

Burien/ SeaTac

Area: 096

Residential Revalue for 2015 Assessment Roll



Area 096 is located south of Seattle. This area includes portions of Burien, SeaTac and Des Moines. The Seattle Tacoma International Airport is also located in this area. The port of Seattle added the third runway during 2008 to reduce delays during poor weather. In order to mitigate the noise from the airplanes many of the homes received the "Port Package". Area 96 also includes downtown Burien, a community center, restaurants offering varieties of ethnic foods, fast foods and a shopping center. Some parts of area 96 are heavily influenced by commercial and industrial parcels. This area is serviced by Highline school district. The community has easy access to Hwy 99, Interstate 5 and Sound Transit Light rail station.



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.

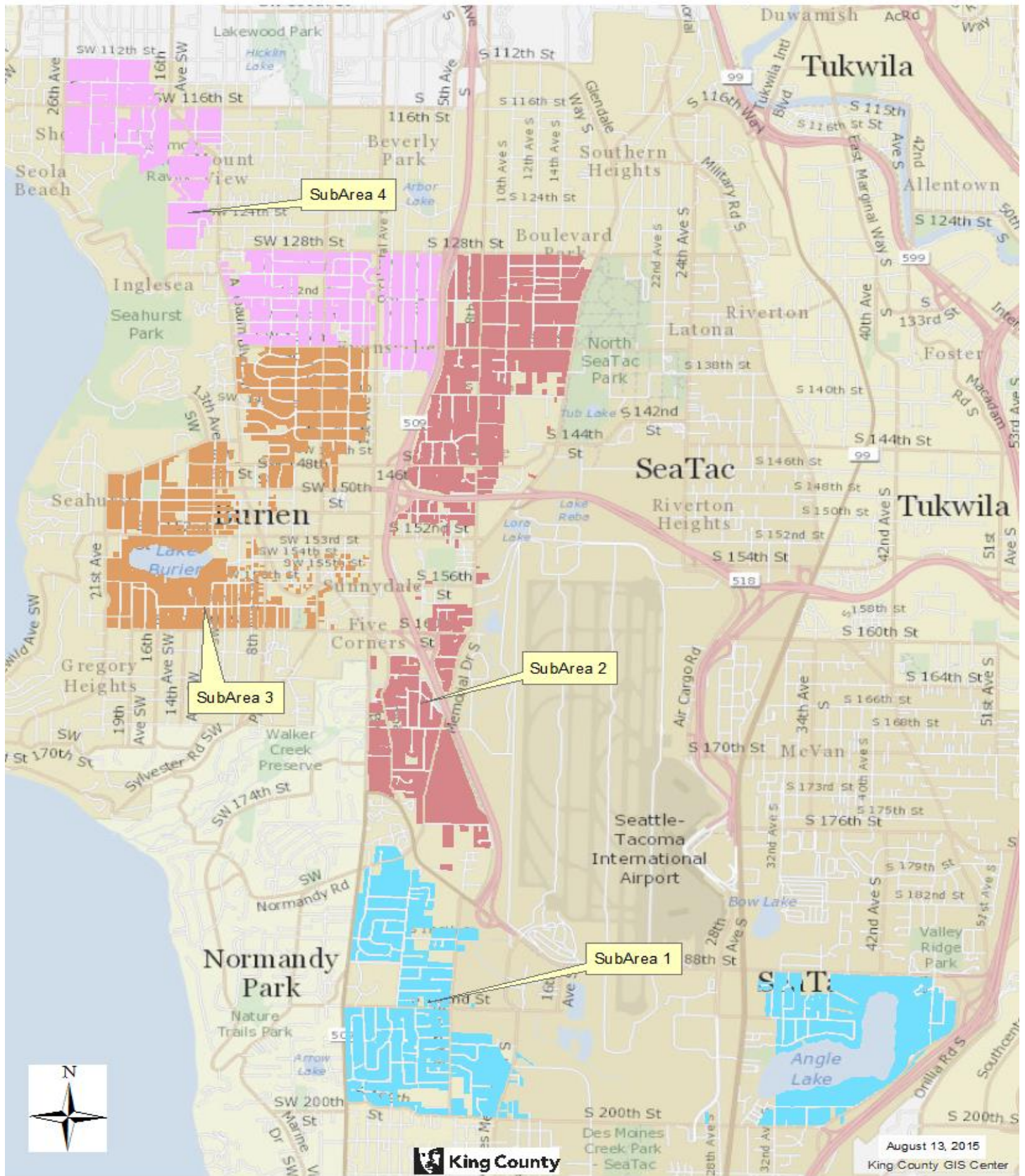
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

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

Sincerely,

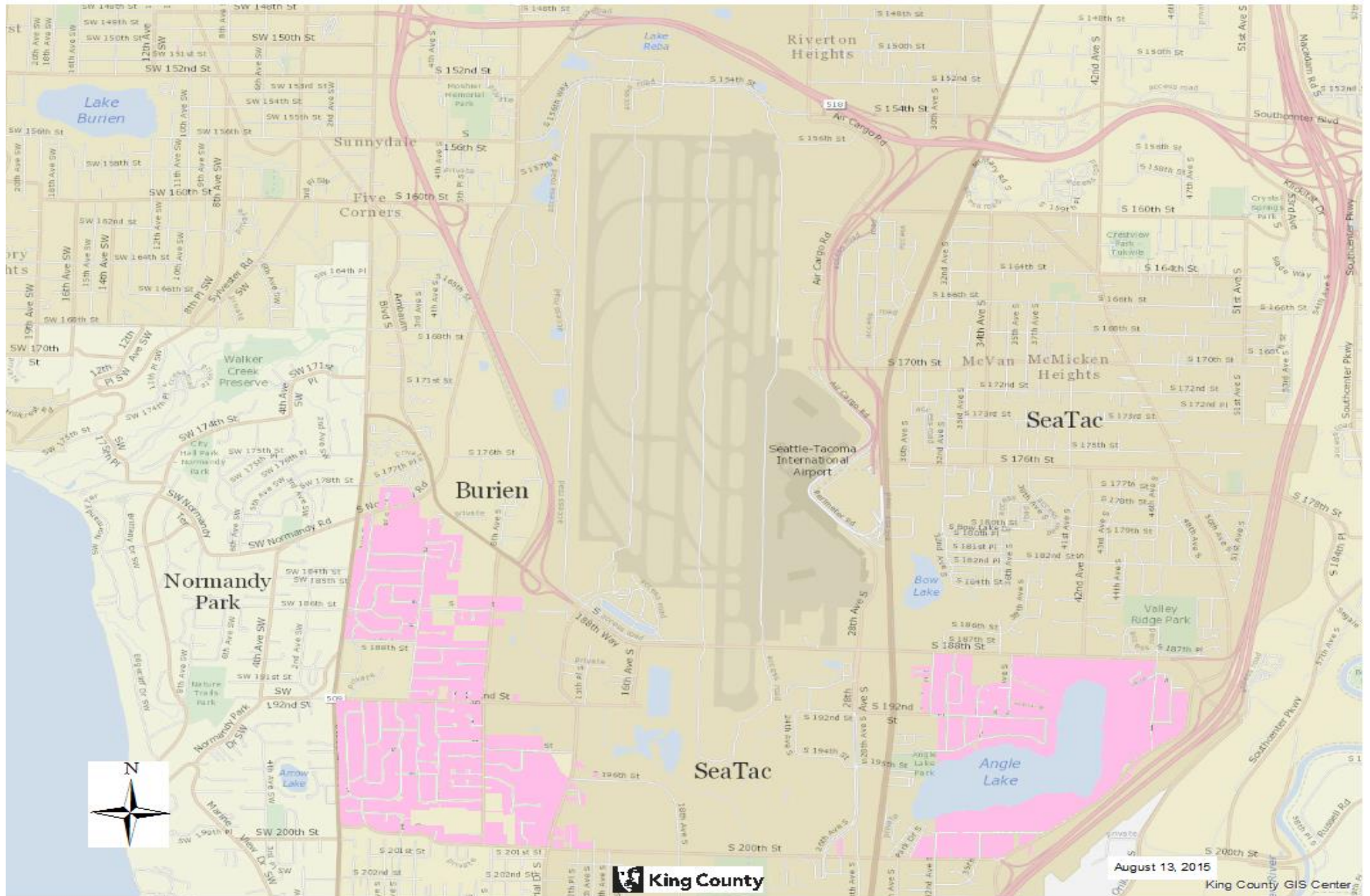
Lloyd Hara
Assessor

Area 96 Map

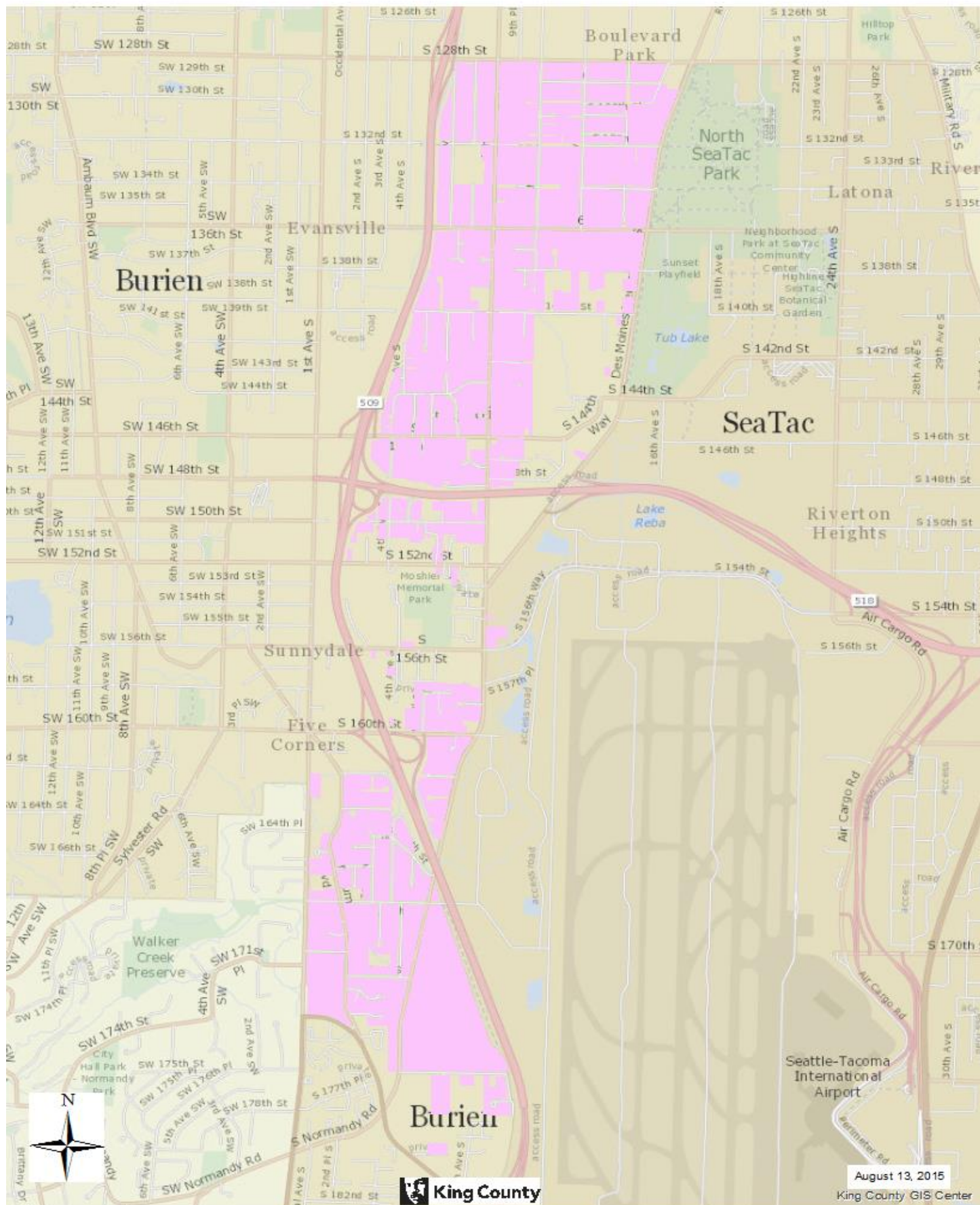


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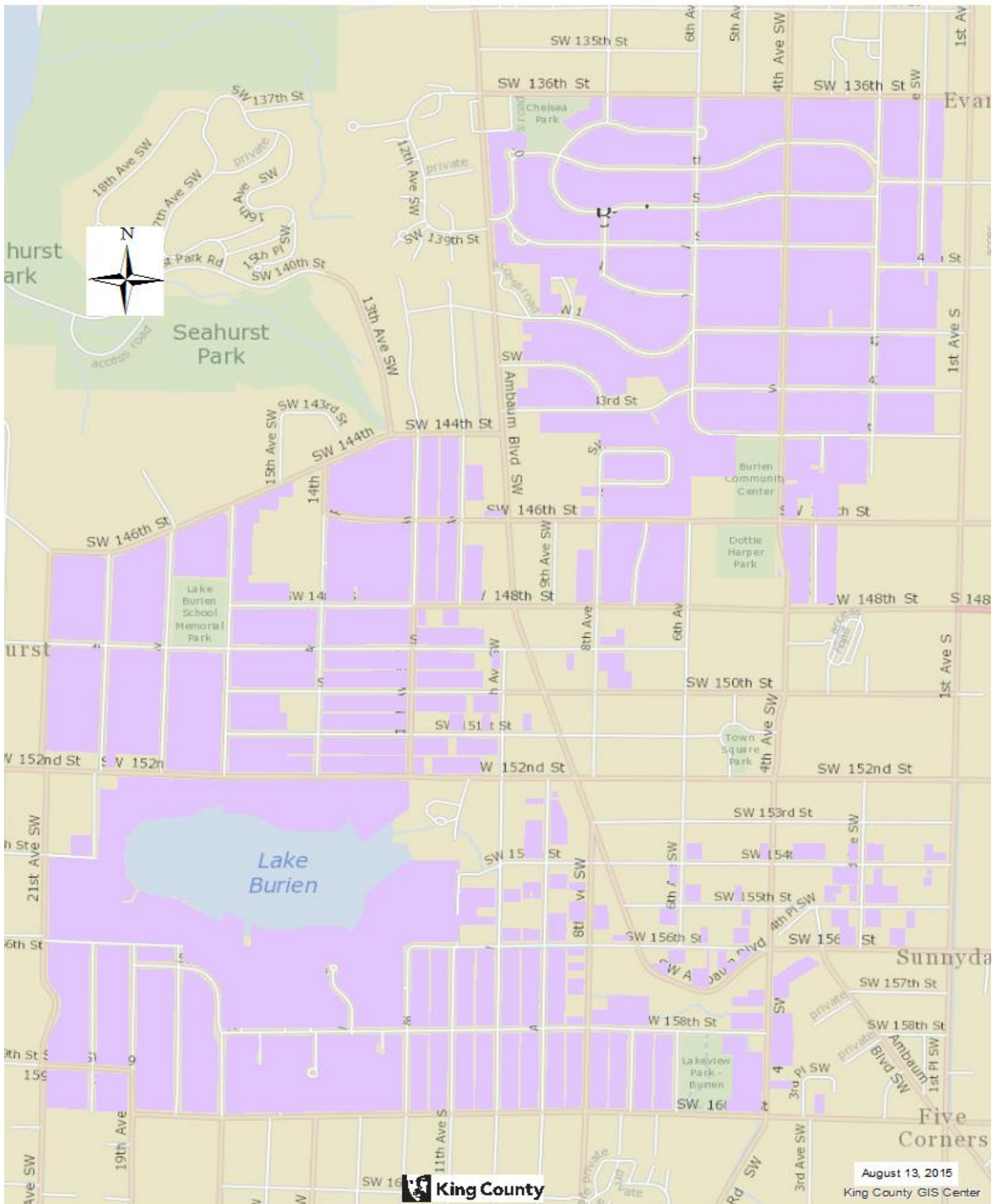
Area 96 – Sub Area 1 Map



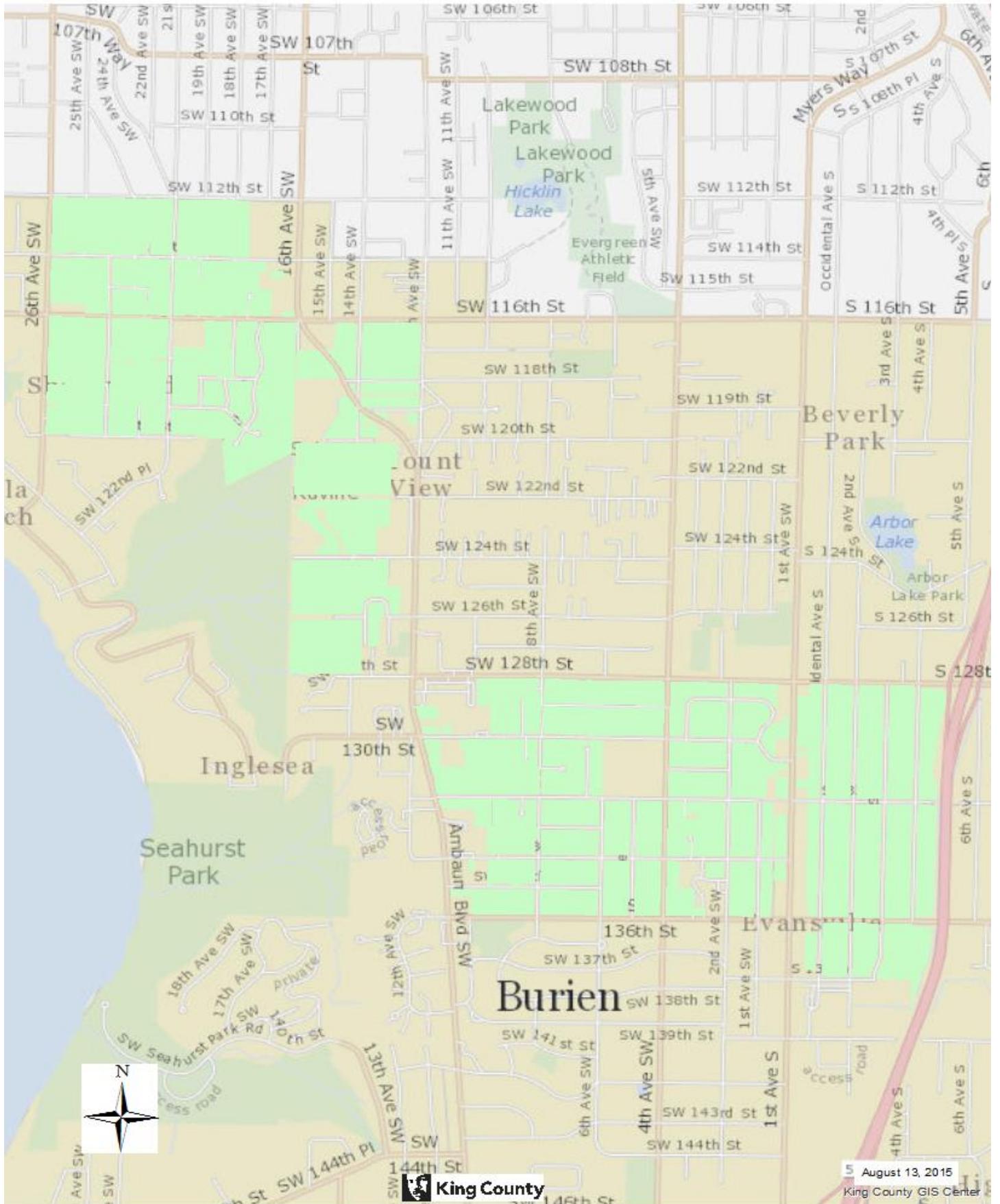
Area 96 – Sub Area 2 Map



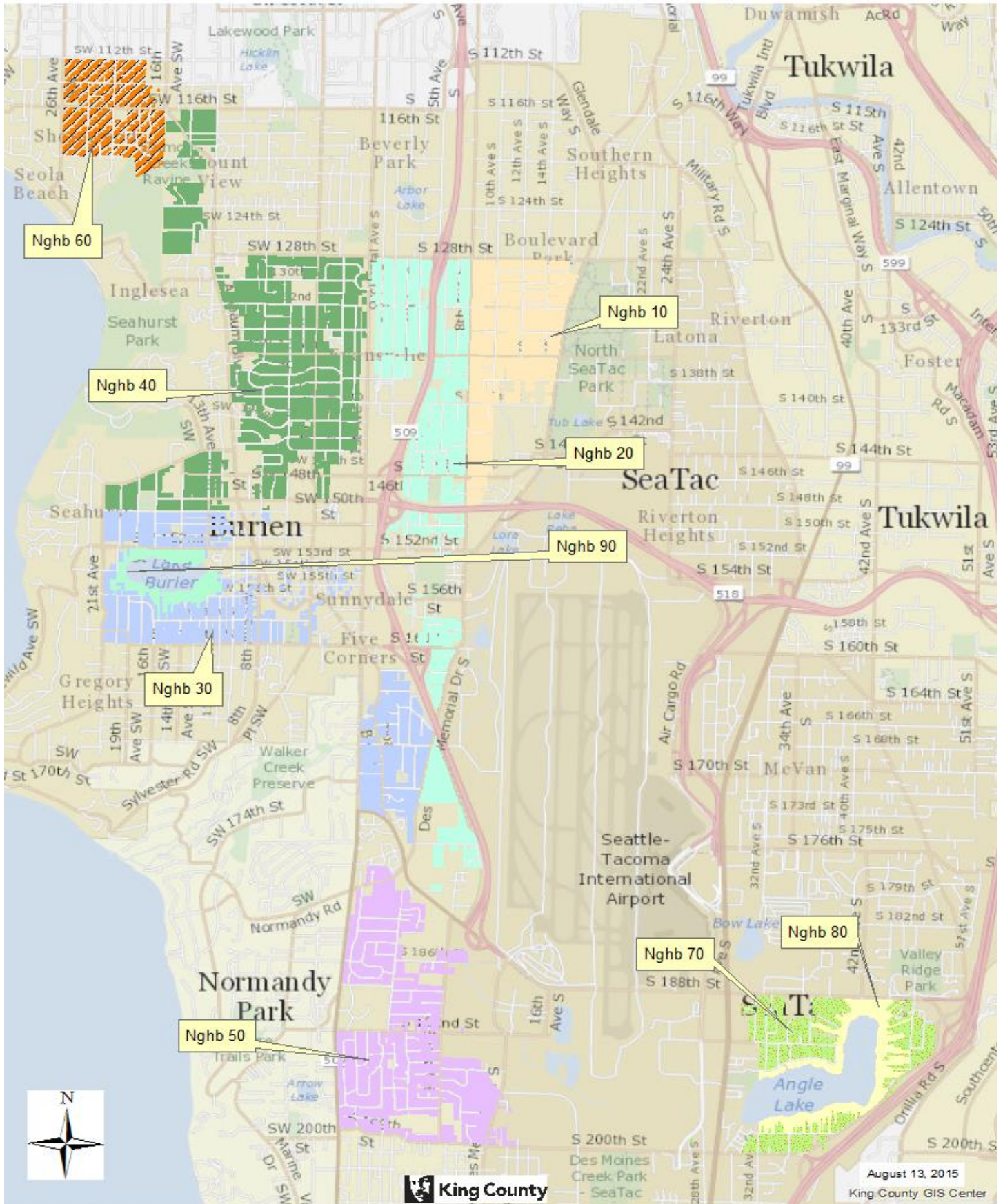
Area 96 - Sub Area 3 Map



Area 96 - Sub Area 4 Map



Area 96 - Neighborhood Map



Area 096 Housing Profile



Grade 5/ Year Built 1942/ Total Living Area 920 SF
Account Number 024000-0371



Grade 6/ Year Built 1922/ Total Living Area 1620 SF
Account Number 399020-0146



Grade 7/ Year Built 1948/ Total Living Area 1530 SF
Account Number 008400-0270



Grade 8/ Year Built 2013/ Total Living Area 1350 SF
Account Number 024000-0237



Grade 9/ Year Built 2004/ Total Living Area 3300 SF
Account Number 024000-0006



Grade 10/ Year Built 2006/ Total Living Area 3950 SF
Account Number 023800-0016

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

Burien/ SeaTac - Area 096

Annual Update

Characteristics Based Market Adjustment for 2015 Assessment Roll

Previous Physical Inspection: 2014
Number of Improved Sales: 586
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	\$92,200	\$156,300	\$248,500			8.75%
2015 Value	\$103,900	\$186,200	\$290,100	\$309,400	94.2%	8.40%
\$ Change	+\$11,700	+\$29,900	+\$41,600			
% Change	+12.7%	+19.1%	+16.7%			

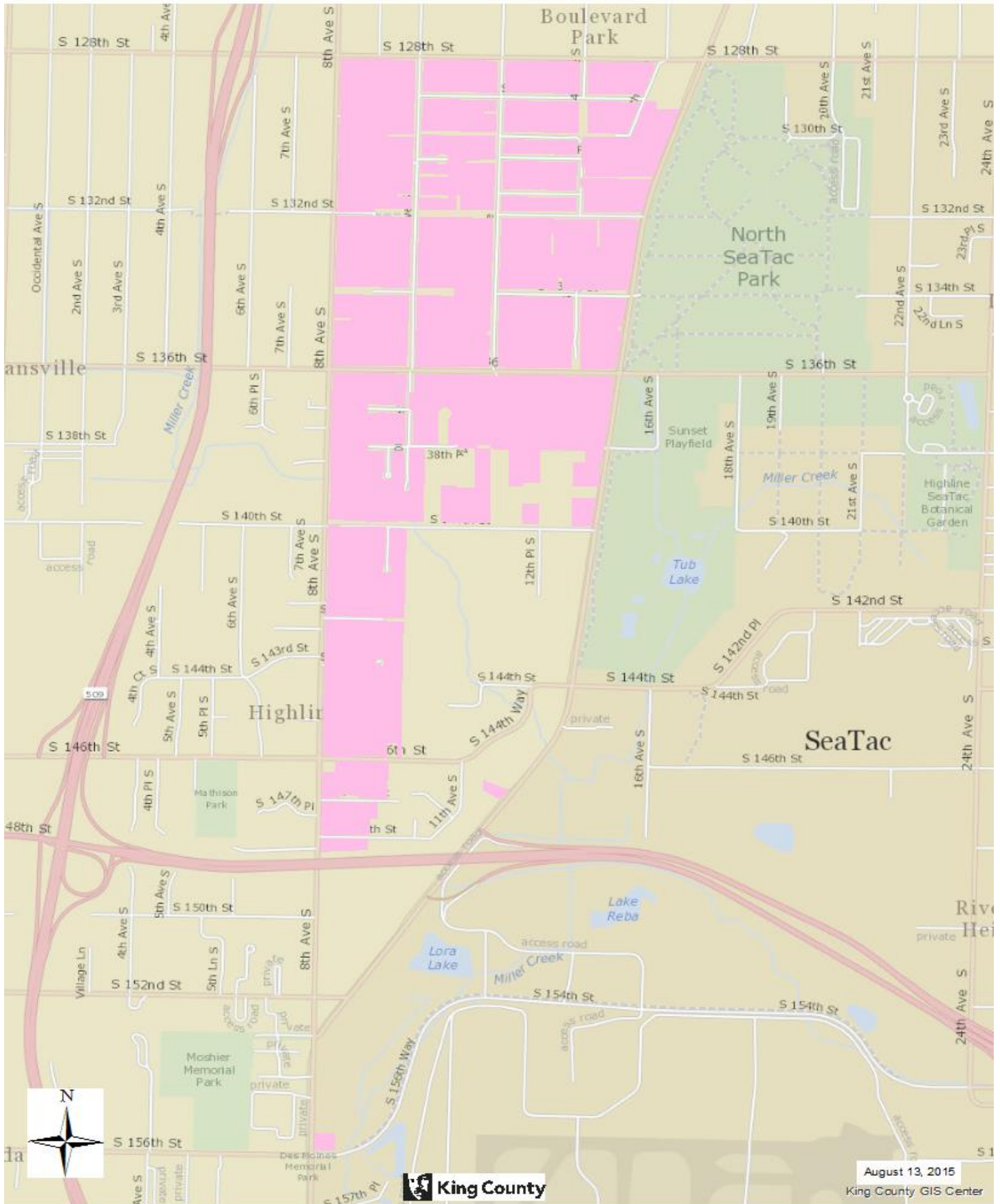
Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2015 COD of 8.40% is an improvement from the previous COD of 8.75%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards 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	\$98,200	\$134,200	\$232,400
2015 Value	\$110,700	\$159,800	\$270,500
\$ Change	+\$12,500	+\$25,600	+\$38,100
% Change	+12.7%	+19.1%	+16.4%

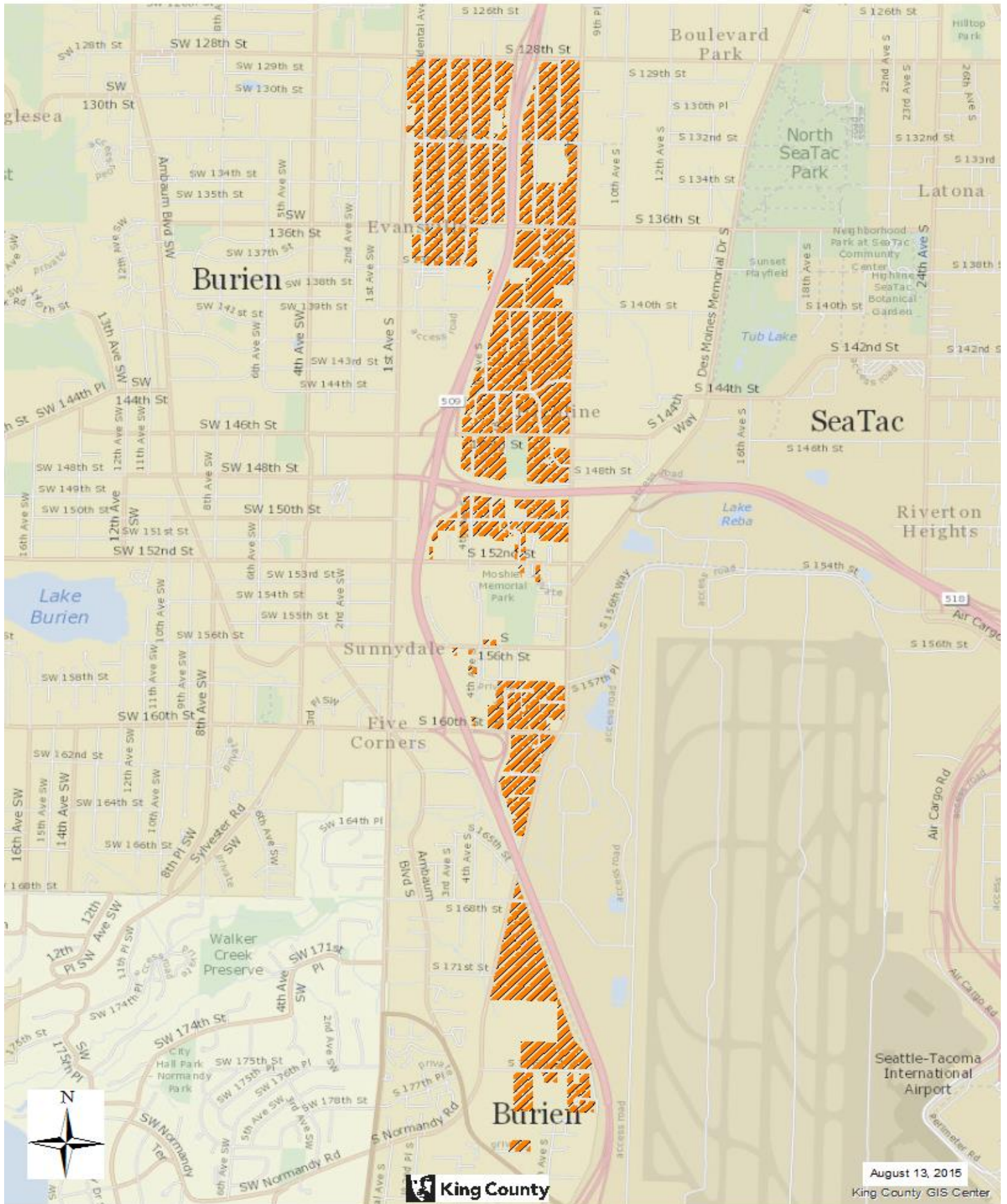
Number of one to three unit residences in the population: 6,759

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, parcels located in the Angle Lake Neighborhood (neighborhood 70 and 80) were generally at higher assessment levels than the rest of the population. Similarly, parcels located in neighborhood 40, good or very good condition homes located in either neighborhood 10 or neighborhood 30 and good condition homes located in neighborhood 20 were generally at lower assessment levels than rest of the population. This annual update valuation model corrects for these strata differences.

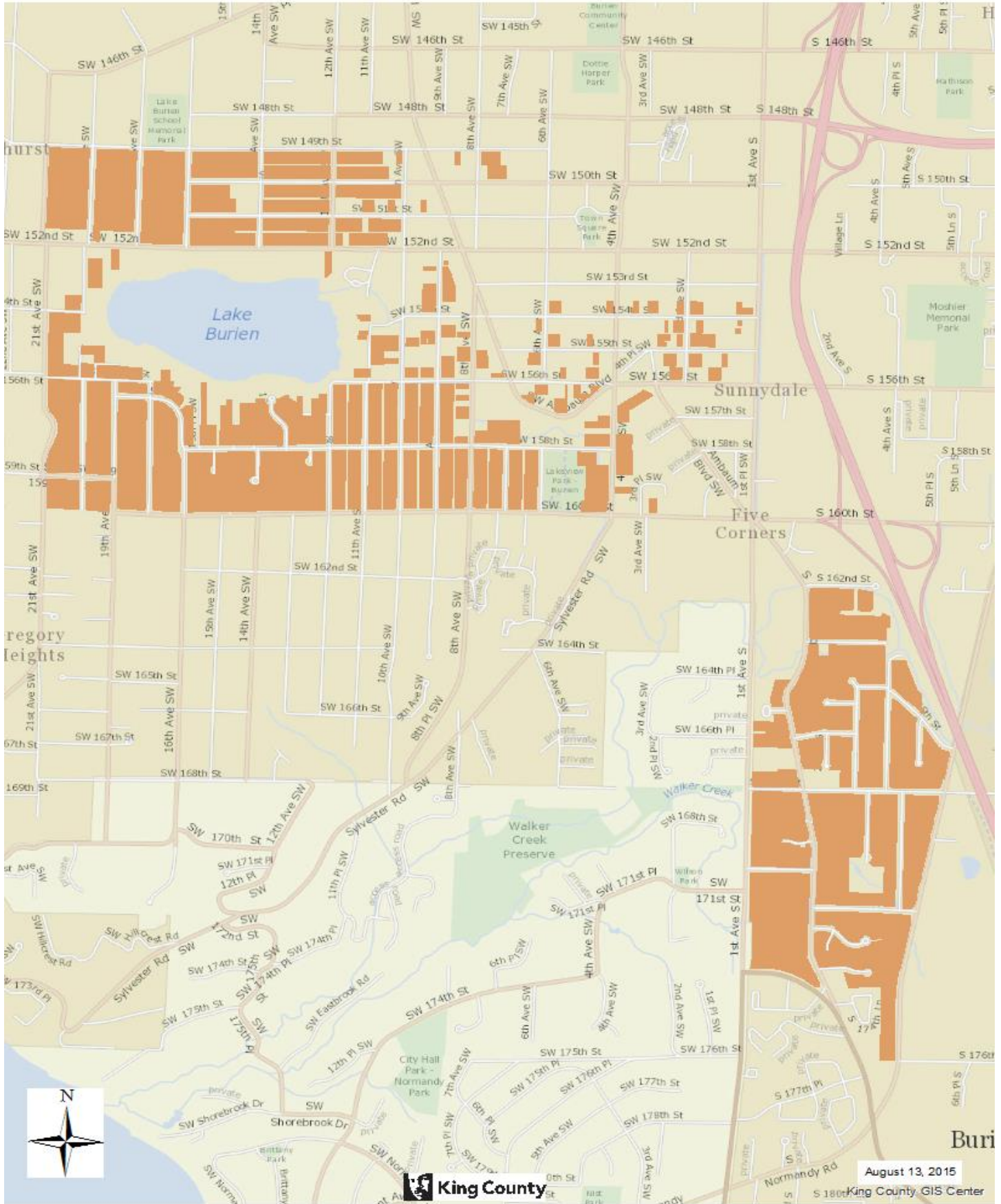
Area 96 – Neighborhood 10 Map



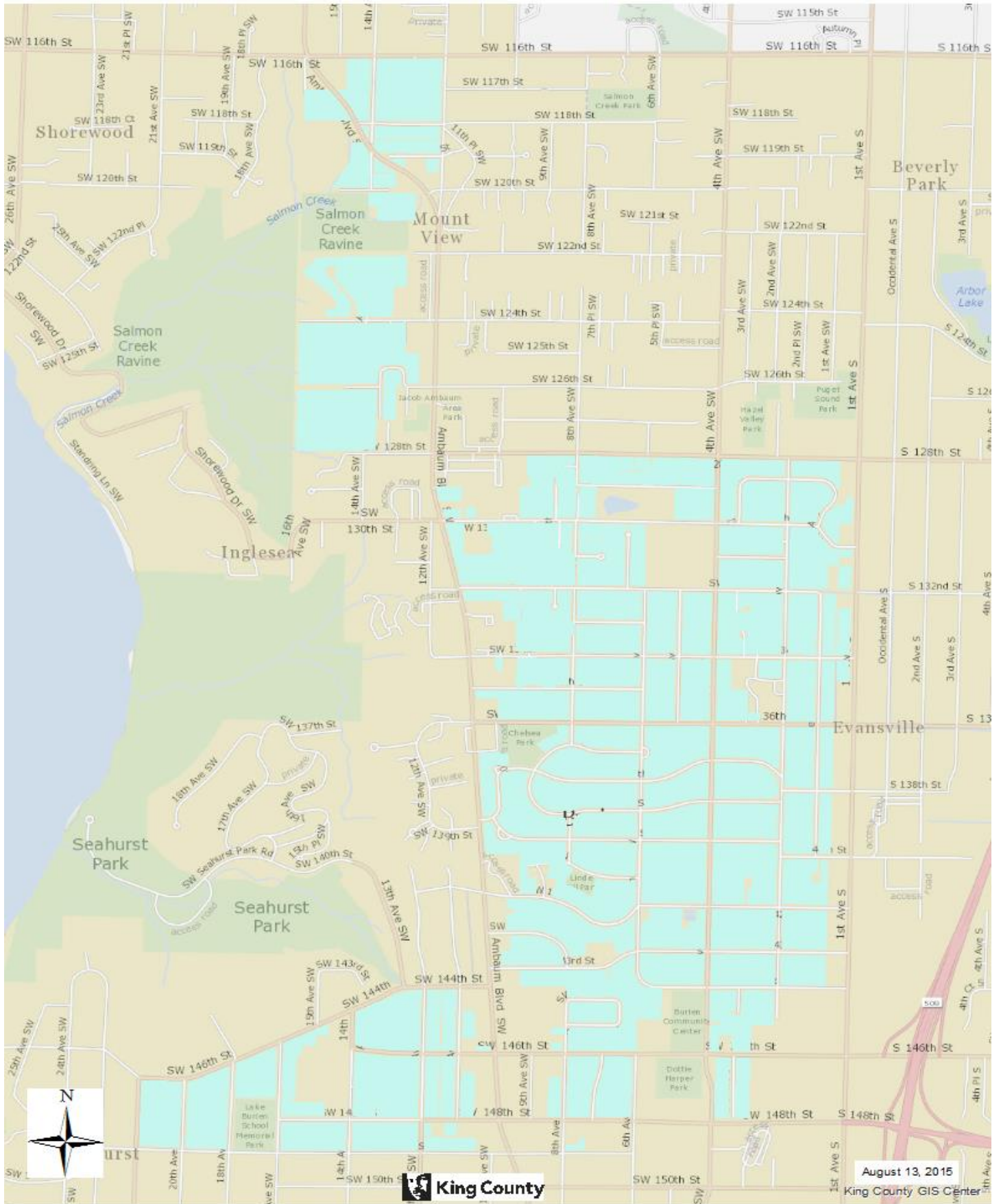
Area 96 – Neighborhood 20 Map



Area 96 – Neighborhood 30 Map



Area 96 – Neighborhood 40 Map



Map of Seattle, Washington, showing the location of Neighborhood 70 and Neighborhood 80. The map highlights these neighborhoods in yellow. Neighborhood 70 is located south of Angle Lake, and Neighborhood 80 is located east of Angle Lake. The map includes labels for various streets, parks, and landmarks. A north arrow is located in the bottom left corner, and the King County logo is in the bottom center. The date August 13, 2015, and the King County GIS Center are noted in the bottom right corner.

Area 096 - Model Adjustments

1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+14.91%	3,769	56%

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
Nghb10Condition Good/ Vgood	+21.04%	21	101	21%
Neighborhood 40	+23.46%	136	1698	8%
Neighborhood 70 or 80	+10.11%	38	653	6%
Nghb30Condition Good/ Vgood	+18.88%	41	378	11%
Neighborhood 20 and Condition Good	+21.04%	22	174	13%

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

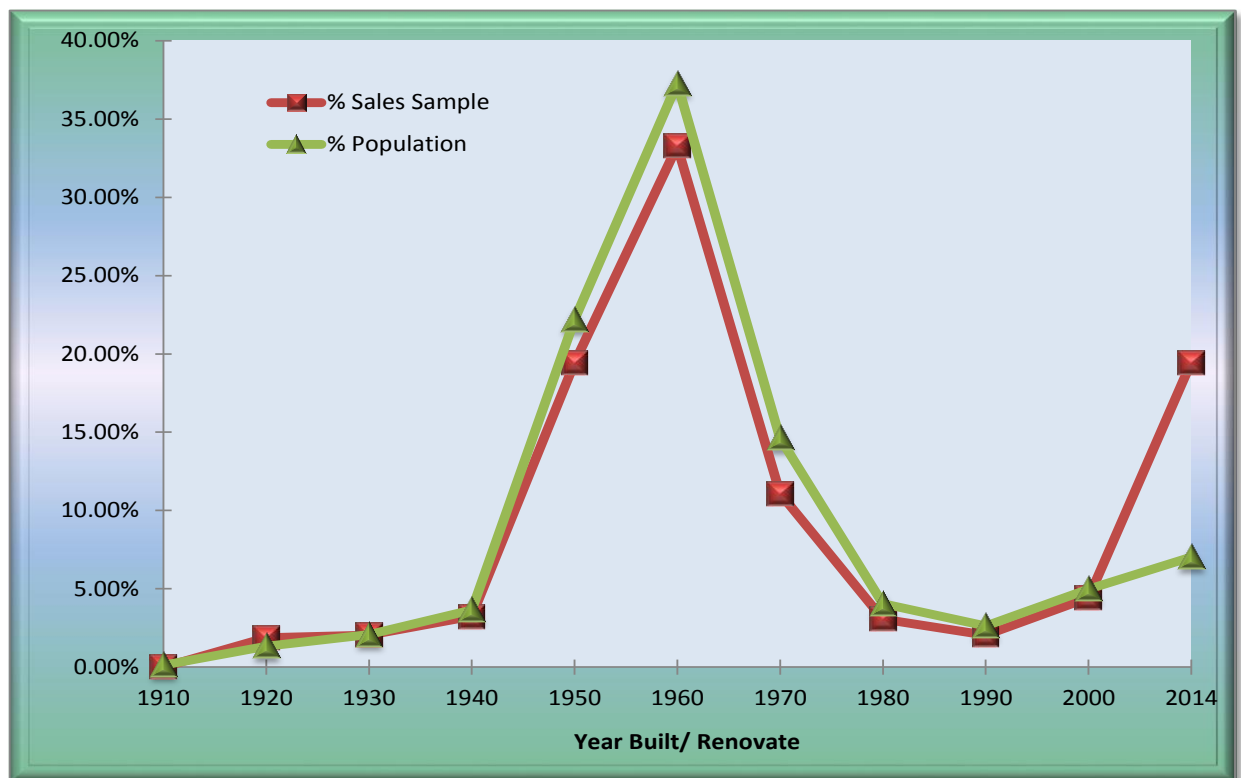
Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	11	1.88%
1930	12	2.05%
1940	19	3.24%
1950	114	19.45%
1960	195	33.28%
1970	65	11.09%
1980	18	3.07%
1990	12	2.05%
2000	26	4.44%
2014	114	19.45%
	586	

Population

Year Built/Ren	Frequency	% Population
1910	9	0.13%
1920	90	1.33%
1930	141	2.09%
1940	247	3.65%
1950	1,501	22.21%
1960	2,520	37.28%
1970	988	14.62%
1980	274	4.05%
1990	177	2.62%
2000	337	4.99%
2014	475	7.03%
	6,759	



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.

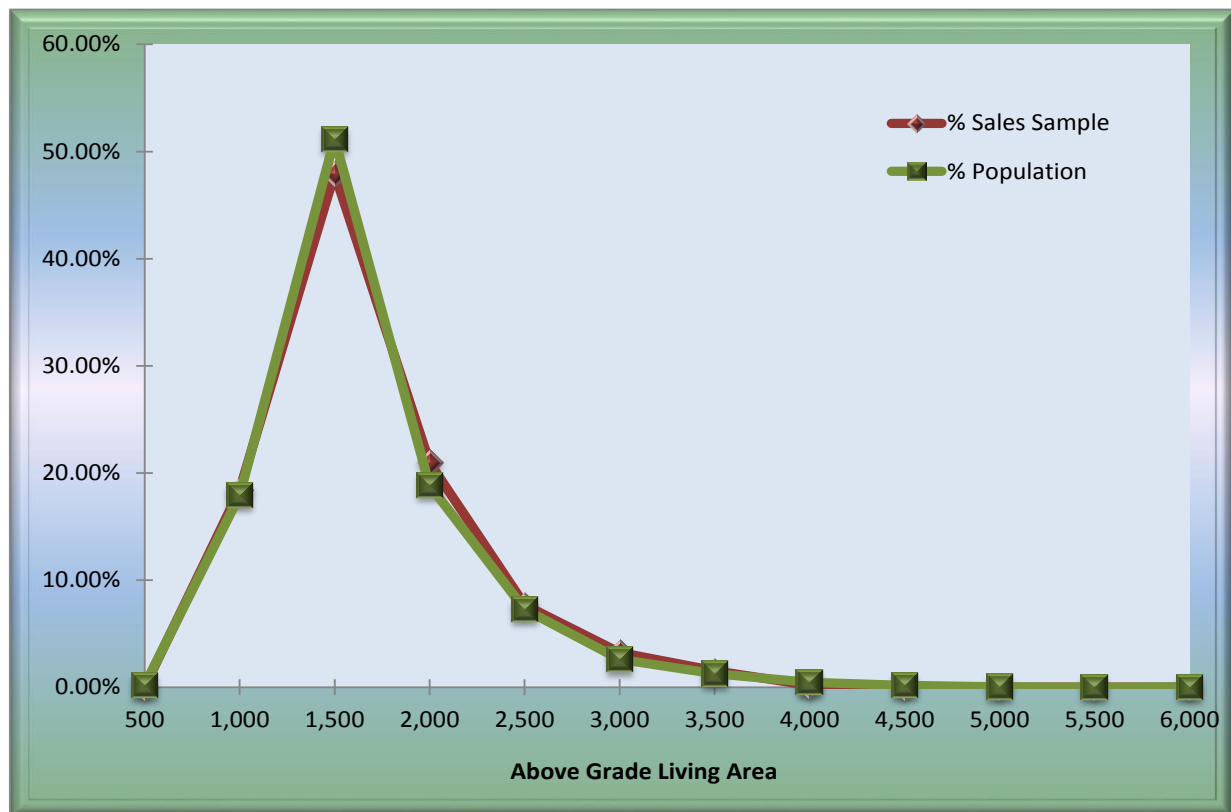
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	108	18.43%
1,500	281	47.95%
2,000	123	20.99%
2,500	45	7.68%
3,000	19	3.24%
3,500	9	1.54%
4,000	1	0.17%
4,500	0	0.00%
5,000	0	0.00%
5,500	0	0.00%
6,000	0	0.00%
586		

Population

AGLA	Frequency	% Population
500	11	0.16%
1,000	1,212	17.93%
1,500	3,460	51.19%
2,000	1,275	18.86%
2,500	492	7.28%
3,000	176	2.60%
3,500	86	1.27%
4,000	30	0.44%
4,500	12	0.18%
5,000	3	0.04%
5,500	0	0.00%
6,000	2	0.03%
6,759		



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

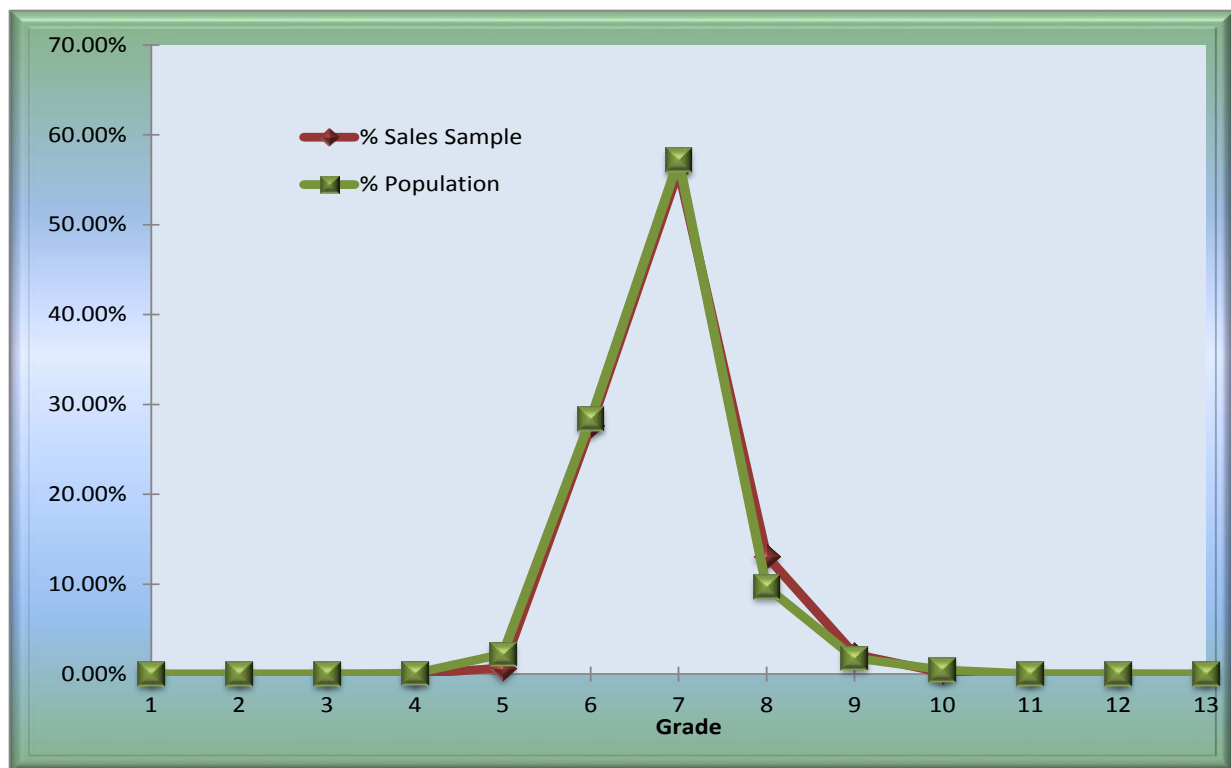
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	4	0.68%
6	162	27.65%
7	329	56.14%
8	77	13.14%
9	13	2.22%
10	1	0.17%
11	0	0.00%
12	0	0.00%
13	0	0.00%
586		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	7	0.10%
5	150	2.22%
6	1,921	28.42%
7	3,869	57.24%
8	656	9.71%
9	120	1.78%
10	32	0.47%
11	3	0.04%
12	1	0.01%
13	0	0.00%
6,759		



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

Area 096 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 1.148, resulting in an adjusted value of \$545,000 ($\$475,000 \times 1.148 = \$545,300$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.354	35.4%
2/1/2012	1.344	34.4%
3/1/2012	1.334	33.4%
4/1/2012	1.324	32.4%
5/1/2012	1.315	31.5%
6/1/2012	1.305	30.5%
7/1/2012	1.295	29.5%
8/1/2012	1.285	28.5%
9/1/2012	1.275	27.5%
10/1/2012	1.265	26.5%
11/1/2012	1.255	25.5%
12/1/2012	1.246	24.6%
1/1/2013	1.236	23.6%
2/1/2013	1.226	22.6%
3/1/2013	1.217	21.7%
4/1/2013	1.207	20.7%
5/1/2013	1.197	19.7%
6/1/2013	1.187	18.7%
7/1/2013	1.177	17.7%
8/1/2013	1.167	16.7%
9/1/2013	1.157	15.7%
10/1/2013	1.148	14.8%
11/1/2013	1.138	13.8%
12/1/2013	1.128	12.8%
1/1/2014	1.118	11.8%
2/1/2014	1.108	10.8%
3/1/2014	1.099	9.9%
4/1/2014	1.089	8.9%
5/1/2014	1.079	7.9%
6/1/2014	1.069	6.9%
7/1/2014	1.059	5.9%
8/1/2014	1.049	4.9%
9/1/2014	1.039	3.9%
10/1/2014	1.030	3.0%
11/1/2014	1.020	2.0%
12/1/2014	1.010	1.0%
1/1/2015	1.000	0.0%

The time adjustment formula for Area 096 is: $(.8267617 - 2.617345E-04 * \text{SaleDay} - .0418948 * 3.583618E-02 - 5.728006E-02 * 0.2320819 + 3.599849E-02 * 6.484642E-02 - .0276057 * 6.996587E-02 - 4.190374E-02 * 3.754266E-02) / (.8267617 - .0418948 * 3.583618E-02 - 5.728006E-02 * 0.2320819 + 3.599849E-02 * 6.484642E-02 - .0276057 * 6.996587E-02 - 4.190374E-02 * 3.754266E-02)$

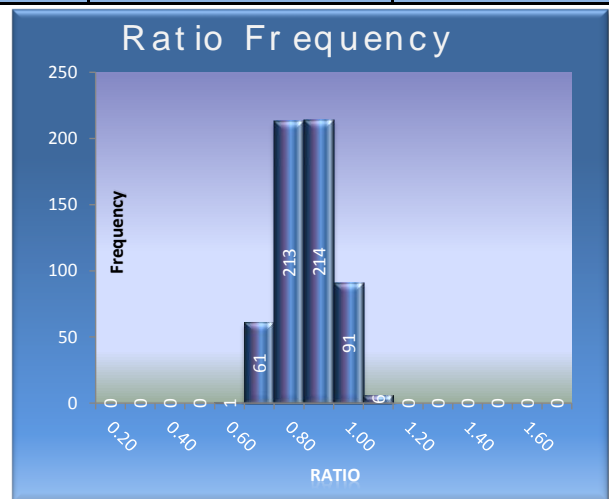
$\text{SaleDay} = \text{SaleDate} - 42005$

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

Annual Update Ratio Study Report (Before) – 2014 Assessments

District: WC / Team: 2	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Burien/ SeaTac	1/1/2014	8/14/2015	1/2012 - 12/2014
Area Number: 096	Appr ID:	Property Type:	Adjusted for time?
	RPAN	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
<i>Sample size (n)</i>	586
<i>Mean Assessed Value</i>	\$248,500
<i>Mean Adj. Sales Price</i>	\$309,400
<i>Standard Deviation AV</i>	\$85,422
<i>Standard Deviation SP</i>	\$108,915
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.811
<i>Median Ratio</i>	0.808
<i>Weighted Mean Ratio</i>	0.803
UNIFORMITY	
<i>Lowest ratio</i>	0.590
<i>Highest ratio:</i>	1.059
<i>Coefficient of Dispersion</i>	8.75%
<i>Standard Deviation</i>	0.087
<i>Coefficient of Variation</i>	10.73%
<i>Price Related Differential (PRD)</i>	1.010
RELIABILITY	
<i>95% Confidence: Median</i>	
<i>Lower limit</i>	0.797
<i>Upper limit</i>	0.817
<i>95% Confidence: Mean</i>	
<i>Lower limit</i>	0.804
<i>Upper limit</i>	0.818
SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	6,759
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.087
<i>Recommended minimum:</i>	12
<i>Actual sample size:</i>	586
<i>Conclusion:</i>	OK
NORMALITY	
<i>Binomial Test</i>	
<i># ratios below mean:</i>	302
<i># ratios above mean:</i>	284
<i>z:</i>	0.744
<i>Conclusion:</i>	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

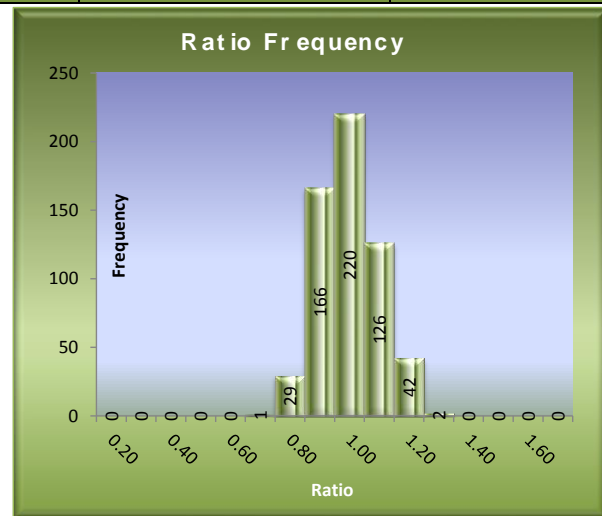
1 to 3 Unit Residences throughout Area 096

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

Annual Update Ratio Study Report (After) – 2015 Assessments

District: WC / Team: 2	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Burien/ SeaTac	1/1/2015	8/14/2015	1/2012 - 12/2014
Area Number: 096	Appr. ID:	Property Type:	Adjusted for time?
	RPAN	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	586
Mean Assessed Value	\$290,100
Mean Sales Price	\$309,400
Standard Deviation AV	\$96,565
Standard Deviation SP	\$108,915
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.948
Median Ratio	0.942
Weighted Mean Ratio	0.938
UNIFORMITY	
Lowest ratio	0.677
Highest ratio:	1.213
Coefficient of Dispersion	8.40%
Standard Deviation	0.098
Coefficient of Variation	10.33%
Price Related Differential (PRD)	1.012
RELIABILITY	
95% Confidence: Median	
Lower limit	0.931
Upper limit	0.954
95% Confidence: Mean	
Lower limit	0.941
Upper limit	0.956
SAMPLE SIZE EVALUATION	
N (population size)	6,759
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.098
Recommended minimum:	15
Actual sample size:	586
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	309
# ratios above mean:	277
z:	1.322
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 096 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 14, 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 17 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 +12.7% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value * 1.133, with the result truncated to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, parcels located in the Angle Lake Neighborhood (neighborhood 70 and 80) were generally at higher assessment levels than the rest of the population. Similarly, parcels located in neighborhood 40, good or very good condition homes located in either neighborhood 10 or neighborhood 30 and good condition homes located in neighborhood 20 were generally at lower assessment levels than rest of the population. This annual update valuation model corrects for these strata differences.

With the exception of real property mobile home parcels and parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 586 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:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * (1 - 0.05) / (.8267617 - .0418948 * \text{Nghb10GdVgd} - 5.728006E-02 * \text{Nghb40} + 3.599849E-02 * \text{Nghb7080} - .0276057 * \text{Nghb30GdVGd} - 4.190374E-02 * \text{Nghb20Gd})$$

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 are 61 mobile homes in Area 096. Analysis of the 9 useable mobile homes sales indicated that an adjustment to total value was necessary. The adjustment formula is:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * 1.123, \text{ truncate to the next } \$1,000$$

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

Results

The resulting assessment level is 0.942. 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 +16.4%. This increase is due partly to market changes over time and the previous assessment levels.

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

Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (Previous Year Land Value + Previous Year Improvement Value) * 1.167.
- 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) * 1.167.
- 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 096 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	50	443880	0190	02/20/13	\$140,001	\$171,000	740	6	1954	Avg	7,200	N	N	226 S 184TH ST
1	70	023800	0189	04/02/14	\$205,400	\$224,000	880	6	1960	Avg	13,554	N	N	3727 S 188TH ST
1	50	438350	0030	09/24/14	\$154,500	\$159,000	890	6	1957	Avg	9,465	N	N	18234 5TH AVE S
1	50	955820	0270	09/21/12	\$145,500	\$185,000	890	6	1954	Avg	10,494	N	N	217 S 186TH ST
1	50	524540	0150	12/08/14	\$165,000	\$166,000	950	6	1947	Avg	10,627	N	N	19803 8TH AVE S
1	50	612360	0285	11/07/14	\$185,000	\$188,000	1,010	6	1953	Avg	7,755	N	N	304 S 199TH ST
1	50	052204	9089	01/28/13	\$175,025	\$215,000	1,020	6	1955	Good	7,187	N	N	19411 8TH AVE S
1	70	042204	9178	02/10/12	\$210,000	\$282,000	1,420	6	1954	Good	9,600	N	N	19831 32ND AVE S
1	50	955820	0050	10/23/12	\$195,000	\$245,000	1,440	6	1954	Avg	8,485	N	N	218 S 184TH ST
1	50	322304	9217	06/26/13	\$214,000	\$252,000	1,460	6	1960	Avg	8,450	N	N	18700 4TH AVE S
1	70	042204	9203	10/24/14	\$239,000	\$244,000	900	7	1971	Avg	6,540	N	N	19809 32ND AVE S
1	50	507150	0020	08/30/12	\$180,000	\$230,000	910	7	1966	Avg	8,792	N	N	657 S 188TH ST
1	50	507150	0140	06/27/14	\$221,000	\$234,000	910	7	1966	Avg	8,789	N	N	624 S 188TH ST
1	50	612300	0275	07/08/13	\$189,000	\$222,000	990	7	1953	Avg	9,363	N	N	19530 2ND AVE S
1	50	612360	0100	12/15/14	\$191,000	\$192,000	990	7	1953	Avg	8,255	N	N	310 S 198TH ST
1	50	254650	0030	12/19/13	\$220,000	\$247,000	1,010	7	1966	Avg	8,598	N	N	19807 10TH PL S
1	50	955820	0110	04/25/13	\$194,500	\$233,000	1,020	7	1954	Good	8,750	N	N	18436 OCCIDENTAL AVE S
1	50	612100	0090	06/16/14	\$295,000	\$314,000	1,030	7	1960	Avg	8,235	N	N	461 S 190TH ST
1	50	612300	0090	09/08/14	\$267,000	\$277,000	1,030	7	1952	Good	8,223	N	N	19512 3RD AVE S
1	50	612360	0260	05/15/13	\$191,000	\$228,000	1,030	7	1953	Avg	9,073	N	N	317 S 198TH ST
1	50	612380	0035	07/09/12	\$170,000	\$220,000	1,040	7	1958	Avg	9,198	N	N	19204 4TH AVE S
1	50	612380	0055	05/15/13	\$319,500	\$381,000	1,040	7	1958	Good	8,550	N	N	19230 4TH AVE S
1	50	612360	0090	05/19/14	\$251,200	\$270,000	1,060	7	1953	Avg	8,250	N	N	240 S 198TH ST
1	50	524540	0140	05/28/13	\$230,100	\$273,000	1,070	7	1955	VGood	10,400	N	N	506 S 198TH ST
1	70	023650	0190	07/29/13	\$185,000	\$216,000	1,080	7	1962	Avg	9,321	N	N	18910 34TH AVE S
1	70	207680	0110	04/16/13	\$236,000	\$284,000	1,090	7	1959	Good	9,715	N	N	19039 47TH AVE S
1	70	342304	9131	08/20/12	\$200,000	\$256,000	1,090	7	1979	Avg	8,712	N	N	3439 S 190TH CT
1	50	612300	0075	07/13/12	\$210,000	\$271,000	1,090	7	1954	Avg	9,423	N	N	19533 4TH AVE S
1	50	500720	0050	05/30/13	\$270,000	\$321,000	1,120	7	1957	Good	8,860	N	N	605 S 194TH ST
1	50	612300	0225	06/25/14	\$260,000	\$276,000	1,140	7	1954	Avg	8,184	N	N	19304 4TH AVE S

Improved Sales Used in This Annual Update Analysis

Area 096 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	50	955880	0030	11/07/14	\$255,000	\$260,000	1,140	7	1954	Good	8,400	N	N	18719 OCCIDENTAL AVE S
1	70	023660	0140	04/21/14	\$289,900	\$314,000	1,150	7	1961	Avg	8,686	N	N	3447 S 191ST ST
1	50	507170	0090	11/18/13	\$319,500	\$362,000	1,150	7	1960	Good	8,162	N	N	17814 2ND AVE S
1	50	955820	0080	09/12/14	\$295,000	\$306,000	1,150	7	1999	Avg	8,125	N	N	18415 2ND AVE S
1	70	207640	0050	10/22/14	\$294,950	\$302,000	1,160	7	1957	Avg	9,600	Y	N	19012 46TH AVE S
1	50	507150	0120	10/16/13	\$190,350	\$218,000	1,160	7	1966	Avg	8,789	N	N	612 S 188TH ST
1	70	023800	0181	04/30/13	\$273,480	\$327,000	1,170	7	1982	Good	8,990	N	N	18812 39TH AVE S
1	50	612100	0110	06/03/14	\$193,000	\$206,000	1,180	7	1960	Avg	9,048	N	N	454 S 190TH ST
1	70	023640	0150	08/26/13	\$265,000	\$307,000	1,190	7	1959	Good	7,299	N	N	19107 33RD AVE S
1	50	524540	0175	11/03/14	\$206,000	\$210,000	1,190	7	1955	Avg	9,750	N	N	623 S 198TH ST
1	50	524560	0105	09/16/14	\$228,000	\$236,000	1,190	7	1955	Avg	9,199	N	N	19626 10TH AVE S
1	50	524560	0145	12/27/12	\$154,300	\$191,000	1,190	7	1955	Avg	8,639	N	N	1011 S 197TH ST
1	50	955880	0055	07/01/13	\$226,750	\$267,000	1,190	7	1954	Avg	10,010	N	N	160 S 187TH ST
1	50	322304	9166	09/06/13	\$294,500	\$340,000	1,200	7	1953	Avg	10,956	N	N	19021 8TH AVE S
1	50	507160	0220	04/23/13	\$166,000	\$199,000	1,210	7	1963	Avg	8,494	N	N	423 S 181ST ST
1	50	524560	0120	10/09/14	\$257,500	\$264,000	1,210	7	1955	Avg	13,825	N	N	1022 S 197TH ST
1	50	612300	0065	02/10/14	\$210,000	\$232,000	1,220	7	1953	Avg	9,111	N	N	19547 4TH AVE S
1	70	100100	0005	02/06/13	\$150,000	\$184,000	1,260	7	1955	Avg	6,387	N	N	18802 32ND AVE S
1	70	100120	0050	09/23/14	\$259,000	\$267,000	1,260	7	1955	VGood	7,248	N	N	19010 32ND AVE S
1	50	795760	0025	05/08/14	\$245,000	\$264,000	1,260	7	1955	Good	7,964	N	N	168 S 192ND PL
1	50	955820	0045	08/28/14	\$289,000	\$301,000	1,260	7	1954	Good	8,400	N	N	18443 OCCIDENTAL AVE S
1	50	955820	0045	02/26/14	\$195,000	\$214,000	1,260	7	1954	Avg	8,400	N	N	18443 OCCIDENTAL AVE S
1	50	507400	0250	03/27/13	\$282,500	\$341,000	1,270	7	1961	Avg	11,040	N	N	211 S 183RD ST
1	50	507160	0120	09/27/13	\$284,500	\$327,000	1,280	7	2007	Avg	8,241	N	N	18126 5TH AVE S
1	50	201500	0190	02/13/13	\$191,500	\$234,000	1,290	7	1962	Avg	8,881	N	N	417 S 189TH ST
1	70	784420	0050	05/22/14	\$330,000	\$354,000	1,300	7	1986	Good	7,900	N	N	3202 S 194TH ST
1	50	612360	0125	12/03/12	\$250,000	\$311,000	1,310	7	1953	Avg	8,587	N	N	19812 4TH AVE S
1	50	612390	0070	09/26/13	\$184,000	\$211,000	1,310	7	1960	Avg	11,793	N	N	19228 5TH AVE S
1	50	955820	0245	08/01/12	\$174,500	\$224,000	1,310	7	1954	Avg	9,800	N	N	18402 2ND AVE S
1	70	023660	0040	02/06/12	\$198,000	\$266,000	1,320	7	1962	Avg	7,296	N	N	19107 34TH PL S

Improved Sales Used in This Annual Update Analysis

Area 096 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	50	612180	0060	09/10/14	\$260,000	\$269,000	1,320	7	1954	Avg	9,750	N	N	19609 4TH AVE S
1	80	023800	0201	07/23/14	\$440,000	\$463,000	1,330	7	1929	Good	9,697	Y	Y	3746 S 188TH LN
1	50	254650	0080	07/01/13	\$306,000	\$360,000	1,340	7	1966	VGood	9,450	N	N	1014 S 198TH PL
1	70	024000	0273	11/18/14	\$325,000	\$330,000	1,370	7	1963	Avg	7,715	N	N	19722 34TH AVE S
1	50	254650	0020	06/18/14	\$295,000	\$314,000	1,380	7	1966	Good	8,682	N	N	19815 10TH PL S
1	50	768620	1920	12/12/13	\$193,500	\$218,000	1,380	7	1962	Avg	8,600	N	N	19903 13TH AVE S
1	50	955820	0025	07/30/14	\$265,000	\$278,000	1,380	7	1955	Good	8,536	N	N	18415 OCCIDENTAL AVE S
1	50	322304	9131	10/30/14	\$270,000	\$275,000	1,390	7	1990	Avg	11,650	N	N	18021 2ND PL S
1	50	612240	0015	04/23/13	\$215,000	\$258,000	1,390	7	1953	Avg	8,400	N	N	19219 3RD AVE S
1	50	955820	0265	12/28/12	\$219,995	\$272,000	1,390	7	1954	Good	11,282	N	N	211 S 186TH ST
1	70	023640	0320	07/15/14	\$238,000	\$251,000	1,400	7	1959	Avg	7,242	N	N	18818 33RD AVE S
1	50	500720	0055	05/10/12	\$215,000	\$282,000	1,400	7	1957	Avg	9,310	N	N	611 S 194TH ST
1	70	023650	0050	07/28/14	\$298,500	\$314,000	1,420	7	1959	Good	8,800	N	N	18939 34TH AVE S
1	50	778990	0070	04/30/12	\$232,000	\$305,000	1,420	7	1955	VGood	8,827	N	N	648 S 195TH ST
1	50	379750	0025	10/18/12	\$205,000	\$258,000	1,430	7	1958	Avg	8,932	N	N	441 S 182ND ST
1	70	023640	0260	12/15/14	\$220,000	\$221,000	1,440	7	1959	Avg	8,250	N	N	18928 33RD AVE S
1	70	023800	0177	07/23/13	\$275,000	\$322,000	1,450	7	1968	Avg	11,764	Y	N	3749 S 188TH ST
1	50	322304	9262	09/10/13	\$245,000	\$283,000	1,450	7	1966	Avg	8,242	N	N	18460 4TH AVE S
1	50	612300	0070	07/09/14	\$310,000	\$328,000	1,460	7	1952	Good	9,908	N	N	19539 4TH AVE S
1	70	023620	0070	02/19/14	\$240,000	\$264,000	1,480	7	1959	Good	6,973	N	N	3738 S 189TH PL
1	50	955880	0135	05/23/13	\$236,000	\$281,000	1,490	7	1954	Good	8,450	N	N	217 S 187TH ST
1	70	024000	0349	04/17/14	\$161,600	\$175,000	1,520	7	1958	Fair	8,050	N	N	19804 32ND AVE S
1	50	612180	0055	11/27/12	\$209,000	\$261,000	1,530	7	1953	Avg	9,750	N	N	19617 4TH AVE S
1	50	612300	0150	12/09/13	\$260,000	\$293,000	1,540	7	1953	Good	9,750	N	N	215 S 196TH PL
1	50	612300	0210	04/23/14	\$324,900	\$351,000	1,540	7	1954	VGood	10,764	N	N	19328 4TH AVE S
1	50	507170	0020	07/03/14	\$240,000	\$254,000	1,570	7	1960	Avg	8,750	N	N	17833 2ND AVE S
1	50	612180	0065	11/04/14	\$289,000	\$294,000	1,580	7	1954	VGood	9,750	N	N	19601 4TH AVE S
1	50	524560	0170	04/09/13	\$218,000	\$262,000	1,600	7	1955	VGood	8,859	N	N	1045 S 197TH ST
1	50	201500	0110	11/29/12	\$238,000	\$297,000	1,640	7	1961	Good	8,720	N	N	431 S 188TH ST
1	70	023650	0010	12/09/14	\$220,000	\$222,000	1,650	7	1959	Avg	8,850	N	N	18905 34TH AVE S

Improved Sales Used in This Annual Update Analysis

Area 096 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	50	612300	0350	04/28/14	\$287,370	\$310,000	1,670	7	1953	Good	8,330	N	N	19507 3RD AVE S
1	50	524560	0070	08/29/13	\$210,000	\$243,000	1,680	7	1955	Avg	11,109	N	N	838 S 196TH ST
1	70	023650	0060	03/18/14	\$265,000	\$290,000	1,700	7	1960	Good	8,250	N	N	18943 34TH AVE S
1	70	023650	0060	05/16/13	\$239,950	\$286,000	1,700	7	1960	Good	8,250	N	N	18943 34TH AVE S
1	50	932099	0080	04/16/14	\$289,000	\$313,000	1,720	7	1999	Avg	6,646	N	N	441 S 191ST PL
1	50	932300	0280	08/23/12	\$310,000	\$396,000	1,740	7	1999	Avg	7,219	N	N	19203 6TH AVE S
1	50	932300	0330	04/01/13	\$319,950	\$386,000	1,740	7	1999	Avg	7,219	N	N	19305 6TH AVE S
1	50	612300	0155	08/10/12	\$175,000	\$224,000	1,760	7	1953	Avg	10,041	N	N	207 S 196TH PL
1	50	612180	0075	10/02/12	\$240,000	\$304,000	1,780	7	1953	Avg	9,750	N	N	211 S 197TH ST
1	70	023640	0270	08/20/12	\$206,000	\$263,000	1,870	7	1959	Avg	8,800	N	N	18922 33RD AVE S
1	50	778990	0030	07/25/14	\$319,990	\$337,000	1,890	7	1962	Avg	10,707	N	N	645 S 195TH ST
1	80	023800	0125	06/20/13	\$524,950	\$620,000	1,900	7	1953	Good	36,812	Y	Y	4327 S 188TH ST
1	70	024000	0120	01/29/14	\$281,000	\$312,000	1,970	7	1961	Avg	8,209	N	N	19739 39TH PL S
1	50	932099	0120	07/03/14	\$345,000	\$365,000	2,040	7	1999	Avg	5,523	N	N	436 S 191ST PL
1	70	784420	0095	08/17/12	\$250,000	\$320,000	2,060	7	1955	Avg	8,115	N	N	3304 S 194TH ST
1	50	809180	0140	06/10/14	\$375,000	\$400,000	2,210	7	1999	Avg	9,427	N	N	467 S 190TH ST
1	50	815600	0090	11/27/13	\$245,000	\$277,000	2,420	7	1965	Avg	8,137	N	N	19241 7TH PL S
1	50	052204	9074	06/27/14	\$459,000	\$487,000	2,530	7	2013	Avg	10,000	N	N	123 S 192ND ST
1	80	784420	0380	03/01/14	\$410,000	\$450,000	1,140	8	1955	Avg	10,059	Y	Y	3403 S 194TH ST
1	70	784420	0580	11/08/12	\$270,000	\$338,000	1,350	8	1956	Avg	9,000	N	N	3731 S 192ND ST
1	70	784420	0040	07/31/14	\$375,000	\$394,000	1,440	8	1962	Avg	9,066	N	N	19253 33RD AVE S
1	70	807390	0070	05/22/14	\$408,000	\$438,000	1,950	8	2006	Good	7,221	N	N	3766 S 192ND ST
1	30	189940	0370	08/20/14	\$450,000	\$469,000	2,220	8	2014	Avg	7,366	N	N	1021 SW 150TH ST
1	50	932520	0030	04/14/14	\$479,950	\$521,000	2,750	8	2014	Avg	7,138	N	N	454 S 187TH LN
1	50	932520	0070	04/21/14	\$494,950	\$536,000	2,790	8	2014	Avg	7,274	N	N	518 S 187TH LN
1	50	932520	0130	04/02/14	\$504,950	\$550,000	2,790	8	2014	Avg	7,367	N	N	493 S 187TH LN
1	50	932520	0150	07/01/14	\$529,950	\$561,000	2,790	8	2014	Avg	7,425	N	N	461 S 187TH LN
1	70	023800	0244	06/17/14	\$421,000	\$448,000	2,890	8	2000	Avg	21,780	N	N	3735 S 189TH ST
1	50	932520	0010	04/08/14	\$474,950	\$516,000	2,890	8	2014	Avg	6,498	N	N	426 S 187TH LN
1	50	932520	0050	11/21/14	\$530,000	\$537,000	2,910	8	2014	Avg	7,139	N	N	486 S 187TH LN

Improved Sales Used in This Annual Update Analysis

Area 096 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	50	932520	0050	04/02/14	\$504,950	\$550,000	2,910	8	2014	Avg	7,139	N	N	486 S 187TH LN
1	50	932520	0020	05/20/14	\$524,950	\$563,000	3,090	8	2014	Avg	7,138	N	N	440 S 187TH LN
1	50	932520	0040	04/21/14	\$508,600	\$550,000	3,090	8	2014	Avg	7,139	N	N	470 S 187TH LN
1	50	932520	0060	03/25/14	\$509,950	\$556,000	3,090	8	2014	Avg	6,978	N	N	502 S 187TH LN
1	50	932520	0080	05/01/14	\$515,950	\$557,000	3,090	8	2014	Avg	7,705	N	N	534 S 187TH LN
1	50	932520	0090	06/19/14	\$534,950	\$569,000	3,090	8	2014	Avg	6,782	N	N	557 S 187TH LN
1	50	932520	0140	07/01/14	\$534,950	\$567,000	3,090	8	2014	Avg	7,425	N	N	477 S 187TH LN
1	50	932520	0160	06/19/14	\$540,500	\$575,000	3,090	8	2014	Avg	7,415	N	N	445 S 187TH LN
1	80	024000	0130	10/13/14	\$706,000	\$724,000	2,190	9	1972	Avg	16,575	Y	Y	19701 39TH AVE S
1	80	023900	0110	03/07/13	\$695,000	\$844,000	2,490	9	2008	Avg	7,200	Y	Y	19415 MILITARY RD S
1	70	024000	0006	08/08/13	\$490,000	\$571,000	2,640	9	2004	Avg	10,059	Y	N	19649 MILITARY RD S
1	70	023800	0200	02/15/13	\$410,000	\$501,000	3,420	10	2006	Avg	8,095	N	N	3730 S 188TH LN
2	10	011100	0050	08/20/12	\$105,000	\$134,000	540	5	1938	Good	10,868	N	N	13248 10TH AVE S
2	20	202304	9211	11/05/14	\$177,000	\$180,000	590	5	1949	Avg	19,797	N	N	642 S 160TH ST
2	20	202304	9211	11/04/14	\$171,500	\$175,000	590	5	1949	Avg	19,797	N	N	642 S 160TH ST
2	10	011100	0086	06/11/13	\$229,900	\$272,000	700	6	1942	VGood	10,101	N	N	13203 10TH AVE S
2	10	172304	9204	06/27/13	\$200,000	\$236,000	700	6	1937	Good	22,936	N	N	13115 12TH AVE S
2	30	292304	9360	10/24/13	\$166,297	\$190,000	710	6	1917	Avg	13,068	N	N	17241 AMBAUM BLVD S
2	10	011100	0097	07/17/13	\$249,900	\$293,000	760	6	1935	VGood	11,438	N	N	13227 10TH AVE S
2	10	603140	0021	02/19/14	\$185,000	\$204,000	780	6	1949	VGood	8,056	N	N	1412 S 129TH ST
2	20	144640	3835	11/03/14	\$189,000	\$193,000	790	6	1944	Avg	7,128	N	N	12840 7TH AVE S
2	10	011100	0090	05/01/13	\$247,500	\$296,000	800	6	1945	VGood	10,500	N	N	13213 10TH AVE S
2	20	144640	3305	05/05/14	\$206,000	\$222,000	810	6	1944	VGood	7,158	N	N	12807 7TH AVE S
2	20	144640	4015	06/20/14	\$200,000	\$213,000	860	6	1949	VGood	6,600	N	N	12825 8TH AVE S
2	20	144640	3940	01/30/14	\$189,990	\$211,000	870	6	1949	VGood	6,611	N	N	13033 8TH AVE S
2	10	172304	9053	05/24/13	\$165,000	\$196,000	870	6	2012	Avg	8,917	N	N	13101 DES MOINES MEMORIAL DR. S
2	20	144640	2750	12/18/13	\$205,000	\$230,000	880	6	1950	VGood	17,400	N	N	13401 6TH AVE S
2	20	172304	9520	03/11/13	\$165,000	\$200,000	900	6	1966	Avg	7,200	N	N	14224 4TH AVE S
2	20	176060	0360	08/20/12	\$158,000	\$202,000	920	6	1932	Avg	5,100	N	N	636 S 150TH ST
2	10	172304	9008	08/22/14	\$200,000	\$209,000	930	6	1938	Good	8,665	N	N	13426 12TH AVE S

Improved Sales Used in This Annual Update Analysis

Area 096 -- 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	20	176060	0116	04/24/14	\$169,950	\$184,000	950	6	1952	Avg	13,600	N	N	415 S 146TH ST
2	20	176060	0173	09/30/13	\$207,000	\$238,000	960	6	1931	Avg	9,918	N	N	14835 6TH AVE S
2	20	144640	4025	10/10/13	\$230,000	\$263,000	1,030	6	1941	VGood	6,650	N	N	12815 8TH AVE S
2	20	176060	0163	01/30/12	\$140,000	\$188,000	1,030	6	1950	Good	10,725	N	N	622 S 148TH ST
2	20	176060	0160	12/12/13	\$150,000	\$169,000	1,040	6	1927	Fair	8,412	N	N	14861 8TH AVE S
2	20	144640	3880	04/29/13	\$229,950	\$275,000	1,100	6	1944	Good	7,128	N	N	13030 7TH AVE S
2	10	746000	0015	06/20/14	\$203,000	\$216,000	1,150	6	1953	Good	7,156	N	N	1212 S 130TH PL
2	10	011100	0025	05/04/12	\$151,000	\$198,000	1,170	6	1948	Avg	10,875	N	N	13237 12TH AVE S
2	20	144640	3220	10/10/13	\$176,100	\$202,000	1,310	6	1944	Avg	7,139	N	N	13035 7TH AVE S
2	10	011100	0035	03/20/14	\$256,000	\$280,000	1,400	6	1940	VGood	11,619	N	N	13247 12TH AVE S
2	10	172304	9141	01/17/14	\$188,000	\$209,000	880	7	1963	Avg	9,702	N	N	13021 10TH AVE S
2	10	172304	9565	06/05/13	\$160,000	\$190,000	880	7	1979	Avg	9,044	N	N	927 S 140TH ST
2	10	172304	9513	09/05/13	\$170,500	\$197,000	970	7	1964	Avg	10,625	N	N	12920 8TH AVE S
2	20	276260	0035	09/09/14	\$279,000	\$289,000	970	7	1952	Good	15,975	N	N	14038 6TH AVE S
2	20	144640	3430	04/09/13	\$237,000	\$285,000	1,000	7	1963	VGood	6,600	N	N	13444 6TH AVE S
2	10	172304	9135	08/23/12	\$240,000	\$307,000	1,000	7	1940	Good	10,608	N	N	13050 10TH AVE S
2	10	258880	0006	10/21/14	\$240,000	\$246,000	1,020	7	1957	Avg	8,366	N	N	13122 12TH AVE S
2	20	144640	3975	03/31/14	\$245,000	\$267,000	1,030	7	2014	Avg	6,600	N	N	13003 8TH AVE S
2	20	176060	0009	08/29/14	\$229,000	\$238,000	1,030	7	1954	Avg	7,800	N	N	14445 8TH AVE S
2	20	176060	0148	11/13/12	\$194,500	\$243,000	1,030	7	1950	VGood	8,387	N	N	14715 8TH AVE S
2	10	603140	0140	04/23/14	\$232,000	\$251,000	1,030	7	1965	Good	9,450	N	N	1241 S 129TH ST
2	20	121500	0025	07/02/13	\$204,852	\$241,000	1,040	7	1959	Avg	8,601	N	N	14429 6TH AVE S
2	10	202304	9409	09/17/12	\$132,000	\$168,000	1,060	7	1957	Avg	8,241	N	N	14808 8TH AVE S
2	20	202304	9137	01/22/14	\$220,000	\$244,000	1,070	7	1963	Avg	8,820	N	N	641 S 159TH ST
2	10	202304	9245	08/20/14	\$296,000	\$309,000	1,070	7	1953	Good	9,750	N	N	14620 8TH AVE S
2	20	725000	0125	07/11/12	\$260,000	\$336,000	1,090	7	1942	VGood	14,328	N	N	455 S 162ND ST
2	10	202304	9475	10/23/12	\$229,000	\$288,000	1,100	7	1962	Good	10,275	N	N	842 S 147TH ST
2	10	172304	9218	05/24/13	\$219,000	\$260,000	1,120	7	1955	VGood	32,130	N	N	13433 14TH AVE S
2	10	172304	9218	08/09/12	\$174,991	\$224,000	1,120	7	1955	VGood	32,130	N	N	13433 14TH AVE S
2	20	276260	0010	01/02/14	\$195,000	\$218,000	1,130	7	1957	Avg	8,960	N	N	613 S 140TH ST

Improved Sales Used in This Annual Update Analysis

Area 096 -- 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	20	725000	0085	05/23/13	\$273,000	\$325,000	1,140	7	1965	Avg	11,400	N	N	604 S 162ND ST
2	10	603140	0071	11/26/13	\$158,000	\$178,000	1,170	7	1961	Avg	8,056	N	N	1039 S 128TH ST
2	10	603140	0126	05/03/12	\$212,753	\$280,000	1,170	7	1951	Good	13,427	N	N	1215 S 129TH ST
2	30	943260	0010	07/05/12	\$249,900	\$323,000	1,180	7	1956	Good	10,853	N	N	405 S 164TH ST
2	20	172304	9375	08/07/13	\$210,000	\$245,000	1,190	7	1954	Avg	14,080	N	N	14226 6TH AVE S
2	10	172304	9572	05/22/13	\$232,500	\$277,000	1,190	7	1982	Avg	7,522	N	N	13013 DES MOINES MEMORIAL DR S
2	10	172304	9291	09/12/13	\$249,000	\$287,000	1,200	7	1976	Good	7,310	N	N	803 S 143RD PL
2	20	172304	9583	01/06/14	\$240,000	\$268,000	1,200	7	1994	Avg	9,038	N	N	714 S 138TH PL
2	20	176060	0138	01/16/13	\$201,000	\$247,000	1,210	7	1966	Avg	12,236	N	N	553 S 146TH ST
2	30	085400	0275	06/20/13	\$240,000	\$283,000	1,220	7	1954	Avg	8,395	N	N	16519 4TH AVE S
2	10	172304	9102	06/25/13	\$340,000	\$401,000	1,230	7	2013	Avg	7,485	N	N	13043 10TH AVE S
2	20	172304	9419	12/04/14	\$306,000	\$309,000	1,250	7	1959	Good	8,700	N	N	502 S 144TH ST
2	10	172304	9622	03/12/14	\$315,500	\$346,000	1,250	7	2013	Avg	7,715	N	N	1061 S 130TH ST
2	10	172304	9624	05/12/14	\$330,000	\$355,000	1,250	7	2013	Avg	7,715	N	N	1049 S 130TH ST
2	10	011100	0049	09/17/12	\$279,950	\$356,000	1,260	7	2012	Avg	7,201	N	N	1024 S 134TH ST
2	30	085400	0185	11/15/13	\$279,000	\$316,000	1,270	7	1955	Avg	8,395	N	N	16604 3RD AVE S
2	20	242340	0040	08/04/14	\$315,000	\$330,000	1,270	7	1964	Good	8,200	N	N	14506 5TH PL S
2	20	258440	0020	05/21/13	\$265,000	\$315,000	1,280	7	1954	Good	9,457	N	N	14042 5TH AVE S
2	10	011100	0052	04/18/13	\$308,000	\$370,000	1,290	7	2012	Avg	11,400	N	N	1048 S 134TH ST
2	20	382140	0200	10/06/14	\$215,000	\$221,000	1,290	7	1947	Avg	9,312	N	N	623 S 136TH ST
2	10	172304	9620	01/10/14	\$318,000	\$355,000	1,290	7	2013	Avg	7,875	N	N	12969 10TH AVE S
2	10	172304	9621	05/05/14	\$322,750	\$348,000	1,290	7	2013	Avg	9,844	N	N	12973 10TH AVE S
2	10	172304	9623	03/05/14	\$315,000	\$346,000	1,290	7	2013	Avg	7,715	N	N	1055 S 130TH ST
2	10	011100	0456	04/24/13	\$300,000	\$360,000	1,290	7	2012	Avg	7,212	N	N	1029 S 134TH ST
2	10	011100	0051	10/26/12	\$289,950	\$365,000	1,290	7	2012	Avg	7,561	N	N	1036 S 134TH ST
2	10	172304	9627	06/24/13	\$319,500	\$377,000	1,290	7	2013	Avg	7,200	N	N	13052 10TH AVE S
2	10	172304	9628	05/22/13	\$320,000	\$381,000	1,290	7	2013	Avg	7,260	N	N	13054 10TH AVE S
2	20	172304	9488	04/10/13	\$200,000	\$241,000	1,300	7	1964	Avg	9,000	N	N	712 S 142ND PL
2	20	176060	0026	05/13/14	\$217,000	\$233,000	1,300	7	1961	Avg	7,185	N	N	14505 5TH PL S
2	10	603140	0083	10/23/13	\$210,000	\$239,000	1,300	7	1956	Avg	6,000	N	N	1011 S 128TH ST

Improved Sales Used in This Annual Update Analysis

Area 096 -- 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	10	746000	0065	07/05/13	\$255,000	\$300,000	1,300	7	1949	Good	7,156	N	N	1215 S 130TH PL
2	10	172304	9616	11/20/12	\$243,600	\$304,000	1,310	7	2007	Avg	6,484	N	N	13047 10TH AVE S
2	10	172304	9617	04/17/12	\$237,000	\$313,000	1,310	7	2007	Avg	12,763	N	N	13051 10TH AVE S
2	20	144640	3100	02/27/13	\$219,000	\$267,000	1,320	7	1954	VGood	9,900	N	N	12910 6TH AVE S
2	10	172304	9193	11/21/13	\$304,000	\$344,000	1,320	7	2013	Avg	10,125	N	N	13325 DES MOINES MEMORIAL DR S
2	20	172304	9465	01/22/14	\$240,000	\$267,000	1,330	7	1967	Avg	7,884	N	N	14041 5TH AVE S
2	20	176060	0287	12/26/13	\$199,900	\$224,000	1,400	7	1955	Avg	6,199	N	N	15002 4TH AVE S
2	20	292304	9202	11/14/13	\$270,000	\$306,000	1,400	7	1953	Avg	94,089	N	N	17016 DES MOINES MEMORIAL DR S
2	30	523580	0050	06/26/12	\$219,000	\$284,000	1,400	7	1953	Avg	10,641	N	N	151 S 170TH ST
2	20	736610	0080	07/31/14	\$318,000	\$334,000	1,410	7	1967	Good	9,956	N	N	14629 4TH AVE S
2	20	725000	0046	07/11/14	\$286,000	\$302,000	1,420	7	1959	Good	14,300	N	N	446 S 162ND ST
2	30	085420	0010	08/26/13	\$295,000	\$342,000	1,430	7	1955	Avg	18,350	N	N	16424 3RD AVE S
2	30	394440	0020	08/27/13	\$230,000	\$267,000	1,430	7	1958	Avg	8,710	N	N	16821 AMBAUM BLVD S
2	20	330670	0290	01/24/12	\$210,000	\$283,000	1,440	7	2011	Avg	1,950	N	N	15057 5TH LN S
2	10	172304	9462	06/01/12	\$209,000	\$273,000	1,460	7	1961	Good	9,034	N	N	13718 10TH AVE S
2	20	228640	0010	06/06/13	\$262,000	\$311,000	1,460	7	1954	Avg	7,100	N	N	14845 5TH AVE S
2	20	276260	0050	12/18/12	\$197,000	\$244,000	1,470	7	1956	Avg	15,975	N	N	14062 6TH AVE S
2	30	363900	0145	05/07/12	\$175,000	\$230,000	1,470	7	1956	Avg	9,360	N	N	16843 4TH AVE S
2	20	330670	0190	11/08/12	\$234,950	\$294,000	1,470	7	2012	Avg	2,518	N	N	537 S 150TH ST
2	30	666700	0030	04/30/13	\$258,000	\$309,000	1,490	7	1960	Avg	14,600	N	N	228 S 173RD PL
2	20	121470	0210	07/09/12	\$245,000	\$317,000	1,510	7	1964	Avg	10,368	N	N	15854 5TH PL S
2	10	302820	0077	02/25/13	\$199,900	\$243,000	1,510	7	2006	Avg	3,000	N	N	13705 14TH AVE S
2	20	330670	0220	10/26/12	\$234,950	\$295,000	1,510	7	2012	Avg	3,046	N	N	529 S 150TH ST
2	10	258880	0090	09/28/12	\$235,000	\$298,000	1,520	7	1960	Good	7,160	N	N	1326 S 131ST PL
2	20	330670	0160	03/30/12	\$209,950	\$278,000	1,530	7	2011	Avg	2,459	N	N	15056 5TH LN S
2	20	330670	0150	01/08/13	\$224,950	\$277,000	1,550	7	2012	Avg	1,886	N	N	561 SE 150TH ST
2	30	085380	0060	12/06/12	\$210,000	\$261,000	1,580	7	1954	Avg	8,850	N	N	16520 4TH AVE S
2	20	330670	0170	04/19/12	\$212,000	\$280,000	1,590	7	2011	Avg	2,024	N	N	15048 5TH LN S
2	30	292304	9468	09/12/14	\$280,000	\$290,000	1,610	7	1977	Avg	10,454	N	N	16826 AMBAUM BLVD S
2	10	172304	9107	08/24/13	\$247,000	\$286,000	1,630	7	1998	Avg	16,720	N	N	1016 S 138TH ST

Improved Sales Used in This Annual Update Analysis

Area 096 -- 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	20	330670	0250	12/31/14	\$332,800	\$333,000	1,700	7	2011	Avg	2,708	N	N	15023 5TH LN S
2	20	330670	0040	06/26/12	\$242,950	\$315,000	1,710	7	2011	Avg	1,987	N	N	15164 5TH LN S
2	20	330670	0300	03/30/12	\$249,950	\$331,000	1,710	7	2011	Avg	1,870	N	N	15149 5TH LN S
2	20	330670	0310	04/19/12	\$249,950	\$330,000	1,710	7	2011	Avg	1,870	N	N	15157 5TH LN S
2	20	330670	0320	07/30/12	\$249,950	\$321,000	1,710	7	2011	Avg	1,852	N	N	15175 5TH LN S
2	10	280320	0015	03/27/13	\$230,000	\$278,000	1,720	7	1957	Good	9,636	N	N	920 S 137TH ST
2	20	330670	0020	08/15/13	\$259,950	\$302,000	1,720	7	2013	Avg	2,301	N	N	15180 5TH LN S
2	20	330670	0030	08/15/13	\$259,950	\$302,000	1,720	7	2013	Avg	2,327	N	N	15172 5TH LN S
2	20	330670	0100	05/14/13	\$249,950	\$298,000	1,720	7	2012	Avg	2,114	N	N	15086 5TH LN S
2	20	330670	0110	05/08/13	\$249,950	\$299,000	1,720	7	2012	Avg	2,180	N	N	15072 5TH LN S
2	20	202304	9206	06/30/14	\$289,950	\$307,000	1,760	7	1937	VGood	8,584	N	N	15827 7TH PL S
2	20	121470	0090	08/19/14	\$280,000	\$292,000	1,780	7	1964	Avg	11,342	N	N	520 S 158TH ST
2	20	330670	0180	12/21/12	\$251,000	\$311,000	1,820	7	2012	Avg	2,381	N	N	549 S 150TH ST
2	20	330670	0330	07/12/13	\$259,950	\$305,000	1,850	7	2013	Avg	3,035	N	N	15185 5TH LN S
2	20	330670	0340	06/10/13	\$259,950	\$308,000	1,850	7	2013	Avg	3,045	N	N	15193 5TH LN S
2	20	330670	0050	08/30/12	\$262,450	\$335,000	1,860	7	2011	Avg	2,648	N	N	15152 5TH LN S
2	20	330670	0070	10/16/12	\$267,000	\$337,000	1,860	7	2012	Avg	2,648	N	N	15130 5TH LN S
2	20	330670	0080	03/27/13	\$275,950	\$333,000	1,860	7	2012	Avg	2,647	N	N	15118 5TH LN S
2	20	330670	0130	02/27/13	\$265,000	\$323,000	1,860	7	2012	Avg	3,823	N	N	593 S 150TH ST
2	20	330670	0060	10/04/12	\$262,450	\$332,000	1,880	7	2012	Avg	2,648	N	N	15144 5TH LN S
2	10	172304	9413	07/08/13	\$192,700	\$226,000	1,960	7	1957	Avg	11,201	N	N	13019 12TH AVE S
2	10	172304	9032	05/19/14	\$236,777	\$254,000	2,000	7	1987	Avg	21,239	N	N	13628 10TH AVE S
2	20	144640	3695	09/17/13	\$271,000	\$312,000	2,010	7	2003	Avg	6,600	N	N	13425 8TH AVE S
2	20	200680	0020	01/03/12	\$242,000	\$327,000	2,070	7	2011	Avg	7,210	N	N	684 S 163RD LN
2	20	200680	0030	01/22/12	\$249,950	\$337,000	2,070	7	2011	Avg	7,210	N	N	660 S 163RD LN
2	20	200680	0040	01/25/12	\$249,950	\$336,000	2,070	7	2011	Avg	7,296	N	N	632 S 163RD LN
2	20	200680	0050	02/14/12	\$249,950	\$335,000	2,070	7	2011	Avg	7,227	N	N	588 S 163RD LN
2	20	200680	0060	03/20/12	\$247,950	\$329,000	2,070	7	2011	Avg	7,206	N	N	564 S 163RD LN
2	20	200680	0070	03/16/12	\$255,000	\$339,000	2,070	7	2011	Avg	7,243	N	N	526 S 163RD LN
2	20	200680	0080	04/06/12	\$245,000	\$324,000	2,070	7	2011	Avg	7,508	N	N	508 S 163RD LN

Improved Sales Used in This Annual Update Analysis

Area 096 -- 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	20	144640	3990	07/23/12	\$184,900	\$238,000	2,190	7	1950	Avg	13,200	N	N	12915 8TH AVE S
2	10	534300	0040	03/21/12	\$170,000	\$226,000	2,380	7	1959	Avg	10,000	N	N	13824 9TH PL S
2	30	292304	9372	05/06/14	\$362,000	\$390,000	1,140	8	1963	Good	14,374	N	N	17253 AMBAUM BLVD S
2	30	085420	0035	09/26/12	\$259,500	\$329,000	1,300	8	1956	Avg	8,625	N	N	16417 4TH AVE S
2	20	176060	0361	06/27/13	\$349,950	\$412,000	1,410	8	2013	Avg	4,900	N	N	632 S 150TH ST
2	20	202304	9499	12/13/13	\$265,000	\$298,000	1,430	8	1964	Avg	8,712	N	N	565 S 158TH ST
2	30	363900	0110	09/26/12	\$210,000	\$266,000	1,480	8	1959	Avg	10,300	N	N	17036 4TH AVE S
2	30	292304	9421	07/02/14	\$250,000	\$265,000	1,520	8	1965	Avg	7,738	N	N	253 S 163RD PL
2	30	020020	0100	05/03/13	\$292,950	\$350,000	1,630	8	1979	Avg	10,700	N	N	245 S 172ND PL
2	20	156183	0020	08/20/12	\$274,950	\$352,000	1,740	8	2012	Avg	3,424	N	N	13975 5TH PL S
2	20	156183	0070	04/13/12	\$279,950	\$370,000	1,740	8	2012	Avg	3,431	N	N	13897 5TH PL S
2	20	156183	0110	06/27/12	\$289,950	\$376,000	1,740	8	2012	Avg	3,460	N	N	13884 5TH PL S
2	20	156183	0130	06/12/12	\$284,950	\$371,000	1,740	8	2012	Avg	3,460	N	N	13914 5TH PL S
2	20	176060	0143	03/30/13	\$270,000	\$326,000	1,750	8	1962	Avg	12,880	N	N	555 S 146TH ST
2	20	156183	0010	06/28/12	\$284,950	\$369,000	1,800	8	2012	Avg	4,491	N	N	13987 5TH PL S
2	20	156183	0180	04/12/12	\$284,950	\$376,000	1,800	8	2012	Avg	4,665	N	N	13984 5TH PL S
2	30	292304	9190	06/18/13	\$349,999	\$413,000	1,830	8	1998	Good	22,150	N	N	16615 AMBAUM BLVD S
2	20	156183	0040	06/03/13	\$325,000	\$386,000	1,980	8	2012	Avg	3,941	N	N	13945 5TH PL S
2	20	156183	0040	01/25/12	\$299,950	\$404,000	1,980	8	2012	Avg	3,941	N	N	13945 5TH PL S
2	20	156183	0080	04/23/12	\$319,950	\$421,000	1,980	8	2012	Avg	3,863	N	N	13885 5TH PL S
2	20	156183	0100	06/27/12	\$315,450	\$409,000	1,980	8	2012	Avg	3,893	N	N	13868 5TH PL S
2	20	013400	0030	02/27/14	\$317,000	\$349,000	2,110	8	1960	Good	8,401	N	N	842 S 177TH PL
2	20	638855	0220	04/09/12	\$315,000	\$416,000	2,130	8	1998	Avg	7,337	N	N	14239 4TH AVE S
2	20	202304	9372	11/07/14	\$339,950	\$346,000	2,170	8	1955	Avg	9,040	N	N	525 S 152ND ST
2	20	156183	0050	05/04/12	\$319,950	\$420,000	2,180	8	2012	Avg	4,286	N	N	13927 5TH PL S
2	20	156183	0120	09/12/12	\$325,000	\$413,000	2,180	8	2012	Avg	4,325	N	N	13898 5TH PL S
2	20	156183	0150	01/04/12	\$321,950	\$436,000	2,180	8	2012	Avg	4,325	N	N	13948 5TH PL S
2	30	547015	0170	03/05/14	\$355,000	\$390,000	2,310	8	2007	Avg	7,000	N	N	16850 3RD AVE S
2	20	156183	0030	02/09/12	\$315,000	\$422,000	2,330	8	2012	Avg	4,282	N	N	13963 5TH PL S
2	20	156183	0060	10/09/12	\$320,000	\$404,000	2,330	8	2012	Avg	4,287	N	N	13911 5TH PL S

Improved Sales Used in This Annual Update Analysis

Area 096 -- 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	20	156183	0090	06/25/12	\$340,000	\$441,000	2,330	8	2012	Avg	4,325	N	N	13852 5TH PL S
2	20	156183	0140	04/16/12	\$324,950	\$429,000	2,330	8	2012	Avg	4,325	N	N	13930 5TH PL S
2	30	292304	9393	08/13/14	\$278,000	\$291,000	2,400	8	1964	Avg	7,738	N	N	249 S 163RD PL
2	10	603140	0114	03/21/13	\$300,000	\$363,000	2,400	8	2012	Avg	7,959	N	N	12911 12TH AVE S
2	30	292304	9376	01/22/13	\$437,000	\$537,000	2,410	9	2012	Avg	20,473	N	N	16904 AMBAUM BLVD S
2	30	292304	9459	05/24/12	\$424,950	\$556,000	3,020	9	1973	VGood	19,602	N	N	16912 AMBAUM BLVD S
3	30	121900	0125	03/26/13	\$140,000	\$169,000	1,050	5	1953	Avg	13,500	N	N	702 SW 158TH ST
3	40	433760	0240	08/20/12	\$179,000	\$229,000	700	6	1943	Good	7,920	N	N	13805 2ND AVE SW
3	30	190160	0095	06/26/14	\$210,000	\$223,000	720	6	1943	Avg	8,040	N	N	15218 20TH AVE SW
3	30	190060	0040	05/07/14	\$265,000	\$285,000	760	6	1920	VGood	7,112	N	N	1203 SW 149TH ST
3	30	121800	0130	06/11/13	\$233,500	\$276,000	790	6	1918	Good	7,632	N	N	15632 10TH AVE SW
3	40	433820	0335	03/25/14	\$196,000	\$214,000	790	6	1944	Good	8,752	N	N	13646 6TH AVE SW
3	40	433880	0080	02/08/12	\$139,000	\$186,000	790	6	1944	Avg	7,145	N	N	644 SW 136TH PL
3	40	433880	0200	01/09/13	\$154,950	\$191,000	790	6	1944	Avg	8,201	N	N	656 SW 137TH ST
3	40	433700	0080	12/04/13	\$185,000	\$208,000	800	6	1943	Avg	7,590	N	N	13624 1ST AVE SW
3	40	433700	0335	11/22/14	\$268,750	\$272,000	800	6	1943	Good	8,775	N	N	13700 2ND AVE SW
3	40	143080	0085	06/22/13	\$230,000	\$271,000	810	6	1940	Good	6,300	N	N	14656 16TH AVE SW
3	40	297080	0130	10/09/14	\$215,000	\$221,000	810	6	1942	Good	5,240	N	N	14420 12TH AVE SW
3	40	433820	0205	11/22/13	\$210,000	\$237,000	820	6	1944	Avg	9,372	N	N	416 SW 138TH ST
3	40	433880	0680	10/31/13	\$163,900	\$186,000	820	6	1944	Avg	8,200	N	N	13736 10TH AVE SW
3	40	433880	0685	08/19/14	\$299,999	\$313,000	820	6	1944	VGood	7,200	N	N	13730 10TH AVE SW
3	40	990000	0195	04/30/13	\$155,950	\$187,000	820	6	1943	Good	8,100	N	N	1226 SW 149TH ST
3	40	297080	0245	11/08/13	\$209,000	\$237,000	830	6	1953	Good	6,467	N	N	14444 11TH AVE SW
3	40	433060	0301	07/18/14	\$218,450	\$230,000	840	6	1952	Good	7,425	N	N	14304 4TH AVE SW
3	40	433060	0301	04/02/12	\$144,990	\$192,000	840	6	1952	Good	7,425	N	N	14304 4TH AVE SW
3	40	433100	0005	07/01/13	\$190,000	\$224,000	840	6	1949	VGood	9,425	N	N	13915 4TH AVE SW
3	30	121900	0270	06/17/13	\$255,000	\$301,000	850	6	1947	Good	7,560	N	N	15822 7TH AVE SW
3	30	121800	0115	12/07/12	\$243,250	\$303,000	870	6	1918	Good	7,632	N	N	15614 10TH AVE SW
3	40	990000	0190	10/30/14	\$268,950	\$274,000	880	6	1943	Good	8,100	N	N	1220 SW 149TH ST
3	30	121800	0265	04/01/14	\$231,000	\$252,000	890	6	1951	VGood	7,632	N	N	15609 10TH AVE SW

Improved Sales Used in This Annual Update Analysis

Area 096 -- 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	30	399020	0070	03/24/14	\$216,500	\$236,000	890	6	1942	Avg	19,065	N	N	1512 SW 160TH ST
3	40	433880	0740	03/20/13	\$164,000	\$199,000	890	6	1944	Good	7,600	N	N	13705 10TH AVE SW
3	30	122200	0055	11/23/14	\$180,250	\$183,000	900	6	1941	Avg	9,600	N	N	15836 4TH AVE SW
3	30	121900	0155	02/20/14	\$215,000	\$237,000	910	6	1947	Good	7,560	N	N	15802 8TH AVE SW
3	40	143080	0258	05/27/14	\$244,000	\$261,000	910	6	1971	Good	5,250	N	N	14414 14TH AVE SW
3	40	433100	0590	02/25/12	\$130,000	\$174,000	910	6	1947	Avg	13,451	N	N	626 SW 142ND ST
3	40	690220	0120	05/25/12	\$298,000	\$389,000	910	6	1996	Avg	6,890	N	N	14630 11TH AVE SW
3	40	433100	0520	02/14/14	\$234,000	\$258,000	930	6	1948	Good	11,250	N	N	833 SW 142ND ST
3	40	433820	0110	07/17/13	\$235,000	\$275,000	940	6	1944	Good	8,880	N	N	424 SW 139TH ST
3	40	433880	0175	05/15/12	\$175,000	\$229,000	940	6	1944	Good	7,410	N	N	624 SW 137TH ST
3	30	189940	0410	02/25/14	\$253,500	\$279,000	950	6	1925	Good	6,350	N	N	1026 SW 151ST ST
3	40	433880	0120	10/09/12	\$246,000	\$311,000	960	6	1944	Good	9,270	N	N	645 SW 136TH PL
3	30	122000	0340	12/15/14	\$190,000	\$191,000	980	6	1957	Avg	5,999	N	N	15453 9TH AVE SW
3	40	433880	0370	11/17/14	\$220,000	\$223,000	1,000	6	1944	Avg	6,020	N	N	13716 8TH AVE SW
3	30	189940	0420	09/21/12	\$200,000	\$254,000	1,010	6	1914	Good	7,620	N	N	1025 SW 151ST ST
3	40	433880	0345	08/14/13	\$197,000	\$229,000	1,010	6	1944	Avg	8,760	N	N	13766 8TH AVE SW
3	40	433880	0635	05/28/14	\$200,000	\$214,000	1,010	6	1944	Avg	7,600	N	N	812 SW 139TH ST
3	40	433880	0015	04/23/13	\$183,500	\$220,000	1,050	6	1944	Good	7,345	N	N	639 SW 136TH ST
3	30	121900	0491	07/18/13	\$184,900	\$217,000	1,060	6	1934	Avg	27,073	N	N	15845 4TH AVE SW
3	40	433880	0500	10/14/14	\$262,500	\$269,000	1,130	6	1944	Good	7,200	N	N	609 SW 139TH ST
3	40	433880	0500	07/10/13	\$236,000	\$277,000	1,130	6	1944	Good	7,200	N	N	609 SW 139TH ST
3	40	763580	0192	03/28/14	\$285,000	\$311,000	1,140	6	2013	Avg	7,200	N	N	1812 SW 149TH ST
3	30	121800	0405	04/15/13	\$242,000	\$291,000	1,180	6	1918	Good	6,871	N	N	15655 11TH AVE SW
3	40	433100	0300	01/14/13	\$165,000	\$203,000	1,190	6	1952	Avg	11,250	N	N	813 SW 143RD ST
3	30	122000	0345	03/25/14	\$274,900	\$300,000	1,200	6	2014	Avg	6,081	N	N	912 SW 156TH ST
3	30	192304	9223	01/17/14	\$218,000	\$243,000	1,200	6	1952	Avg	6,450	N	N	15431 10TH AVE SW
3	30	763580	0921	03/19/14	\$241,000	\$263,000	1,200	6	1956	Good	5,850	N	N	1611 SW 149TH ST
3	40	192304	9335	02/22/12	\$255,000	\$341,000	1,220	6	1992	Good	11,596	N	N	453 SW 144TH ST
3	40	433820	0280	02/28/12	\$140,000	\$187,000	1,220	6	1944	Avg	9,450	N	N	411 SW 136TH ST
3	40	433880	0540	08/20/12	\$219,000	\$280,000	1,220	6	1944	VGood	8,030	N	N	841 SW 139TH ST

Improved Sales Used in This Annual Update Analysis

Area 096 -- 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	40	433880	0700	05/04/12	\$229,950	\$302,000	1,240	6	1944	VGood	7,200	N	N	13712 10TH AVE SW
3	40	143080	0130	09/11/13	\$215,000	\$248,000	1,360	6	1942	Avg	15,757	N	N	1243 SW 146TH ST
3	30	500600	0070	05/09/13	\$295,000	\$352,000	1,370	6	1944	Good	7,906	N	N	1422 SW 150TH ST
3	40	433880	0620	06/19/12	\$178,000	\$231,000	1,390	6	1944	Avg	8,400	N	N	13755 8TH AVE SW
3	30	121800	0025	10/13/14	\$246,000	\$252,000	1,400	6	1930	VGood	7,632	N	N	15626 9TH AVE SW
3	40	433880	0170	05/07/14	\$246,000	\$265,000	1,400	6	1944	Avg	7,410	N	N	618 SW 137TH ST
3	40	297080	0082	10/04/13	\$189,000	\$217,000	1,400	6	1960	Good	4,767	N	N	1114 SW 146TH ST
3	40	143080	0120	07/24/12	\$274,950	\$354,000	1,440	6	1949	VGood	8,906	N	N	1527 SW 144TH PL
3	40	433060	0460	11/06/12	\$238,000	\$298,000	1,460	6	1947	Good	8,400	N	N	218 SW 142ND ST
3	30	190060	0105	08/28/14	\$255,000	\$265,000	1,490	6	1918	Good	6,604	N	N	1215 SW 150TH ST
3	30	189940	0365	06/20/14	\$332,000	\$353,000	1,510	6	2014	Avg	7,884	N	N	1029 SW 150TH ST
3	30	500600	0105	05/15/12	\$198,000	\$259,000	1,540	6	1944	Good	8,308	N	N	1457 SW 150TH ST
3	30	190000	0060	04/22/14	\$180,000	\$195,000	1,550	6	1925	Fair	7,260	N	N	1051 SW 149TH ST
3	30	122000	0980	02/06/13	\$276,000	\$338,000	1,580	6	1942	Avg	7,250	N	N	15320 6TH AVE SW
3	40	433880	0600	06/09/14	\$235,000	\$251,000	1,590	6	1944	Avg	13,000	N	N	13729 8TH AVE SW
3	40	433880	0645	04/17/13	\$299,000	\$359,000	1,600	6	1944	Good	9,880	N	N	828 SW 139TH ST
3	30	763580	0390	03/24/14	\$320,000	\$349,000	1,610	6	1946	Avg	9,375	N	N	2021 SW 149TH ST
3	30	500600	0025	06/28/12	\$271,000	\$351,000	1,710	6	1944	Good	7,906	N	N	1447 SW 149TH ST
3	40	433820	0135	04/15/12	\$185,000	\$244,000	1,730	6	1978	Avg	9,360	N	N	13818 6TH AVE SW
3	40	433880	0055	09/26/12	\$224,500	\$284,000	1,990	6	1944	Avg	7,410	N	N	612 SW 136TH PL
3	30	121900	0251	09/13/13	\$189,500	\$219,000	800	7	1947	Avg	7,560	N	N	617 SW 158TH ST
3	40	297080	0144	05/22/13	\$243,000	\$289,000	970	7	1974	Good	5,200	N	N	1117 SW 144TH ST
3	30	121800	0425	01/18/13	\$370,000	\$455,000	980	7	2010	Avg	7,633	N	N	15820 12TH AVE SW
3	40	433060	0047	08/27/13	\$238,000	\$276,000	1,010	7	1983	Avg	8,146	N	N	128 SW 142ND ST
3	30	933480	0075	04/23/12	\$228,900	\$302,000	1,010	7	1951	Good	8,160	N	N	15669 18TH AVE SW
3	40	192304	9199	06/03/13	\$270,000	\$320,000	1,020	7	1922	VGood	9,609	N	N	300 SW 146TH ST
3	40	143080	0162	11/20/12	\$186,000	\$232,000	1,040	7	1956	Good	8,000	N	N	14633 12TH AVE SW
3	40	166540	0090	05/01/14	\$249,950	\$270,000	1,040	7	1952	Good	7,065	N	N	14643 7TH AVE SW
3	40	433100	0260	01/22/14	\$221,950	\$247,000	1,070	7	1955	Avg	12,513	N	N	14325 6TH AVE SW
3	40	433880	0455	06/13/13	\$249,950	\$296,000	1,070	7	1944	Good	8,027	N	N	654 SW 139TH ST

Improved Sales Used in This Annual Update Analysis

Area 096 -- 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	40	166540	0160	04/25/12	\$142,000	\$187,000	1,110	7	1952	Avg	7,351	N	N	605 SW 146TH ST
3	40	166540	0165	05/07/14	\$249,000	\$268,000	1,110	7	1952	Avg	8,423	N	N	14613 6TH AVE SW
3	40	166540	0190	05/17/13	\$210,000	\$250,000	1,110	7	1952	Avg	10,370	N	N	14643 6TH AVE SW
3	30	121900	0043	05/09/14	\$315,000	\$339,000	1,160	7	1956	Good	8,100	N	N	431 SW 156TH ST
3	30	121900	0472	02/07/14	\$311,240	\$344,000	1,190	7	1957	VGood	14,280	N	N	15815 4TH AVE SW
3	30	121900	0220	02/27/13	\$247,000	\$301,000	1,220	7	1955	Good	7,560	N	N	15837 7TH AVE SW
3	40	433880	0190	06/26/14	\$252,750	\$268,000	1,230	7	1944	Avg	7,410	N	N	644 SW 137TH ST
3	30	190060	0142	11/14/13	\$280,000	\$317,000	1,240	7	1979	Avg	6,596	N	N	1224 SW 151ST ST
3	30	500600	0045	07/02/13	\$329,950	\$388,000	1,250	7	1944	VGood	7,906	N	N	1452 SW 150TH ST
3	40	690220	0325	09/12/13	\$299,950	\$346,000	1,250	7	1942	Good	7,860	N	N	14638 12TH AVE SW
3	40	990000	0110	03/19/14	\$360,000	\$393,000	1,260	7	1967	Good	8,040	N	N	1450 SW 149TH ST
3	30	933480	0145	10/07/13	\$249,000	\$285,000	1,280	7	1951	Avg	8,100	N	N	15672 19TH AVE SW
3	40	433100	0190	12/23/14	\$275,000	\$276,000	1,290	7	1956	Avg	11,250	N	N	430 SW 144TH ST
3	30	242303	9142	09/29/14	\$445,500	\$459,000	1,310	7	1956	VGood	8,400	N	N	1924 SW 156TH ST
3	40	433060	0140	11/15/12	\$200,000	\$250,000	1,310	7	1952	Avg	13,860	N	N	134 SW 143RD ST
3	30	500600	0185	08/28/13	\$386,000	\$447,000	1,330	7	1944	VGood	7,906	N	N	1440 SW 152ND ST
3	30	990000	0480	09/24/13	\$287,000	\$330,000	1,340	7	1920	Good	6,181	N	N	1412 SW 152ND ST
3	30	990000	0355	10/05/12	\$296,950	\$375,000	1,345	7	1939	Good	6,223	N	N	1259 SW 150TH ST
3	30	933540	0005	10/10/14	\$292,000	\$300,000	1,370	7	1952	Avg	11,097	N	N	15604 18TH AVE SW
3	30	933540	0075	04/04/13	\$248,000	\$299,000	1,400	7	1954	Good	7,920	N	N	15821 16TH AVE SW
3	30	763580	0922	04/26/13	\$382,000	\$458,000	1,410	7	1929	VGood	6,650	N	N	1601 SW 149TH ST
3	30	121800	0630	08/02/13	\$269,800	\$315,000	1,420	7	1958	Good	7,633	N	N	15826 10TH AVE SW
3	30	447640	0170	10/22/12	\$202,000	\$254,000	1,440	7	1960	Avg	7,076	N	N	15683 19TH AVE SW
3	40	192304	9185	05/02/12	\$220,000	\$289,000	1,460	7	1950	Good	11,595	N	N	459 SW 144TH ST
3	40	763580	0313	07/18/14	\$300,000	\$316,000	1,460	7	1958	Avg	8,760	N	N	14652 21ST AVE SW
3	30	399000	0020	03/10/14	\$345,500	\$379,000	1,510	7	1966	Avg	7,115	N	N	15804 16TH AVE SW
3	40	166540	0180	02/12/14	\$230,000	\$254,000	1,550	7	1952	Avg	9,677	N	N	14631 6TH AVE SW
3	40	433060	0435	04/02/12	\$250,000	\$331,000	1,560	7	1954	Avg	21,000	N	N	14003 2ND AVE SW
3	40	433700	0200	12/17/14	\$228,900	\$230,000	1,570	7	1943	Avg	8,775	N	N	13817 1ST AVE SW
3	30	122000	0435	11/28/12	\$239,995	\$299,000	1,590	7	1918	VGood	5,729	N	N	15450 9TH AVE SW

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Area 096 -- 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	40	166540	0025	10/28/14	\$259,000	\$264,000	1,590	7	1952	Avg	7,148	N	N	14630 8TH AVE SW
3	40	433760	0325	07/22/13	\$299,950	\$351,000	1,600	7	1943	Good	7,200	N	N	235 SW 139TH ST
3	30	763580	0842	09/30/13	\$331,000	\$380,000	1,610	7	1987	Good	7,530	N	N	1612 SW 152ND ST
3	40	433060	0462	11/27/13	\$260,057	\$294,000	1,620	7	1998	Avg	11,100	N	N	220 SW 142ND ST
3	30	399000	0050	06/16/14	\$465,000	\$495,000	1,640	7	1966	Good	7,500	N	N	15815 15TH PL SW
3	40	433060	0310	05/08/12	\$346,250	\$454,000	1,640	7	1953	VGood	10,950	N	N	322 SW 144TH ST
3	30	121800	0730	05/23/13	\$245,000	\$292,000	1,650	7	1983	Avg	7,633	N	N	15824 9TH AVE SW
3	30	933480	0140	10/23/14	\$315,000	\$322,000	1,660	7	1951	Good	8,160	N	N	15680 19TH AVE SW
3	40	433100	0595	09/10/14	\$260,000	\$269,000	1,690	7	1959	Good	13,184	N	N	630 SW 142ND ST
3	30	447640	0171	03/13/13	\$226,000	\$274,000	1,720	7	1960	Avg	7,192	N	N	15689 19TH AVE SW
3	40	433820	0150	01/15/13	\$264,000	\$325,000	1,900	7	1944	Good	7,215	N	N	515 SW 137TH ST
3	30	190160	0090	06/26/14	\$359,000	\$381,000	1,940	7	1953	Good	6,654	N	N	15212 20TH AVE SW
3	90	242303	9105	09/06/13	\$542,500	\$627,000	1,950	7	1939	Good	17,400	Y	Y	1807 SW 152ND ST
3	30	447640	0305	11/04/13	\$250,000	\$284,000	1,960	7	1952	Avg	8,325	N	N	15905 20TH AVE SW
3	30	122100	0490	11/13/14	\$305,000	\$310,000	1,970	7	2009	Avg	1,831	N	N	214 B SW 155TH ST
3	30	447640	0025	10/22/13	\$415,000	\$473,000	2,150	7	1920	VGood	8,900	N	N	15636 21ST AVE SW
3	30	242303	9050	05/20/13	\$468,950	\$558,000	2,620	7	1966	Good	21,150	N	N	15406 21ST AVE SW
3	30	399020	0125	07/11/14	\$385,000	\$407,000	930	8	2004	Avg	7,400	N	N	1310 SW 160TH ST
3	40	427300	0055	02/25/14	\$275,000	\$303,000	1,270	8	1957	Avg	8,075	N	N	627 SW 145TH ST
3	30	399020	0026	10/31/12	\$435,000	\$546,000	1,370	8	1947	Good	15,265	N	N	1315 SW 158TH ST
3	90	192304	9082	03/24/14	\$702,500	\$767,000	1,380	8	1925	Good	18,645	Y	Y	1215 SW 152ND ST
3	90	192304	9242	09/27/13	\$690,000	\$793,000	1,520	8	1954	Avg	18,980	Y	Y	15701 14TH AVE SW
3	30	447640	0135	07/24/13	\$334,500	\$391,000	1,520	8	1955	VGood	8,625	N	N	15638 20TH AVE SW
3	30	122000	0370	06/24/13	\$299,950	\$354,000	1,570	8	2008	Avg	2,106	N	N	15427 9TH AVE SW
3	30	122000	0367	07/16/14	\$320,000	\$337,000	1,570	8	2008	Avg	1,855	N	N	15423 9TH AVE SW
3	30	122000	0371	12/31/14	\$327,500	\$328,000	1,570	8	2008	Avg	1,866	N	N	15425 9TH AVE SW
3	30	447640	0280	10/18/13	\$497,500	\$568,000	1,600	8	2009	Avg	11,325	N	N	15926 21ST AVE SW
3	30	399020	0020	09/08/14	\$359,000	\$372,000	1,680	8	1991	Avg	9,244	N	N	1309 SW 158TH ST
3	90	416160	0045	10/03/13	\$700,000	\$803,000	1,900	8	1951	Good	15,658	Y	Y	15702 13TH AVE SW
3	30	399020	0065	10/22/14	\$360,000	\$368,000	2,050	8	1992	Avg	9,143	N	N	1520 SW 160TH ST

Improved Sales Used in This Annual Update Analysis

Area 096 -- 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	30	399020	0091	04/01/13	\$364,000	\$439,000	2,360	8	1986	Avg	12,190	N	N	1430 SW 160TH ST
3	30	447640	0271	10/19/12	\$415,000	\$523,000	2,430	8	1953	Good	12,000	N	N	2015 SW 159TH ST
3	40	143080	0182	07/10/13	\$362,000	\$425,000	2,680	8	2000	Avg	9,059	N	N	1234 SW 148TH ST
3	90	192304	9032	07/05/13	\$1,024,000	\$1,204,000	3,830	9	1912	VGood	18,602	Y	Y	1235 SW 152ND ST
4	20	144640	2435	10/08/13	\$150,000	\$172,000	660	6	1940	VGood	11,127	N	N	13458 4TH AVE S
4	20	144640	0555	06/21/12	\$151,000	\$196,000	760	6	1955	Good	6,594	N	N	13236 OCCIDENTAL AVE S
4	20	144640	1880	07/05/12	\$147,000	\$190,000	760	6	1942	Avg	6,614	N	N	13012 3RD AVE S
4	40	240700	0085	08/16/13	\$220,000	\$256,000	780	6	1942	Good	8,775	N	N	13237 1ST AVE SW
4	40	240700	0095	05/31/12	\$178,000	\$232,000	790	6	1942	Avg	8,775	N	N	13225 1ST AVE SW
4	40	240700	0030	02/07/13	\$245,000	\$300,000	800	6	1942	Good	8,775	N	N	13230 2ND AVE SW
4	40	339580	0545	10/22/12	\$145,400	\$183,000	800	6	1949	Avg	8,100	N	N	13227 4TH AVE SW
4	20	504480	0065	09/11/13	\$150,000	\$173,000	830	6	1948	Avg	9,170	N	N	13641 2ND AVE S
4	20	144640	1325	09/23/13	\$203,000	\$233,000	840	6	1942	Good	6,592	N	N	13246 2ND AVE S
4	20	144640	1875	05/26/13	\$145,000	\$172,000	870	6	1946	Avg	6,615	N	N	13002 3RD AVE S
4	40	339580	0455	06/25/14	\$150,000	\$159,000	890	6	1942	Avg	8,100	N	N	13232 5TH AVE SW
4	40	008400	0235	06/15/13	\$210,000	\$248,000	900	6	1948	Good	16,875	N	N	221 SW 130TH ST
4	20	144640	1220	10/09/14	\$226,950	\$233,000	930	6	1957	Good	6,600	N	N	12855 3RD AVE S
4	60	159160	0215	07/11/13	\$340,750	\$400,000	950	6	1941	VGood	11,200	N	N	2503 SW 114TH ST
4	40	325640	0051	07/08/14	\$210,000	\$222,000	960	6	1949	Avg	9,380	N	N	13045 6TH PL SW
4	40	325640	0051	06/20/12	\$139,500	\$181,000	960	6	1949	Avg	9,380	N	N	13045 6TH PL SW
4	40	752000	0520	09/05/14	\$232,000	\$241,000	960	6	1984	Avg	12,092	N	N	11922 14TH AVE SW
4	40	008400	0335	06/26/14	\$225,000	\$239,000	970	6	1945	VGood	11,475	N	N	238 SW 132ND ST
4	20	144640	0370	07/03/13	\$175,750	\$207,000	970	6	1971	Good	7,980	N	N	13453 OCCIDENTAL AVE S
4	20	144640	0185	10/06/14	\$190,000	\$195,000	990	6	1942	Good	6,250	N	N	13001 OCCIDENTAL AVE S
4	20	144640	0730	11/21/13	\$190,000	\$215,000	990	6	1942	VGood	9,900	N	N	13239 2ND AVE S
4	40	339580	0155	08/05/14	\$250,000	\$262,000	990	6	1949	Avg	8,100	N	N	13233 5TH AVE SW
4	40	783580	0371	11/13/12	\$110,000	\$138,000	990	6	1947	Fair	7,545	N	N	800 SW 135TH ST
4	60	122303	9070	12/05/13	\$250,000	\$282,000	1,010	6	1950	VGood	6,600	N	N	2002 SW 117TH PL
4	20	144640	0380	07/22/13	\$215,300	\$252,000	1,010	6	1940	Good	6,312	N	N	120 S 136TH ST
4	40	319200	0085	08/07/14	\$180,000	\$189,000	1,010	6	1955	Avg	10,215	N	N	12846 9TH AVE SW

Improved Sales Used in This Annual Update Analysis

Area 096 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	40	339580	0106	03/23/12	\$195,000	\$259,000	1,010	6	1949	VGood	8,308	N	N	511 SW 132ND ST
4	20	144640	1560	12/12/13	\$184,000	\$207,000	1,020	6	1948	Good	6,593	N	N	13240 3RD AVE S
4	60	159160	0005	07/26/12	\$240,000	\$309,000	1,030	6	1952	Good	11,250	N	N	11212 26TH AVE SW
4	40	339580	0295	07/11/14	\$250,000	\$264,000	1,030	6	1956	VGood	8,786	N	N	13524 6TH AVE SW
4	20	144640	1185	08/22/13	\$226,500	\$263,000	1,040	6	1949	Good	6,600	N	N	13031 3RD AVE S
4	40	315460	0025	08/25/14	\$280,000	\$292,000	1,040	6	1951	Good	9,840	N	N	13227 8TH PL SW
4	20	144640	2380	11/28/12	\$165,000	\$206,000	1,060	6	1942	Good	14,400	N	N	13412 4TH AVE S
4	20	144640	0648	11/06/14	\$203,000	\$207,000	1,080	6	1951	Avg	9,067	N	N	152 S 136TH ST
4	40	384160	0105	10/17/13	\$170,000	\$194,000	1,080	6	1947	Avg	11,621	N	N	1307 SW 116TH ST
4	40	008400	0245	11/20/14	\$190,000	\$193,000	1,100	6	1942	Avg	9,452	N	N	203 SW 130TH ST
4	60	159160	0725	08/10/12	\$161,000	\$206,000	1,110	6	1942	Avg	19,840	N	N	1719 SW 112TH ST
4	40	384160	0220	07/15/14	\$282,500	\$298,000	1,130	6	1935	Good	11,210	N	N	11711 12TH AVE SW
4	20	144640	2030	10/11/12	\$133,000	\$168,000	1,140	6	1947	Avg	6,600	N	N	12827 4TH AVE S
4	40	182304	9062	02/21/14	\$191,000	\$210,000	1,210	6	1922	Good	8,303	N	N	13030 AMBAUM BLVD SW
4	40	319200	0080	10/29/14	\$205,000	\$209,000	1,210	6	1957	Avg	10,185	N	N	12840 9TH AVE SW
4	40	339580	0145	09/13/13	\$227,000	\$262,000	1,220	6	1952	Avg	8,100	N	N	13227 5TH AVE SW
4	20	144640	1425	05/28/13	\$253,000	\$301,000	1,250	6	1943	VGood	6,600	N	N	13437 3RD AVE S
4	40	339580	0670	03/12/12	\$175,000	\$233,000	1,260	6	1929	Avg	8,100	N	N	13440 5TH AVE SW
4	40	374460	0027	12/04/12	\$260,000	\$324,000	1,260	6	1946	Good	10,880	Y	N	1401 SW 120TH ST
4	40	092000	0100	01/29/14	\$295,000	\$327,000	1,320	6	1958	VGood	8,200	N	N	1300 SW 125TH ST
4	20	144640	2060	04/29/14	\$199,950	\$216,000	1,400	6	1954	Good	6,050	N	N	12804 4TH AVE S
4	20	144640	0720	06/02/12	\$157,000	\$205,000	1,410	6	1930	Avg	6,600	N	N	13249 2ND AVE S
4	20	144640	1720	11/19/12	\$190,000	\$237,000	1,410	6	1941	Good	9,879	N	N	13421 4TH AVE S
4	40	182304	9065	09/19/13	\$265,000	\$305,000	1,490	6	1930	VGood	22,010	N	N	828 SW 134TH ST
4	20	144640	1540	02/21/13	\$131,000	\$160,000	1,500	6	1970	Fair	6,600	N	N	13212 3RD AVE S
4	20	144640	0670	07/31/14	\$199,950	\$210,000	1,510	6	1938	Avg	6,600	N	N	13433 2ND AVE S
4	40	384160	0095	10/24/12	\$185,000	\$233,000	1,610	6	1943	Good	8,095	N	N	1313 SW 116TH ST
4	40	339580	0245	04/05/12	\$155,050	\$205,000	1,800	6	1956	Avg	8,121	N	N	13426 6TH AVE SW
4	40	319200	0090	10/14/14	\$219,000	\$225,000	770	7	1948	Avg	10,245	N	N	12852 9TH AVE SW
4	40	752000	0330	08/13/14	\$285,000	\$298,000	870	7	1997	Avg	7,460	N	N	11901 AMBAUM BLVD SW

Improved Sales Used in This Annual Update Analysis

Area 096 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	60	122303	9270	05/23/13	\$277,000	\$330,000	880	7	1946	Good	9,240	N	N	11616 23RD AVE SW
4	60	159160	0715	03/04/13	\$237,000	\$288,000	880	7	1963	Good	9,920	N	N	11220 18TH AVE SW
4	60	159160	0095	06/19/13	\$282,500	\$334,000	910	7	1952	Good	7,680	N	N	11215 21ST AVE SW
4	40	114800	0190	05/22/14	\$249,950	\$268,000	940	7	1959	Good	8,532	N	N	620 SW 136TH ST
4	20	144640	0725	06/10/14	\$165,000	\$176,000	970	7	1965	Avg	6,600	N	N	13243 2ND AVE S
4	60	159160	0097	11/06/12	\$235,000	\$295,000	990	7	1952	Avg	7,680	N	N	11211 21ST AVE SW
4	60	159160	0079	01/13/14	\$357,500	\$398,000	1,020	7	1960	VGood	7,680	N	N	11220 22ND PL SW
4	60	159160	0196	03/24/14	\$400,000	\$437,000	1,020	7	1939	VGood	9,920	Y	N	2104 SW 114TH ST
4	40	182304	9122	12/03/13	\$210,000	\$237,000	1,020	7	1959	Avg	9,520	N	N	12915 4TH AVE SW
4	40	008400	0105	05/07/14	\$255,000	\$275,000	1,030	7	1962	Avg	8,632	N	N	105 SW 129TH ST
4	20	144640	0020	04/16/13	\$195,000	\$234,000	1,030	7	1951	Avg	7,811	N	N	12822 1ST AVE S
4	20	144640	0615	05/27/14	\$268,000	\$287,000	1,030	7	1967	Good	6,600	N	N	13436 OCCIDENTAL AVE S
4	60	122303	9065	07/24/12	\$215,000	\$277,000	1,050	7	1969	Avg	8,250	N	N	2004 SW 117TH PL
4	40	182304	9182	09/15/14	\$147,400	\$153,000	1,080	7	1955	Fair	9,225	N	N	925 SW 132ND ST
4	60	122303	9130	03/07/13	\$245,000	\$298,000	1,090	7	1954	Avg	9,052	N	N	11857 22ND AVE SW
4	40	339580	0305	06/05/14	\$270,000	\$288,000	1,090	7	1957	Avg	9,450	N	N	13405 5TH AVE SW
4	60	764220	0150	07/22/13	\$397,000	\$465,000	1,090	7	1962	VGood	11,000	N	N	1715 SW 119TH ST
4	60	764220	0010	04/17/13	\$276,000	\$332,000	1,100	7	1955	Good	6,920	N	N	11808 20TH AVE SW
4	60	159160	0598	06/24/13	\$270,000	\$318,000	1,120	7	1975	Avg	11,660	N	N	11304 19TH PL SW
4	40	182304	9171	12/18/14	\$275,000	\$276,000	1,130	7	1964	Good	9,000	N	N	403 4TH AVE SW
4	40	783580	0379	03/03/14	\$332,500	\$365,000	1,130	7	2013	Avg	8,700	N	N	809 SW 134TH ST
4	40	008400	0005	07/05/12	\$225,000	\$291,000	1,140	7	1942	Good	13,500	N	N	136 SW 129TH ST
4	60	159160	0337	01/25/12	\$215,000	\$289,000	1,160	7	1957	Avg	9,300	N	N	2130 SW 116TH ST
4	20	144640	1305	04/23/14	\$350,000	\$379,000	1,170	7	1958	VGood	6,600	N	N	13226 2ND AVE S
4	20	144640	1470	11/27/12	\$189,000	\$236,000	1,170	7	1996	Avg	6,589	N	N	13255 3RD AVE S
4	20	144640	0705	12/26/12	\$145,000	\$179,000	1,200	7	1955	Avg	6,600	N	N	13259 2ND AVE S
4	40	182304	9244	11/20/13	\$284,990	\$322,000	1,200	7	1967	VGood	8,414	N	N	13209 3RD PL SW
4	60	122303	9276	03/19/14	\$364,500	\$398,000	1,220	7	1976	VGood	7,800	N	N	11638 23RD AVE SW
4	40	182304	9278	02/01/12	\$209,950	\$282,000	1,220	7	1960	Avg	20,042	N	N	919 SW 130TH ST
4	60	159160	0605	02/24/12	\$218,700	\$292,000	1,230	7	1958	Good	14,780	N	N	1810 SW 114TH ST

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Area 096 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	60	159160	0497	03/04/14	\$290,000	\$318,000	1,240	7	2000	Avg	9,104	N	N	1841 SW 114TH ST
4	40	182304	9242	10/06/14	\$245,000	\$252,000	1,250	7	1967	Avg	7,250	N	N	650 SW 130TH ST
4	40	752000	0230	03/27/13	\$223,000	\$269,000	1,270	7	1999	Fair	5,080	N	N	1252 SW 119TH ST
4	60	122303	9230	07/22/13	\$508,000	\$595,000	1,290	7	1961	VGood	8,019	Y	N	2530 SW 119TH PL
4	20	688150	0085	06/06/12	\$179,400	\$234,000	1,290	7	1959	Avg	8,580	N	N	13605 3RD AVE S
4	40	384160	0176	06/21/12	\$209,000	\$271,000	1,290	7	1999	Avg	11,997	N	N	11708 AMBAUM BLVD SW
4	20	144640	1555	12/08/14	\$292,000	\$294,000	1,320	7	1988	Avg	6,600	N	N	13236 3RD AVE S
4	60	122303	9255	06/06/13	\$385,000	\$456,000	1,350	7	1968	VGood	8,181	N	N	2015 SW 117TH PL
4	40	120700	0025	08/01/14	\$245,000	\$257,000	1,370	7	1955	Avg	6,000	N	N	12819 4TH AVE SW
4	60	778530	0050	09/10/13	\$321,000	\$371,000	1,400	7	1973	Good	12,818	Y	N	1929 SW 116TH ST
4	60	159160	0076	07/23/13	\$332,000	\$388,000	1,440	7	1942	VGood	8,320	N	N	2205 SW 112TH ST
4	40	752000	0430	04/07/14	\$310,000	\$337,000	1,440	7	2011	Avg	9,906	N	N	1203 SW 119TH ST
4	60	122303	9186	02/13/12	\$265,000	\$355,000	1,490	7	1955	Avg	19,274	N	N	11660 23RD AVE SW
4	20	144640	0564	05/07/14	\$185,000	\$199,000	1,490	7	1969	Avg	6,600	N	N	13248 OCCIDENTAL AVE S
4	60	764220	0155	02/25/14	\$394,000	\$433,000	1,580	7	1955	VGood	10,200	Y	N	1719 SW 119TH ST
4	60	764220	0055	12/24/13	\$333,750	\$374,000	1,590	7	1956	Good	6,800	N	N	11816 19TH AVE SW
4	40	339580	0790	06/10/13	\$237,100	\$281,000	1,650	7	1951	Good	6,110	N	N	410 SW 136TH ST
4	40	182304	9046	08/06/14	\$240,000	\$251,000	1,670	7	1963	Good	9,880	N	N	1005 SW 130TH ST
4	20	688150	0080	04/27/12	\$157,000	\$207,000	1,680	7	1959	Avg	8,515	N	N	13611 3RD AVE S
4	20	144640	0975	04/14/14	\$259,000	\$281,000	1,710	7	1944	VGood	13,237	N	N	12847 2ND AVE S
4	40	166740	0175	04/26/13	\$283,000	\$339,000	1,750	7	1954	Good	8,296	N	N	626 SW 134TH ST
4	60	159160	0228	04/16/13	\$379,250	\$456,000	1,800	7	1966	Avg	7,360	N	N	2322 SW 115TH ST
4	40	166740	0045	02/06/13	\$275,000	\$337,000	1,840	7	1954	VGood	8,121	N	N	13205 6TH AVE SW
4	40	182304	9252	05/01/14	\$245,000	\$264,000	1,870	7	1968	Good	7,200	N	N	13302 3RD AVE SW
4	20	144640	1585	04/16/13	\$225,500	\$271,000	1,950	7	1968	Good	11,220	N	N	13400 3RD AVE S
4	60	159160	0044	10/10/14	\$409,000	\$420,000	2,300	7	1992	Avg	10,752	N	N	2417 SW 112TH ST
4	40	339580	0405	03/26/13	\$295,950	\$358,000	2,310	7	1953	Good	8,640	N	N	421 SW 132ND ST
4	60	122303	9093	02/15/13	\$278,888	\$341,000	2,390	7	1953	Avg	11,000	N	N	2312 SW 119TH ST
4	40	374460	0028	11/21/14	\$390,000	\$395,000	2,690	7	1940	Avg	46,609	N	N	1325 SW 120TH ST
4	60	122303	9291	10/28/14	\$369,000	\$377,000	2,760	7	1996	Avg	8,855	N	N	11630 23RD AVE SW

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Area 096 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	60	764220	0175	02/08/12	\$270,000	\$362,000	1,120	8	1971	Avg	11,700	Y	N	12012 18TH AVE SW
4	60	122303	9280	07/26/12	\$459,000	\$591,000	1,470	8	1978	VGood	16,521	N	N	2315 SW 118TH CT
4	40	778538	0160	09/21/12	\$360,000	\$457,000	1,760	8	2008	Avg	7,369	N	N	12302 15TH AVE SW
4	60	122303	9290	09/05/14	\$403,950	\$419,000	2,120	8	1993	Avg	13,780	N	N	11614 26TH AVE SW
4	20	144640	1445	08/05/14	\$349,950	\$367,000	2,170	8	2014	Avg	9,900	N	N	13417 3RD AVE S
4	40	339580	0604	05/11/12	\$325,000	\$426,000	2,320	8	2012	Avg	4,938	N	N	471 SW 134TH ST
4	40	339580	0605	05/15/12	\$350,000	\$459,000	2,470	8	2012	Avg	7,200	N	N	13406 5TH AVE SW
4	60	159160	0508	09/05/14	\$499,950	\$519,000	2,470	8	2014	Avg	10,120	N	N	1823 SW 114TH ST
4	60	122303	9235	11/14/14	\$605,000	\$614,000	2,910	8	1991	Good	13,332	N	N	2001 SW 117TH PL
4	40	778538	0150	12/15/14	\$469,950	\$473,000	1,650	9	2008	Avg	6,427	N	N	12280 15TH AVE SW
4	40	374460	0765	01/22/14	\$390,000	\$433,000	2,210	9	1988	Good	8,190	Y	N	1406 SW 126TH ST
4	20	144640	1955	01/29/14	\$395,000	\$438,000	2,480	9	2013	Avg	6,608	N	N	13037 4TH AVE S
4	40	374460	0950	10/24/13	\$490,900	\$560,000	2,550	9	2013	Avg	9,136	N	N	1396 SW 128TH ST
4	40	374460	0951	09/19/13	\$482,000	\$555,000	2,550	9	2013	Avg	9,150	N	N	1390 SW 128TH ST
4	40	374460	0952	10/18/12	\$432,000	\$544,000	2,780	9	2012	Avg	9,150	N	N	1384 SW 128TH ST
4	40	374460	0954	10/25/12	\$430,000	\$541,000	2,780	9	2012	Avg	9,150	N	N	1378 SW 128TH ST

Improved Sales Removed in This Annual Update Analysis

Area 096 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	70	023620	0080	01/26/12	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
1	70	023650	0050	09/05/13	\$163,335	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	70	023650	0050	12/18/13	\$147,000	DOR RATIO; AUCTION SALE; QUIT CLAIM DEED
1	70	023650	0190	08/30/12	\$192,419	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
1	70	023800	0010	07/29/13	\$180,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
1	80	023800	0150	03/21/12	\$170,164	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
1	70	023800	0177	09/05/12	\$245,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	70	023800	0186	09/12/12	\$80,000	DOR RATIO; NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
1	80	023800	0201	04/17/12	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
1	70	023800	0214	09/02/14	\$253,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;NO MARKET EXPOSURE
1	70	023800	0239	05/28/13	\$213,273	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
1	70	023800	0239	04/16/13	\$222,500	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	70	023800	0285	05/30/13	\$150,000	OBSOLESCENCE
1	80	023900	0050	02/12/13	\$335,000	OBSOLESCENCE
1	80	023900	0055	11/27/12	\$355,000	IMP. COUNT > 1
1	80	023900	0220	02/20/14	\$405,000	NO MARKET EXPOSURE
1	70	024000	0006	08/09/13	\$490,000	NO MARKET EXPOSURE; RELOCATION - SALE BY SERVICE
1	70	024000	0060	03/13/12	\$475,000	NO MARKET EXPOSURE
1	70	024000	0123	02/24/14	\$286,000	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
1	70	024000	0123	07/09/13	\$345,176	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
1	80	024000	0260	04/21/14	\$275,000	DIAGNOSTIC OUTLIERS
1	70	024000	0349	10/23/13	\$237,000	EXEMPT FROM EXCISE TAX
1	70	024000	0415	10/07/14	\$237,170	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	70	042204	9172	05/09/12	\$125,000	GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	50	052204	9043	06/11/13	\$192,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
1	50	052204	9089	09/12/12	\$162,288	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
1	50	052204	9104	03/25/14	\$267,000	EXEMPT FROM EXCISE TAX; CORPORATE AFFILIATES
1	50	052204	9104	07/29/14	\$210,000	STATISTICAL OUTLIER
1	50	052204	9131	06/26/12	\$168,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
1	70	100100	0005	05/21/12	\$140,135	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis

Area 096 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	70	100100	0070	11/29/12	\$275,000	PLOTTAGE
1	70	100120	0005	05/15/13	\$223,000	DIAGNOSTIC OUTLIERS
1	70	100120	0005	04/17/12	\$89,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	70	100120	0010	04/19/13	\$104,500	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	70	100120	0035	09/05/14	\$120,300	ACTIVE PERMIT BEFORE SALE >25K; EXEMPT FROM EXCISE TAX
1	70	100120	0050	11/12/13	\$146,403	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	70	100120	0050	01/20/14	\$152,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	70	161440	0025	01/24/14	\$181,000	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	70	161440	0025	07/23/13	\$183,715	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
1	70	207680	0030	02/08/12	\$225,251	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
1	70	207680	0150	12/22/14	\$237,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	70	207680	0160	06/26/13	\$210,000	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	70	207680	0210	01/08/14	\$247,754	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
1	70	207680	0210	04/22/14	\$199,900	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	50	259716	0110	08/05/13	\$418,554	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
1	50	259716	0110	03/07/14	\$359,900	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	50	278140	0180	10/16/14	\$280,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	50	278140	0180	01/08/14	\$309,149	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
1	50	322304	9131	03/05/14	\$270,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	50	322304	9131	08/12/13	\$301,500	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
1	50	322304	9202	06/28/13	\$185,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	50	322304	9210	09/17/14	\$186,500	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	50	322304	9210	02/04/14	\$184,088	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
1	50	322304	9235	09/11/12	\$152,100	NO MARKET EXPOSURE
1	50	322304	9262	02/15/13	\$176,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	50	322304	9262	01/17/13	\$116,400	DOR RATIO; FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR
1	50	322304	9262	12/21/12	\$176,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	50	322304	9322	06/20/12	\$108,874	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	70	342304	9131	07/16/12	\$242,569	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
1	50	350980	0110	06/18/13	\$243,500	SHORT SALE

Improved Sales Removed in This Annual Update Analysis

Area 096 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	50	379750	0025	07/23/12	\$124,000	NO MARKET EXPOSURE
1	50	391740	0125	01/21/13	\$109,000	DOR RATIO; SHORT SALE
1	50	391740	0281	05/01/14	\$139,441	EXEMPT FROM EXCISE TAX;
1	70	395640	0010	04/02/13	\$140,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	50	443800	0010	06/04/12	\$120,040	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
1	50	443800	0075	09/05/14	\$188,000	EXEMPT FROM EXCISE TAX;IMPROVEMENT CHARACTERISTICS CHANGED AFTER SALE
1	50	443800	0085	07/23/13	\$153,100	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	50	443880	0090	05/05/14	\$223,157	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
1	50	443880	0195	11/11/14	\$124,600	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	50	507150	0120	03/27/13	\$178,816	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
1	50	507160	0080	11/26/14	\$194,910	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	50	507160	0210	12/21/12	\$222,500	STATISTICAL OUTLIER
1	50	507400	0030	06/14/12	\$295,000	SHORT SALE
1	50	507400	0035	05/14/12	\$303,000	STATISTICAL OUTLIER
1	50	507400	0090	09/05/13	\$75,705	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
1	50	507400	0100	11/29/12	\$324,785	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
1	50	507400	0100	08/28/13	\$210,000	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
1	50	507400	0110	05/08/12	\$166,000	GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	50	507400	0140	02/11/14	\$186,900	EXEMPT FROM EXCISE TAX;
1	50	507400	0140	09/26/14	\$210,000	FINANCIAL INSTITUTION RESALE; GOV'T TO NON-GOV'T; EXEMPT FROM EXCISE TAX
1	50	507400	0140	03/06/14	\$186,900	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	50	524540	0075	02/13/13	\$362,097	EXEMPT FROM EXCISE TAX
1	50	524540	0075	02/04/14	\$195,150	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
1	50	524540	0090	01/31/12	\$105,000	NON-REPRESENTATIVE SALE; SHORT SALE
1	50	524540	0140	01/04/13	\$120,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
1	50	524540	0220	07/25/12	\$208,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	50	524540	0245	08/29/13	\$125,000	NO MARKET EXPOSURE
1	50	524560	0060	10/09/14	\$179,900	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	50	524560	0060	07/08/14	\$211,192	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
1	50	524560	0105	08/19/14	\$89,500	DOR RATIO; QUIT CLAIM DEED

Improved Sales Removed in This Annual Update Analysis

Area 096 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	50	612100	0050	11/06/12	\$150,000	SHORT SALE
1	50	612120	0065	04/04/12	\$147,500	STATISTICAL OUTLIER
1	50	612120	0140	09/27/12	\$166,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	50	612180	0050	10/29/14	\$195,000	STATISTICAL OUTLIER
1	50	612180	0065	08/28/13	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	50	612300	0055	12/03/12	\$168,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	50	612300	0215	01/03/12	\$110,000	NO MARKET EXPOSURE
1	50	612300	0220	06/04/12	\$193,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	50	612300	0220	11/07/12	\$153,899	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	50	612360	0025	06/25/13	\$150,000	AUCTION SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	50	612360	0025	12/07/12	\$113,683	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	50	612360	0080	05/07/12	\$133,000	GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
1	50	612360	0220	10/22/13	\$232,108	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
1	50	612360	0220	03/17/14	\$196,500	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	50	612360	0265	12/14/12	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	50	670600	0050	07/23/13	\$197,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	50	768620	1920	03/28/13	\$104,400	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	50	778990	0070	03/01/12	\$144,100	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	70	784420	0200	03/27/13	\$160,000	OBSOLESCENCE
1	70	784420	0205	04/25/13	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	80	784420	0415	10/10/13	\$452,362	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	80	784420	0415	07/02/14	\$489,000	Diagnostic Outliers
1	70	784420	0545	01/17/14	\$210,100	EXEMPT FROM EXCISE TAX; IMPROVEMENT CHARACTERISTICS CHANGED AFTER SALE
1	50	795760	0025	02/12/14	\$140,000	IMP CHARACTERISTICS CHANGED AFTER SALE
1	50	795760	0165	07/03/14	\$194,350	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
1	50	795760	0165	03/21/14	\$307,419	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
1	70	815860	0015	07/15/14	\$268,820	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
1	70	866500	0040	07/30/14	\$360,000	STATISTICAL OUTLIER
1	50	932300	0110	07/11/12	\$321,500	STATISTICAL OUTLIER
1	50	932520	0100	11/21/14	\$610,000	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE

Improved Sales Removed in This Annual Update Analysis

Area 096 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	50	932520	0110	09/09/14	\$569,950	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
1	50	932520	0120	09/09/14	\$600,600	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
1	50	955820	0110	09/25/12	\$195,875	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
1	50	955820	0210	05/22/14	\$154,000	IMPROVEMENT CHARACTERISTICS CHANGED AFTER SALE
1	50	955880	0030	11/18/13	\$89,000	NON-REPRESENTATIVE SALE
1	50	955880	0110	02/27/13	\$138,000	SHORT SALE
1	50	955880	0135	01/11/12	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	50	955880	0175	02/13/13	\$134,199	FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR
2	10	011100	0086	08/31/12	\$133,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
2	10	011100	0086	01/11/13	\$85,299	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	10	011100	0090	06/21/12	\$87,500	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	10	011100	0345	09/17/14	\$254,437	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	10	011100	0345	06/17/14	\$288,586	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	30	020020	0020	12/03/14	\$283,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	30	085380	0130	04/23/14	\$212,500	EXEMPT FROM EXCISE TAX;
2	30	085400	0090	12/19/13	\$190,000	OBSOLESCENCE
2	30	085400	0285	08/27/13	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	20	121470	0060	08/28/12	\$165,000	SHORT SALE
2	20	121470	0200	06/21/12	\$250,162	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
2	20	121500	0055	06/13/13	\$170,000	NO MARKET EXPOSURE
2	20	144640	2750	04/11/13	\$35,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	20	144640	3130	02/22/13	\$158,250	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	20	144640	3155	12/17/13	\$151,300	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	20	144640	3155	12/11/13	\$210,629	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
2	20	144640	3155	06/27/14	\$168,500	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	20	144640	3180	01/04/12	\$50,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	20	144640	3270	04/02/14	\$139,000	OBSOLESCENCE
2	20	144640	3270	10/23/13	\$270,543	OBSOLESCENCE; EXEMPT FROM EXCISE TAX
2	20	144640	3285	08/05/13	\$76,000	DOR RATIO; EXEMPT FROM EXCISE TAX
2	20	144640	3305	06/24/13	\$112,000	NON-REPRESENTATIVE SALE; SHORT SALE

Improved Sales Removed in This Annual Update Analysis

Area 096 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	20	144640	3430	04/19/12	\$80,500	DOR RATIO; GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	20	144640	3460	01/16/14	\$110,386	EXEMPT FROM EXCISE TAX
2	20	144640	3617	07/02/14	\$123,000	OBSOLESCENCE; UNFINISHED AREA
2	20	144640	3695	12/21/12	\$232,886	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
2	20	144640	3750	06/13/14	\$411,450	BANKRUPTCY - RECEIVER OR TRUSTEE
2	20	144640	3850	09/16/14	\$118,125	IMPROVEMENT CHARACTERISTICS CHANGED AFTER SALE
2	20	144640	3940	08/26/13	\$78,224	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	20	144640	3940	02/11/13	\$113,600	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
2	20	144640	3975	10/10/13	\$117,000	DOR RATIO; EXEMPT FROM EXCISE TAX
2	20	144640	4005	12/13/13	\$203,696	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
2	20	144640	4015	02/21/14	\$120,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	20	144640	4025	11/16/12	\$100,100	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	20	144640	4025	03/22/13	\$110,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	10	172304	9008	04/24/14	\$135,030	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	10	172304	9032	05/21/13	\$261,614	EXEMPT FROM EXCISE TAX
2	10	172304	9032	05/23/13	\$231,765	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	10	172304	9033	06/20/14	\$245,000	IMP. COUNT > 1
2	10	172304	9071	12/07/12	\$104,900	PREVIOUS IMP. VALUE <= 25K; BANKRUPTCY - RECEIVER OR TRUSTEE
2	10	172304	9071	06/10/13	\$104,900	PREVIOUS IMP. VALUE <= 25K; CORRECTION DEED; FINANCIAL INSTITUTION RESALE
2	10	172304	9071	06/20/13	\$98,500	PREVIOUS IMP. VALUE <= 25K; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	10	172304	9097	04/24/12	\$114,700	OBSOLESCENCE
2	10	172304	9117	01/22/13	\$485,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
2	10	172304	9118	08/08/12	\$185,400	SHORT SALE; STATEMENT TO DOR
2	10	172304	9124	03/28/13	\$40,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	10	172304	9127	05/23/14	\$700,000	IMP. COUNT > 1
2	10	172304	9193	06/03/13	\$150,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	10	172304	9193	01/29/13	\$142,308	DOR RATIO; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	10	172304	9204	05/01/12	\$111,600	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	10	172304	9283	02/01/13	\$156,850	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	10	172304	9291	06/03/13	\$140,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis

Area 096 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	10	172304	9386	03/21/12	\$149,950	STATISTICAL OUTLIER
2	10	172304	9413	05/02/12	\$366,217	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	10	172304	9462	02/15/12	\$109,500	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	10	172304	9477	04/23/12	\$169,900	GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	10	172304	9492	10/01/12	\$152,250	SHORT SALE
2	10	172304	9516	07/16/13	\$297,354	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	10	172304	9516	01/02/14	\$160,500	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	10	172304	9567	07/30/14	\$150,000	STATISTICAL OUTLIER
2	10	172304	9606	06/19/13	\$206,500	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	10	172304	9615	07/17/14	\$493,706	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	20	176060	0009	06/03/14	\$155,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	20	176060	0148	05/09/12	\$112,699	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	20	176060	0160	05/14/13	\$342,969	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
2	20	176060	0162	09/30/13	\$222,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	20	176060	0166	08/15/14	\$226,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;NO MARKET EXPOSURE
2	20	200680	0010	02/27/12	\$140,000	NO MARKET EXPOSURE
2	10	202304	9064	11/18/14	\$235,061	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	20	202304	9206	02/07/14	\$150,000	DOR RATIO
2	20	202304	9218	05/07/14	\$238,622	PREVIOUS IMP. VALUE <= 25K; EXEMPT FROM EXCISE TAX
2	10	202304	9245	09/25/13	\$159,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	20	202304	9361	10/10/14	\$144,070	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	20	202304	9361	11/17/14	\$126,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	20	202304	9380	06/27/13	\$211,200	EXEMPT FROM EXCISE TAX
2	20	202304	9380	10/22/13	\$155,499	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	20	202304	9389	05/13/13	\$95,230	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	20	202304	9532	08/07/12	\$123,000	STATISTICAL OUTLIER
2	20	276260	0050	12/21/12	\$197,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
2	10	280320	0015	07/20/12	\$160,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	10	280320	0035	06/10/14	\$198,900	EXEMPT FROM EXCISE TAX;
2	30	292304	9121	06/28/13	\$370,000	SHORT SALE

Improved Sales Removed in This Annual Update Analysis

Area 096 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	20	292304	9254	08/22/12	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	30	292304	9360	08/01/13	\$178,865	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	30	292304	9372	01/07/14	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	10	302820	0036	12/26/14	\$190,000	IMP. COUNT > 1; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	10	302820	0077	09/05/12	\$246,047	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
2	10	302820	0100	08/26/14	\$216,000	IMP. COUNT > 1
2	20	330670	0250	12/18/14	\$332,800	RELOCATION - SALE TO SERVICE
2	30	363900	0055	01/29/13	\$232,000	STATISTICAL OUTLIER
2	30	363900	0055	08/17/12	\$180,760	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	10	371250	0010	07/18/13	\$200,000	STATISTICAL OUTLIER
2	30	394440	0050	12/09/14	\$522,971	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	30	394440	0050	04/30/14	\$522,972	EXEMPT FROM EXCISE TAX
2	30	523580	0080	05/02/14	\$396,000	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	10	603140	0013	06/16/14	\$150,000	STATISTICAL OUTLIER
2	10	603140	0015	07/23/12	\$341,524	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	10	603140	0015	11/16/12	\$281,923	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
2	10	603140	0015	02/12/13	\$150,000	STATISTICAL OUTLIER
2	10	603140	0021	02/12/13	\$135,000	EXEMPT FROM EXCISE TAX
2	10	603140	0021	04/08/13	\$101,600	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	10	603140	0130	11/22/13	\$159,950	IMP. COUNT > 1
2	20	638855	0140	02/14/13	\$285,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	20	638855	0140	04/22/13	\$215,299	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	30	684000	0050	02/03/12	\$85,084	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	20	725000	0065	08/25/14	\$338,000	IMP. COUNT > 1
2	20	725000	0065	12/18/12	\$300,000	IMP. COUNT > 1
2	20	725000	0095	12/05/12	\$236,241	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
2	20	725000	0095	09/24/13	\$209,900	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	20	725000	0115	09/28/12	\$140,000	GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
2	20	725000	0125	02/22/12	\$391,376	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
2	10	746000	0040	12/15/14	\$292,000	MAINTENANCE NOT PICKED UP YET

Improved Sales Removed in This Annual Update Analysis

Area 096 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	30	943260	0010	01/06/12	\$140,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	30	121800	0030	08/27/14	\$278,000	NO MARKET EXPOSURE
3	30	121800	0080	12/24/13	\$420,000	IMP. COUNT > 1
3	30	121800	0265	07/09/13	\$130,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
3	30	121800	0265	06/06/13	\$100,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
3	30	121800	0410	05/27/14	\$263,837	EXEMPT FROM EXCISE TAX;
3	30	121800	0410	10/17/14	\$204,750	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
3	30	121800	0410	02/25/14	\$245,694	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
3	30	121800	0785	04/17/13	\$317,822	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
3	30	121800	0785	06/28/13	\$155,900	GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
3	30	121900	0120	10/16/13	\$160,246	PREVIOUS IMP. VALUE <= 25K; EXEMPT FROM EXCISE TAX
3	30	121900	0120	05/19/14	\$168,000	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
3	30	121900	0460	07/12/13	\$325,850	FORCED SALE; EXEMPT FROM EXCISE TAX
3	30	121900	0460	04/03/14	\$180,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	30	121900	0472	02/28/13	\$180,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
3	30	121900	0473	06/26/14	\$164,950	NO MARKET EXPOSURE
3	30	121900	0491	12/19/12	\$212,327	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
3	30	122000	0340	07/21/14	\$168,000	EXEMPT FROM EXCISE TAX;
3	30	122000	0345	09/04/13	\$90,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
3	30	122000	0435	07/30/12	\$130,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	122100	0390	12/08/12	\$110,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; QUIT CLAIM DEED
3	30	122100	0390	06/19/12	\$109,775	SHORT SALE
3	30	122100	0395	05/07/14	\$250,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K; BUILDER OR DEVELOPER SALE
3	30	122100	0399	03/26/14	\$125,000	PREVIOUS IMP. VALUE <= 25K
3	30	122100	0492	10/07/14	\$176,779	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	30	122100	0560	05/01/12	\$225,000	STATISTICAL OUTLIER
3	30	122100	0562	07/22/14	\$187,000	DIAGNOSTIC OUTLIERS
3	30	122200	0058	11/06/12	\$215,062	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
3	30	122200	0058	02/13/14	\$166,500	STATISTICAL OUTLIER
3	30	122200	0058	11/06/12	\$215,062	EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis

Area 096 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	30	122200	0058	11/12/12	\$196,825	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
3	40	143080	0124	03/01/13	\$243,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
3	40	143080	0191	12/08/14	\$180,600	BANKRUPTCY - RECEIVER OR TRUSTEE
3	40	166540	0075	03/26/12	\$190,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
3	40	166540	0135	06/19/12	\$179,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
3	30	189940	0195	03/07/13	\$207,500	STATISTICAL OUTLIER
3	30	189940	0195	02/20/13	\$132,000	DOR RATIO; NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	30	189940	0365	09/18/13	\$160,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; BUILDER OR DEVELOPER SALES
3	30	189940	0365	08/12/13	\$220,000	NO MARKET EXPOSURE; SEGREGATION AND/OR MERGER
3	30	189940	0380	11/13/12	\$290,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	30	189940	0380	03/29/13	\$265,000	STATISTICAL OUTLIER
3	30	189940	0410	10/24/12	\$110,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	189940	0420	04/05/12	\$130,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	30	189940	0420	06/01/12	\$107,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	40	190000	0035	08/14/14	\$131,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
3	30	190000	0060	11/17/14	\$313,000	MAINTENANCE NOT PICKED UP YET
3	30	190000	0175	04/10/13	\$400,000	NO MARKET EXPOSURE
3	30	190000	0195	06/30/14	\$100,000	STATISTICAL OUTLIER
3	30	190060	0040	07/21/13	\$125,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	190160	0100	06/26/14	\$210,000	BUILDER OR DEVELOPER SALES
3	90	192304	9063	04/11/13	\$553,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	192304	9132	03/19/12	\$730,000	IMP. COUNT > 1
3	40	192304	9199	01/25/13	\$161,000	FORCED SALE; EXEMPT FROM EXCISE TAX
3	90	192304	9308	01/16/14	\$775,000	OBSOLESCENCE
3	40	192304	9388	09/18/13	\$219,500	NO MARKET EXPOSURE
3	90	242303	9044	08/23/12	\$517,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	90	242303	9158	02/09/12	\$479,000	IMP. COUNT > 1; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	40	297080	0145	11/21/14	\$195,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	40	297080	0145	08/25/14	\$347,670	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
3	30	399020	0070	03/13/13	\$305,242	FORCED SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS

Improved Sales Removed in This Annual Update Analysis

Area 096 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	30	399020	0090	10/07/13	\$193,000	UNFINISHED AREA
3	30	399020	0145	09/26/12	\$335,000	IMP. COUNT > 1
3	30	425000	0090	07/30/12	\$210,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
3	30	425000	0090	07/16/12	\$210,000	SHORT SALE
3	40	427300	0010	01/02/13	\$170,000	SHORT SALE
3	40	433060	0047	03/20/13	\$286,500	EXEMPT FROM EXCISE TAX
3	40	433060	0065	01/11/13	\$374,092	FORCED SALE; EXEMPT FROM EXCISE TAX
3	40	433060	0065	03/21/14	\$190,000	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
3	40	433060	0065	02/18/13	\$327,933	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; STATEMENT TO DOR
3	40	433060	0240	09/30/13	\$135,000	OBSOLESCENCE
3	40	433060	0300	09/24/12	\$170,000	SHORT SALE
3	40	433060	0400	05/29/12	\$150,050	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
3	40	433100	0005	01/11/13	\$85,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	40	433100	0130	01/12/14	\$185,121	EXEMPT FROM EXCISE TAX
3	40	433100	0130	10/17/14	\$315,000	MAINTENANCE NOT PICKED UP YET
3	40	433100	0151	04/16/12	\$178,750	DIAGNOSTIC OUTLIERS
3	40	433100	0190	11/02/12	\$96,000	DOR RATIO; NO MARKET EXPOSURE
3	40	433100	0195	08/20/12	\$241,500	STATISTICAL OUTLIER
3	40	433100	0265	09/26/14	\$167,000	STATISTICAL OUTLIER
3	40	433100	0295	03/21/13	\$205,600	FORCED SALE; EXEMPT FROM EXCISE TAX
3	40	433100	0530	02/26/13	\$165,000	SHORT SALE
3	40	433180	0125	07/12/12	\$117,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	40	433180	0125	03/01/13	\$199,989	IMP. COUNT > 1
3	40	433180	0145	08/20/13	\$181,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	40	433700	0360	02/07/13	\$171,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	40	433760	0005	07/10/13	\$150,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	40	433760	0035	06/25/13	\$137,700	FORCED SALE; EXEMPT FROM EXCISE TAX
3	40	433760	0035	12/31/13	\$155,900	STATISTICAL OUTLIER
3	40	433760	0195	01/30/14	\$100,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	40	433760	0205	11/12/14	\$129,888	STATISTICAL OUTLIER

Improved Sales Removed in This Annual Update Analysis

Area 096 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	40	433760	0280	09/04/14	\$229,000	STATISTICAL OUTLIER
3	40	433820	0075	07/06/12	\$127,501	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	40	433820	0205	05/31/13	\$250,122	FORCED SALE; EXEMPT FROM EXCISE TAX
3	40	433820	0245	02/27/14	\$177,000	STATISTICAL OUTLIER
3	40	433880	0085	04/01/13	\$143,211	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
3	40	433880	0125	11/12/12	\$236,000	NON-REPRESENTATIVE SALE
3	40	433880	0190	12/18/13	\$165,001	FORCED SALE; EXEMPT FROM EXCISE TAX
3	40	433880	0500	03/27/13	\$271,358	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
3	40	433880	0540	04/19/12	\$120,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	40	433880	0580	09/11/13	\$210,000	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
3	40	433880	0580	05/29/14	\$189,900	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
3	40	433880	0670	05/02/14	\$272,344	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
3	40	433880	0670	09/09/14	\$155,500	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
3	40	433880	0680	05/06/13	\$154,244	FORCED SALE; EXEMPT FROM EXCISE TAX
3	40	433880	0700	02/02/12	\$100,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	40	433880	0720	11/05/14	\$204,000	BANKRUPTCY - RECEIVER OR TRUSTEE
3	30	447640	0171	12/28/12	\$206,800	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	30	500600	0105	01/27/12	\$274,312	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	40	690220	0130	07/09/13	\$240,000	IMP. COUNT > 1
3	40	690220	0185	06/27/13	\$142,900	SHORT SALE
3	40	763580	0130	07/22/13	\$105,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
3	40	763580	0331	08/13/13	\$245,000	NO MARKET EXPOSURE
3	30	763580	0440	03/14/14	\$310,000	AUCTION SALE; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
3	30	763580	0600	06/26/14	\$365,000	NO MARKET EXPOSURE
3	30	763580	0610	06/24/13	\$491,750	STATISTICAL OUTLIER
3	30	763580	0651	11/13/13	\$151,166	PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED; STATEMENT TO DOR
3	30	763580	0760	10/29/13	\$182,500	NO MARKET EXPOSURE
3	30	933480	0075	02/15/12	\$110,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	933540	0025	05/16/12	\$230,000	SHORT SALE
3	30	933540	0035	04/02/12	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis

Area 096 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	30	933540	0045	11/05/14	\$248,386	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	30	933540	0105	09/30/13	\$269,901	UNFINISHED AREA; FORCED SALE; EXEMPT FROM EXCISE TAX
3	30	933540	0105	05/29/14	\$249,000	UNFINISHED AREA; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
3	40	990000	0170	10/01/13	\$251,889	FORCED SALE; EXEMPT FROM EXCISE TAX
3	40	990000	0205	07/02/12	\$85,625	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE
3	40	990000	0205	07/02/12	\$85,625	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE
3	30	990000	0293	04/18/14	\$210,000	IMP. COUNT > 1
4	40	008400	0180	01/10/12	\$92,000	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE
4	40	008400	0225	06/03/14	\$225,271	OBSOLESCENCE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
4	40	008400	0275	10/16/12	\$346,892	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
4	40	008400	0275	08/29/12	\$346,891	EXEMPT FROM EXCISE TAX
4	40	008400	0330	02/06/12	\$129,900	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
4	40	008400	0335	12/05/13	\$110,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	40	008400	0391	05/14/13	\$150,000	STATISTICAL OUTLIER
4	60	074500	0005	08/25/14	\$145,000	PREVIOUS IMP. VALUE <= 25K
4	40	092000	0100	07/15/13	\$155,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
4	40	092000	0105	09/11/14	\$316,462	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	40	092000	0105	11/03/14	\$150,675	FINANCIAL INSTITUTION RESALE; IMPROVEMENT CHARACTERISTICS CHANGED AFTER SALE
4	40	092000	0110	11/21/14	\$166,000	OBSOLESCENCE; FINANCIAL INSTITUTION RESALE
4	40	114800	0005	06/23/14	\$346,000	MAINTENANCE NOT PICKED UP YET
4	40	114800	0090	07/18/13	\$230,000	STATISTICAL OUTLIER
4	40	114800	0110	04/08/13	\$125,000	NO MARKET EXPOSURE
4	40	120720	0010	08/15/14	\$255,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
4	60	122303	9095	07/26/12	\$230,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
4	60	122303	9098	05/16/13	\$108,000	DOR RATIO; NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
4	60	122303	9109	04/03/14	\$200,000	OBSOLESCENCE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
4	60	122303	9120	12/28/12	\$223,154	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	60	122303	9140	07/08/13	\$265,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
4	60	122303	9268	02/18/14	\$380,000	OBSOLESCENCE; NO MARKET EXPOSURE
4	20	144640	0065	03/27/14	\$155,000	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis

Area 096 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	20	144640	0065	09/04/13	\$152,500	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
4	20	144640	0450	07/03/12	\$126,199	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR
4	20	144640	0730	07/23/13	\$115,600	EXEMPT FROM EXCISE TAX
4	20	144640	0785	10/13/14	\$128,500	AUCTION SALE; EXEMPT FROM EXCISE TAX
4	20	144640	0975	08/27/13	\$118,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	20	144640	1190	10/10/13	\$130,942	UNFINISHED AREA; EXEMPT FROM EXCISE TAX
4	20	144640	1190	04/25/14	\$149,900	UNFINISHED AREA; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
4	20	144640	1230	12/03/14	\$251,843	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	20	144640	1290	10/30/14	\$214,950	OBSOLESCENCE
4	20	144640	1425	07/16/12	\$135,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	20	144640	1425	02/20/13	\$121,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
4	20	144640	1485	09/10/12	\$125,000	NON-REPRESENTATIVE SALE; SHORT SALE
4	20	144640	1540	08/15/12	\$207,275	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
4	20	144640	1540	09/16/14	\$243,000	MAINTENANCE NOT PICKED UP YET
4	20	144640	1550	04/04/14	\$137,222	EXEMPT FROM EXCISE TAX;
4	20	144640	1582	05/02/13	\$170,000	EXEMPT FROM EXCISE TAX
4	20	144640	1630	08/05/14	\$235,856	EXEMPT FROM EXCISE TAX;
4	20	144640	1650	02/18/13	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
4	20	144640	1720	05/09/12	\$295,694	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
4	20	144640	1950	01/18/13	\$364,500	NON-REPRESENTATIVE SALE
4	20	144640	2050	10/08/13	\$100,000	STATISTICAL OUTLIER
4	20	144640	2065	08/22/12	\$135,000	SHORT SALE
4	20	144640	2435	12/13/12	\$60,000	DOR RATIO; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	20	144640	2435	01/08/13	\$69,500	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	60	159160	0079	09/23/13	\$261,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	60	159160	0099	10/09/12	\$173,000	SHORT SALE
4	60	159160	0295	06/14/12	\$490,000	IMP. COUNT > 1
4	60	159160	0307	01/31/14	\$225,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
4	60	159160	0497	09/17/13	\$281,968	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
4	60	159160	0507	09/08/14	\$518,000	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE

Improved Sales Removed in This Annual Update Analysis

Area 096 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	60	159160	0675	07/15/14	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
4	60	159160	0676	11/18/14	\$138,000	IMPROVEMENT CHARACTERISTICS CHANGED AFTER SALE
4	40	166740	0030	03/22/13	\$115,000	NON-REPRESENTATIVE SALE; SHORT SALE
4	40	166740	0045	05/16/12	\$125,000	DOR RATIO; GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	40	182304	9041	09/26/12	\$197,000	NO MARKET EXPOSURE
4	40	182304	9062	06/24/13	\$237,573	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
4	40	182304	9065	01/22/13	\$130,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	40	182304	9150	11/22/14	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	40	182304	9151	10/30/14	\$181,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
4	40	182304	9163	07/18/12	\$164,000	SHORT SALE
4	40	182304	9171	06/18/14	\$205,000	IMPROVEMENT CHARACTERISTICS CHANGED AFTER SALE
4	40	182304	9188	07/31/12	\$171,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	40	182304	9188	12/18/12	\$125,299	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	40	182304	9202	06/10/14	\$175,000	OBSOLESCENCE
4	40	182304	9244	05/07/13	\$142,503	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	40	182304	9282	12/09/14	\$399,975	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
4	40	240700	0030	06/16/12	\$280,813	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	40	240700	0030	08/23/12	\$134,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
4	40	240700	0385	02/08/12	\$95,000	DOR RATIO; GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	40	240700	0435	04/28/14	\$135,000	OBSOLESCENCE
4	40	315460	0025	08/25/14	\$280,000	RELOCATION - SALE TO SERVICE
4	40	319200	0095	08/22/12	\$79,000	PREVIOUS IMP. VALUE <= 25K; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	40	325640	0060	09/23/14	\$325,000	MAINTENANCE NOT PICKED UP YET
4	40	339580	0007	09/30/12	\$165,000	SHORT SALE
4	40	339580	0155	01/29/14	\$138,600	EXEMPT FROM EXCISE TAX
4	40	339580	0245	11/21/13	\$155,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	40	339580	0315	11/15/13	\$150,000	OBSOLESCENCE; QUIT CLAIM DEED
4	40	339580	0660	12/30/14	\$190,000	OBSOLESCENCE
4	40	339580	0790	11/07/12	\$278,405	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
4	60	351050	0170	04/09/12	\$111,550	DOR RATIO; NO MARKET EXPOSURE

Improved Sales Removed in This Annual Update Analysis

Area 096 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	40	374460	0458	08/30/12	\$440,000	STATISTICAL OUTLIER
4	40	384160	0095	03/01/12	\$123,200	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	40	384160	0095	05/09/12	\$107,100	DOR RATIO
4	40	384160	0209	05/16/12	\$90,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
4	40	384160	0214	12/03/14	\$125,300	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	40	384160	0220	04/30/14	\$172,000	IMPROVEMENT CHARACTERISTICS CHANGED AFTER SALE
4	40	443760	0005	09/12/12	\$110,000	SHORT SALE
4	20	688150	0085	01/13/12	\$217,382	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
4	20	688150	0090	03/01/13	\$159,246	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
4	40	752000	0530	11/05/13	\$75,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	40	783580	0379	05/23/13	\$155,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	40	783580	0381	11/09/12	\$150,000	STATISTICAL OUTLIER
4	40	783580	0382	03/12/12	\$150,000	SHORT SALE

Vacant Sales Used in this Annual Update Analysis

Area 096

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
001	50	322304	9054	09/09/14	\$420,000	55,544	N	N
001	50	322304	9231	10/21/13	\$85,500	6,883	N	N
001	50	391740	0130	03/24/14	\$85,000	62,726	N	N
002	30	085380	0100	01/29/14	\$17,000	9,240	N	N
002	20	144640	3080	04/03/13	\$37,500	7,980	N	N
002	20	292304	9203	11/14/13	\$260,000	164,371	N	N
002	30	292304	9501	08/05/14	\$460,000	173,428	N	N
002	20	322304	9139	11/26/13	\$250,000	35,548	N	N
003	30	122100	0465	05/28/14	\$250,000	5,000	N	N
003	30	122200	0033	05/27/14	\$155,000	24,512	N	N
003	40	192304	9292	03/06/13	\$118,000	14,490	N	N
004	20	144640	0400	05/02/14	\$62,500	6,203	N	N
004	20	144640	1935	05/31/14	\$30,000	6,883	N	N
004	60	159160	0425	07/11/13	\$260,000	18,747	N	N
004	40	182304	9185	03/26/14	\$53,000	9,674	N	N
004	40	339580	0205	07/01/13	\$100,000	4,057	N	N
004	40	752000	0471	08/06/14	\$34,000	7,130	N	N

Vacant Sales Removed in this Annual Update Analysis

Area 096

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
001	50	052204	9005	03/12/14	\$2,650,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;
001	50	052204	9005	02/12/13	\$2,000,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
001	50	052204	9026	03/26/14	\$380,000	MULTI-PARCEL SALE;
001	50	052204	9071	03/12/14	\$2,650,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;
001	50	052204	9071	02/12/13	\$2,000,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
001	50	052204	9156	03/12/14	\$2,650,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE;
001	50	052204	9156	02/12/13	\$2,000,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
001	50	278140	0151	07/30/12	\$265,000	MULTI-PARCEL SALE
001	50	322304	9231	09/12/12	\$70,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
001	50	322304	9080	03/26/14	\$342,000	MULTI-PARCEL SALE
001	50	391740	0130	07/25/13	\$67,325	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
001	50	391740	0120	04/23/13	\$75,000	NO MARKET EXPOSURE
002	10	011100	0312	12/11/12	\$270,000	MULTI-PARCEL SALE
002	10	011100	0390	02/07/13	\$116,000	MULTI-PARCEL SALE; SHORT SALE;
002	10	172304	9239	03/26/14	\$37,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
002	10	172304	9239	09/12/12	\$58,275	EXEMPT FROM EXCISE TAX;
002	30	292304	9180	05/04/12	\$18,000	NO MARKET EXPOSURE; QUIT CLAIM DEED;
002	20	292304	9502	09/25/12	\$10,000	EASEMENT OR RIGHT-OF-WAY; NO MARKET EXPOSURE; QUIT CLAIM DEED;
002	30	292304	9386	08/12/13	\$322,500	MULTI-PARCEL SALE
003	30	121800	0193	05/23/14	\$187,500	Tear Down
003	40	427300	0040	04/23/13	\$325,000	MULTI-PARCEL SALE
003	40	433060	0250	10/01/14	\$80,000	QUIT CLAIM DEED;
003	40	763580	0093	08/16/12	\$330,000	MULTI-PARCEL SALE
004	40	114800	0091	10/10/12	\$120,000	MULTI-PARCEL SALE;

Mobile Home Sales Used in this Annual Update Analysis

Area 096

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
001	50	391740	0275	10/01/14	\$100,000	980	3	1977	Avg	11,211	N	1016 S 200TH ST
001	50	322304	9281	08/13/13	\$99,200	1,296	3	1982	Avg	8,400	N	18020 4TH AVE S
002	10	172304	9574	06/04/14	\$183,025	1,344	3	1982	Avg	22,126	N	1234 S 140TH ST
002	10	172304	9374	07/24/13	\$110,000	1,464	3	1977	Avg	12,819	N	13515 14TH AVE S
004	60	159160	0211	03/26/14	\$115,000	728	1	1982	Avg	7,625	N	11424 26TH AVE SW
004	20	144640	1795	08/07/14	\$150,000	1,188	3	1987	Avg	7,919	N	13207 4TH AVE S
004	40	182304	9145	04/25/14	\$221,777	1,400	5	2004	VGood	7,561	N	812 SW 132ND ST
004	40	670720	0175	05/28/14	\$200,000	1,512	5	1989	Good	8,340	N	822 SW 136TH ST
004	40	384160	0111	08/25/13	\$129,300	1,848	3	1979	Avg	10,812	N	1217 SW 116TH ST

Mobile Home Sales Removed in this Annual Update Analysis

Area 096

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
001	50	322304	9281	03/27/13	\$91,646	GOV'T TO GOV'T; MOBILE HOME; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
002	10	172304	9374	08/07/12	\$213,238	GOV'T TO GOV'T; MOBILE HOME; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS;
002	10	172304	9374	07/24/12	\$213,238	BANKRUPTCY - RECEIVER OR TRUSTEE; MOBILE HOME; NO MARKET EXPOSURE; AND OTHER WARNINGS;
002	10	172304	9574	02/04/14	\$97,900	FORCED SALE; MOBILE HOME; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
002	20	725000	0078	06/04/13	\$80,000	MOBILE HOME; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
003	40	433060	0360	06/17/14	\$142,500	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

8/17/2015

Date



King County

Department of Assessments
King County Administration Bldg.
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Lloyd Hara
Assessor

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

Please follow these standards as you perform your tasks.

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

Lloyd Hara
King County Assessor