708	12/04/13	\$290,100	\$320,000	1,270	8	1950	Avg	43,456	Y	N	900 S 242ND ST
6		353043	0080	03/28/14	\$199,000	\$214,000	1,280	8	1974	Good	3,746	N	N	24618 13TH AVE S
6		353044	0120	11/28/12	\$186,000	\$223,000	1,310	8	1975	Avg	4,516	N	N	24832 13TH AVE S
6		353047	0160	05/23/12	\$199,000	\$249,000	1,320	8	1978	Avg	5,260	N	N	1002 S 244TH PL
6		353049	0031	09/24/14	\$202,200	\$207,000	1,330	8	1979	Good	2,159	N	N	24437 11TH AVE S
6		353049	0040	12/21/12	\$186,000	\$222,000	1,330	8	1979	Good	2,602	N	N	24438 11TH AVE S
6		353047	0305	06/01/12	\$184,600	\$231,000	1,350	8	1978	Good	3,202	N	N	1006 S 246TH PL
6		353041	0230	06/14/13	\$180,000	\$207,000	1,350	8	1972	Good	4,112	N	N	24816 12TH AVE S
6		353040	0080	12/26/14	\$255,000	\$255,000	1,360	8	2003	Avg	5,433	N	N	24711 11TH AVE S
6		353047	0260	07/31/13	\$185,000	\$210,000	1,370	8	1977	Good	4,940	N	N	927 S 245TH PL
6		353049	0200	12/12/12	\$179,000	\$214,000	1,380	8	1979	Avg	5,842	N	N	1114 S 244TH PL
6		353041	0081	06/26/14	\$216,500	\$227,000	1,390	8	1980	Good	4,482	N	N	24832 11TH AVE S
6		353041	0060	04/27/12	\$175,000	\$220,000	1,420	8	1970	Avg	4,500	N	N	24825 11TH AVE S
6		353048	0115	03/06/14	\$202,000	\$218,000	1,430	8	1977	Good	3,192	N	N	24443 13TH AVE S
6		353045	0030	09/05/12	\$210,000	\$257,000	1,430	8	1976	Good	4,000	N	N	1018 S 246TH PL
6		353049	0070	06/13/14	\$210,000	\$221,000	1,440	8	1978	Good	5,680	N	N	24429 12TH AVE S
6		353054	0090	11/13/14	\$245,000	\$248,000	1,450	8	1983	Good	6,258	N	N	24833 9TH PL S
6		353054	0100	06/27/12	\$200,000	\$248,000	1,450	8	1983	Good	5,343	N	N	24827 9TH PL S
6		353047	0290	08/21/13	\$196,500	\$222,000	1,460	8	1977	Good	3,600	N	N	1012 S 246TH PL
6		353042	0010	01/28/12	\$160,000	\$205,000	1,470	8	1972	Avg	4,810	N	N	919 S 248TH ST
6		353049	0030	05/01/12	\$175,000	\$220,000	1,470	8	1979	Avg	2,884	N	N	24439 11TH AVE S
6		201380	0710	04/11/14	\$365,000	\$390,000	1,480	8	1986	Avg	7,350	Y	N	24010 MARINE VIEW DR S
6		752430	0020	08/20/14	\$267,000	\$276,000	1,580	8	1993	Avg	12,250	N	N	1347 S 251ST ST
6		353048	0090	04/24/14	\$227,000	\$242,000	1,630	8	1978	Avg	3,327	N	N	1204 S 244TH PL
6		353054	0070	10/25/12	\$290,000	\$351,000	1,730	8	1985	Avg	5,803	N	N	24828 9TH PL S
6		752435	0040	07/25/12	\$280,000	\$346,000	1,800	8	1993	Avg	10,699	N	N	25114 13TH AVE S
6		945620	0328	07/03/13	\$230,000	\$263,000	1,840	8	1991	Avg	6,413	N	N	1299 S 250TH ST
6		353047	0070	04/18/13	\$221,000	\$257,000	2,040	8	1978	Good	4,478	N	N	924 S 245TH PL

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Area 088 -- 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		353050	0220	06/20/14	\$360,000	\$379,000	2,060	8	1982	Good	8,134	N	N	1101 S 249TH PL
6		752387	0070	01/03/12	\$312,000	\$402,000	2,080	8	1995	Avg	10,013	N	N	1317 S 251ST CT
6		945620	0380	09/13/13	\$389,950	\$439,000	2,290	8	1995	Avg	11,188	N	N	1309 S 251ST PL
6		172204	9101	11/07/13	\$394,000	\$438,000	2,350	8	2004	Avg	9,500	N	N	1312 S 233RD ST
6		201140	0378	05/22/13	\$395,000	\$456,000	2,360	8	2009	Avg	7,636	N	N	803 S 232ND ST
6		201140	0401	10/10/12	\$392,500	\$477,000	2,730	8	2012	Avg	7,136	N	N	940 S 232ND ST
6		179255	0060	10/01/12	\$299,999	\$365,000	2,110	9	1998	Avg	7,339	N	N	24340 11TH AVE S
6		201140	0402	08/28/12	\$437,750	\$537,000	2,290	9	2012	Avg	8,963	N	N	934 S 232ND ST
6		201380	1190	07/20/13	\$389,150	\$444,000	2,720	9	1995	Avg	14,560	N	N	24267 12TH PL S

Improved Sales Removed in This Annual Update Analysis

Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2		082204	9168	01/23/13	\$212,234	FORCED SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
2		092204	9245	10/25/12	\$75,000	DOR RATIO; NON-REPRESENTATIVE SALE; SHORT SALE
2		092204	9337	09/04/13	\$208,920	FORCED SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
2		092204	9337	01/14/14	\$135,200	GOV'T TO NON-GOV'T; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX;
2		092204	9338	04/24/13	\$155,000	AUCTION SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
2		092204	9399	01/08/14	\$165,000	SHORT SALE; NON-REPRESENTATIVE SALE
2		093700	0170	03/22/12	\$133,500	MODEL DEVELOPMENT EXCLUSION
2		093700	0220	06/20/13	\$162,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2		093700	0220	09/04/14	\$219,000	NO MARKET EXPOSURE
2		093700	0310	08/19/13	\$155,000	SHORT SALE; NON-REPRESENTATIVE SALE
2		093700	0330	12/24/14	\$157,000	STATISTICAL OUTLIER
2		175300	0060	06/01/12	\$122,599	DOR RATIO; FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR
2		200800	0130	12/30/13	\$174,250	DOR RATIO; FORCED SALE; GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE;
2		200800	0130	05/29/13	\$246,500	FORCED SALE; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
2		200800	0270	10/06/14	\$185,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
2		200800	0550	03/27/13	\$142,401	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
2		200800	0550	08/16/13	\$156,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2		200820	0060	06/24/14	\$160,000	MODEL DEVELOPMENT EXCLUSION
2		286830	0045	07/17/12	\$178,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2		286830	0045	01/06/12	\$216,000	DOR RATIO; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2		286830	0055	10/17/12	\$160,000	GOV'T TO NON-GOV'T; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX;
2		286830	0080	03/01/12	\$139,900	FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE
2		286830	0090	06/15/12	\$138,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
2		286830	0095	04/25/13	\$255,111	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2		286830	0095	09/23/13	\$115,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX; CONTRACT OR CASH SALE
2		286830	0095	06/14/13	\$255,111	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
2		286830	0095	04/28/14	\$220,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2		286830	0115	04/17/12	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2		286830	0115	08/21/14	\$271,500	SALE DATAT DOES NOT MATCH ASSESSED VALUE



Improved Sales Removed in This Annual Update Analysis

Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2		294600	0190	10/03/13	\$163,675	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2		294600	0670	01/14/13	\$125,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
2		294600	0670	06/10/13	\$97,299	FINANCIAL INSTITUTION RESALE; CASH OR CONTRACT SALE
2		294600	0790	06/21/13	\$181,801	AUCTION SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
2		294600	0911	12/13/12	\$100,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
2		294600	0990	09/04/13	\$118,125	AUCTION SALE
2		294600	0990	07/22/13	\$190,417	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2		294600	1120	11/20/13	\$209,818	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
2		294600	1676	05/24/13	\$224,857	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
2		294600	1765	10/20/12	\$113,000	SHORT SALE
2		294600	1820	04/12/13	\$189,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
2		294600	2120	07/23/12	\$137,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE;
2		294600	2140	08/12/14	\$279,000	LACK OF REPRESENTATION-FAIR CONDITION
2		294600	2140	10/09/13	\$91,250	DOR RATIO; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2		294600	2545	01/10/13	\$161,000	STATISTICAL OUTLIER
2		294600	2545	09/21/12	\$211,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2		294600	2610	01/04/12	\$260,000	FORCED SALE; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
2		294600	3905	07/26/12	\$107,000	DOR RATIO; GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE;
2		294600	4030	05/22/13	\$185,000	FORCED SALE; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
2		294600	4151	08/14/13	\$160,300	DOR RATIO; AUCTION SALE; FINANCIAL INSTITUTION RESALE
2		294600	4151	12/20/12	\$168,432	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
2		344500	0005	10/02/12	\$123,501	GOV'T TO NON-GOV'T; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX;
2		359600	0470	05/08/12	\$265,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2		359600	0496	02/27/12	\$233,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2		432470	0055	08/15/12	\$110,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
2		501820	0065	07/08/13	\$196,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
2		501820	0155	09/19/14	\$191,874	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE;
2		508300	0090	06/17/13	\$47,500	DOR RATIO; GOV'T TO GOV'T; SHERIFF / TAX SALE; EXEMPT FROM EXCISE TAX;
2		508300	0110	03/27/12	\$105,000	DOR RATIO; AUCTION SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE;



Improved Sales Removed in This Annual Update Analysis

Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2		508300	0375	09/09/14	\$179,645	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2		508300	0375	10/27/14	\$170,000	FINANCIAL INSTITUTION RESALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
2		508300	0410	07/31/12	\$105,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2		508300	0415	03/04/13	\$171,854	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
2		508300	0415	03/07/13	\$171,854	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2		508300	0415	02/06/14	\$168,300	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
2		612360	0150	04/03/12	\$179,000	GOV'T TO NON-GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
2		612360	0200	04/16/13	\$216,379	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2		612360	0205	09/28/12	\$264,776	EXEMPT FROM EXCISE TAX
2		612360	0205	10/23/12	\$248,829	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
2		670600	0150	11/28/12	\$160,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
2		768620	2065	07/23/14	\$170,000	NO MARKET EXPOSURE;
2		768620	2105	11/25/14	\$149,600	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2		768620	2730	09/17/13	\$104,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
2		768620	2810	10/28/14	\$378,973	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2		768620	3195	11/04/14	\$145,161	AUCTION SALE; EXEMPT FROM EXCISE TAX
2		768620	3290	02/05/13	\$108,000	DOR RATIO; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
2		768620	3645	12/11/13	\$118,237	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
2		768620	3660	08/01/13	\$155,100	AUCTION SALE; EXEMPT FROM EXCISE TAX
2		768620	3705	02/10/14	\$173,199	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
2		768620	3705	11/25/13	\$160,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
2		768620	3935	02/14/13	\$150,533	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2		768620	3935	05/06/13	\$131,250	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
2		768620	3995	03/18/13	\$120,000	DOR RATIO
2		768620	4155	10/28/14	\$331,840	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2		768620	4460	05/10/12	\$115,000	DOR RATIO; GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE;
2		768620	5005	05/22/14	\$174,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET SALE; EXEMPT FROM EXCISE TAX;
2		768620	5020	12/02/13	\$181,690	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
2		768620	5020	05/12/14	\$95,000	GOV'T TO NON-GOV'T; FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE;



Improved Sales Removed in This Annual Update Analysis

Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2		768620	5350	08/03/12	\$157,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET SALE; EXEMPT FROM EXCISE TAX;
2		768620	5350	11/08/12	\$114,799	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2		768620	5370	11/24/14	\$260,000	LACK OF REPRESENTATION-FAIR CONDITION
2		768620	5370	07/22/14	\$150,100	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET SALE; EXEMPT FROM EXCISE TAX;
2		769860	0010	10/10/13	\$217,330	AUCTION SALE; EXEMPT FROM EXCISE TAX
2		789320	0435	10/23/12	\$148,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
2		789320	0486	07/15/13	\$199,855	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2		789320	0930	03/20/12	\$121,000	SHORT SALE; NON-REPRESENTATIVE SALE
2		789320	1540	08/13/14	\$230,298	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2		789320	1640	01/06/12	\$160,000	GOV'T TO NON-GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
2		789320	1655	01/28/14	\$329,171	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2		789320	1655	02/14/14	\$285,860	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2		789320	2145	07/18/14	\$311,405	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2		789320	2935	08/22/12	\$170,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
2		789320	3410	03/05/14	\$197,500	LACK OF REPRESENTATION-GRADE 4
2		789320	3550	01/10/13	\$192,041	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
2		789320	3550	03/27/13	\$96,075	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
2		789320	3565	10/27/14	\$120,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SALE DATA DOES NOT MATCH ASSESSED VALUE
2		789320	3615	01/09/12	\$115,000	DOR RATIO; GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE;
2		789320	3820	03/27/12	\$125,000	SHORT SALE
2		789320	3990	03/14/12	\$145,900	GOV'T TO NON-GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
2		789320	4880	08/19/13	\$185,439	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
2		789320	4975	09/19/13	\$115,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2		789320	5080	04/30/14	\$177,450	IMP. CHARACTERISTICS CHANGED SINCE SALE
2		789320	5080	10/07/14	\$270,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2		789320	5525	02/24/14	\$185,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
2		789320	5925	06/18/12	\$160,150	FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE
2		789320	5995	06/11/12	\$146,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2		789320	6095	03/12/14	\$242,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX



Improved Sales Removed in This Annual Update Analysis

Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2		789320	6440	04/21/14	\$283,654	FORCED SALE; EXEMPT FROM EXCISE TAX;
2		789320	6530	12/02/14	\$97,021	AUCTION SALE; EXEMPT FROM EXCISE TAX
2		789320	7710	08/07/14	\$354,334	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2		789320	7750	11/07/12	\$280,817	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2		789320	7850	05/13/13	\$149,260	AUCTION SALE; EXEMPT FROM EXCISE TAX
2		789320	7925	10/22/14	\$265,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2		789320	7925	06/13/13	\$114,000	SHORT SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
2		789380	2025	03/04/14	\$470,100	SALE DATA DOES NOT MATCH ASSESSED VALUE
2		789380	2670	07/08/14	\$424,318	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
2		789380	3775	06/16/14	\$50,000	DOR RATIO; PERCENT NET CONDITION; PREVIOUS IMP. VALUE <= 25K
2		789380	3775	01/08/13	\$30,000	DOR RATIO; PERCENT NET CONDITION; PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
2		789380	4105	12/05/12	\$485,000	LACK OF REPRESENTATION-GRADE10
2		789380	4105	08/20/12	\$686,050	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
2		789380	4245	11/24/14	\$480,126	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2		789380	4660	06/18/13	\$50,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
2		789380	4790	10/10/14	\$308,130	OBSOLESCENCE
2		789380	5055	07/25/14	\$568,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
2		789380	5650	11/19/13	\$196,091	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2		789380	5905	01/25/12	\$135,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2		789380	6625	08/04/14	\$268,300	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2		789380	6955	08/29/14	\$390,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2		789380	7800	01/30/13	\$256,519	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
2		864400	0040	09/21/12	\$161,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2		931531	0030	05/21/13	\$261,040	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
2		931531	0030	10/04/13	\$136,000	GOV'T TO NON-GOV'T; FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE
2		931531	0030	04/16/13	\$339,012	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
2		931531	0040	10/31/12	\$105,000	DOR RATIO; NON-REPRESENTATIVE SALE
2		931531	0180	10/01/12	\$132,765	NO MARKET EXPOSURE; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED;
3		057600	0030	05/08/12	\$106,900	DOR RATIO; EXEMPT FROM EXCISE TAX



Improved Sales Removed in This Annual Update Analysis

Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3		057600	0450	12/03/12	\$269,900	FORCED SALE; FINANCIAL INSTITUTION RESALE
3		057600	0748	01/12/13	\$455,000	RELOCATION - SALE TO SERVICE
3		057600	0802	08/07/14	\$233,750	RELATED PARTY, FRIEND, OR NEIGHBOR
3		057600	0925	05/28/13	\$323,811	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3		057600	0925	05/29/13	\$294,933	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
3		057600	1045	01/01/12	\$209,900	GOV'T TO NON-GOV'T; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
3		057600	1200	08/14/12	\$268,854	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
3		092204	9279	01/17/14	\$157,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
3		092204	9382	02/15/12	\$113,400	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3		093430	0140	06/19/14	\$135,000	SHORT SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
3		111300	0020	07/08/13	\$245,016	FORCED SALE; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
3		111300	0250	12/18/12	\$157,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3		111300	0290	03/27/13	\$145,000	FORCED SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
3		111300	0290	12/11/13	\$230,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3		111300	0470	08/25/14	\$253,170	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET SALE; EXEMPT FROM EXCISE TAX;
3		111300	0580	08/20/12	\$106,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
3		144635	0090	03/21/14	\$202,100	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET SALE; EXEMPT FROM EXCISE TAX;
3		144635	0170	04/09/13	\$185,000	SHORT SALE; NON-REPRESENTATIVE SALE
3		162204	9027	01/28/14	\$197,624	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
3		162204	9067	12/02/14	\$536,875	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
3		162204	9082	01/24/13	\$169,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3		162204	9110	07/30/13	\$188,870	FORCED SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
3		162204	9110	07/14/14	\$178,000	GOV'T TO NON-GOV'T; SALE DATA DOES NOT MATCH ASSESSED VALUE
3		162204	9137	02/29/12	\$135,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
3		162204	9149	12/03/12	\$127,500	DOR RATIO; NO MARKET EXPOSURE
3		162204	9155	04/28/14	\$335,000	ACTIVE PERMIT BEFORE SALE >25K
3		162204	9204	04/12/12	\$330,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR
3		162204	9208	06/20/13	\$128,500	FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE
3		162204	9208	11/07/12	\$119,701	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX



Improved Sales Removed in This Annual Update Analysis

Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3		162204	9231	02/04/14	\$247,617	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
3		162204	9234	07/12/13	\$327,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3		168380	0100	05/06/13	\$294,040	FORCED SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
3		169700	0090	06/19/12	\$300,026	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3		169700	0190	12/27/13	\$212,445	FORCED SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
3		169700	0210	01/04/12	\$181,002	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
3		169700	0210	05/09/12	\$105,000	DOR RATIO; GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3		169700	0310	02/28/13	\$180,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
3		169700	0370	02/06/12	\$79,900	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
3		195090	0070	07/24/12	\$159,882	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3		195090	0070	10/29/12	\$118,000	DOR RATIO; GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE;
3		195090	0125	11/17/14	\$111,524	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3		195090	0245	12/26/14	\$123,300	ACTIVE PERMIT BEFORE SALE >25K; RELATED PARTY, FRIEND, OR NEIGHBOR
3		195110	0030	01/23/12	\$122,409	GOV'T TO NON-GOV'T; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX;
3		195110	0075	03/07/12	\$88,000	DOR RATIO; QUIT CLAIM DEED; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3		195110	0085	09/12/13	\$156,869	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
3		195110	0105	04/16/14	\$254,843	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
3		195110	0135	11/20/13	\$136,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3		195110	0135	08/07/13	\$204,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3		195110	0140	11/03/14	\$73,238	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3		195110	0150	04/08/14	\$343,619	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3		195150	0055	07/02/12	\$117,199	DOR RATIO; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
3		195150	0055	05/21/12	\$159,000	EXEMPT FROM EXCISE TAX
3		195160	0050	07/17/12	\$167,852	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3		195160	0050	05/20/13	\$125,000	FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE
3		195160	0170	10/03/13	\$137,000	SHORT SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
3		195160	0260	01/23/13	\$212,135	AUCTION SALE; EXEMPT FROM EXCISE TAX
3		195160	0260	05/06/14	\$123,375	FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR; NO MARKET EXPOSURE
3		195340	0045	06/11/13	\$88,500	DOR RATIO; OBSOLESCENCE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX



Improved Sales Removed in This Annual Update Analysis

Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3		195340	0045	02/26/13	\$268,161	OBSOLESCENCE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
3		195340	0110	02/21/13	\$154,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3		195340	0125	03/26/12	\$162,000	GOV'T TO NON-GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE;
3		195340	0140	08/12/13	\$155,299	FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE
3		195340	0140	06/18/13	\$188,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3		195340	0305	12/09/13	\$168,482	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE;
3		195340	0340	03/21/13	\$158,750	IMP. CHARACTERISTICS CHANGED SINCE SALE
3		195340	0365	05/30/14	\$328,261	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
3		195340	0410	10/05/12	\$165,000	NON-REPRESENTATIVE SALE
3		195340	0445	03/22/12	\$159,950	NON-REPRESENTATIVE SALE
3		195340	0510	10/31/13	\$168,000	SHORT SALE; NON-REPRESENTATIVE SALE
3		195340	0520	11/14/14	\$265,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
3		195340	0525	12/30/14	\$203,904	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
3		195340	0540	11/28/12	\$310,558	GOV'T TO NON-GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
3		195340	0550	06/13/12	\$206,500	GOV'T TO NON-GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
3		195360	0015	03/26/13	\$201,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
3		195370	0010	08/20/13	\$158,025	AUCTION SALE
3		195370	0060	02/20/13	\$335,952	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
3		195370	0090	07/26/12	\$105,000	DOR RATIO; NON-REPRESENTATIVE SALE
3		200700	0140	12/19/14	\$28,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3		200700	0150	04/17/12	\$190,000	STATISTICAL OUTLIER
3		201100	0070	09/28/12	\$131,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3		201140	0114	01/23/13	\$73,164	NON-REPRESENTATIVE SALE
3		201140	0474	05/08/14	\$85,573	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3		201140	0520	01/16/14	\$170,000	SHORT SALE; NON-REPRESENTATIVE SALE
3		201140	0572	11/19/12	\$267,000	RELOCATION - SALE TO SERVICE
3		201140	0592	04/03/13	\$315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3		201140	0592	03/27/14	\$420,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3		201140	0700	05/11/14	\$1,000	DOR RATIO



Improved Sales Removed in This Annual Update Analysis

Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3		201140	0701	04/11/14	\$1,000	DOR RATIO; OBSOLESCENCE
3		201140	0735	08/27/12	\$147,331	UNFINISHED AREA; IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR
3		201140	0781	04/12/13	\$165,330	AUCTION SALE; EXEMPT FROM EXCISE TAX
3		201140	0790	08/14/13	\$181,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
3		201140	0791	10/07/14	\$425,000	SALE DATAT DOES NOT MATCH ASSESSED VALUE
3		201320	0060	03/21/14	\$170,001	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET SALE; EXEMPT FROM EXCISE TAX;
3		201320	0210	06/06/12	\$261,380	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
3		201320	0220	05/04/12	\$139,000	NON-REPRESENTATIVE SALE; SHORT SALE
3		201320	0340	01/28/13	\$190,937	AUCTION SALE; EXEMPT FROM EXCISE TAX
3		201320	0390	09/22/14	\$268,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3		201320	0390	01/24/14	\$149,950	SHORT SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
3		201330	0050	12/26/13	\$145,000	QUIT CLAIM DEED
3		201330	0050	07/11/14	\$258,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3		201330	0050	12/18/13	\$145,000	SHORT SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
3		212204	9013	09/23/14	\$105,431	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
3		212204	9027	05/29/14	\$201,128	BANKRUPTCY - RECEIVER OR TRUSTEE; CORRECTION DEED; GOV'T TO GOV'T;
3		212204	9027	04/09/14	\$201,129	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3		212204	9037	03/11/13	\$246,439	AUCTION SALE; EXEMPT FROM EXCISE TAX
3		212204	9037	11/04/13	\$246,439	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
3		212204	9043	06/13/12	\$106,300	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3		212204	9049	12/04/12	\$252,491	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
3		212204	9049	12/11/12	\$217,919	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
3		212204	9126	07/09/12	\$121,925	MODEL DEVELOPMENT EXCLUSION
3		215640	0023	06/10/14	\$226,716	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3		215640	0384	06/04/12	\$149,000	GOV'T TO NON-GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
3		215640	0389	11/14/12	\$102,747	IMP. CHARACTERISTICS CHANGED SINCE SALE
3		250060	0270	03/20/12	\$120,000	DOR RATIO; IMP. COUNT > 1; GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE
3		250060	0270	04/08/13	\$155,000	IMP. COUNT > 1
3		250060	0306	05/28/13	\$182,500	IMP. CHARACTERISTICS CHANGED SINCE SALE



Improved Sales Removed in This Annual Update Analysis

Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3		250060	0306	04/11/14	\$259,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3		250060	0308	08/01/13	\$260,000	IMP. COUNT > 1
3		250060	0365	07/05/12	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
3		250060	0447	05/30/12	\$187,737	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
3		255770	0010	03/26/12	\$185,000	NON-REPRESENTATIVE SALE
3		272420	0705	12/12/14	\$95,000	DOR RATIO
3		272420	0825	09/27/13	\$102,500	DOR RATIO; NON-REPRESENTATIVE SALE; SHORT SALE
3		272420	1200	10/09/13	\$163,500	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
3		272420	1201	12/04/12	\$112,000	NO MARKET EXPOSURE; SHORT SALE
3		282204	9181	09/06/12	\$155,100	AUCTION SALE; EXEMPT FROM EXCISE TAX
3		282204	9181	09/06/12	\$155,100	CORRECTION DEED; EXEMPT FROM EXCISE TAX
3		282204	9229	01/28/13	\$167,008	AUCTION SALE; EXEMPT FROM EXCISE TAX
3		285500	0140	09/11/14	\$145,717	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
3		314875	0050	09/25/14	\$222,750	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3		321040	0100	08/07/12	\$339,519	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
3		321040	0100	02/06/13	\$141,501	GOV'T TO NON-GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE;
3		321040	0100	07/27/13	\$231,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3		321040	0170	03/07/14	\$268,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3		321080	0050	08/14/12	\$132,500	DOR RATIO; GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE;
3		321080	0060	06/28/12	\$146,000	GOV'T TO NON-GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE;
3		321080	0110	10/11/13	\$155,001	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
3		360060	0140	05/28/13	\$271,682	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3		360060	0140	11/12/13	\$271,683	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
3		360060	0240	05/15/14	\$61,665	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED;
3		360060	0250	03/19/12	\$175,000	GOV'T TO NON-GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
3		360060	0925	04/23/13	\$275,000	LACK OF REPRESENTATION-GRADE 10
3		360060	0975	02/12/14	\$190,424	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET SALE; EXEMPT FROM EXCISE TAX;
3		360060	1000	08/23/13	\$129,941	AUCTION SALE; EXEMPT FROM EXCISE TAX
3		360120	0140	11/21/13	\$170,000	AUCTION SALE; EXEMPT FROM EXCISE TAX



Improved Sales Removed in This Annual Update Analysis

Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3		360120	0145	04/09/12	\$125,000	FORCED SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
3		360180	0580	04/15/14	\$275,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
3		360180	0580	04/10/14	\$176,000	GOV'T TO NON-GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
3		360300	0365	02/08/12	\$228,084	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX;
3		360360	0140	04/04/14	\$194,258	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3		360360	0140	05/12/14	\$98,231	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3		418120	0180	07/29/14	\$266,900	ACTIVE PERMIT BEFORE SALE >25K
3		418120	0350	12/12/14	\$285,900	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
3		418120	0360	12/23/14	\$285,900	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
3		509210	0200	09/16/14	\$179,183	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET SALE; EXEMPT FROM EXCISE TAX;
3		509700	0010	03/22/13	\$2,500	DOR RATIO
3		509700	0050	04/17/13	\$243,689	FORCED SALE; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
3		509700	0120	07/17/12	\$139,950	MODEL DEVELOPMENT EXCLUSION
3		605240	0030	08/13/13	\$247,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
3		605240	0325	03/24/14	\$310,350	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; SALE DATA DOES NOT MATCH ASSESSED VALUE
3		605240	0431	05/20/13	\$142,425	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3		605240	0785	03/19/13	\$275,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
3		605240	0975	08/26/14	\$325,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3		605240	1460	02/27/12	\$157,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3		605240	1600	08/06/12	\$122,290	DOR RATIO; SHERIFF / TAX SALE; EXEMPT FROM EXCISE TAX
3		605240	1600	11/06/12	\$204,900	GOV'T TO NON-GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
3		605240	3020	05/24/13	\$219,282	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
3		665400	0020	12/19/12	\$103,100	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3		665400	0060	07/27/12	\$124,000	STATISTICAL OUTLIER
3		666911	0160	10/15/14	\$324,847	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3		666911	0160	10/28/14	\$324,847	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3		679060	0040	03/26/13	\$145,000	NO MARKET EXPOSURE
3		679060	0330	01/05/12	\$130,100	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3		679060	0720	02/19/14	\$176,800	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX



Improved Sales Removed in This Annual Update Analysis

Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3		679060	0790	07/10/12	\$162,938	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3		679060	0840	09/24/13	\$160,000	AUCTION SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
3		692960	0080	02/14/12	\$171,854	EXEMPT FROM EXCISE TAX
3		692960	0080	02/20/12	\$171,854	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
3		692960	0740	04/30/13	\$389,957	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
3		692960	2030	02/20/13	\$198,001	AUCTION SALE; EXEMPT FROM EXCISE TAX
3		692960	2390	04/25/14	\$153,100	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE;
3		692960	2390	08/26/14	\$230,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3		692960	2505	10/16/12	\$109,300	SHORT SALE
3		692960	2720	01/28/14	\$212,747	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
3		692960	2905	04/20/13	\$60,200	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
3		692960	2960	04/29/13	\$2,500	DOR RATIO
3		692960	2980	03/15/12	\$124,000	GOV'T TO NON-GOV'T; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE;
3		692960	3207	05/14/12	\$156,136	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3		692960	3207	12/20/12	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3		692960	3207	12/10/14	\$243,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
3		692960	3767	09/27/12	\$256,500	RELATED PARTY, FRIEND, OR NEIGHBOR
3		692960	3769	07/14/14	\$185,600	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET SALE; EXEMPT FROM EXCISE TAX;
3		713800	0010	08/05/13	\$280,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
3		713800	0140	10/08/13	\$120,001	DOR RATIO; AUCTION SALE; EXEMPT FROM EXCISE TAX
3		713800	0220	11/08/12	\$142,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE; SHORT SALE
3		713810	0010	04/24/13	\$175,000	SHORT SALE; NON-REPRESENTATIVE SALE
3		713810	0110	11/04/13	\$233,750	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
3		713810	0120	06/04/13	\$273,805	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3		727200	0765	02/04/14	\$197,955	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3		727200	1010	03/21/13	\$192,500	AUCTION SALE; EXEMPT FROM EXCISE TAX
3		727200	1205	08/09/12	\$260,000	NO MARKET EXPOSURE
3		727200	1695	07/23/12	\$255,000	NO MARKET EXPOSURE
3		752370	0020	07/19/12	\$135,199	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE



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Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3		752370	0020	06/18/12	\$178,000	EXEMPT FROM EXCISE TAX
3		752370	0110	03/12/13	\$178,300	AUCTION SALE; EXEMPT FROM EXCISE TAX
3		752370	0195	02/01/12	\$152,000	FORCED SALE; FINANCIAL INSTITUTION RESALE
3		752370	0265	07/12/12	\$135,000	SHORT SALE; NON-REPRESENTATIVE SALE
3		752370	0270	10/10/13	\$180,000	SHORT SALE; NON-REPRESENTATIVE SALE
3		752370	0295	06/27/13	\$191,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
3		752370	0325	04/12/13	\$196,433	AUCTION SALE; EXEMPT FROM EXCISE TAX
3		752370	0325	05/21/13	\$134,925	FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE
3		752370	0360	07/13/12	\$238,734	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3		752370	0470	06/26/13	\$102,487	DOR RATIO; AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
3		752370	0575	04/25/13	\$159,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
3		752370	0745	09/10/13	\$140,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3		752370	0795	07/22/13	\$215,380	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3		752390	0090	10/07/14	\$311,250	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3		752390	0300	02/12/14	\$294,657	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE;
3		769530	0110	03/07/12	\$95,000	DOR RATIO; FINANCIAL INSTITUTION RESALE
3		769530	0110	12/12/12	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3		769530	0300	07/27/12	\$119,199	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
3		782720	0090	07/02/12	\$114,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3		786450	0140	11/07/14	\$275,000	ACTIVE PERMIT BEFORE SALE >25K
3		786450	0140	02/03/14	\$105,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3		788800	0390	06/27/14	\$140,000	FINANCIAL INSTITUTION RESALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
3		788820	0230	06/06/12	\$107,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
3		788830	0100	11/05/14	\$216,699	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3		788830	0110	06/15/12	\$160,000	GOV'T TO NON-GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE;
3		788830	0220	04/11/13	\$89,550	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
3		788840	0100	07/26/12	\$153,000	GOV'T TO NON-GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
3		788840	0200	10/22/14	\$165,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
3		788840	0280	07/11/13	\$217,700	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX



Improved Sales Removed in This Annual Update Analysis

Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3		788840	0700	11/02/12	\$247,781	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET SALE; EXEMPT FROM EXCISE TAX;
3		788840	0700	12/12/12	\$150,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
3		815930	0050	12/11/14	\$291,089	AUCTION SALE; EXEMPT FROM EXCISE TAX
3		864260	0170	10/09/14	\$375,000	ACTIVE PERMIT BEFORE SALE >25K; OBSOLESCENCE
3		864260	0170	11/22/13	\$200,000	OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE
3		864280	0030	04/10/12	\$192,097	GOV'T TO NON-GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
3		864300	0250	07/11/12	\$195,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
3		864320	0020	10/08/13	\$220,001	AUCTION SALE; EXEMPT FROM EXCISE TAX
3		864320	0035	06/11/14	\$297,000	RELOCATION - SALE TO SERVICE
3		864320	0055	06/01/14	\$243,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3		864320	0055	07/25/13	\$174,555	SHORT; IMP. CHARACTERISTICS CHANGED SINCE SALE
3		869980	0090	04/17/12	\$187,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
3		942500	0110	12/20/12	\$146,250	OBSERVATION OUTSIDE THE NORM
3		990200	0040	06/07/14	\$414,250	RELOCATION - SALE TO SERVICE;
5		000620	0017	11/12/14	\$281,000	NON-GOV'T TO GOV'T; NO MARKET EXPOSURE
5		102204	9054	11/30/12	\$185,975	IMP. CHARACTERISTICS CHANGED SINCE SALE; CONTRACT OR CASH SALE
5		102204	9069	10/09/13	\$129,331	FORCED SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
5		102204	9082	04/24/14	\$74,000	OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE
5		102204	9117	05/02/12	\$207,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
5		102204	9119	10/15/13	\$475,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5		102204	9163	11/15/12	\$100,000	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5		102204	9163	03/20/13	\$97,500	DOR RATIO; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
5		102204	9173	05/23/12	\$187,000	FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
5		102204	9174	12/17/12	\$233,750	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5		131293	0030	02/20/12	\$146,000	GOV'T TO NON-GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
5		263200	0080	05/03/13	\$86,399	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
5		263200	0080	07/09/12	\$117,000	EXEMPT FROM EXCISE TAX
5		263200	0080	07/10/14	\$242,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5		263200	0105	11/27/12	\$50,000	DOR RATIO; NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE



Improved Sales Removed in This Annual Update Analysis

Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5		367340	0061	01/06/12	\$97,250	GOV'T TO NON-GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
5		543620	0240	07/12/12	\$190,000	IMP. COUNT > 1
5		543620	0466	01/10/13	\$113,900	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
5		724640	0016	05/02/12	\$114,900	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
5		724700	0035	05/20/14	\$210,000	SHORT SALE; NON-REPRESENTATIVE SALE
5		725920	0100	12/05/12	\$271,149	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE ;
5		751000	0005	12/09/12	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5		919801	0410	07/14/14	\$200,000	STATISTICAL OUTLIER
5		919801	0410	10/30/13	\$271,508	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6		144880	0020	04/29/14	\$93,923	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6		172204	9067	10/01/12	\$118,900	DOR RATIO; GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
6		175330	0060	09/15/14	\$348,989	BANKRUPTCY-RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
6		201140	0091	05/25/12	\$95,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6		201140	0230	06/26/14	\$575,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6		201140	0385	02/12/13	\$325,500	BANKRUPTCY - RECEIVER OR TRUSTEE; SHORT SALE
6		201140	0403	06/06/12	\$395,000	UNFINISHED AREA
6		201140	0421	02/09/12	\$210,500	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; CONTRACT OR CASH SALE;
6		201140	0422	04/04/12	\$141,199	DOR RATIO; AUCTION SALE; FINANCIAL INSTITUTION RESALE
6		201140	0423	07/19/14	\$460,000	RELOCATION - SALE TO SERVICE
6		201380	0007	04/28/13	\$179,000	SHORT SALE
6		201380	0025	09/20/12	\$121,500	AUCTION SALE; GOV'T TO NON-GOV'T; FINANCIAL INSTITUTION RESALE;
6		201380	0025	07/03/12	\$237,984	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
6		201380	0030	04/11/13	\$288,886	FORCED SALE; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
6		201380	0030	01/08/13	\$288,886	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
6		201380	0545	06/05/12	\$240,000	GOV'T TO NON-GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
6		201380	0856	08/27/14	\$260,000	RELOCATION - SALE BY SERVICE; EXEMPT FROM EXCISE TAX
6		201380	0856	08/14/14	\$273,000	RELOCATION - SALE TO SERVICE
6		201380	1056	04/18/13	\$165,000	AUCTION SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
6		201380	1145	07/31/12	\$145,000	STATISTICAL OUTLIER



Improved Sales Removed in This Annual Update Analysis

Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6		201380	1225	10/29/14	\$200,000	NO MARKET EXPOSURE
6		201380	1225	10/14/14	\$170,000	SHORT SALE; NON-REPRESENTATIVE SALE
6		201380	1240	06/04/14	\$314,063	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6		201380	1302	02/11/13	\$284,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
6		256080	0175	07/30/14	\$95,000	RELATED PARTY, FRIEND, OR NEIGHBOR; NO MARKET EXPOSURE
6		256080	1080	01/24/12	\$139,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
6		256080	1190	04/30/12	\$165,000	GOV'T TO NON-GOV'T; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX;
6		256080	1216	10/14/14	\$169,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
6		256080	1222	06/18/14	\$180,000	SHORT SALE; NON-REPRESENTATIVE SALE
6		256080	1361	01/24/13	\$199,709	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET SALE; EXEMPT FROM EXCISE TAX;
6		256080	1366	06/06/12	\$156,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
6		256080	1730	10/22/12	\$141,000	AUCTION SALE; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
6		256080	3243	10/24/12	\$205,900	STATISTICAL OUTLIER
6		256080	5685	10/22/14	\$100,000	NO MARKET EXPOSURE
6		330079	0020	05/02/13	\$183,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
6		330079	0030	02/07/12	\$347,890	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET SALE; EXEMPT FROM EXCISE TAX;
6		330079	0030	02/08/12	\$310,862	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
6		330079	0030	05/23/12	\$200,100	GOV'T TO NON-GOV'T; FINANCIAL INSTITUTION RESALE; CONTRACT OR CASH SALE;
6		330079	0170	02/21/12	\$218,000	FORCED SALE; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
6		353041	0140	11/26/12	\$220,000	NO MARKET EXPOSURE
6		353042	0025	12/24/14	\$140,000	FINANCIAL INSTITUTION RESALE; SALE DATA DOES NOT MATCH ASSESSED VALUE
6		353045	0080	12/14/12	\$205,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6		353045	0120	10/10/12	\$85,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
6		353045	0170	06/28/13	\$185,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6		353047	0030	12/11/13	\$182,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
6		353048	0071	10/06/14	\$167,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
6		353049	0121	04/23/14	\$173,166	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6		353051	0010	06/26/14	\$199,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
6		353053	0110	03/11/14	\$171,900	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX



Improved Sales Removed in This Annual Update Analysis

Area 088 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6		542420	0010	08/02/12	\$223,681	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6		542420	0010	11/16/12	\$208,800	GOV'T TO NON-GOV'T; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX;
6		550860	0015	02/06/13	\$118,000	DOR RATIO; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; TRADE
6		550860	0025	01/29/13	\$139,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; NO MARKET EXPOSURE;
6		688900	0060	10/16/14	\$147,550	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6		688900	0060	01/29/14	\$272,494	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6		688900	0060	02/10/14	\$242,359	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6		688900	0070	01/04/12	\$95,000	DOR RATIO; AUCTION SALE; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE;
6		752385	0100	12/10/14	\$225,796	AUCTION SALE; EXEMPT FROM EXCISE TAX
6		936131	0040	02/27/13	\$166,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6		936131	0080	11/25/14	\$200,000	AUCTION SALE; EXEMPT FROM EXCISE TAX

Vacant Sales Used in this Annual Update Analysis

Area 088

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
2		789320	2325	05/06/14	\$105,000	7,500	N	N
2		789320	0355	04/22/13	\$85,000	8,600	N	N
3		168380	0241	03/27/14	\$65,000	7,224	N	N
3		201140	0529	12/04/13	\$107,500	8,547	Y	N
3		692960	0955	07/08/14	\$81,000	7,500	N	N
3		692960	2620	02/21/14	\$122,000	8,700	N	N
5		152204	9062	11/19/13	\$125,000	82,152	N	N

Vacant Sales Removed in this Annual Update Analysis

Area 088

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2		294600	4071	10/14/14	\$1,000	QUIT CLAIM DEED; \$1,000 SALE OR LESS;
2		294600	2310	07/25/13	\$74,500	MOBILE HOME; TEAR DOWN;
2		294600	3960	05/07/12	\$16,250	NO MARKET EXPOSURE; STATEMENT TO DOR;
2		768620	3250	09/09/14	\$10,000	PLOTTAGE
2		789380	0130	06/23/13	\$10,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
3		195370	0040	06/10/13	\$38,500	NON-REPRESENTATIVE SALE;
3		692960	2620	08/19/13	\$110,000	NO MARKET EXPOSURE;
5		102204	9024	10/01/13	\$192,500	GOV'T TO GOV'T; NO MARKET EXPOSURE;
5		102204	9153	10/05/13	\$211,750	GOV'T TO GOV'T; MULTI-PARCEL SALE; NO MARKET EXPOSURE;
5		102204	9087	05/22/13	\$18,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
5		152204	9056	06/24/13	\$43,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
5		152204	9056	01/14/13	\$60,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
5		222204	9030	04/18/14	\$61,500	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
6		256080	5665	10/22/14	\$82,000	NO MARKET EXPOSURE; BUILDEROR DEVELOPER SALES
6		256080	3285	10/01/14	\$23,000	NON-GOV'T TO GOV'T; NO MARKET EXPOSURE

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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

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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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



Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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

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

Scope of Work Performed:

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

Certification:

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

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

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

8/31/15

Date



King County

Department of Assessments

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Lloyd Hara
Assessor

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

Please follow these standards as you perform your tasks.

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

Lloyd Hara
King County Assessor