

Executive Summary

Fauntleroy - Area 017

Annual Update

Characteristics Based Market Adjustment for 2014 Assessment Roll

Previous Physical Inspection: 2012
Number of Improved Sales: 670
Range of Sale Dates: 1/1/2011 – 1/1/2014 Sales were time adjusted to 1/1/2014

| Sales - Improved Valuation Change Summary: | | | | | | |
|--------------------------------------------|-----------|--------------|-----------|-----------------|-------|-------|
| | Land | Improvements | Total | Mean Sale Price | Ratio | COD |
| 2013 Value | \$179,200 | \$232,400 | \$411,600 | | | 9.60% |
| 2014 Value | \$200,200 | \$259,600 | \$459,800 | \$495,900 | 92.9% | 9.31% |
| \$ Change | +\$21,000 | +\$27,200 | +\$48,200 | | | |
| % Change | +11.7% | +11.7% | +11.7% | | | |

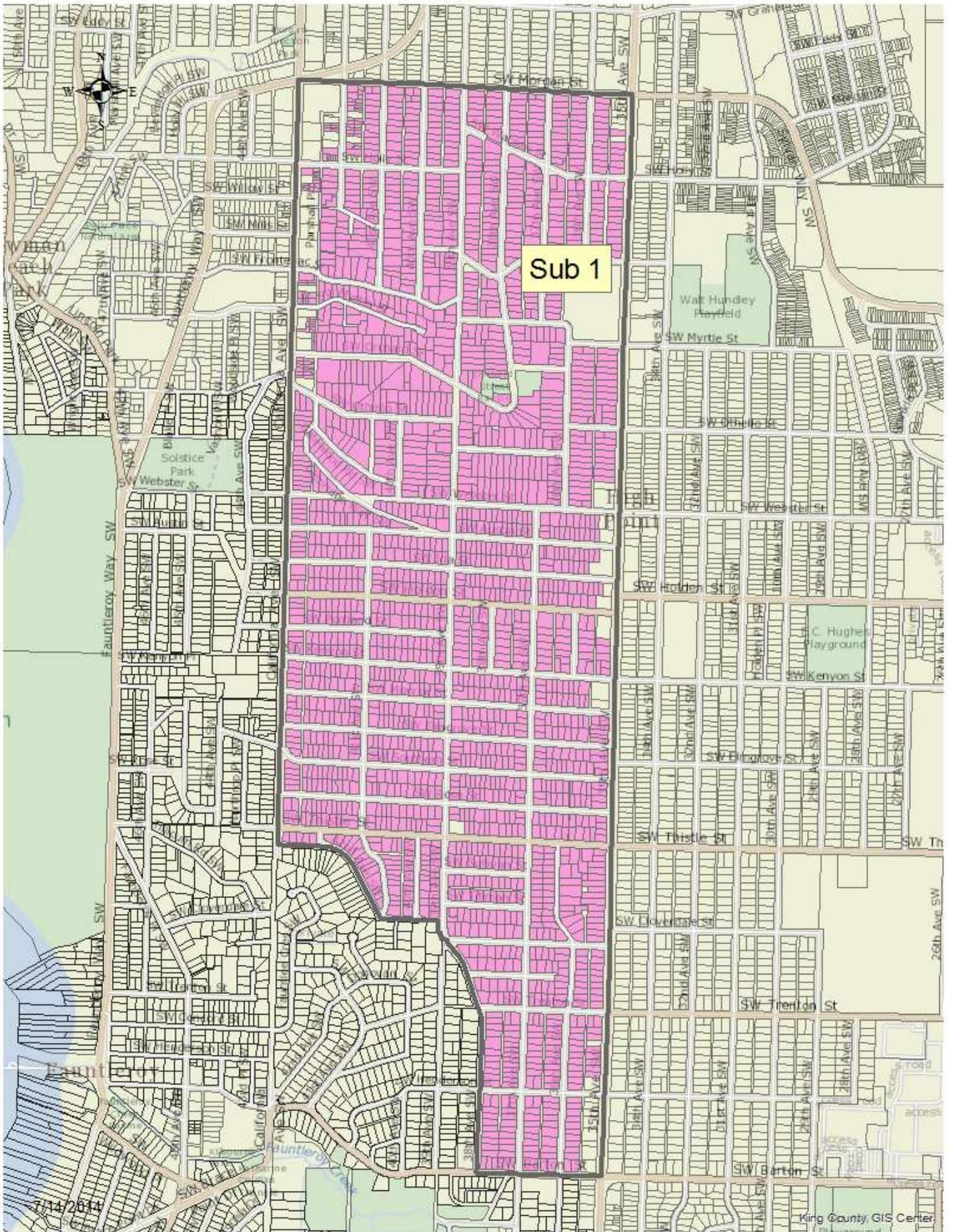
Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2014 COD of 9.31% is an improvement from the previous COD of 9.60%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards 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 Parcel Summary Data: | | | |
|--------------------------------------------|-----------|--------------|-----------|
| | Land | Improvements | Total |
| 2013 Value | \$183,500 | \$217,200 | \$400,700 |
| 2014 Value | \$205,000 | \$241,700 | \$446,700 |
| % Change | +11.7% | +11.3% | +11.5% |

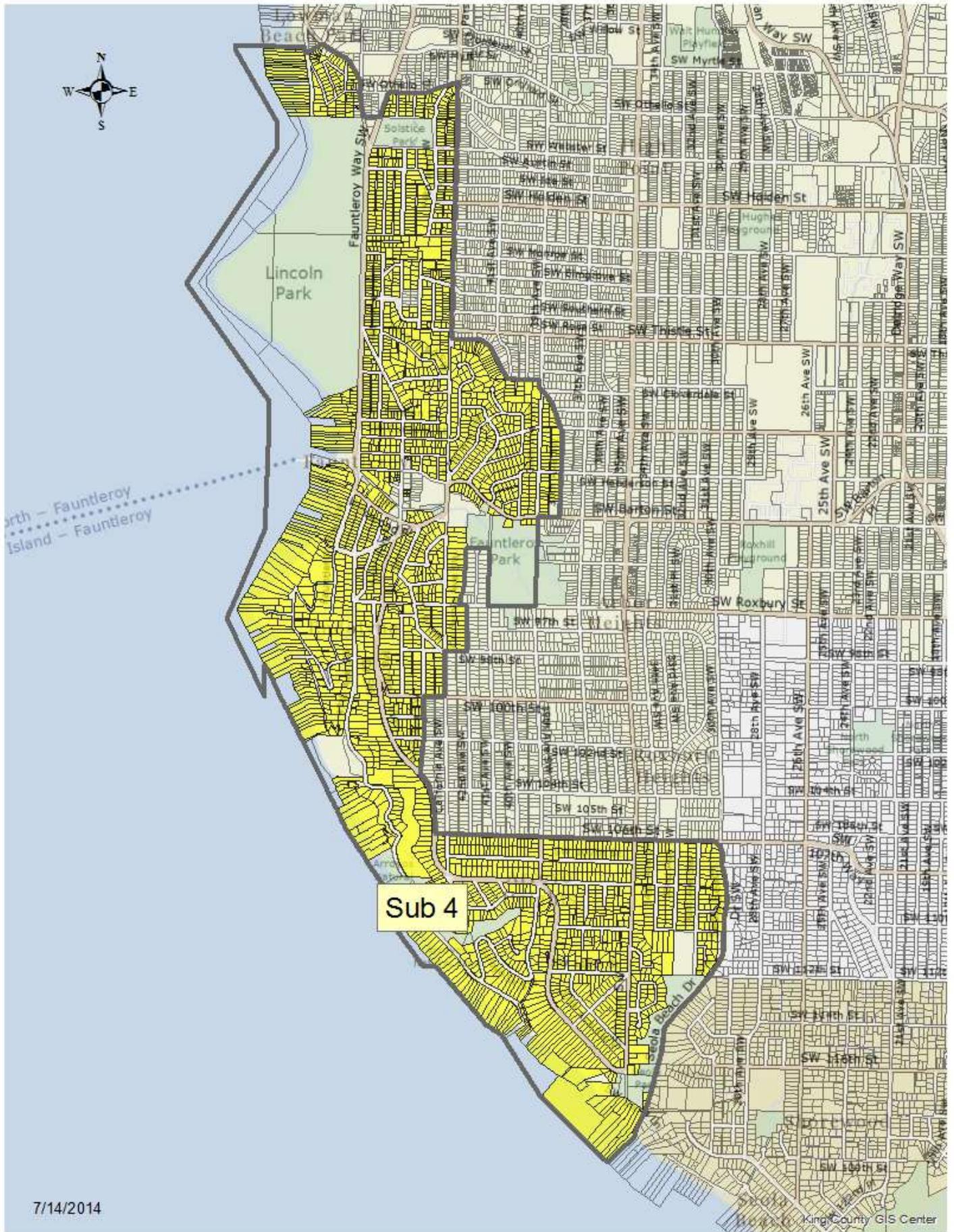
Number of one to three unit residences in the population: 6,185

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. Parcels in neighborhood 2 with grade 7 and higher improvements along with parcels in neighborhood 3 with grade 8 and higher improvements were at lower assessment levels than the rest of the population. Parcels in Neighborhood 6 with improvements in less than good condition were higher assessment levels than the rest of the population. This was also the case with low grade properties (less than grade 7) in less than good condition in all neighborhoods excluding neighborhood 6. This annual update valuation model corrects for these strata differences.

Area 017 - Sub Area 1 Map



Area 017 - Sub Area 4 Map



7/14/2014

King County G.S. Center

Area 017 - Model Adjustments 1-3 Unit Residences

2014 Total Value = 2013 Total Value + Overall (+/-) Characteristic Adjustments

| Standard Area Adjustment | # Parcels Adjusted | % of Population |
|--------------------------|--------------------|-----------------|
| +11.66% | 4,545 | 73% |

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.

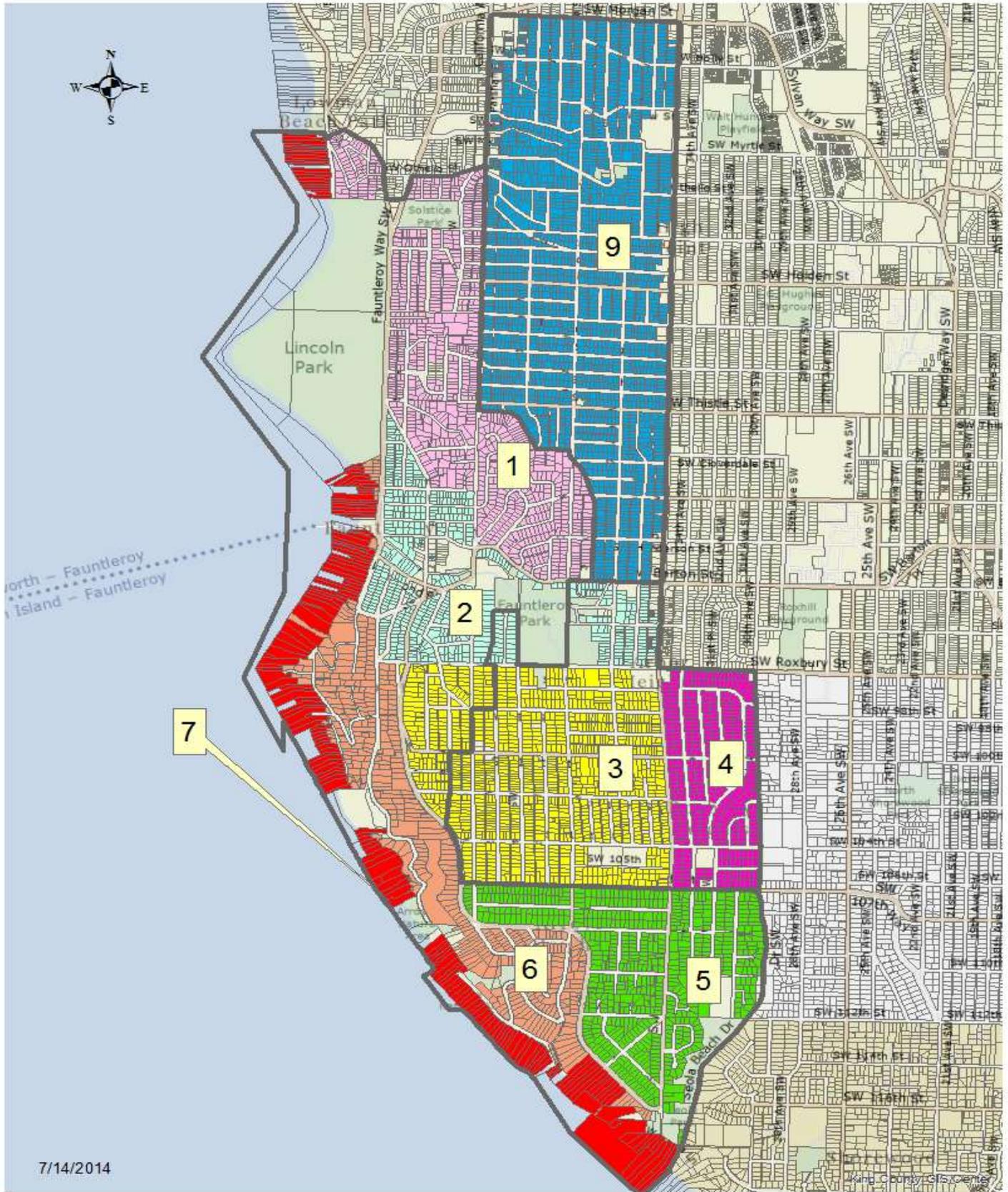
The percentages listed in the following table are total adjustments, not additive adjustments.

| Model Variable | Adj % | # Sales | # in Pop | % Rep |
|--------------------------------------------|---------|---------|----------|-------|
| Nghb2Grade>=7 | +16.42% | 64 | 525 | 12% |
| Nghb3Grade>=8 | +19.33% | 23 | 187 | 12% |
| Nghb6Condition<Good | +6.35% | 27 | 241 | 11% |
| Grade<7Condition<GoodNotNghb6 | +4.95% | 50 | 687 | 7% |

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

Parcels in neighborhood 2 with grade 7 and higher improvements along with parcels in neighborhood 3 with grade 8 and higher improvements were at lower assessment levels than the rest of the population. Parcels in Neighborhood 6 with improvement in less than good condition were higher assessment levels than the rest of the population. This was also the case with low grade properties (less than grade 7) in less than good condition in all neighborhoods excluding neighborhood 6. This annual update valuation model corrects for these strata differences

Area 017 - Neighborhood # Map



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Annual Update Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: July 15, 2014

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 2013
5. Existing residences where the data for 2013 is significantly different than the data for 2014 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 2013 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 18 usable land sales available in the area, their 2013 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 +11.7% increase in land assessments in the area for the 2014 Assessment Year. The formula is:

2014 Land Value = 2013 Land Value * 1.120, 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. Parcels in neighborhood 2 with grade 7 and higher improvements along with parcels in neighborhood 3 with grade 8 and higher improvements were at lower assessment levels than the rest of the population. Parcels in Neighborhood 6 with improvements in less than good condition were higher assessment levels than the rest of the population. This was also the case with low grade properties (less than grade 7) in less than good condition in all neighborhoods excluding neighborhood 6. This annual update valuation model corrects for these strata differences.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 670 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2014. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

The derived adjustment formula is:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * (1 - 0.06) / (.8418753 - 3.444652E-02 * \text{Nghb2Grade} > 6 - 5.411839E-02 * \text{Nghb3Grade} > 7 + 4.198775E-02 * \text{Nghb6Cond} < \text{Good} + 5.376284E-02 * \text{Grade} < 7 \text{Cond} < \text{GoodNotNghb6})$$

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

$$2014 \text{ Improvements Value} = 2014 \text{ Total Value} \text{ minus } 2014 \text{ Land Value}$$

Mobile Home Update

Area 017 has one mobile home in the population. There were no recent fair market sales of mobile homes; therefore mobile homes were adjusted by the Total % Change indicated by the sales sample of 11.7%.

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * 1.117\%$$
$$2014 \text{ Improvements Value} = 2014 \text{ Total Value} \text{ minus } 2014 \text{ Land Value}$$

Results

The resulting assessment level is 0.929. 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 2014 assessment year (taxes payable in 2015) results in an average total change from the 2013 assessments of +11.5%. This increase is due partly to market changes over time and the previous assessment levels.

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

Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (2013 Land Value + Previous Improvement Value) * 1.117.
- 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. (2013 Land Value + Previous Improvement Value) * 1.117.
- 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.

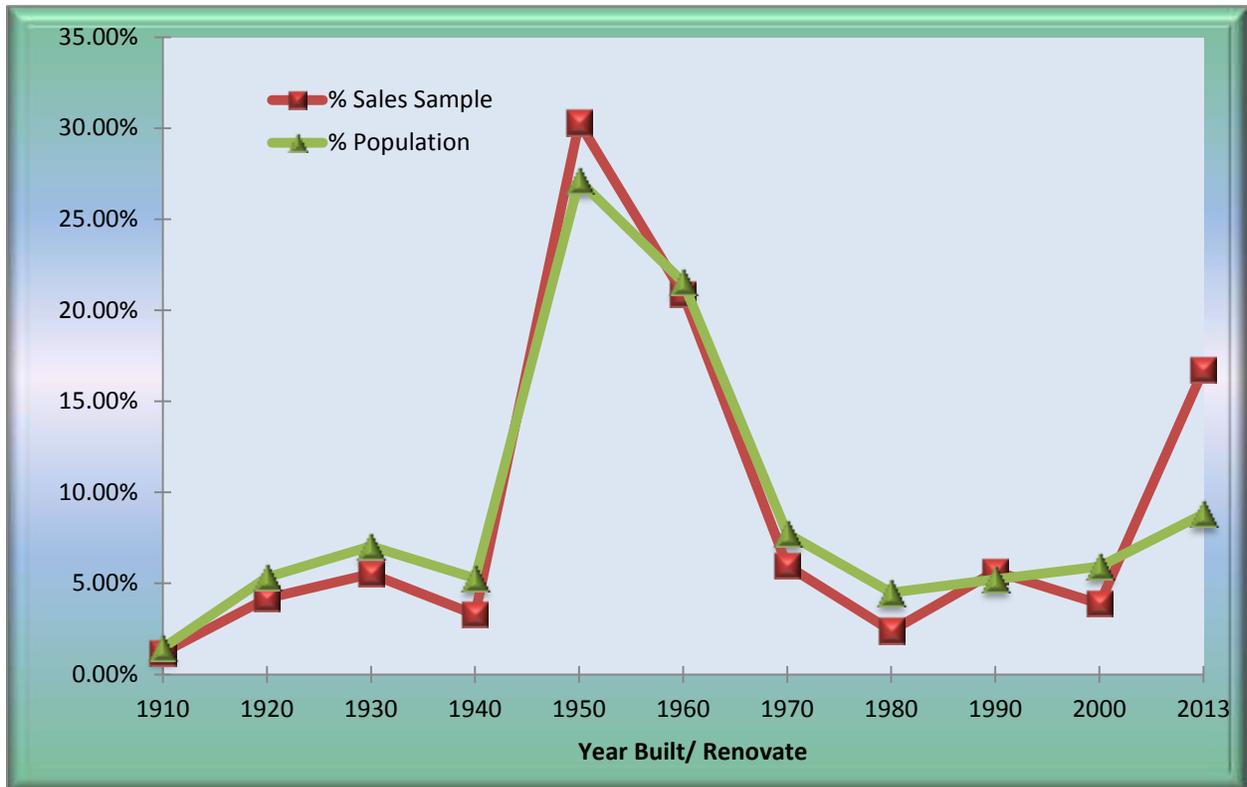
Sales Sample Representation of Population Year Built or Renovated

Sales Sample

| Year Built/Ren | Frequency | % Sales Sample |
|----------------|-----------|----------------|
| 1910 | 8 | 1.19% |
| 1920 | 28 | 4.18% |
| 1930 | 37 | 5.52% |
| 1940 | 22 | 3.28% |
| 1950 | 203 | 30.30% |
| 1960 | 140 | 20.90% |
| 1970 | 40 | 5.97% |
| 1980 | 16 | 2.39% |
| 1990 | 38 | 5.67% |
| 2000 | 26 | 3.88% |
| 2013 | 112 | 16.72% |
| | 670 | |

Population

| Year Built/Ren | Frequency | % Population |
|----------------|-----------|--------------|
| 1910 | 90 | 1.46% |
| 1920 | 330 | 5.34% |
| 1930 | 436 | 7.05% |
| 1940 | 326 | 5.27% |
| 1950 | 1,678 | 27.13% |
| 1960 | 1,333 | 21.55% |
| 1970 | 479 | 7.74% |
| 1980 | 278 | 4.49% |
| 1990 | 323 | 5.22% |
| 2000 | 367 | 5.93% |
| 2013 | 545 | 8.81% |
| | 6,185 | |



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.

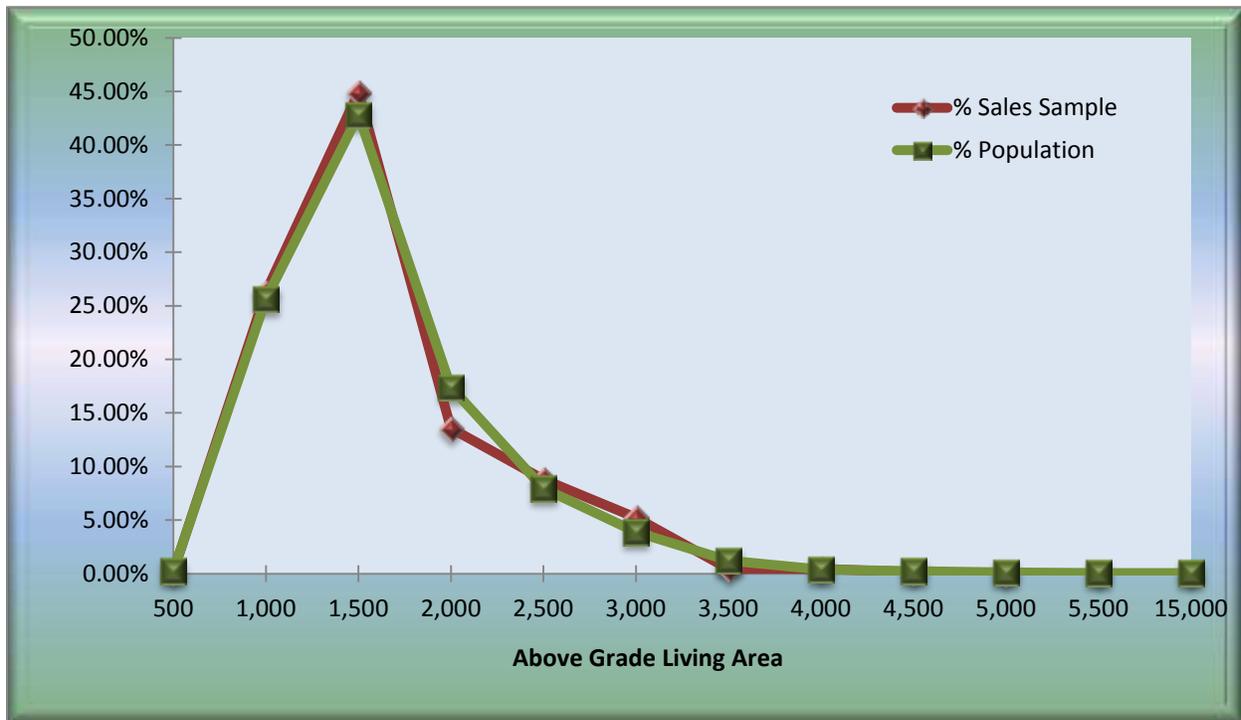
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

| AGLA | Frequency | % Sales Sample |
|--------|-----------|----------------|
| 500 | 1 | 0.15% |
| 1,000 | 176 | 26.27% |
| 1,500 | 301 | 44.93% |
| 2,000 | 91 | 13.58% |
| 2,500 | 59 | 8.81% |
| 3,000 | 35 | 5.22% |
| 3,500 | 3 | 0.45% |
| 4,000 | 3 | 0.45% |
| 4,500 | 1 | 0.15% |
| 5,000 | 0 | 0.00% |
| 5,500 | 0 | 0.00% |
| 15,000 | 0 | 0.00% |
| 670 | | |

Population

| AGLA | Frequency | % Population |
|--------|-----------|--------------|
| 500 | 14 | 0.23% |
| 1,000 | 1,585 | 25.63% |
| 1,500 | 2,648 | 42.81% |
| 2,000 | 1,076 | 17.40% |
| 2,500 | 493 | 7.97% |
| 3,000 | 240 | 3.88% |
| 3,500 | 76 | 1.23% |
| 4,000 | 24 | 0.39% |
| 4,500 | 15 | 0.24% |
| 5,000 | 7 | 0.11% |
| 5,500 | 3 | 0.05% |
| 15,000 | 4 | 0.06% |
| 6,185 | | |



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.

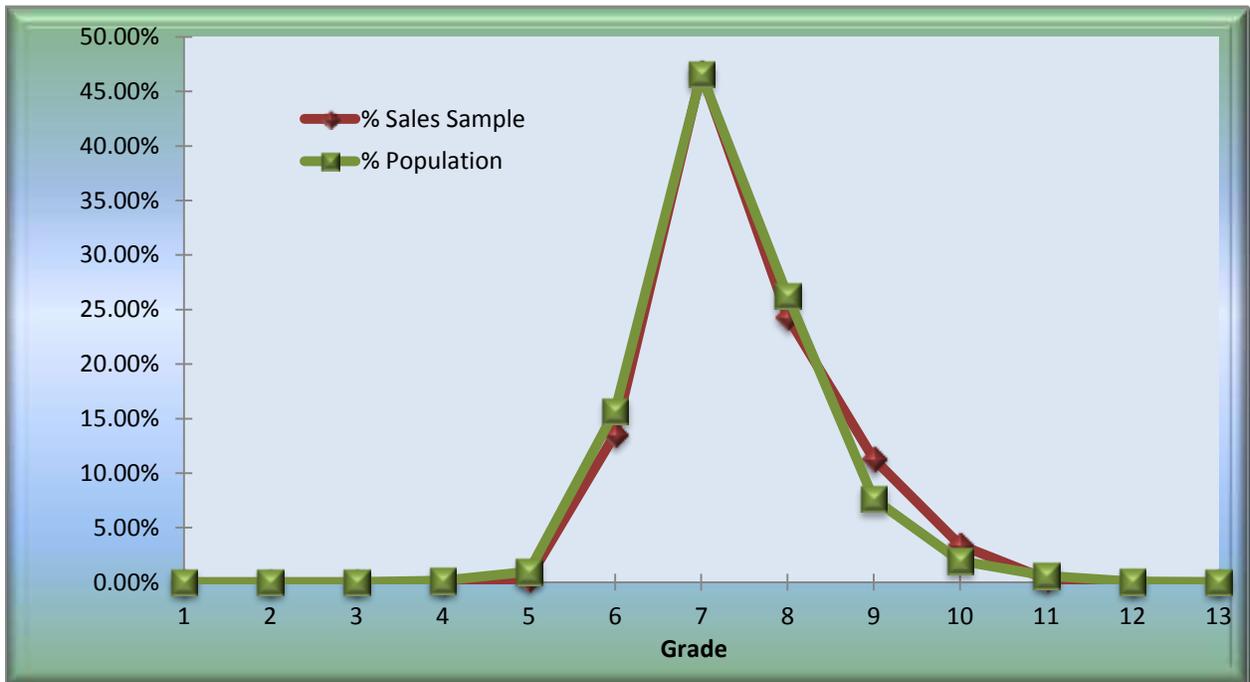
Sales Sample Representation of Population Building Grade

Sales Sample

| Grade | Frequency | % Sales Sample |
|-------|-----------|----------------|
| 1 | 0 | 0.00% |
| 2 | 0 | 0.00% |
| 3 | 0 | 0.00% |
| 4 | 0 | 0.00% |
| 5 | 2 | 0.30% |
| 6 | 91 | 13.58% |
| 7 | 313 | 46.72% |
| 8 | 163 | 24.33% |
| 9 | 76 | 11.34% |
| 10 | 23 | 3.43% |
| 11 | 2 | 0.30% |
| 12 | 0 | 0.00% |
| 13 | 0 | 0.00% |
| 670 | | |

Population

| Grade | Frequency | % Population |
|-------|-----------|--------------|
| 1 | 0 | 0.00% |
| 2 | 0 | 0.00% |
| 3 | 1 | 0.02% |
| 4 | 9 | 0.15% |
| 5 | 61 | 0.99% |
| 6 | 972 | 15.72% |
| 7 | 2,881 | 46.58% |
| 8 | 1,624 | 26.26% |
| 9 | 473 | 7.65% |
| 10 | 122 | 1.97% |
| 11 | 36 | 0.58% |
| 12 | 5 | 0.08% |
| 13 | 1 | 0.02% |
| 6,185 | | |



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

Area 017 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, 2014**.

For example, a sale of \$475,000 which occurred on October 1, 2012 would be adjusted by the time trend factor of 1.118, resulting in an adjusted value of \$531,000 ($\$475,000 * 1.118 = \$531,050$) – truncated to the nearest \$1000.

| SaleDate | Adjustment (Factor) | Equivalent Percent |
|-----------|---------------------|--------------------|
| 1/1/2011 | 1.16 | 15.8% |
| 2/1/2011 | 1.16 | 15.9% |
| 3/1/2011 | 1.16 | 16.0% |
| 4/1/2011 | 1.16 | 16.1% |
| 5/1/2011 | 1.16 | 16.1% |
| 6/1/2011 | 1.16 | 16.1% |
| 7/1/2011 | 1.16 | 16.1% |
| 8/1/2011 | 1.16 | 16.1% |
| 9/1/2011 | 1.16 | 16.0% |
| 10/1/2011 | 1.16 | 15.9% |
| 11/1/2011 | 1.16 | 15.7% |
| 12/1/2011 | 1.16 | 15.5% |
| 1/1/2012 | 1.15 | 15.3% |
| 2/1/2012 | 1.15 | 15.0% |
| 3/1/2012 | 1.15 | 14.8% |
| 4/1/2012 | 1.14 | 14.4% |
| 5/1/2012 | 1.14 | 14.1% |
| 6/1/2012 | 1.14 | 13.7% |
| 7/1/2012 | 1.13 | 13.3% |
| 8/1/2012 | 1.13 | 12.8% |
| 9/1/2012 | 1.12 | 12.3% |
| 10/1/2012 | 1.12 | 11.8% |
| 11/1/2012 | 1.11 | 11.2% |
| 12/1/2012 | 1.11 | 10.7% |
| 1/1/2013 | 1.10 | 10.0% |
| 2/1/2013 | 1.09 | 9.4% |
| 3/1/2013 | 1.09 | 8.7% |
| 4/1/2013 | 1.08 | 8.0% |
| 5/1/2013 | 1.07 | 7.3% |
| 6/1/2013 | 1.06 | 6.5% |
| 7/1/2013 | 1.06 | 5.7% |
| 8/1/2013 | 1.05 | 4.8% |
| 9/1/2013 | 1.04 | 3.9% |
| 10/1/2013 | 1.03 | 3.0% |
| 11/1/2013 | 1.02 | 2.0% |
| 12/1/2013 | 1.01 | 1.0% |
| 1/1/2014 | 1.00 | 0.0% |

The time adjustment formula for Area 017 is: $(.8418753 - 2.866432E-04 * \text{SaleDay} - 1.510082E-07 * \text{SaleDaySq} - 3.444652E-02 * 9.552239E-02 - 5.411839E-02 * 3.432836E-02 + 4.198775E-02 * 4.029851E-02 + 5.376284E-02 * 7.462686E-02) / (.8418753 - 3.444652E-02 * 9.552239E-02 - 5.411839E-02 * 3.432836E-02 + 4.198775E-02 * 4.029851E-02 + 5.376284E-02 * 7.462686E-02)$

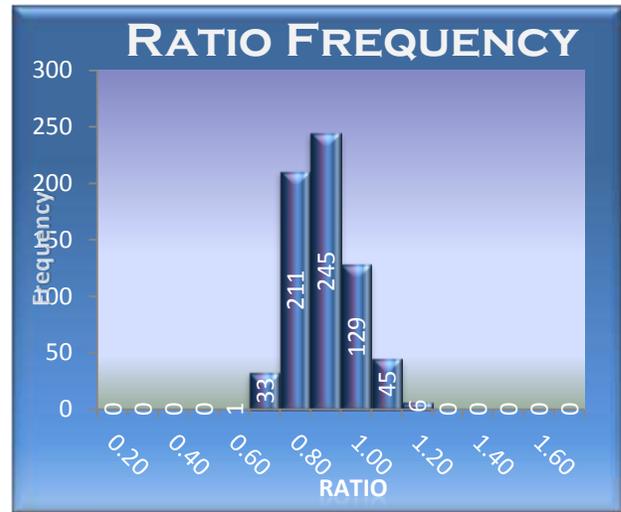
$\text{SaleDay} = \text{SaleDate} - 41640$

$\text{SaleDaySq} = (\text{SaleDate} - 41640)^2$

Annual Update Ratio Study Report (Before) – 2013 Assessments

| | | | |
|-------------------------------|--------------------------------|-------------------------------------------------|-----------------------------------------|
| District: WC / Team: 3 | Appr. Date: 1/1/2013 | Date of Report: 7/15/2014 | Sales Dates: 1/2011 - 12/2013 |
| Area Name: Fautleroy | Appr ID: SKEN | Property Type: 1 to 3 Unit Residences | Adjusted for time? YES |
| Area Number: 17 | | | |

| SAMPLE STATISTICS | |
|------------------------------------------|-------------------|
| <i>Sample size (n)</i> | 670 |
| <i>Mean Assessed Value</i> | 411,600 |
| <i>Mean Adj. Sales Price</i> | 495,900 |
| <i>Standard Deviation AV</i> | 205,331 |
| <i>Standard Deviation SP</i> | 251,523 |
| ASSESSMENT LEVEL | |
| <i>Arithmetic Mean Ratio</i> | 0.842 |
| <i>Median Ratio</i> | 0.833 |
| <i>Weighted Mean Ratio</i> | 0.830 |
| UNIFORMITY | |
| <i>Lowest ratio</i> | 0.591 |
| <i>Highest ratio:</i> | 1.199 |
| <i>Coefficient of Dispersion</i> | 9.60% |
| <i>Standard Deviation</i> | 0.100 |
| <i>Coefficient of Variation</i> | 11.89% |
| <i>Price Related Differential (PRD)</i> | 1.015 |
| RELIABILITY | |
| 95% Confidence: Median | |
| <i>Lower limit</i> | 0.822 |
| <i>Upper limit</i> | 0.841 |
| 95% Confidence: Mean | |
| <i>Lower limit</i> | 0.835 |
| <i>Upper limit</i> | 0.850 |
| SAMPLE SIZE EVALUATION | |
| <i>N (population size)</i> | 6185 |
| <i>B (acceptable error - in decimal)</i> | 0.05 |
| <i>S (estimated from this sample)</i> | 0.100 |
| Recommended minimum: | 16 |
| <i>Actual sample size:</i> | 670 |
| Conclusion: | OK |
| NORMALITY | |
| Binomial Test | |
| <i># ratios below mean:</i> | 364 |
| <i># ratios above mean:</i> | 306 |
| <i>z:</i> | 2.241 |
| Conclusion: | Non-normal |



COMMENTS:

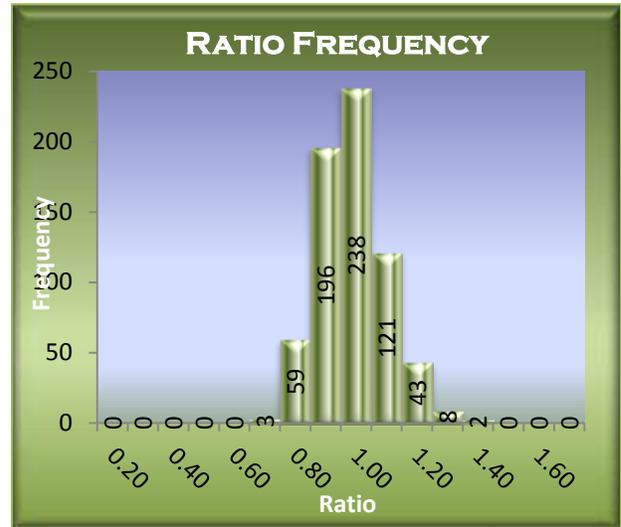
1 to 3 Unit Residences throughout Area 017

Sales Prices are adjusted for time to the Assessment Date of 1/1/2014

Annual Update Ratio Study Report (After) - 2014 Assessments

| | | | |
|-------------------------------|--------------------|------------------------|---------------------------|
| District: WC / Team: 3 | Appr. Date: | Date of Report: | Sales Dates: |
| Area Name: Fautleroy | 1/1/2014 | 7/15/2014 | 1/2011 - 12/2013 |
| Area Number: 17 | Appr. ID: | Property Type: | Adjusted for time? |
| | SKEN | 1 to 3 Unit | YES |

| SAMPLE STATISTICS | |
|------------------------------------------|-------------------|
| Sample size (n) | 670 |
| Mean Assessed Value | 459,800 |
| Mean Sales Price | 495,900 |
| Standard Deviation AV | 229,977 |
| Standard Deviation SP | 251,523 |
| ASSESSMENT LEVEL | |
| Arithmetic Mean Ratio | 0.939 |
| Median Ratio | 0.929 |
| Weighted Mean Ratio | 0.927 |
| UNIFORMITY | |
| Lowest ratio | 0.682 |
| Highest ratio: | 1.337 |
| Coefficient of Dispersion | 9.31% |
| Standard Deviation | 0.109 |
| Coefficient of Variation | 11.65% |
| Price Related Differential (PRD) | 1.013 |
| RELIABILITY | |
| 95% Confidence: Median | |
| Lower limit | 0.918 |
| Upper limit | 0.939 |
| 95% Confidence: Mean | |
| Lower limit | 0.931 |
| Upper limit | 0.947 |
| SAMPLE SIZE EVALUATION | |
| N (population size) | 6185 |
| B (acceptable error - in decimal) | 0.05 |
| S (estimated from this sample) | 0.109 |
| Recommended minimum: | 19 |
| Actual sample size: | 670 |
| Conclusion: | OK |
| NORMALITY | |
| Binomial Test | |
| # ratios below mean: | 361 |
| # ratios above mean: | 309 |
| z: | 2.009 |
| Conclusion: | Non-normal |



COMMENTS:

1 to 3 Unit Residences throughout Area 017

Sales Prices are adjusted for time to the Assessment Date of 1/1/2014.

Improved Sales Used in This Annual Update Analysis

Area 017 -- 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 | 9 | 269560 | 0340 | 07/22/13 | \$305,000 | \$320,000 | 640 | 6 | 1942 | VGood | 5,200 | N | N | 8011 37TH AVE SW |
| 1 | 9 | 984230 | 0695 | 04/02/12 | \$167,500 | \$192,000 | 650 | 6 | 1942 | Avg | 4,134 | N | N | 3540 SW SOUTHERN ST |
| 1 | 9 | 984230 | 0695 | 10/01/13 | \$239,100 | \$246,000 | 650 | 6 | 1942 | Avg | 4,134 | N | N | 3540 SW SOUTHERN ST |
| 1 | 9 | 431770 | 0215 | 03/16/11 | \$360,000 | \$418,000 | 650 | 6 | 1914 | Good | 9,051 | N | N | 4008 SW OTHELLO ST |
| 1 | 9 | 269560 | 0270 | 05/10/11 | \$226,000 | \$262,000 | 660 | 6 | 1941 | Avg | 5,366 | N | N | 3530 SW ELMGROVE ST |
| 1 | 9 | 352403 | 9031 | 10/07/11 | \$215,000 | \$249,000 | 720 | 6 | 1948 | VGood | 4,182 | N | N | 3621 SW DONOVAN ST |
| 1 | 9 | 249120 | 0850 | 12/20/12 | \$320,000 | \$353,000 | 720 | 6 | 1923 | Good | 6,008 | N | N | 9042 36TH AVE SW |
| 1 | 9 | 984230 | 0705 | 05/02/12 | \$260,000 | \$297,000 | 730 | 6 | 1941 | Avg | 4,130 | N | N | 3532 SW SOUTHERN ST |
| 1 | 9 | 923890 | 1225 | 10/17/12 | \$330,000 | \$368,000 | 740 | 6 | 2008 | Avg | 5,100 | N | N | 4133 SW IDA ST |
| 1 | 9 | 271660 | 0225 | 10/11/11 | \$385,000 | \$446,000 | 770 | 6 | 1930 | Good | 3,600 | Y | N | 6906 40TH AVE SW |
| 1 | 9 | 431820 | 0265 | 08/12/13 | \$259,000 | \$271,000 | 780 | 6 | 1923 | Avg | 5,888 | N | N | 7426 CALIFORNIA AVE SW |
| 1 | 9 | 431820 | 0265 | 08/29/13 | \$275,000 | \$286,000 | 780 | 6 | 1923 | Avg | 5,888 | N | N | 7426 CALIFORNIA AVE SW |
| 1 | 9 | 563750 | 0145 | 10/02/12 | \$353,000 | \$395,000 | 780 | 6 | 1920 | Good | 6,250 | N | N | 6516 41ST AVE SW |
| 1 | 9 | 249220 | 0525 | 10/19/11 | \$215,000 | \$249,000 | 790 | 6 | 1910 | Avg | 4,080 | N | N | 3535 SW AUSTIN ST |
| 1 | 9 | 249220 | 1005 | 06/17/13 | \$242,500 | \$257,000 | 810 | 6 | 1941 | Avg | 4,080 | N | N | 3702 SW HOLDEN ST |
| 1 | 9 | 563750 | 0135 | 11/09/11 | \$240,000 | \$278,000 | 820 | 6 | 1947 | Avg | 6,250 | N | N | 6506 41ST AVE SW |
| 1 | 9 | 178200 | 0190 | 03/14/11 | \$210,000 | \$244,000 | 830 | 6 | 1942 | Avg | 6,034 | N | N | 8601 36TH AVE SW |
| 1 | 9 | 271910 | 0335 | 06/19/13 | \$350,000 | \$371,000 | 830 | 6 | 1926 | Avg | 6,623 | Y | N | 4117 SW HOLLY ST |
| 1 | 9 | 178200 | 0010 | 12/27/13 | \$219,900 | \$220,000 | 860 | 6 | 1942 | Avg | 5,145 | N | N | 8407 35TH AVE SW |
| 1 | 9 | 248920 | 0165 | 08/31/11 | \$343,500 | \$398,000 | 930 | 6 | 1920 | Avg | 5,500 | N | N | 6929 37TH AVE SW |
| 1 | 9 | 431920 | 0395 | 11/08/12 | \$393,000 | \$437,000 | 980 | 6 | 1929 | Good | 12,456 | N | N | 3642 SW OTHELLO ST |
| 1 | 9 | 271660 | 0080 | 05/06/13 | \$512,500 | \$549,000 | 1,050 | 6 | 1923 | Avg | 9,785 | Y | N | 6732 41ST AVE SW |
| 1 | 9 | 301330 | 0040 | 12/06/11 | \$290,000 | \$335,000 | 1,080 | 6 | 1921 | VGood | 4,241 | Y | N | 4133 SW KENYON ST |
| 1 | 9 | 249020 | 0420 | 09/30/13 | \$310,000 | \$319,000 | 1,260 | 6 | 1972 | Avg | 4,080 | N | N | 3943 SW HOLDEN ST |
| 1 | 9 | 029300 | 0025 | 06/12/13 | \$429,950 | \$456,000 | 1,290 | 6 | 1942 | VGood | 5,107 | N | N | 7708 39TH AVE SW |
| 1 | 9 | 249220 | 0290 | 05/21/12 | \$363,250 | \$414,000 | 1,300 | 6 | 1965 | Good | 4,080 | N | N | 3708 SW AUSTIN ST |
| 1 | 9 | 563750 | 0215 | 12/18/12 | \$335,000 | \$370,000 | 1,350 | 6 | 1919 | Avg | 6,000 | N | N | 6512 40TH AVE SW |
| 1 | 9 | 029300 | 0260 | 06/04/13 | \$240,000 | \$255,000 | 700 | 7 | 1941 | Good | 4,200 | N | N | 7737 35TH AVE SW |
| 1 | 9 | 984230 | 0080 | 11/22/13 | \$310,000 | \$314,000 | 720 | 7 | 1943 | Avg | 4,924 | N | N | 8113 37TH AVE SW |
| 1 | 9 | 249320 | 0516 | 10/29/12 | \$365,000 | \$406,000 | 720 | 7 | 1943 | Good | 4,000 | N | N | 8503 39TH AVE SW |
| 1 | 9 | 249120 | 0085 | 07/10/13 | \$312,000 | \$329,000 | 750 | 7 | 1948 | Avg | 6,042 | N | N | 8835 35TH AVE SW |
| 1 | 9 | 269560 | 0490 | 11/19/12 | \$379,950 | \$421,000 | 750 | 7 | 1941 | Good | 4,899 | N | N | 8106 37TH AVE SW |

Improved Sales Used in This Annual Update Analysis

Area 017 -- 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 | 9 | 269560 | 0050 | 10/02/13 | \$255,000 | \$263,000 | 760 | 7 | 1950 | Avg | 4,494 | N | N | 3807 SW KENYON ST |
| 1 | 9 | 271910 | 0135 | 10/23/12 | \$338,500 | \$377,000 | 760 | 7 | 1926 | Avg | 5,900 | Y | N | 6547 40TH AVE SW |
| 1 | 9 | 301330 | 0416 | 10/08/13 | \$353,000 | \$363,000 | 760 | 7 | 1942 | Avg | 5,265 | N | N | 8212 CALIFORNIA AVE SW |
| 1 | 9 | 386990 | 0142 | 03/01/11 | \$238,000 | \$276,000 | 765 | 7 | 2006 | Avg | 1,007 | N | N | 7114 C CALIFORNIA AVE SW |
| 1 | 9 | 249220 | 0025 | 11/30/12 | \$338,000 | \$374,000 | 770 | 7 | 2012 | Avg | 4,446 | N | N | 3515 SW WEBSTER ST |
| 1 | 9 | 249320 | 0565 | 11/09/12 | \$262,000 | \$291,000 | 770 | 7 | 1942 | Good | 4,224 | Y | N | 8401 39TH AVE SW |
| 1 | 9 | 249120 | 0865 | 09/14/11 | \$272,000 | \$315,000 | 770 | 7 | 1948 | Good | 6,001 | N | N | 3522 SW BARTON ST |
| 1 | 9 | 269560 | 0275 | 09/22/12 | \$294,050 | \$329,000 | 770 | 7 | 1951 | Avg | 5,512 | N | N | 3531 SW MONROE ST |
| 1 | 9 | 249020 | 0110 | 03/06/13 | \$339,950 | \$369,000 | 770 | 7 | 1948 | Avg | 5,898 | N | N | 3912 SW AUSTIN ST |
| 1 | 9 | 249020 | 0255 | 10/09/13 | \$225,000 | \$231,000 | 790 | 7 | 1943 | Fair | 5,100 | N | N | 3907 SW IDA ST |
| 1 | 9 | 984230 | 0550 | 09/07/12 | \$313,000 | \$351,000 | 800 | 7 | 1950 | Avg | 5,150 | N | N | 3537 SW SOUTHERN ST |
| 1 | 9 | 923890 | 0980 | 11/12/12 | \$339,950 | \$377,000 | 800 | 7 | 1944 | Avg | 5,100 | Y | N | 4137 SW PORTLAND ST |
| 1 | 9 | 923890 | 0980 | 01/20/11 | \$330,000 | \$382,000 | 800 | 7 | 1944 | Avg | 5,100 | Y | N | 4137 SW PORTLAND ST |
| 1 | 9 | 301330 | 0300 | 04/10/13 | \$365,000 | \$393,000 | 800 | 7 | 1944 | VGood | 5,732 | N | N | 4141 SW ELMGROVE ST |
| 1 | 9 | 301330 | 1210 | 11/10/11 | \$279,500 | \$323,000 | 810 | 7 | 1941 | Avg | 5,869 | Y | N | 3919 SW SOUTHERN ST |
| 1 | 9 | 301330 | 1135 | 10/14/13 | \$417,000 | \$428,000 | 810 | 7 | 1942 | VGood | 5,232 | N | N | 3908 SW SOUTHERN ST |
| 1 | 9 | 301330 | 0675 | 12/10/12 | \$348,000 | \$384,000 | 810 | 7 | 1942 | Good | 4,320 | N | N | 3953 SW KENYON ST |
| 1 | 9 | 301330 | 1135 | 04/06/11 | \$393,000 | \$456,000 | 810 | 7 | 1942 | VGood | 5,232 | N | N | 3908 SW SOUTHERN ST |
| 1 | 9 | 178200 | 0230 | 03/04/11 | \$278,500 | \$323,000 | 820 | 7 | 1942 | Good | 4,880 | N | N | 8645 36TH AVE SW |
| 1 | 9 | 178150 | 0235 | 01/24/11 | \$295,000 | \$342,000 | 820 | 7 | 1944 | Good | 4,961 | N | N | 3722 SW TILLMAN ST |
| 1 | 9 | 269560 | 0360 | 03/22/12 | \$307,500 | \$352,000 | 820 | 7 | 1942 | Good | 5,225 | N | N | 3716 SW ELMGROVE ST |
| 1 | 9 | 178250 | 0060 | 11/26/12 | \$295,000 | \$327,000 | 830 | 7 | 1942 | Avg | 4,600 | N | N | 8556 37TH AVE SW |
| 1 | 9 | 178250 | 0105 | 01/17/12 | \$315,000 | \$363,000 | 830 | 7 | 1942 | Good | 4,693 | N | N | 8451 36TH AVE SW |
| 1 | 9 | 870460 | 0060 | 11/18/11 | \$292,800 | \$338,000 | 830 | 7 | 1930 | Good | 6,669 | Y | N | 9023 37TH AVE SW |
| 1 | 9 | 178250 | 0075 | 12/15/11 | \$184,900 | \$213,000 | 840 | 7 | 1942 | Fair | 4,573 | N | N | 3622 SW CLOVERDALE ST |
| 1 | 9 | 178200 | 0006 | 04/23/13 | \$200,100 | \$215,000 | 860 | 7 | 1942 | Fair | 5,072 | N | N | 8401 35TH AVE SW |
| 1 | 9 | 178200 | 0110 | 04/12/13 | \$304,000 | \$328,000 | 860 | 7 | 1942 | Good | 5,250 | N | N | 8633 35TH AVE SW |
| 1 | 9 | 301330 | 0426 | 05/28/12 | \$260,000 | \$296,000 | 860 | 7 | 1942 | Avg | 5,668 | N | N | 8220 CALIFORNIA AVE SW |
| 1 | 9 | 178200 | 0080 | 12/14/12 | \$269,000 | \$297,000 | 870 | 7 | 1942 | Good | 6,410 | N | N | 8601 35TH AVE SW |
| 1 | 9 | 923890 | 1035 | 09/25/13 | \$375,000 | \$387,000 | 870 | 7 | 1927 | VGood | 4,449 | N | N | 4128 SW KENYON ST |
| 1 | 9 | 269560 | 0045 | 03/08/13 | \$335,000 | \$364,000 | 870 | 7 | 1950 | Avg | 4,494 | N | N | 3801 SW KENYON ST |
| 1 | 9 | 269560 | 0085 | 10/28/13 | \$241,000 | \$246,000 | 880 | 7 | 1948 | Avg | 5,225 | N | N | 3717 SW KENYON ST |

Improved Sales Used in This Annual Update Analysis Area 017 -- 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 | 9 | 178250 | 0225 | 12/10/13 | \$319,900 | \$322,000 | 880 | 7 | 1949 | Good | 6,858 | N | N | 3518 SW CLOVERDALE ST |
| 1 | 9 | 269560 | 0075 | 10/18/13 | \$385,000 | \$394,000 | 880 | 7 | 1948 | Avg | 5,225 | N | N | 3727 SW KENYON ST |
| 1 | 9 | 249120 | 0020 | 11/11/13 | \$283,200 | \$288,000 | 890 | 7 | 1948 | Avg | 6,052 | N | N | 8814 36TH AVE SW |
| 1 | 9 | 984230 | 0710 | 04/08/11 | \$325,000 | \$377,000 | 890 | 7 | 1951 | Avg | 5,468 | N | N | 3530 SW SOUTHERN ST |
| 1 | 9 | 301330 | 1235 | 05/13/11 | \$315,000 | \$366,000 | 890 | 7 | 1941 | Avg | 5,856 | N | N | 3909 SW SOUTHERN ST |
| 1 | 9 | 301330 | 0610 | 03/07/13 | \$414,500 | \$450,000 | 890 | 7 | 1951 | VGood | 4,246 | N | N | 4208 SW THISTLE ST |
| 1 | 9 | 301330 | 0490 | 10/22/12 | \$391,000 | \$436,000 | 900 | 7 | 1942 | Avg | 4,244 | Y | N | 4138 SW ROSE ST |
| 1 | 9 | 301330 | 1141 | 09/17/12 | \$358,450 | \$402,000 | 910 | 7 | 1942 | Avg | 6,273 | N | N | 3902 SW SOUTHERN ST |
| 1 | 9 | 984230 | 0200 | 06/06/13 | \$360,000 | \$383,000 | 910 | 7 | 1951 | Good | 4,688 | N | N | 3740 SW ROSE ST |
| 1 | 9 | 178200 | 0145 | 05/18/11 | \$265,000 | \$308,000 | 920 | 7 | 1942 | Good | 5,031 | N | N | 8624 36TH AVE SW |
| 1 | 9 | 269560 | 0255 | 12/17/13 | \$370,000 | \$372,000 | 920 | 7 | 1996 | Avg | 4,488 | N | N | 3519 SW MONROE ST |
| 1 | 9 | 178150 | 0300 | 01/20/11 | \$250,000 | \$290,000 | 920 | 7 | 1944 | Avg | 5,370 | N | N | 3739 SW TILLMAN ST |
| 1 | 9 | 301330 | 0735 | 05/09/12 | \$259,000 | \$295,000 | 920 | 7 | 1966 | Avg | 4,184 | N | N | 3907 SW KENYON ST |
| 1 | 9 | 249020 | 0365 | 08/21/12 | \$335,000 | \$377,000 | 920 | 7 | 1941 | Avg | 5,100 | N | N | 3912 SW HOLDEN ST |
| 1 | 9 | 249120 | 0235 | 01/02/13 | \$240,000 | \$264,000 | 930 | 7 | 1948 | Avg | 6,432 | N | N | 8807 36TH AVE SW |
| 1 | 9 | 248920 | 0275 | 06/27/11 | \$355,400 | \$413,000 | 930 | 7 | 1942 | Avg | 6,300 | N | N | 6936 37TH AVE SW |
| 1 | 9 | 431920 | 0710 | 07/19/13 | \$300,500 | \$316,000 | 940 | 7 | 1949 | Avg | 4,590 | N | N | 3503 SW OHELLO ST |
| 1 | 9 | 269560 | 0190 | 04/23/13 | \$350,000 | \$376,000 | 940 | 7 | 1949 | Good | 4,264 | N | N | 3528 SW MONROE ST |
| 1 | 9 | 923890 | 1090 | 06/26/12 | \$410,000 | \$465,000 | 940 | 7 | 1941 | Good | 5,100 | N | N | 4127 SW HOLDEN ST |
| 1 | 9 | 431770 | 0160 | 12/16/11 | \$375,000 | \$433,000 | 940 | 7 | 1990 | Avg | 10,288 | N | N | 3904 SW ORCHARD ST |
| 1 | 9 | 431770 | 0160 | 07/29/13 | \$417,000 | \$437,000 | 940 | 7 | 1990 | Avg | 10,288 | N | N | 3904 SW ORCHARD ST |
| 1 | 9 | 271910 | 0095 | 04/09/12 | \$460,000 | \$526,000 | 940 | 7 | 1926 | Good | 6,149 | N | N | 6532 41ST AVE SW |
| 1 | 9 | 249120 | 0045 | 07/16/13 | \$351,000 | \$369,000 | 950 | 7 | 1948 | Good | 6,040 | N | N | 8840 36TH AVE SW |
| 1 | 9 | 984230 | 0070 | 07/17/12 | \$285,000 | \$322,000 | 950 | 7 | 1943 | Avg | 5,184 | N | N | 3710 SW SOUTHERN ST |
| 1 | 9 | 178150 | 0035 | 12/22/11 | \$314,950 | \$363,000 | 960 | 7 | 2010 | Avg | 4,568 | N | N | 3717 SW THISTLE ST |
| 1 | 9 | 923890 | 1300 | 08/12/11 | \$335,000 | \$389,000 | 960 | 7 | 1941 | Good | 5,100 | N | N | 4106 SW HOLDEN ST |
| 1 | 9 | 249320 | 0500 | 07/11/13 | \$391,400 | \$412,000 | 960 | 7 | 1943 | Avg | 4,800 | Y | N | 8517 39TH AVE SW |
| 1 | 9 | 923890 | 1300 | 03/18/13 | \$394,800 | \$428,000 | 960 | 7 | 1941 | Good | 5,100 | N | N | 4106 SW HOLDEN ST |
| 1 | 9 | 178200 | 0060 | 12/18/12 | \$263,500 | \$291,000 | 970 | 7 | 1942 | Avg | 6,860 | N | N | 8457 35TH AVE SW |
| 1 | 9 | 269560 | 0510 | 07/08/13 | \$285,000 | \$301,000 | 980 | 7 | 1951 | Avg | 5,416 | N | N | 3527 SW ELMGROVE ST |
| 1 | 9 | 249120 | 0720 | 06/05/13 | \$410,000 | \$436,000 | 980 | 7 | 1950 | Good | 6,380 | N | N | 9047 36TH AVE SW |
| 1 | 9 | 178200 | 0165 | 05/30/12 | \$433,000 | \$492,000 | 1,000 | 7 | 2012 | Avg | 6,015 | N | N | 8600 36TH AVE SW |

Improved Sales Used in This Annual Update Analysis

Area 017 -- 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 | 9 | 249320 | 0175 | 03/25/13 | \$380,000 | \$411,000 | 1,000 | 7 | 1950 | Avg | 5,500 | N | N | 8432 42ND AVE SW |
| 1 | 9 | 249220 | 0040 | 10/27/11 | \$354,000 | \$410,000 | 1,010 | 7 | 1952 | VGood | 5,833 | N | N | 3529 SW WEBSTER ST |
| 1 | 9 | 870460 | 0025 | 06/14/12 | \$240,000 | \$272,000 | 1,020 | 7 | 1948 | Avg | 6,042 | N | N | 9016 38TH AVE SW |
| 1 | 9 | 269560 | 0090 | 04/12/11 | \$295,000 | \$343,000 | 1,030 | 7 | 1949 | Good | 4,494 | N | N | 3718 SW MONROE ST |
| 1 | 9 | 431820 | 0310 | 03/19/12 | \$430,000 | \$493,000 | 1,030 | 7 | 1952 | VGood | 7,066 | N | N | 4125 SW OTHELLO ST |
| 1 | 9 | 249120 | 0050 | 05/16/12 | \$350,000 | \$399,000 | 1,040 | 7 | 1952 | Avg | 6,038 | N | N | 8844 36TH AVE SW |
| 1 | 9 | 249320 | 0170 | 11/15/12 | \$319,275 | \$354,000 | 1,040 | 7 | 1941 | Good | 6,147 | Y | N | 8409 41ST AVE SW |
| 1 | 9 | 301330 | 0378 | 09/13/11 | \$460,000 | \$533,000 | 1,050 | 7 | 1984 | Good | 4,234 | Y | N | 4122 SW SOUTHERN ST |
| 1 | 9 | 249220 | 0680 | 10/17/12 | \$258,000 | \$288,000 | 1,060 | 7 | 1957 | Avg | 4,080 | N | N | 3521 SW IDA ST |
| 1 | 9 | 923890 | 1310 | 09/12/13 | \$525,000 | \$544,000 | 1,060 | 7 | 1948 | Good | 5,100 | Y | N | 4103 SW AUSTIN ST |
| 1 | 9 | 271910 | 0005 | 10/19/12 | \$262,000 | \$292,000 | 1,060 | 7 | 2007 | Avg | 1,278 | N | N | 6533 D 42ND AVE SW |
| 1 | 9 | 352590 | 0056 | 09/19/12 | \$551,000 | \$617,000 | 1,060 | 7 | 1925 | Good | 4,871 | Y | N | 6920 HEIGHTS AVE SW |
| 1 | 9 | 248920 | 0160 | 10/30/12 | \$355,000 | \$395,000 | 1,070 | 7 | 1953 | Avg | 5,334 | N | N | 6935 37TH AVE SW |
| 1 | 9 | 271910 | 0360 | 11/06/13 | \$435,000 | \$443,000 | 1,070 | 7 | 1941 | VGood | 6,077 | Y | N | 6726 42ND AVE SW |
| 1 | 9 | 352403 | 9027 | 12/06/12 | \$400,000 | \$442,000 | 1,080 | 7 | 1954 | Good | 5,110 | N | N | 3610 SW DONOVAN ST |
| 1 | 9 | 301330 | 0690 | 02/25/11 | \$295,000 | \$342,000 | 1,080 | 7 | 1925 | Avg | 4,464 | N | N | 3937 SW KENYON ST |
| 1 | 9 | 112100 | 0570 | 04/06/12 | \$520,000 | \$595,000 | 1,080 | 7 | 1941 | Good | 6,077 | Y | N | 6700 39TH AVE SW |
| 1 | 9 | 178150 | 0090 | 05/21/12 | \$255,000 | \$290,000 | 1,090 | 7 | 1944 | Avg | 5,075 | N | N | 3752 SW SULLIVAN ST |
| 1 | 9 | 029300 | 0068 | 04/18/12 | \$425,000 | \$486,000 | 1,090 | 7 | 1948 | Avg | 7,437 | N | N | 7736 38TH AVE SW |
| 1 | 9 | 984230 | 0460 | 08/12/11 | \$272,500 | \$316,000 | 1,100 | 7 | 1948 | Avg | 4,360 | N | N | 8307 35TH AVE SW |
| 1 | 9 | 301330 | 1410 | 06/12/12 | \$319,000 | \$362,000 | 1,100 | 7 | 1942 | Good | 5,868 | N | N | 3919 SW ROSE ST |
| 1 | 9 | 249020 | 0100 | 04/16/12 | \$286,000 | \$327,000 | 1,100 | 7 | 1948 | Avg | 8,159 | N | N | 3922 GLENRIDGE WAY SW |
| 1 | 9 | 984230 | 0360 | 08/24/12 | \$366,000 | \$412,000 | 1,100 | 7 | 1954 | Avg | 4,163 | N | N | 3738 SW THISTLE ST |
| 1 | 9 | 249020 | 0280 | 06/26/13 | \$501,000 | \$530,000 | 1,100 | 7 | 1923 | VGood | 5,100 | Y | N | 3933 SW IDA ST |
| 1 | 9 | 984230 | 0035 | 06/27/11 | \$243,500 | \$283,000 | 1,120 | 7 | 1964 | Good | 4,166 | N | N | 3742 SW SOUTHERN ST |
| 1 | 9 | 178150 | 0185 | 09/17/12 | \$320,000 | \$359,000 | 1,120 | 7 | 1944 | Good | 4,725 | N | N | 3743 SW SULLIVAN ST |
| 1 | 9 | 029300 | 0090 | 07/15/13 | \$367,000 | \$386,000 | 1,120 | 7 | 1947 | Avg | 6,383 | N | N | 7721 37TH AVE SW |
| 1 | 9 | 984230 | 0035 | 07/27/12 | \$346,000 | \$391,000 | 1,120 | 7 | 1964 | Good | 4,166 | N | N | 3742 SW SOUTHERN ST |
| 1 | 9 | 178200 | 0055 | 01/17/13 | \$317,500 | \$348,000 | 1,130 | 7 | 1942 | Good | 6,860 | N | N | 8451 35TH AVE SW |
| 1 | 9 | 249220 | 0330 | 08/09/11 | \$289,500 | \$336,000 | 1,140 | 7 | 1913 | Avg | 4,400 | N | N | 3705 SW AUSTIN ST |
| 1 | 9 | 006500 | 0340 | 02/14/12 | \$345,000 | \$396,000 | 1,150 | 7 | 1988 | Avg | 6,282 | Y | N | 6501 38TH AVE SW |
| 1 | 9 | 249220 | 0375 | 06/15/11 | \$395,000 | \$459,000 | 1,150 | 7 | 1918 | Good | 4,080 | N | N | 3737 SW AUSTIN ST |

Improved Sales Used in This Annual Update Analysis

Area 017 -- 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 | 9 | 352403 | 9175 | 04/26/11 | \$337,000 | \$391,000 | 1,160 | 7 | 1958 | Good | 5,049 | N | N | 3617 SW DONOVAN ST |
| 1 | 9 | 301330 | 0180 | 06/11/12 | \$460,000 | \$522,000 | 1,160 | 7 | 1974 | Avg | 6,359 | Y | N | 4131 SW MONROE ST |
| 1 | 9 | 301330 | 1490 | 06/18/12 | \$392,000 | \$445,000 | 1,160 | 7 | 1932 | Avg | 6,304 | Y | N | 4016 SW THISTLE ST |
| 1 | 9 | 431920 | 0875 | 02/06/12 | \$399,000 | \$459,000 | 1,160 | 7 | 1959 | Avg | 9,500 | N | N | 3728 SW WEBSTER ST |
| 1 | 9 | 984230 | 0440 | 04/19/13 | \$439,500 | \$473,000 | 1,160 | 7 | 1954 | Avg | 5,019 | N | N | 3517 SW ROSE ST |
| 1 | 9 | 178150 | 0371 | 11/15/11 | \$285,000 | \$330,000 | 1,170 | 7 | 1943 | Good | 4,692 | N | N | 3707 SW CLOVERDALE ST |
| 1 | 9 | 249120 | 0655 | 10/11/13 | \$350,000 | \$359,000 | 1,170 | 7 | 1924 | Avg | 6,121 | N | N | 3623 SW HENDERSON ST |
| 1 | 9 | 984230 | 0130 | 02/12/13 | \$369,000 | \$403,000 | 1,170 | 7 | 1943 | Good | 4,149 | N | N | 3717 SW SOUTHERN ST |
| 1 | 9 | 923890 | 1455 | 08/27/12 | \$436,500 | \$491,000 | 1,180 | 7 | 2011 | Avg | 4,805 | N | N | 4131 SW WEBSTER ST |
| 1 | 9 | 923890 | 1455 | 11/22/11 | \$430,000 | \$497,000 | 1,180 | 7 | 2011 | Avg | 4,805 | N | N | 4131 SW WEBSTER ST |
| 1 | 9 | 431770 | 0085 | 07/28/11 | \$410,000 | \$476,000 | 1,180 | 7 | 1920 | Good | 10,656 | N | N | 4144 SW ORCHARD ST |
| 1 | 9 | 029300 | 0123 | 11/25/13 | \$325,000 | \$329,000 | 1,190 | 7 | 1950 | Avg | 7,661 | N | N | 3618 SW KENYON ST |
| 1 | 9 | 178150 | 0265 | 11/12/13 | \$312,000 | \$317,000 | 1,200 | 7 | 1944 | Good | 5,052 | N | N | 3707 SW TILLMAN ST |
| 1 | 9 | 249020 | 0020 | 05/22/12 | \$513,000 | \$584,000 | 1,200 | 7 | 1909 | VGood | 5,100 | N | N | 3917 SW WEBSTER ST |
| 1 | 9 | 271910 | 0235 | 06/21/13 | \$560,000 | \$593,000 | 1,200 | 7 | 1927 | Good | 5,900 | Y | N | 6720 40TH AVE SW |
| 1 | 9 | 249020 | 0270 | 06/11/12 | \$389,500 | \$442,000 | 1,230 | 7 | 1976 | Avg | 5,100 | N | N | 3921 SW IDA ST |
| 1 | 9 | 269560 | 0257 | 11/11/13 | \$370,000 | \$376,000 | 1,240 | 7 | 1997 | Avg | 4,488 | N | N | 3521 SW MONROE ST |
| 1 | 9 | 271910 | 0009 | 07/19/11 | \$258,000 | \$300,000 | 1,240 | 7 | 2007 | Avg | 1,686 | N | N | 6531 C 42ND AVE SW |
| 1 | 9 | 301330 | 1335 | 03/25/13 | \$341,000 | \$369,000 | 1,250 | 7 | 1941 | Avg | 5,856 | N | N | 3908 SW ROSE ST |
| 1 | 9 | 870460 | 0030 | 05/10/12 | \$262,600 | \$299,000 | 1,250 | 7 | 1949 | Good | 6,040 | N | N | 9022 38TH AVE SW |
| 1 | 9 | 301330 | 0225 | 11/23/11 | \$340,000 | \$393,000 | 1,250 | 7 | 1952 | Good | 4,246 | N | N | 4142 SW ELMGROVE ST |
| 1 | 9 | 029300 | 0156 | 08/24/12 | \$345,000 | \$388,000 | 1,270 | 7 | 1957 | Good | 7,627 | N | N | 7701 36TH AVE SW |
| 1 | 9 | 150480 | 0030 | 12/10/13 | \$395,000 | \$398,000 | 1,270 | 7 | 1998 | Avg | 4,500 | N | N | 3724 SW BARTON ST |
| 1 | 9 | 431820 | 0115 | 09/14/12 | \$395,000 | \$443,000 | 1,290 | 7 | 1975 | Avg | 4,000 | N | N | 4005 SW OTHELLO ST |
| 1 | 9 | 269560 | 0230 | 05/01/13 | \$235,000 | \$252,000 | 1,300 | 7 | 1928 | Avg | 4,960 | N | N | 8007 35TH AVE SW |
| 1 | 9 | 249320 | 0290 | 10/29/13 | \$459,000 | \$469,000 | 1,300 | 7 | 2008 | Avg | 3,600 | N | N | 8423 40TH AVE SW |
| 1 | 9 | 563750 | 0110 | 11/08/13 | \$420,000 | \$427,000 | 1,300 | 7 | 1949 | Good | 6,000 | N | N | 6513 41ST AVE SW |
| 1 | 9 | 301330 | 0645 | 08/01/12 | \$350,000 | \$395,000 | 1,300 | 7 | 1956 | Avg | 6,534 | Y | N | 4118 SW THISTLE ST |
| 1 | 9 | 301330 | 0645 | 05/01/12 | \$434,099 | \$495,000 | 1,300 | 7 | 1956 | Avg | 6,534 | Y | N | 4118 SW THISTLE ST |
| 1 | 9 | 431920 | 0765 | 02/08/11 | \$410,000 | \$475,000 | 1,340 | 7 | 1925 | Good | 9,500 | Y | N | 3639 SW OTHELLO ST |
| 1 | 9 | 923890 | 1130 | 01/25/11 | \$400,000 | \$464,000 | 1,350 | 7 | 1923 | Good | 7,570 | N | N | 7718 CALIFORNIA AVE SW |
| 1 | 9 | 431920 | 0700 | 11/22/11 | \$283,000 | \$327,000 | 1,370 | 7 | 1906 | Avg | 8,374 | N | N | 7311 35TH AVE SW |

Improved Sales Used in This Annual Update Analysis

Area 017 -- 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 | 9 | 431920 | 0700 | 09/09/13 | \$333,000 | \$345,000 | 1,370 | 7 | 1906 | Avg | 8,374 | N | N | 7311 35TH AVE SW |
| 1 | 9 | 178150 | 0445 | 10/08/12 | \$257,500 | \$288,000 | 1,370 | 7 | 1943 | Avg | 5,610 | N | N | 3709 SW DONOVAN ST |
| 1 | 9 | 301330 | 0540 | 11/06/12 | \$304,500 | \$338,000 | 1,370 | 7 | 1951 | Avg | 6,378 | N | N | 8304 CALIFORNIA AVE SW |
| 1 | 9 | 984230 | 0320 | 10/22/12 | \$285,000 | \$318,000 | 1,380 | 7 | 1944 | Avg | 5,175 | N | N | 3706 SW THISTLE ST |
| 1 | 9 | 301330 | 0411 | 03/07/12 | \$373,950 | \$429,000 | 1,390 | 7 | 1995 | Avg | 5,246 | N | N | 8206 CALIFORNIA AVE SW |
| 1 | 9 | 923890 | 1365 | 04/28/11 | \$325,000 | \$377,000 | 1,410 | 7 | 1958 | Avg | 4,880 | Y | N | 7560 CALIFORNIA AVE SW |
| 1 | 9 | 178150 | 0105 | 02/22/12 | \$298,000 | \$342,000 | 1,420 | 7 | 1944 | Avg | 5,075 | N | N | 3736 SW SULLIVAN ST |
| 1 | 9 | 249120 | 0745 | 05/06/11 | \$352,000 | \$409,000 | 1,440 | 7 | 1925 | Good | 6,394 | N | N | 9015 36TH AVE SW |
| 1 | 9 | 563750 | 0225 | 11/13/12 | \$425,000 | \$472,000 | 1,440 | 7 | 1919 | VGood | 6,000 | N | N | 6524 40TH AVE SW |
| 1 | 9 | 984230 | 0150 | 08/16/13 | \$405,000 | \$423,000 | 1,460 | 7 | 2007 | Avg | 4,353 | N | N | 3701 SW SOUTHERN ST |
| 1 | 9 | 249220 | 0300 | 11/16/12 | \$419,000 | \$465,000 | 1,460 | 7 | 1913 | Good | 4,080 | N | N | 3702 SW AUSTIN ST |
| 1 | 9 | 271660 | 0085 | 04/13/12 | \$445,000 | \$509,000 | 1,460 | 7 | 1975 | Avg | 9,785 | Y | N | 6740 41ST AVE SW |
| 1 | 9 | 301330 | 0995 | 06/22/12 | \$500,000 | \$567,000 | 1,480 | 7 | 1977 | Good | 6,311 | N | N | 3945 SW ELMGROVE ST |
| 1 | 9 | 431920 | 0521 | 01/11/13 | \$367,500 | \$404,000 | 1,500 | 7 | 1948 | VGood | 7,500 | N | N | 3512 SW OHELLO ST |
| 1 | 9 | 249120 | 0176 | 03/16/12 | \$299,000 | \$343,000 | 1,530 | 7 | 1950 | Avg | 6,409 | N | N | 3616 SW HENDERSON ST |
| 1 | 9 | 984230 | 0390 | 05/01/13 | \$390,000 | \$418,000 | 1,530 | 7 | 1955 | Avg | 5,161 | N | N | 3551 SW ROSE ST |
| 1 | 9 | 249120 | 0195 | 02/12/13 | \$416,000 | \$454,000 | 1,590 | 7 | 1912 | Good | 6,413 | N | N | 8847 36TH AVE SW |
| 1 | 9 | 178250 | 0170 | 05/10/13 | \$320,000 | \$343,000 | 1,630 | 7 | 1987 | Avg | 7,680 | N | N | 3521 SW THISTLE ST |
| 1 | 9 | 249020 | 0440 | 06/06/12 | \$405,000 | \$460,000 | 1,650 | 7 | 1948 | Avg | 5,100 | N | N | 7714 41ST AVE SW |
| 1 | 9 | 249120 | 0710 | 02/22/13 | \$348,000 | \$379,000 | 1,720 | 7 | 1978 | Good | 7,000 | N | N | 9051 36TH AVE SW |
| 1 | 9 | 431820 | 0425 | 08/08/12 | \$365,000 | \$411,000 | 1,760 | 7 | 1914 | Avg | 7,683 | N | N | 7459 GATEWOOD RD SW |
| 1 | 9 | 431770 | 0342 | 09/30/13 | \$411,500 | \$424,000 | 1,780 | 7 | 1953 | Avg | 5,712 | N | N | 3916 SW WEBSTER ST |
| 1 | 9 | 431820 | 0210 | 02/19/13 | \$485,000 | \$528,000 | 1,880 | 7 | 1911 | VGood | 5,860 | N | N | 7320 CALIFORNIA AVE SW |
| 1 | 9 | 923890 | 1270 | 10/19/11 | \$464,000 | \$537,000 | 1,940 | 7 | 1941 | VGood | 5,100 | N | N | 4136 SW HOLDEN ST |
| 1 | 9 | 301330 | 1160 | 07/16/12 | \$367,500 | \$415,000 | 2,020 | 7 | 1941 | Avg | 6,841 | N | N | 3949 SW SOUTHERN ST |
| 1 | 9 | 431770 | 0120 | 11/27/13 | \$448,500 | \$454,000 | 2,050 | 7 | 1987 | Good | 7,388 | N | N | 4008 SW ORCHARD ST |
| 1 | 9 | 984230 | 0087 | 01/09/13 | \$445,000 | \$489,000 | 2,710 | 7 | 2007 | Avg | 4,135 | N | N | 8208 39TH AVE SW |
| 1 | 9 | 923890 | 1510 | 07/19/12 | \$435,000 | \$492,000 | 2,720 | 7 | 1990 | Avg | 5,100 | N | N | 4128 SW AUSTIN ST |
| 1 | 9 | 563750 | 0100 | 08/15/12 | \$389,000 | \$438,000 | 970 | 8 | 1948 | VGood | 6,000 | N | N | 6523 41ST AVE SW |
| 1 | 9 | 271910 | 0036 | 05/28/13 | \$395,000 | \$421,000 | 1,000 | 8 | 2013 | Avg | 918 | N | N | 4206 SW HOLLY ST |
| 1 | 9 | 271910 | 0034 | 05/10/13 | \$395,000 | \$423,000 | 1,000 | 8 | 2013 | Avg | 918 | N | N | 4204 SW HOLLY ST |
| 1 | 9 | 271910 | 0038 | 05/09/13 | \$395,000 | \$423,000 | 1,000 | 8 | 2013 | Avg | 918 | N | N | 4208 SW HOLLY ST |

Improved Sales Used in This Annual Update Analysis Area 017 -- 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 | 9 | 271910 | 0039 | 05/03/13 | \$389,000 | \$417,000 | 1,020 | 8 | 2013 | Avg | 1,778 | Y | N | 4210 SW HOLLY ST |
| 1 | 9 | 431820 | 0466 | 05/17/13 | \$370,000 | \$395,000 | 1,060 | 8 | 2007 | Avg | 1,230 | N | N | 7204 B CALIFORNIA AVE SW |
| 1 | 9 | 431820 | 0470 | 10/25/13 | \$395,000 | \$404,000 | 1,090 | 8 | 2007 | Avg | 1,591 | N | N | 7204 CALIFORNIA AVE SW |
| 1 | 9 | 178150 | 0395 | 03/29/12 | \$406,500 | \$465,000 | 1,110 | 8 | 1950 | VGood | 7,140 | Y | N | 3739 SW CLOVERDALE ST |
| 1 | 9 | 249020 | 0150 | 07/24/12 | \$449,000 | \$507,000 | 1,140 | 8 | 1957 | VGood | 6,120 | N | N | 3921 SW AUSTIN ST |
| 1 | 9 | 249020 | 0165 | 09/30/11 | \$450,000 | \$521,000 | 1,150 | 8 | 2005 | Avg | 5,100 | N | N | 3937 SW AUSTIN ST |
| 1 | 9 | 431820 | 0446 | 10/09/12 | \$315,000 | \$352,000 | 1,150 | 8 | 2007 | Avg | 2,076 | N | N | 7200 A CALIFORNIA AVE SW |
| 1 | 9 | 431820 | 0444 | 04/03/13 | \$410,000 | \$443,000 | 1,150 | 8 | 2007 | Avg | 1,922 | N | N | 7200 B CALIFORNIA AVE SW |
| 1 | 9 | 563750 | 0068 | 04/23/13 | \$415,000 | \$446,000 | 1,180 | 8 | 2006 | Avg | 1,768 | N | N | 4119 B SW MORGAN ST |
| 1 | 9 | 271910 | 0320 | 06/20/11 | \$490,450 | \$570,000 | 1,190 | 8 | 1942 | Avg | 5,900 | Y | N | 6715 40TH AVE SW |
| 1 | 9 | 249020 | 0345 | 01/28/11 | \$540,000 | \$626,000 | 1,220 | 8 | 1962 | VGood | 5,100 | N | N | 3930 SW HOLDEN ST |
| 1 | 9 | 262403 | 9133 | 05/06/11 | \$440,520 | \$512,000 | 1,220 | 8 | 1986 | Avg | 5,899 | Y | N | 4042 SW MYRTLE ST |
| 1 | 9 | 249320 | 0360 | 05/03/13 | \$567,500 | \$608,000 | 1,230 | 8 | 1946 | Good | 7,753 | Y | N | 8444 41ST AVE SW |
| 1 | 9 | 112100 | 0240 | 06/15/12 | \$399,000 | \$453,000 | 1,240 | 8 | 1949 | Avg | 6,301 | N | N | 6738 37TH AVE SW |
| 1 | 9 | 271910 | 0255 | 04/11/13 | \$585,000 | \$630,000 | 1,290 | 8 | 1941 | VGood | 6,080 | Y | N | 6719 39TH AVE SW |
| 1 | 9 | 029300 | 0077 | 02/17/12 | \$397,000 | \$456,000 | 1,320 | 8 | 1950 | Avg | 7,436 | N | N | 7716 38TH AVE SW |
| 1 | 9 | 271660 | 0075 | 09/16/11 | \$450,000 | \$522,000 | 1,330 | 8 | 1941 | Avg | 15,819 | Y | N | 6765 41ST AVE SW |
| 1 | 9 | 271910 | 0220 | 06/18/13 | \$495,000 | \$525,000 | 1,340 | 8 | 1951 | Avg | 5,900 | Y | N | 6706 40TH AVE SW |
| 1 | 9 | 563750 | 0096 | 07/02/13 | \$419,000 | \$443,000 | 1,430 | 8 | 2008 | Avg | 1,601 | N | N | 6528 A 42ND AVE SW |
| 1 | 9 | 249020 | 0605 | 01/30/13 | \$480,000 | \$525,000 | 1,440 | 8 | 1964 | Avg | 5,100 | Y | N | 3926 SW KENYON ST |
| 1 | 9 | 269560 | 0170 | 08/15/11 | \$523,000 | \$607,000 | 1,440 | 8 | 1947 | VGood | 4,472 | N | N | 3605 SW KENYON ST |
| 1 | 9 | 262403 | 9068 | 05/29/12 | \$535,000 | \$608,000 | 1,460 | 8 | 1904 | Good | 5,222 | Y | N | 4121 SW FRONTENAC ST |
| 1 | 9 | 249320 | 0275 | 03/22/12 | \$382,500 | \$438,000 | 1,510 | 8 | 1989 | Good | 3,576 | N | N | 8409 40TH AVE SW |
| 1 | 9 | 301330 | 0680 | 09/23/13 | \$350,000 | \$361,000 | 1,540 | 8 | 1951 | Avg | 8,313 | N | N | 3947 SW KENYON ST |
| 1 | 9 | 249120 | 0675 | 08/30/12 | \$474,950 | \$534,000 | 1,550 | 8 | 1918 | VGood | 6,394 | N | N | 9022 37TH AVE SW |
| 1 | 9 | 249020 | 0060 | 07/31/13 | \$419,500 | \$440,000 | 1,610 | 8 | 1996 | Avg | 3,229 | N | N | 4015 SW WEBSTER ST |
| 1 | 9 | 112100 | 0435 | 04/15/13 | \$690,000 | \$743,000 | 1,610 | 8 | 1927 | Good | 6,343 | Y | N | 6727 38TH AVE SW |
| 1 | 9 | 249020 | 0550 | 09/25/13 | \$510,000 | \$526,000 | 1,680 | 8 | 1983 | Avg | 5,100 | Y | N | 3937 SW PORTLAND ST |
| 1 | 9 | 271660 | 0065 | 02/02/12 | \$552,000 | \$635,000 | 1,690 | 8 | 1930 | Avg | 13,557 | Y | N | 6759 41ST AVE SW |
| 1 | 9 | 386990 | 0135 | 01/30/13 | \$400,000 | \$438,000 | 1,730 | 8 | 1952 | Avg | 7,500 | N | N | 7016 CALIFORNIA AVE SW |
| 1 | 9 | 431920 | 0185 | 06/01/12 | \$375,000 | \$426,000 | 1,810 | 8 | 1987 | Avg | 4,785 | N | N | 3835 SW ORCHARD ST |
| 1 | 9 | 301330 | 0575 | 12/01/11 | \$475,000 | \$549,000 | 1,820 | 8 | 1991 | Avg | 4,239 | Y | N | 4131 SW ROSE ST |

Improved Sales Used in This Annual Update Analysis Area 017 -- 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 | 9 | 431770 | 0255 | 10/25/12 | \$545,500 | \$608,000 | 1,870 | 8 | 1929 | Avg | 9,120 | Y | N | 3920 SW OTHELLO ST |
| 1 | 9 | 248920 | 0230 | 11/21/13 | \$625,000 | \$634,000 | 2,000 | 8 | 1917 | Good | 8,317 | Y | N | 3603 SW MYRTLE ST |
| 1 | 9 | 178250 | 0165 | 03/26/13 | \$443,000 | \$479,000 | 2,030 | 8 | 1993 | Avg | 5,002 | N | N | 8408 36TH AVE SW |
| 1 | 9 | 249320 | 0375 | 10/03/12 | \$485,000 | \$542,000 | 2,030 | 8 | 1985 | Avg | 4,511 | Y | N | 8436 41ST AVE SW |
| 1 | 9 | 249320 | 0010 | 03/18/13 | \$531,500 | \$576,000 | 2,060 | 8 | 1989 | Avg | 4,288 | Y | N | 4218 SW SULLIVAN ST |
| 1 | 9 | 248920 | 0035 | 07/10/12 | \$708,000 | \$801,000 | 2,160 | 8 | 1914 | Good | 7,513 | Y | N | 7109 38TH AVE SW |
| 1 | 9 | 249320 | 0380 | 05/10/13 | \$625,000 | \$669,000 | 2,170 | 8 | 1987 | Good | 4,765 | Y | N | 8434 41ST AVE SW |
| 1 | 9 | 301330 | 1500 | 03/09/11 | \$699,000 | \$811,000 | 2,340 | 8 | 2008 | Avg | 6,299 | Y | N | 4008 SW THISTLE ST |
| 1 | 9 | 249320 | 0230 | 05/21/12 | \$664,000 | \$756,000 | 2,400 | 8 | 2002 | Avg | 5,451 | Y | N | 4031 SW THISTLE ST |
| 1 | 9 | 431820 | 0225 | 03/17/11 | \$589,000 | \$684,000 | 2,560 | 8 | 2008 | Avg | 5,009 | N | N | 7323 GLENRIDGE WAY SW |
| 1 | 9 | 271910 | 0040 | 10/24/12 | \$429,000 | \$478,000 | 1,370 | 9 | 2012 | Avg | 1,514 | N | N | 6536 B 42ND AVE SW |
| 1 | 9 | 271910 | 0041 | 12/19/12 | \$425,000 | \$469,000 | 1,370 | 9 | 2012 | Avg | 1,525 | N | N | 6536 A 42ND AVE SW |
| 1 | 9 | 271910 | 0042 | 02/12/13 | \$419,000 | \$457,000 | 1,430 | 9 | 2012 | Avg | 1,599 | N | N | 6534 A 42ND AVE SW |
| 1 | 9 | 271910 | 0043 | 11/26/12 | \$425,000 | \$471,000 | 1,430 | 9 | 2012 | Avg | 1,610 | N | N | 6534 B 42ND AVE SW |
| 1 | 9 | 431920 | 0215 | 11/22/13 | \$600,000 | \$608,000 | 1,610 | 9 | 1982 | Avg | 7,731 | N | N | 3803 SW ORCHARD ST |
| 1 | 9 | 301330 | 0910 | 12/20/11 | \$620,000 | \$715,000 | 1,920 | 9 | 2011 | Avg | 4,211 | Y | N | 3950 SW ELMGROVE ST |
| 1 | 9 | 301330 | 0691 | 12/13/11 | \$635,000 | \$733,000 | 1,940 | 9 | 2011 | Avg | 3,936 | Y | N | 3941 SW KENYON ST |
| 1 | 9 | 301330 | 0691 | 10/09/13 | \$750,000 | \$770,000 | 1,940 | 9 | 2011 | Avg | 3,936 | Y | N | 3941 SW KENYON ST |
| 1 | 9 | 301330 | 0597 | 03/28/12 | \$670,000 | \$767,000 | 2,060 | 9 | 2010 | Avg | 4,227 | Y | N | 4111 SW ROSE ST |
| 1 | 9 | 431920 | 0325 | 06/23/11 | \$715,000 | \$830,000 | 2,070 | 9 | 1946 | Good | 9,000 | Y | N | 7237 36TH AVE SW |
| 1 | 9 | 249220 | 0190 | 10/02/12 | \$644,000 | \$720,000 | 2,360 | 9 | 2004 | Avg | 4,052 | Y | N | 3723 SW WEBSTER ST |
| 1 | 9 | 249320 | 0155 | 08/13/13 | \$900,000 | \$940,000 | 2,440 | 9 | 2013 | Avg | 5,320 | Y | N | 4107 SW THISTLE ST |
| 1 | 9 | 112100 | 0373 | 03/30/12 | \$786,000 | \$900,000 | 2,710 | 9 | 1994 | Avg | 6,323 | Y | N | 6722 38TH AVE SW |
| 1 | 9 | 249320 | 0165 | 10/15/12 | \$735,000 | \$820,000 | 2,780 | 9 | 1992 | Avg | 5,740 | Y | N | 8405 41ST AVE SW |
| 1 | 9 | 249020 | 0600 | 03/20/12 | \$630,000 | \$722,000 | 2,800 | 9 | 2004 | Avg | 5,100 | Y | N | 3930 SW KENYON ST |
| 1 | 9 | 984230 | 0365 | 11/09/11 | \$699,900 | \$809,000 | 2,860 | 9 | 2007 | Avg | 4,168 | Y | N | 3744 SW THISTLE ST |
| 1 | 9 | 271910 | 0145 | 06/26/13 | \$819,000 | \$866,000 | 2,280 | 10 | 2013 | Avg | 5,900 | N | N | 6537 40TH AVE SW |
| 1 | 9 | 271910 | 0080 | 06/18/13 | \$695,000 | \$737,000 | 2,330 | 10 | 2008 | Avg | 5,040 | Y | N | 6539 41ST AVE SW |
| 1 | 9 | 271910 | 0080 | 03/28/12 | \$655,000 | \$750,000 | 2,330 | 10 | 2008 | Avg | 5,040 | Y | N | 6539 41ST AVE SW |
| 1 | 9 | 271910 | 0290 | 08/22/13 | \$1,150,000 | \$1,198,000 | 2,510 | 10 | 2013 | Avg | 6,149 | Y | N | 6718 41ST AVE SW |
| 1 | 9 | 301330 | 1175 | 10/10/13 | \$869,000 | \$892,000 | 2,650 | 10 | 2013 | Avg | 4,203 | Y | N | 3935 SW SOUTHERN ST |
| 1 | 9 | 431770 | 0320 | 11/20/13 | \$989,000 | \$1,003,000 | 3,080 | 10 | 2004 | Avg | 9,500 | N | N | 7342 40TH AVE SW |

Improved Sales Used in This Annual Update Analysis

Area 017 -- 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 | 9 | 431770 | 0320 | 05/19/11 | \$899,000 | \$1,044,000 | 3,080 | 10 | 2004 | Avg | 9,500 | N | N | 7342 40TH AVE SW |
| 1 | 9 | 271660 | 0010 | 05/25/11 | \$1,180,000 | \$1,371,000 | 4,090 | 11 | 2006 | Avg | 9,225 | Y | N | 6920 PARSHALL PL SW |
| 3 | 2 | 249120 | 1185 | 07/02/13 | \$350,000 | \$370,000 | 590 | 5 | 1914 | Good | 6,300 | N | N | 9407 36TH AVE SW |
| 3 | 2 | 249120 | 0990 | 07/17/12 | \$213,000 | \$241,000 | 920 | 6 | 1915 | Avg | 5,950 | N | N | 9246 36TH AVE SW |
| 3 | 2 | 249120 | 1285 | 07/30/13 | \$315,000 | \$330,000 | 1,040 | 7 | 1953 | Good | 3,131 | N | N | 9425 35TH AVE SW |
| 3 | 2 | 249120 | 1280 | 04/23/13 | \$282,500 | \$304,000 | 1,060 | 7 | 2004 | Avg | 1,311 | Y | N | 9433 B 35TH AVE SW |
| 3 | 2 | 249120 | 0985 | 09/30/13 | \$379,950 | \$391,000 | 1,060 | 7 | 1960 | Good | 5,950 | N | N | 9238 36TH AVE SW |
| 3 | 2 | 190410 | 0085 | 04/23/13 | \$440,000 | \$473,000 | 1,060 | 7 | 1925 | VGood | 4,750 | N | N | 3729 SW BARTON ST |
| 3 | 2 | 249120 | 1020 | 03/18/11 | \$250,000 | \$290,000 | 1,100 | 7 | 1950 | Avg | 2,693 | N | N | 9241 35TH AVE SW |
| 3 | 2 | 249120 | 0965 | 06/27/13 | \$360,000 | \$381,000 | 1,200 | 7 | 1919 | Good | 6,000 | N | N | 9218 36TH AVE SW |
| 3 | 2 | 190410 | 0095 | 09/14/12 | \$299,950 | \$336,000 | 1,230 | 7 | 1926 | Avg | 4,275 | N | N | 3721 SW BARTON ST |
| 3 | 2 | 249120 | 1310 | 12/17/13 | \$324,000 | \$326,000 | 1,250 | 7 | 1937 | Good | 5,117 | N | N | 9403 35TH AVE SW |
| 3 | 2 | 249120 | 1215 | 05/14/13 | \$220,000 | \$235,000 | 1,340 | 7 | 1957 | Avg | 5,950 | N | N | 9420 36TH AVE SW |
| 3 | 2 | 259780 | 0155 | 12/24/13 | \$379,000 | \$380,000 | 1,580 | 7 | 1952 | Avg | 10,512 | N | N | 9368 FOREST CT SW |
| 3 | 2 | 259780 | 0122 | 06/17/11 | \$346,000 | \$402,000 | 2,160 | 7 | 1952 | Good | 10,080 | N | N | 9323 FOREST CT SW |
| 3 | 2 | 249120 | 1001 | 03/11/13 | \$539,000 | \$585,000 | 1,640 | 8 | 2013 | Avg | 2,984 | N | N | 9254 36TH AVE SW |
| 3 | 2 | 150480 | 0138 | 01/26/11 | \$449,000 | \$520,000 | 1,870 | 8 | 1990 | Good | 7,217 | N | N | 9439 37TH AVE SW |
| 3 | 2 | 150480 | 0160 | 05/10/12 | \$430,500 | \$491,000 | 1,870 | 8 | 1990 | Avg | 7,208 | N | N | 9449 37TH AVE SW |
| 3 | 2 | 259780 | 0148 | 11/01/13 | \$605,000 | \$617,000 | 2,160 | 9 | 2002 | Avg | 7,590 | N | N | 9367 FOREST CT SW |
| 3 | 2 | 150480 | 0120 | 03/13/13 | \$675,000 | \$732,000 | 2,460 | 9 | 2013 | Avg | 5,400 | N | N | 3701 SW CAMBRIDGE ST |
| 3 | 3 | 289560 | 0175 | 08/09/12 | \$292,500 | \$330,000 | 720 | 6 | 1949 | VGood | 7,080 | N | N | 4025 SW 102ND ST |
| 3 | 3 | 003700 | 0620 | 08/30/11 | \$219,950 | \$255,000 | 800 | 6 | 1937 | Good | 5,320 | N | N | 3732 SW 100TH ST |
| 3 | 3 | 285860 | 0077 | 05/02/13 | \$343,000 | \$368,000 | 800 | 6 | 1939 | Good | 9,600 | N | N | 9624 37TH AVE SW |
| 3 | 3 | 935700 | 0055 | 05/20/13 | \$240,000 | \$256,000 | 820 | 6 | 1948 | Avg | 4,500 | N | N | 10229 35TH AVE SW |
| 3 | 3 | 025400 | 0600 | 08/22/11 | \$215,000 | \$249,000 | 840 | 6 | 1942 | Avg | 5,320 | N | N | 10051 40TH AVE SW |
| 3 | 3 | 025400 | 0375 | 09/19/12 | \$284,500 | \$319,000 | 860 | 6 | 1916 | Good | 5,280 | N | N | 10010 42ND AVE SW |
| 3 | 3 | 025400 | 0185 | 11/07/11 | \$241,000 | \$279,000 | 890 | 6 | 1938 | VGood | 4,800 | N | N | 10027 CALIFORNIA AVE SW |
| 3 | 3 | 935700 | 0580 | 05/30/12 | \$216,000 | \$246,000 | 900 | 6 | 1941 | Good | 5,000 | N | N | 10244 37TH PL SW |
| 3 | 3 | 289560 | 0600 | 11/20/12 | \$249,000 | \$276,000 | 950 | 6 | 1939 | Avg | 5,236 | N | N | 4220 SW 104TH ST |
| 3 | 3 | 811860 | 0215 | 12/27/12 | \$270,000 | \$297,000 | 960 | 6 | 1947 | VGood | 7,980 | N | N | 10416 41ST AVE SW |
| 3 | 3 | 025400 | 0705 | 11/16/11 | \$259,000 | \$299,000 | 970 | 6 | 1959 | Good | 5,280 | N | N | 10030 40TH AVE SW |
| 3 | 3 | 950510 | 0030 | 08/01/13 | \$195,000 | \$204,000 | 980 | 6 | 1928 | Avg | 8,662 | N | N | 3520 SW 98TH ST |

Improved Sales Used in This Annual Update Analysis

Area 017 -- 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 | 3 | 003700 | 0080 | 09/27/12 | \$205,000 | \$229,000 | 1,040 | 6 | 1940 | Good | 5,320 | N | N | 3708 SW 99TH ST |
| 3 | 3 | 025400 | 0170 | 09/24/12 | \$210,000 | \$235,000 | 1,050 | 6 | 1969 | Avg | 4,800 | N | N | 10037 CALIFORNIA AVE SW |
| 3 | 3 | 289560 | 0350 | 11/17/11 | \$294,000 | \$340,000 | 1,050 | 6 | 1944 | VGood | 5,236 | N | N | 4127 SW 102ND ST |
| 3 | 3 | 935700 | 0440 | 01/05/11 | \$268,000 | \$310,000 | 1,060 | 6 | 1947 | Good | 5,700 | N | N | 10204 37TH AVE SW |
| 3 | 3 | 025400 | 0365 | 08/06/13 | \$251,500 | \$263,000 | 1,120 | 6 | 1970 | Good | 5,240 | N | N | 10000 42ND AVE SW |
| 3 | 3 | 811860 | 0240 | 07/05/11 | \$270,500 | \$314,000 | 1,130 | 6 | 1916 | Good | 7,980 | N | N | 10444 41ST AVE SW |
| 3 | 3 | 190960 | 0051 | 03/21/13 | \$303,000 | \$328,000 | 1,320 | 6 | 1968 | Good | 4,380 | N | N | 10026 37TH AVE SW |
| 3 | 3 | 811860 | 0205 | 02/06/13 | \$250,000 | \$273,000 | 1,370 | 6 | 1906 | Avg | 7,980 | N | N | 10408 41ST AVE SW |
| 3 | 3 | 935700 | 0820 | 10/16/12 | \$250,000 | \$279,000 | 1,380 | 6 | 1943 | Good | 6,000 | N | N | 10234 38TH AVE SW |
| 3 | 3 | 678420 | 0010 | 09/24/12 | \$280,000 | \$313,000 | 880 | 7 | 1947 | Avg | 7,650 | N | N | 10231 CALIFORNIA AVE SW |
| 3 | 3 | 935700 | 0585 | 08/27/12 | \$304,950 | \$343,000 | 900 | 7 | 1997 | Avg | 3,000 | N | N | 10240 37TH PL SW |
| 3 | 3 | 190960 | 0145 | 06/25/12 | \$279,000 | \$316,000 | 920 | 7 | 1925 | VGood | 5,010 | N | N | 3753 SW 100TH ST |
| 3 | 3 | 811860 | 0255 | 11/19/12 | \$309,950 | \$344,000 | 930 | 7 | 1940 | Avg | 7,568 | N | N | 4004 SW 106TH ST |
| 3 | 3 | 935700 | 0460 | 08/15/13 | \$260,000 | \$271,000 | 940 | 7 | 1948 | Avg | 6,000 | N | N | 10205 37TH AVE SW |
| 3 | 3 | 811860 | 0180 | 10/21/13 | \$295,000 | \$302,000 | 960 | 7 | 1964 | Good | 7,980 | N | N | 10427 41ST AVE SW |
| 3 | 3 | 259530 | 0370 | 07/18/12 | \$270,000 | \$305,000 | 960 | 7 | 1998 | Good | 8,400 | N | N | 3920 SW 98TH ST |
| 3 | 3 | 935700 | 0325 | 06/10/13 | \$327,000 | \$347,000 | 1,000 | 7 | 1970 | Avg | 5,300 | N | N | 10257 36TH AVE SW |
| 3 | 3 | 289560 | 0435 | 12/17/12 | \$309,000 | \$341,000 | 1,030 | 7 | 1952 | Avg | 7,200 | N | N | 4110 SW 104TH ST |
| 3 | 3 | 312380 | 0220 | 08/17/12 | \$420,000 | \$473,000 | 1,030 | 7 | 1936 | Good | 8,620 | N | N | 9860 41ST AVE SW |
| 3 | 3 | 935700 | 0746 | 03/07/11 | \$330,000 | \$383,000 | 1,040 | 7 | 1958 | Good | 5,700 | N | N | 10253 37TH PL SW |
| 3 | 3 | 935700 | 0760 | 09/27/12 | \$392,500 | \$439,000 | 1,040 | 7 | 1958 | VGood | 5,300 | N | N | 10263 37TH PL SW |
| 3 | 3 | 312380 | 0280 | 10/03/12 | \$314,950 | \$352,000 | 1,070 | 7 | 1969 | Avg | 8,280 | N | N | 9822 40TH AVE SW |
| 3 | 3 | 025400 | 0540 | 03/20/13 | \$379,950 | \$411,000 | 1,090 | 7 | 1989 | Avg | 5,280 | N | N | 10014 41ST AVE SW |
| 3 | 3 | 935700 | 0925 | 10/25/12 | \$302,000 | \$336,000 | 1,100 | 7 | 1950 | VGood | 6,000 | N | N | 10235 38TH AVE SW |
| 3 | 3 | 935700 | 0915 | 05/23/12 | \$235,500 | \$268,000 | 1,120 | 7 | 1950 | Avg | 6,000 | N | N | 10229 38TH AVE SW |
| 3 | 3 | 811860 | 0030 | 05/20/13 | \$373,500 | \$399,000 | 1,130 | 7 | 1947 | Good | 7,980 | N | N | 10432 CALIFORNIA AVE SW |
| 3 | 3 | 285860 | 0007 | 04/03/12 | \$290,000 | \$332,000 | 1,160 | 7 | 1965 | Avg | 7,260 | N | N | 9708 37TH AVE SW |
| 3 | 3 | 312380 | 0080 | 09/21/11 | \$289,000 | \$335,000 | 1,160 | 7 | 1950 | Good | 8,060 | N | N | 9837 42ND AVE SW |
| 3 | 3 | 289560 | 0660 | 11/17/11 | \$289,000 | \$334,000 | 1,190 | 7 | 1949 | Good | 5,320 | N | N | 10223 42ND AVE SW |
| 3 | 3 | 022303 | 9241 | 07/10/12 | \$269,900 | \$305,000 | 1,230 | 7 | 1942 | VGood | 4,410 | N | N | 4306 SW 104TH ST |
| 3 | 3 | 312380 | 0200 | 11/01/12 | \$339,500 | \$378,000 | 1,230 | 7 | 1947 | VGood | 8,220 | N | N | 9822 41ST AVE SW |
| 3 | 3 | 935700 | 0380 | 06/14/11 | \$281,500 | \$327,000 | 1,240 | 7 | 1975 | Avg | 6,000 | N | N | 10238 37TH AVE SW |

Improved Sales Used in This Annual Update Analysis

Area 017 -- 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 | 3 | 025400 | 0296 | 05/22/13 | \$405,000 | \$432,000 | 1,240 | 7 | 1958 | Good | 6,659 | N | N | 4208 SW 102ND ST |
| 3 | 3 | 811860 | 0190 | 08/01/12 | \$290,000 | \$327,000 | 1,320 | 7 | 1947 | Good | 7,980 | N | N | 10415 41ST AVE SW |
| 3 | 3 | 190960 | 0070 | 11/19/13 | \$350,000 | \$355,000 | 1,320 | 7 | 1949 | Avg | 7,316 | N | N | 3620 SW 102ND ST |
| 3 | 3 | 811860 | 0120 | 07/20/11 | \$399,950 | \$464,000 | 1,350 | 7 | 1951 | Good | 7,980 | Y | N | 10420 42ND AVE SW |
| 3 | 3 | 289560 | 0130 | 11/21/12 | \$375,000 | \$416,000 | 1,500 | 7 | 1986 | Good | 5,834 | N | N | 10233 39TH AVE SW |
| 3 | 3 | 259530 | 0306 | 10/31/13 | \$275,000 | \$281,000 | 1,520 | 7 | 1959 | Avg | 8,400 | N | N | 9702 41ST AVE SW |
| 3 | 3 | 251840 | 0046 | 10/12/11 | \$397,300 | \$460,000 | 1,540 | 7 | 1957 | VGood | 8,879 | N | N | 10417 35TH AVE SW |
| 3 | 3 | 259530 | 0271 | 06/13/11 | \$372,500 | \$433,000 | 1,660 | 7 | 1953 | Good | 6,600 | N | N | 3920 SW 97TH ST |
| 3 | 3 | 251840 | 0040 | 06/15/12 | \$325,000 | \$369,000 | 1,730 | 7 | 1954 | Good | 11,360 | N | N | 3915 SW 105TH ST |
| 3 | 3 | 251840 | 0034 | 06/29/11 | \$339,950 | \$395,000 | 1,770 | 7 | 1994 | Good | 7,286 | N | N | 3527 SW 104TH ST |
| 3 | 3 | 190960 | 0027 | 10/08/12 | \$353,500 | \$395,000 | 1,790 | 7 | 2012 | Avg | 5,806 | N | N | 3527 SW 100TH ST |
| 3 | 3 | 190960 | 0025 | 01/25/13 | \$364,000 | \$399,000 | 1,790 | 7 | 2012 | Avg | 5,758 | N | N | 3525 SW 100TH ST |
| 3 | 3 | 811860 | 0204 | 12/05/11 | \$419,950 | \$485,000 | 1,870 | 7 | 1967 | VGood | 7,980 | N | N | 10402 41ST AVE SW |
| 3 | 3 | 003700 | 0472 | 04/12/13 | \$340,000 | \$366,000 | 2,120 | 7 | 2000 | Avg | 5,654 | N | N | 3538 SW 100TH ST |
| 3 | 3 | 285860 | 0071 | 07/16/13 | \$433,000 | \$456,000 | 1,240 | 8 | 1953 | Avg | 14,100 | N | N | 9605 37TH AVE SW |
| 3 | 3 | 935700 | 0735 | 10/29/12 | \$399,950 | \$445,000 | 1,360 | 8 | 2005 | Avg | 6,300 | N | N | 10245 37TH PL SW |
| 3 | 3 | 312380 | 0205 | 06/04/12 | \$460,000 | \$523,000 | 1,670 | 8 | 1995 | Avg | 8,832 | N | N | 9832 41ST AVE SW |
| 3 | 3 | 022303 | 9266 | 03/13/12 | \$342,000 | \$392,000 | 1,750 | 8 | 1996 | Avg | 8,010 | N | N | 3539 SW 105TH ST |
| 3 | 3 | 025400 | 0607 | 09/30/13 | \$631,500 | \$651,000 | 2,020 | 8 | 2013 | Avg | 5,289 | N | N | 10037 40TH AVE SW |
| 3 | 3 | 289560 | 0205 | 09/16/13 | \$475,000 | \$491,000 | 2,030 | 8 | 2004 | Avg | 5,332 | N | N | 10224 41ST AVE SW |
| 3 | 3 | 025400 | 0101 | 10/11/13 | \$559,950 | \$575,000 | 2,060 | 8 | 2007 | Avg | 4,150 | Y | N | 10032 44TH AVE SW |
| 3 | 3 | 285860 | 0060 | 05/15/13 | \$481,050 | \$514,000 | 2,250 | 8 | 2001 | Avg | 9,450 | N | N | 9625 37TH AVE SW |
| 3 | 3 | 289560 | 0046 | 11/17/13 | \$525,000 | \$533,000 | 2,280 | 8 | 2002 | Avg | 5,019 | N | N | 10232 40TH AVE SW |
| 3 | 3 | 289560 | 0046 | 02/19/13 | \$489,000 | \$533,000 | 2,280 | 8 | 2002 | Avg | 5,019 | N | N | 10232 40TH AVE SW |
| 3 | 3 | 025400 | 0320 | 05/04/12 | \$400,000 | \$456,000 | 2,310 | 8 | 2003 | Avg | 5,303 | N | N | 10033 42ND AVE SW |
| 3 | 3 | 259530 | 0395 | 03/26/13 | \$590,000 | \$638,000 | 2,660 | 8 | 1998 | Avg | 8,400 | N | N | 4014 SW 98TH ST |
| 3 | 3 | 025400 | 0331 | 06/25/13 | \$545,000 | \$577,000 | 2,510 | 9 | 2008 | Avg | 5,285 | N | N | 10021 42ND AVE SW |
| 3 | 3 | 312380 | 0221 | 05/08/12 | \$590,000 | \$673,000 | 3,220 | 9 | 2006 | Avg | 8,601 | N | N | 9856 41ST AVE SW |
| 3 | 4 | 745400 | 0185 | 07/09/12 | \$129,900 | \$147,000 | 670 | 6 | 1942 | Avg | 6,300 | N | N | 9916 35TH AVE SW |
| 3 | 4 | 745400 | 0655 | 02/22/12 | \$175,000 | \$201,000 | 670 | 6 | 1942 | Good | 6,300 | N | N | 9813 32ND AVE SW |
| 3 | 4 | 745400 | 0110 | 01/27/12 | \$143,000 | \$165,000 | 670 | 6 | 1942 | Avg | 7,844 | N | N | 3010 SW 97TH ST |
| 3 | 4 | 745400 | 0780 | 07/06/12 | \$185,000 | \$209,000 | 670 | 6 | 1942 | VGood | 6,732 | N | N | 9812 32ND AVE SW |

Improved Sales Used in This Annual Update Analysis

Area 017 -- 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 | 4 | 745400 | 0110 | 09/12/12 | \$167,000 | \$187,000 | 670 | 6 | 1942 | Avg | 7,844 | N | N | 3010 SW 97TH ST |
| 3 | 4 | 745400 | 1290 | 08/09/11 | \$200,000 | \$232,000 | 670 | 6 | 1942 | VGood | 6,300 | N | N | 10111 33RD AVE SW |
| 3 | 4 | 745400 | 0080 | 05/21/13 | \$169,900 | \$181,000 | 670 | 6 | 1942 | Avg | 6,840 | N | N | 3103 SW ROXBURY ST |
| 3 | 4 | 745400 | 0575 | 11/07/12 | \$177,500 | \$197,000 | 670 | 6 | 1942 | Avg | 6,300 | N | N | 9814 33RD AVE SW |
| 3 | 4 | 745400 | 1155 | 04/01/13 | \$204,243 | \$221,000 | 710 | 6 | 1942 | Avg | 7,140 | N | N | 3219 SW 100TH ST |
| 3 | 4 | 745400 | 0840 | 12/20/12 | \$146,000 | \$161,000 | 710 | 6 | 1942 | Avg | 6,384 | N | N | 3105 SW 97TH ST |
| 3 | 4 | 745400 | 0265 | 10/19/12 | \$149,000 | \$166,000 | 710 | 6 | 1942 | Avg | 7,200 | N | N | 9622 35TH AVE SW |
| 3 | 4 | 745400 | 1255 | 09/08/11 | \$255,000 | \$296,000 | 710 | 6 | 1942 | Good | 7,000 | N | N | 3311 SW 100TH ST |
| 3 | 4 | 745400 | 1315 | 03/29/13 | \$150,000 | \$162,000 | 740 | 6 | 1942 | Avg | 6,300 | N | N | 10122 35TH AVE SW |
| 3 | 4 | 745400 | 0165 | 12/16/11 | \$192,000 | \$222,000 | 740 | 6 | 1942 | VGood | 6,840 | N | N | 3218 SW 97TH ST |
| 3 | 4 | 745400 | 0825 | 07/19/12 | \$165,000 | \$186,000 | 740 | 6 | 1942 | Avg | 6,270 | N | N | 3119 SW 97TH ST |
| 3 | 4 | 745400 | 0190 | 10/24/12 | \$160,000 | \$178,000 | 740 | 6 | 1942 | Avg | 6,300 | N | N | 9910 35TH AVE SW |
| 3 | 4 | 745400 | 1370 | 08/10/11 | \$166,000 | \$193,000 | 740 | 6 | 1942 | Avg | 6,300 | N | N | 10019 34TH AVE SW |
| 3 | 4 | 745400 | 0660 | 05/02/13 | \$203,000 | \$218,000 | 740 | 6 | 1942 | Avg | 6,300 | N | N | 9819 32ND AVE SW |
| 3 | 4 | 745400 | 0570 | 05/14/13 | \$210,000 | \$225,000 | 740 | 6 | 1942 | Avg | 6,300 | N | N | 9820 33RD AVE SW |
| 3 | 4 | 745400 | 0515 | 10/26/12 | \$225,000 | \$251,000 | 810 | 6 | 1942 | Good | 6,300 | N | N | 9901 33RD AVE SW |
| 3 | 4 | 745400 | 1065 | 12/12/12 | \$295,000 | \$326,000 | 860 | 6 | 2012 | Avg | 9,540 | N | N | 10112 31ST AVE SW |
| 3 | 4 | 745400 | 1040 | 10/16/13 | \$261,700 | \$268,000 | 860 | 6 | 1942 | Good | 7,020 | N | N | 10140 32ND PL SW |
| 3 | 4 | 745400 | 1175 | 02/03/11 | \$225,000 | \$261,000 | 880 | 6 | 1942 | VGood | 6,300 | N | N | 10019 32ND AVE SW |
| 3 | 4 | 745400 | 0385 | 05/29/13 | \$286,000 | \$305,000 | 900 | 6 | 1942 | Good | 6,300 | N | N | 9916 34TH AVE SW |
| 3 | 4 | 745400 | 0690 | 08/08/12 | \$255,200 | \$288,000 | 1,050 | 6 | 1942 | VGood | 8,190 | N | N | 3204 SW 100TH ST |
| 3 | 4 | 745400 | 0475 | 08/26/12 | \$257,800 | \$290,000 | 1,120 | 6 | 1942 | Good | 6,300 | N | N | 9725 33RD AVE SW |
| 3 | 4 | 745400 | 0775 | 06/28/12 | \$210,000 | \$238,000 | 1,560 | 6 | 1942 | Avg | 6,681 | N | N | 9818 32ND AVE SW |
| 3 | 4 | 245840 | 0140 | 04/09/13 | \$250,000 | \$270,000 | 830 | 7 | 1941 | Avg | 6,900 | N | N | 10224 34TH AVE SW |
| 3 | 4 | 245840 | 0345 | 10/11/12 | \$262,000 | \$292,000 | 830 | 7 | 1942 | Good | 6,060 | N | N | 10262 32ND AVE SW |
| 3 | 4 | 004900 | 0010 | 10/21/13 | \$251,000 | \$257,000 | 1,050 | 7 | 1954 | Avg | 8,040 | Y | N | 3121 SW 104TH ST |
| 3 | 4 | 245840 | 0425 | 07/17/13 | \$328,000 | \$345,000 | 1,060 | 7 | 1955 | Good | 7,200 | N | N | 10236 31ST AVE SW |
| 3 | 4 | 004900 | 0005 | 03/30/12 | \$301,000 | \$345,000 | 1,110 | 7 | 1955 | Good | 8,040 | N | N | 3128 SW 105TH ST |
| 3 | 4 | 004900 | 0026 | 02/08/13 | \$300,000 | \$328,000 | 1,110 | 7 | 1954 | Avg | 8,040 | N | N | 3107 SW 104TH ST |
| 3 | 4 | 004900 | 0016 | 05/26/11 | \$324,950 | \$377,000 | 1,110 | 7 | 1954 | Good | 8,040 | N | N | 3113 SW 104TH ST |
| 3 | 4 | 004900 | 0083 | 01/11/13 | \$370,500 | \$407,000 | 1,110 | 7 | 1955 | Avg | 8,336 | N | N | 10514 32ND AVE SW |
| 3 | 4 | 745400 | 0020 | 11/12/12 | \$210,000 | \$233,000 | 1,240 | 7 | 2008 | Avg | 6,890 | N | N | 9600 34TH AVE SW |

Improved Sales Used in This Annual Update Analysis

Area 017 -- 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 | 4 | 004900 | 0050 | 12/03/13 | \$266,000 | \$269,000 | 1,500 | 7 | 1983 | Avg | 7,201 | N | N | 3004 B SW 106TH ST |
| 3 | 4 | 533820 | 0035 | 09/24/13 | \$350,000 | \$361,000 | 1,590 | 7 | 1952 | Avg | 7,560 | N | N | 10431 34TH AVE SW |
| 3 | 4 | 004900 | 0011 | 03/13/12 | \$317,500 | \$364,000 | 1,620 | 7 | 1955 | Good | 8,040 | N | N | 3122 SW 105TH ST |
| 3 | 4 | 745400 | 1390 | 10/25/12 | \$320,000 | \$356,000 | 2,310 | 7 | 1984 | Avg | 6,300 | N | N | 10113 34TH AVE SW |
| 3 | 4 | 533820 | 0015 | 10/17/11 | \$325,000 | \$376,000 | 1,630 | 8 | 1952 | Good | 10,000 | N | N | 10411 34TH AVE SW |
| 4 | 1 | 352403 | 9129 | 05/30/12 | \$309,000 | \$351,000 | 580 | 6 | 1930 | Good | 3,750 | N | N | 4608 SW MONROE ST |
| 4 | 1 | 003400 | 1020 | 01/30/12 | \$350,000 | \$403,000 | 620 | 6 | 2012 | Avg | 4,000 | N | N | 8009 46TH AVE SW |
| 4 | 1 | 003400 | 1865 | 08/25/11 | \$240,000 | \$278,000 | 760 | 6 | 1941 | Avg | 4,320 | Y | N | 8237 CALIFORNIA AVE SW |
| 4 | 1 | 003400 | 1865 | 05/24/13 | \$300,000 | \$320,000 | 760 | 6 | 1941 | Avg | 4,320 | Y | N | 8237 CALIFORNIA AVE SW |
| 4 | 1 | 003400 | 1880 | 05/10/11 | \$225,000 | \$261,000 | 1,000 | 6 | 1941 | Avg | 4,320 | Y | N | 8225 CALIFORNIA AVE SW |
| 4 | 1 | 923890 | 0115 | 06/15/11 | \$370,000 | \$430,000 | 1,600 | 6 | 1911 | Good | 5,686 | N | N | 4502 SW AUSTIN ST |
| 4 | 1 | 109000 | 0055 | 06/21/13 | \$399,000 | \$423,000 | 1,650 | 6 | 1947 | Avg | 5,600 | N | N | 7912 FAUNTLEROY WAY SW |
| 4 | 1 | 916960 | 0130 | 10/12/11 | \$398,500 | \$462,000 | 810 | 7 | 1951 | Good | 6,000 | Y | N | 8434 46TH AVE SW |
| 4 | 1 | 432220 | 0230 | 03/09/11 | \$399,950 | \$464,000 | 840 | 7 | 2010 | Avg | 5,350 | Y | N | 7313 VASHON PL SW |
| 4 | 1 | 003400 | 0050 | 07/29/13 | \$333,000 | \$349,000 | 840 | 7 | 1912 | Good | 4,000 | N | N | 8036 FAUNTLEROY WAY SW |
| 4 | 1 | 923890 | 0685 | 04/16/13 | \$517,500 | \$557,000 | 1,030 | 7 | 1953 | Avg | 4,520 | Y | N | 7506 44TH AVE SW |
| 4 | 1 | 003400 | 1796 | 04/18/13 | \$400,000 | \$430,000 | 1,040 | 7 | 1916 | Good | 4,725 | Y | N | 8230 NORTHROP PL SW |
| 4 | 1 | 003400 | 1000 | 06/14/13 | \$340,000 | \$361,000 | 1,060 | 7 | 1961 | Avg | 4,000 | N | N | 8025 46TH AVE SW |
| 4 | 1 | 131530 | 0030 | 11/19/12 | \$437,000 | \$485,000 | 1,120 | 7 | 1910 | Avg | 6,000 | Y | N | 7308 44TH AVE SW |
| 4 | 1 | 431570 | 0660 | 06/25/13 | \$362,000 | \$383,000 | 1,120 | 7 | 1978 | Good | 4,801 | N | N | 7141 47TH AVE SW |
| 4 | 1 | 003400 | 1302 | 02/01/11 | \$435,000 | \$504,000 | 1,160 | 7 | 1955 | Good | 5,500 | Y | N | 8035 45TH AVE SW |
| 4 | 1 | 916960 | 0255 | 10/09/12 | \$475,000 | \$530,000 | 1,220 | 7 | 1947 | Avg | 8,712 | Y | N | 8644 FAUNTLEROY PL SW |
| 4 | 1 | 109000 | 0046 | 06/20/11 | \$345,000 | \$401,000 | 1,230 | 7 | 1960 | Avg | 10,084 | N | N | 4428 SW KENYON PL |
| 4 | 1 | 884530 | 0090 | 03/10/11 | \$362,500 | \$421,000 | 1,270 | 7 | 1924 | Good | 4,600 | Y | N | 7411 CALIFORNIA AVE SW |
| 4 | 1 | 352403 | 9108 | 06/27/12 | \$344,950 | \$391,000 | 1,290 | 7 | 1942 | Avg | 9,000 | Y | N | 7909 CALIFORNIA AVE SW |
| 4 | 1 | 249120 | 0480 | 07/09/12 | \$409,000 | \$463,000 | 1,380 | 7 | 1948 | Avg | 6,400 | Y | N | 8841 38TH AVE SW |
| 4 | 1 | 923890 | 0660 | 11/16/12 | \$585,000 | \$649,000 | 1,420 | 7 | 1919 | Good | 6,400 | Y | N | 7555 44TH AVE SW |
| 4 | 1 | 249320 | 0030 | 06/11/12 | \$525,000 | \$596,000 | 1,540 | 7 | 1926 | VGood | 5,003 | Y | N | 8418 CALIFORNIA AVE SW |
| 4 | 1 | 916960 | 0202 | 10/10/12 | \$372,000 | \$415,000 | 1,540 | 7 | 1953 | Avg | 8,124 | N | N | 4332 SW CLOVERDALE ST |
| 4 | 1 | 923890 | 0090 | 07/19/12 | \$450,000 | \$509,000 | 1,780 | 7 | 1915 | VGood | 5,565 | N | N | 4522 SW AUSTIN ST |
| 4 | 1 | 431670 | 0135 | 06/11/12 | \$540,500 | \$614,000 | 1,890 | 7 | 1925 | Avg | 5,500 | N | N | 7230 LEDROIT CT SW |
| 4 | 1 | 923890 | 0860 | 09/01/11 | \$540,000 | \$626,000 | 2,460 | 7 | 1923 | Good | 5,347 | Y | N | 4316 SW PORTLAND ST |

Improved Sales Used in This Annual Update Analysis

Area 017 -- 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 | 1 | 916960 | 0036 | 12/24/12 | \$410,000 | \$452,000 | 1,080 | 8 | 1956 | Good | 5,150 | N | N | 8412 TILICUM RD SW |
| 4 | 1 | 248320 | 0075 | 07/18/12 | \$485,000 | \$548,000 | 1,110 | 8 | 1951 | Avg | 6,600 | Y | N | 9030 40TH AVE SW |
| 4 | 1 | 248470 | 0150 | 04/02/13 | \$458,850 | \$495,000 | 1,120 | 8 | 1954 | Good | 5,580 | Y | N | 8830 40TH AVE SW |
| 4 | 1 | 003400 | 1720 | 05/22/13 | \$610,000 | \$651,000 | 1,140 | 8 | 1951 | Good | 5,160 | Y | N | 8023 CALIFORNIA AVE SW |
| 4 | 1 | 916960 | 0115 | 05/03/13 | \$590,000 | \$633,000 | 1,150 | 8 | 1954 | Good | 6,000 | Y | N | 8418 46TH AVE SW |
| 4 | 1 | 923890 | 0095 | 09/25/13 | \$470,000 | \$485,000 | 1,200 | 8 | 1956 | Avg | 9,840 | N | N | 4516 SW AUSTIN ST |
| 4 | 1 | 916960 | 0181 | 09/09/13 | \$620,000 | \$643,000 | 1,200 | 8 | 1958 | VGood | 9,497 | Y | N | 8423 TILICUM RD SW |
| 4 | 1 | 248370 | 0035 | 05/25/12 | \$630,000 | \$717,000 | 1,230 | 8 | 1955 | Good | 10,300 | Y | N | 4052 SW HENDERSON ST |
| 4 | 1 | 003400 | 1246 | 11/13/13 | \$475,000 | \$483,000 | 1,240 | 8 | 1962 | Avg | 5,320 | N | N | 4525 SW HEMLOCK WAY |
| 4 | 1 | 432250 | 0100 | 08/28/12 | \$412,000 | \$463,000 | 1,260 | 8 | 1954 | Good | 5,900 | N | N | 7550 FAUNTLEROY WAY SW |
| 4 | 1 | 432250 | 0015 | 01/05/12 | \$380,000 | \$438,000 | 1,260 | 8 | 1954 | Avg | 5,130 | N | N | 7565 46TH AVE SW |
| 4 | 1 | 432250 | 0195 | 09/30/11 | \$399,000 | \$462,000 | 1,270 | 8 | 1954 | Avg | 5,760 | N | N | 7570 46TH AVE SW |
| 4 | 1 | 432270 | 0025 | 12/09/13 | \$550,000 | \$554,000 | 1,280 | 8 | 1957 | Avg | 5,985 | N | N | 7755 46TH AVE SW |
| 4 | 1 | 432250 | 0095 | 08/10/12 | \$380,000 | \$428,000 | 1,290 | 8 | 1954 | Avg | 5,900 | N | N | 7558 FAUNTLEROY WAY SW |
| 4 | 1 | 248370 | 0175 | 03/10/11 | \$588,800 | \$683,000 | 1,290 | 8 | 1955 | Good | 7,200 | Y | N | 8845 42ND AVE SW |
| 4 | 1 | 432250 | 0155 | 08/04/11 | \$460,000 | \$534,000 | 1,300 | 8 | 1956 | VGood | 5,760 | N | N | 7729 45TH AVE SW |
| 4 | 1 | 248500 | 0125 | 07/05/12 | \$580,000 | \$657,000 | 1,300 | 8 | 1961 | VGood | 7,500 | Y | N | 8724 FAUNTLEREE CREST SW |
| 4 | 1 | 003400 | 1175 | 02/13/13 | \$453,400 | \$495,000 | 1,320 | 8 | 1959 | Avg | 5,200 | Y | N | 4501 SW ROSE ST |
| 4 | 1 | 916960 | 0174 | 06/05/12 | \$420,000 | \$477,000 | 1,320 | 8 | 1967 | Avg | 8,400 | Y | N | 4368 SW CLOVERDALE ST |
| 4 | 1 | 923890 | 0655 | 04/18/12 | \$559,000 | \$639,000 | 1,330 | 8 | 1929 | Good | 7,350 | Y | N | 7553 44TH AVE SW |
| 4 | 1 | 923890 | 0080 | 07/03/13 | \$480,000 | \$507,000 | 1,330 | 8 | 1955 | Avg | 7,134 | N | N | 4604 SW AUSTIN ST |
| 4 | 1 | 248320 | 0165 | 05/02/11 | \$589,950 | \$685,000 | 1,330 | 8 | 1952 | VGood | 6,448 | Y | N | 4005 SW HENDERSON ST |
| 4 | 1 | 248320 | 0020 | 09/22/11 | \$562,200 | \$652,000 | 1,330 | 8 | 1954 | Avg | 6,000 | Y | N | 9021 39TH AVE SW |
| 4 | 1 | 003400 | 1535 | 06/24/11 | \$530,000 | \$616,000 | 1,360 | 8 | 1950 | Good | 8,800 | Y | N | 8017 44TH AVE SW |
| 4 | 1 | 916960 | 0051 | 11/21/12 | \$519,950 | \$576,000 | 1,360 | 8 | 1987 | Good | 8,916 | N | N | 8462 TILICUM RD SW |
| 4 | 1 | 248370 | 0075 | 09/12/11 | \$425,000 | \$493,000 | 1,370 | 8 | 1952 | Avg | 6,400 | Y | N | 8838 42ND AVE SW |
| 4 | 1 | 248320 | 0225 | 07/27/12 | \$550,000 | \$621,000 | 1,370 | 8 | 1952 | Good | 6,480 | Y | N | 4021 SW DIRECTOR ST |
| 4 | 1 | 248320 | 0060 | 10/25/11 | \$550,000 | \$637,000 | 1,370 | 8 | 1952 | Good | 6,600 | Y | N | 9108 40TH AVE SW |
| 4 | 1 | 431570 | 0577 | 12/20/12 | \$355,000 | \$391,000 | 1,380 | 8 | 2004 | Avg | 1,669 | N | N | 7321 B 47TH AVE SW |
| 4 | 1 | 248470 | 0065 | 09/03/12 | \$554,000 | \$622,000 | 1,420 | 8 | 2012 | Avg | 7,235 | N | N | 4030 SW CONCORD ST |
| 4 | 1 | 432250 | 0185 | 10/23/12 | \$459,000 | \$511,000 | 1,420 | 8 | 1954 | Avg | 5,760 | N | N | 7700 46TH AVE SW |
| 4 | 1 | 432020 | 0025 | 07/20/12 | \$550,000 | \$621,000 | 1,430 | 8 | 1952 | Good | 6,000 | Y | N | 7322 VASHON PL SW |

Improved Sales Used in This Annual Update Analysis

Area 017 -- 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 | 1 | 003400 | 1765 | 08/27/12 | \$539,800 | \$607,000 | 1,430 | 8 | 1977 | Good | 5,460 | Y | N | 8214 NORTHROP PL SW |
| 4 | 1 | 923890 | 0505 | 12/02/11 | \$357,000 | \$412,000 | 1,440 | 8 | 1963 | Avg | 7,500 | N | N | 7728 45TH AVE SW |
| 4 | 1 | 248470 | 0050 | 06/06/13 | \$525,000 | \$558,000 | 1,440 | 8 | 1955 | Avg | 7,100 | N | N | 8725 41ST AVE SW |
| 4 | 1 | 249120 | 0410 | 06/28/12 | \$448,500 | \$508,000 | 1,440 | 8 | 1956 | VGood | 8,385 | Y | N | 8806 39TH AVE SW |
| 4 | 1 | 248470 | 0095 | 10/28/13 | \$594,500 | \$607,000 | 1,480 | 8 | 1954 | Avg | 8,795 | Y | N | 8904 41ST AVE SW |
| 4 | 1 | 916960 | 0287 | 08/07/12 | \$502,000 | \$566,000 | 1,510 | 8 | 1965 | Avg | 7,225 | Y | N | 4300 SW TRENTON ST |
| 4 | 1 | 248290 | 0100 | 11/21/12 | \$625,000 | \$693,000 | 1,580 | 8 | 1968 | Good | 12,960 | Y | N | 8520 FAUNTLEE CREST SW |
| 4 | 1 | 884530 | 0040 | 03/06/12 | \$625,000 | \$717,000 | 1,600 | 8 | 1921 | Good | 4,920 | Y | N | 7426 44TH AVE SW |
| 4 | 1 | 003400 | 1675 | 06/25/11 | \$684,850 | \$795,000 | 1,680 | 8 | 2003 | Avg | 4,800 | Y | N | 4326 SW SOUTHERN ST |
| 4 | 1 | 248500 | 0010 | 01/20/11 | \$540,000 | \$626,000 | 1,750 | 8 | 1960 | Avg | 7,200 | Y | N | 8731 FAUNTLEE CREST SW |
| 4 | 1 | 248370 | 0140 | 02/15/13 | \$590,000 | \$643,000 | 1,790 | 8 | 1955 | Avg | 9,525 | Y | N | 8803 42ND AVE SW |
| 4 | 1 | 249120 | 0620 | 07/05/13 | \$651,000 | \$687,000 | 2,370 | 8 | 2007 | Avg | 6,400 | Y | N | 9027 38TH AVE SW |
| 4 | 1 | 248500 | 0201 | 05/20/11 | \$880,000 | \$1,022,000 | 1,350 | 9 | 1961 | VGood | 9,400 | Y | N | 8624 FAUNTLEE CREST SW |
| 4 | 1 | 916960 | 0200 | 03/13/12 | \$875,000 | \$1,003,000 | 1,400 | 9 | 1965 | VGood | 13,152 | Y | N | 8471 TILICUM RD SW |
| 4 | 1 | 248500 | 0195 | 07/25/11 | \$700,000 | \$813,000 | 1,530 | 9 | 1960 | VGood | 10,240 | Y | N | 8636 FAUNTLEE CREST SW |
| 4 | 1 | 916960 | 0060 | 10/05/12 | \$955,000 | \$1,067,000 | 1,680 | 9 | 1956 | Good | 20,600 | Y | N | 8488 TILICUM RD SW |
| 4 | 1 | 248500 | 0065 | 07/26/12 | \$825,000 | \$931,000 | 1,700 | 9 | 1960 | Good | 8,855 | Y | N | 8635 FAUNTLEE CREST SW |
| 4 | 1 | 248500 | 0055 | 10/24/13 | \$606,000 | \$620,000 | 1,810 | 9 | 1960 | Avg | 8,100 | Y | N | 8639 FAUNTLEE CREST SW |
| 4 | 1 | 178150 | 0535 | 04/08/13 | \$650,000 | \$701,000 | 1,870 | 9 | 1985 | Avg | 6,950 | Y | N | 8647 FARWELL PL SW |
| 4 | 1 | 431670 | 0038 | 05/01/13 | \$520,000 | \$558,000 | 1,890 | 9 | 1990 | Avg | 4,128 | Y | N | 7051 F LINCOLN PK WY SW |
| 4 | 1 | 249120 | 0420 | 08/27/13 | \$635,000 | \$661,000 | 1,900 | 9 | 1964 | Avg | 8,385 | Y | N | 8820 39TH AVE SW |
| 4 | 1 | 249320 | 0135 | 01/24/12 | \$860,000 | \$990,000 | 2,180 | 9 | 2008 | VGood | 7,965 | Y | N | 8475 42ND AVE SW |
| 4 | 1 | 431670 | 0034 | 04/01/11 | \$569,000 | \$661,000 | 2,220 | 9 | 1990 | Avg | 3,479 | Y | N | 7051 C LINCOLN PK WY SW |
| 4 | 1 | 131530 | 0045 | 08/05/13 | \$1,045,000 | \$1,094,000 | 2,290 | 9 | 2012 | Avg | 6,000 | Y | N | 7318 44TH AVE SW |
| 4 | 1 | 249320 | 0100 | 09/04/13 | \$937,500 | \$973,000 | 2,330 | 9 | 1993 | Avg | 7,600 | Y | N | 8447 42ND AVE SW |
| 4 | 1 | 352403 | 9229 | 09/13/11 | \$709,000 | \$822,000 | 2,560 | 9 | 2008 | Avg | 3,763 | N | N | 4606 SW MONROE ST |
| 4 | 1 | 923890 | 0515 | 04/23/12 | \$610,000 | \$697,000 | 2,640 | 9 | 2005 | Avg | 7,500 | N | N | 7808 45TH AVE SW |
| 4 | 1 | 109000 | 0110 | 04/26/11 | \$640,000 | \$743,000 | 2,960 | 9 | 2004 | Avg | 7,997 | N | N | 4401 SW KENYON PL |
| 4 | 1 | 249120 | 0431 | 03/12/12 | \$1,000,000 | \$1,146,000 | 2,120 | 10 | 2008 | Avg | 5,300 | Y | N | 8830 39TH AVE SW |
| 4 | 1 | 131530 | 0005 | 08/15/12 | \$825,000 | \$929,000 | 2,250 | 10 | 2006 | Avg | 5,610 | Y | N | 7301 CALIFORNIA AVE SW |
| 4 | 1 | 923890 | 0912 | 07/11/11 | \$725,000 | \$842,000 | 2,780 | 10 | 2002 | Avg | 5,481 | Y | N | 7810 44TH AVE SW |
| 4 | 2 | 248720 | 0940 | 08/12/13 | \$269,000 | \$281,000 | 610 | 6 | 1932 | Good | 5,000 | Y | N | 9247 47TH AVE SW |

Improved Sales Used in This Annual Update Analysis

Area 017 -- 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 | 2 | 259780 | 0050 | 08/01/13 | \$407,450 | \$427,000 | 870 | 6 | 1944 | Avg | 21,600 | Y | N | 9318 CALIFORNIA AVE SW |
| 4 | 2 | 248770 | 0240 | 07/18/13 | \$412,000 | \$433,000 | 970 | 6 | 1944 | Good | 5,050 | N | N | 4535 SW DIRECTOR ST |
| 4 | 2 | 248720 | 0161 | 08/23/11 | \$270,000 | \$313,000 | 1,330 | 6 | 1918 | Avg | 4,000 | Y | N | 9269 44TH AVE SW |
| 4 | 2 | 248720 | 0990 | 07/05/13 | \$320,000 | \$338,000 | 870 | 7 | 1940 | Avg | 5,800 | N | N | 4705 SW WILDWOOD PL |
| 4 | 2 | 248720 | 0165 | 04/25/11 | \$278,200 | \$323,000 | 890 | 7 | 1954 | Good | 5,000 | Y | N | 9265 44TH AVE SW |
| 4 | 2 | 248770 | 0125 | 03/20/12 | \$330,000 | \$378,000 | 940 | 7 | 1948 | Good | 8,000 | N | N | 4518 SW HENDERSON ST |
| 4 | 2 | 248820 | 0010 | 05/02/13 | \$335,900 | \$360,000 | 940 | 7 | 1950 | Avg | 4,850 | N | N | 4356 SW CONCORD ST |
| 4 | 2 | 916910 | 0247 | 06/06/11 | \$350,000 | \$407,000 | 960 | 7 | 1951 | Avg | 5,000 | N | N | 8630 46TH AVE SW |
| 4 | 2 | 916910 | 0216 | 05/24/13 | \$425,000 | \$453,000 | 990 | 7 | 1951 | Avg | 4,410 | N | N | 8605 46TH AVE SW |
| 4 | 2 | 248720 | 0735 | 09/10/12 | \$535,000 | \$600,000 | 1,040 | 7 | 1951 | Good | 5,000 | Y | N | 9417 45TH AVE SW |
| 4 | 2 | 248820 | 0373 | 08/18/11 | \$324,950 | \$377,000 | 1,110 | 7 | 2008 | Avg | 1,163 | Y | N | 9002 45TH AVE SW |
| 4 | 2 | 248720 | 0070 | 07/29/13 | \$406,000 | \$426,000 | 1,250 | 7 | 1941 | Good | 3,800 | N | N | 4427 SW BRACE POINT DR |
| 4 | 2 | 248720 | 0205 | 02/02/12 | \$370,000 | \$426,000 | 1,330 | 7 | 1939 | Avg | 6,240 | Y | N | 9252 44TH AVE SW |
| 4 | 2 | 916910 | 0010 | 05/09/13 | \$487,000 | \$521,000 | 1,330 | 7 | 1937 | VGood | 3,402 | N | N | 8416 FAUNTLEROY WAY SW |
| 4 | 2 | 916910 | 0280 | 02/15/13 | \$449,500 | \$490,000 | 1,440 | 7 | 1983 | Avg | 4,840 | Y | N | 4514 SW TRENTON ST |
| 4 | 2 | 248720 | 0930 | 04/15/11 | \$431,000 | \$500,000 | 1,460 | 7 | 1935 | Good | 5,000 | N | N | 9261 47TH AVE SW |
| 4 | 2 | 248820 | 0416 | 10/12/11 | \$395,000 | \$457,000 | 1,490 | 7 | 1957 | VGood | 4,400 | N | N | 4407 SW HENDERSON ST |
| 4 | 2 | 248720 | 1195 | 03/25/13 | \$481,400 | \$521,000 | 1,840 | 7 | 1982 | Good | 9,016 | N | N | 4616 SW WILDWOOD PL |
| 4 | 2 | 248720 | 0091 | 12/07/12 | \$430,000 | \$475,000 | 1,100 | 8 | 1963 | Avg | 7,000 | Y | N | 9322 45TH AVE SW |
| 4 | 2 | 248820 | 0260 | 03/09/11 | \$380,000 | \$441,000 | 1,120 | 8 | 1952 | Avg | 4,850 | N | N | 4416 SW HENDERSON ST |
| 4 | 2 | 248820 | 0260 | 06/15/12 | \$421,500 | \$478,000 | 1,120 | 8 | 1952 | Avg | 4,850 | N | N | 4416 SW HENDERSON ST |
| 4 | 2 | 248770 | 0266 | 07/15/11 | \$340,500 | \$395,000 | 1,140 | 8 | 2007 | Avg | 1,403 | N | N | 9113 45TH AVE SW |
| 4 | 2 | 248820 | 0462 | 10/31/13 | \$385,000 | \$393,000 | 1,140 | 8 | 2006 | Avg | 1,234 | N | N | 9128 B 45TH AVE SW |
| 4 | 2 | 248820 | 0456 | 11/08/13 | \$397,000 | \$404,000 | 1,140 | 8 | 2006 | Avg | 1,227 | N | N | 9128 A 45TH AVE SW |
| 4 | 2 | 248770 | 0260 | 04/01/11 | \$360,000 | \$418,000 | 1,140 | 8 | 2007 | Avg | 1,489 | N | N | 4503 SW DIRECTOR ST |
| 4 | 2 | 248820 | 0255 | 09/26/11 | \$325,000 | \$377,000 | 1,220 | 8 | 1952 | Avg | 4,850 | N | N | 8910 45TH AVE SW |
| 4 | 2 | 248820 | 0165 | 03/22/12 | \$502,500 | \$576,000 | 1,220 | 8 | 1955 | VGood | 6,500 | Y | N | 4319 SW CONCORD ST |
| 4 | 2 | 248820 | 0361 | 09/11/12 | \$390,000 | \$437,000 | 1,220 | 8 | 1955 | Avg | 6,110 | Y | N | 9003 43RD PL SW |
| 4 | 2 | 352403 | 9218 | 08/22/13 | \$442,500 | \$461,000 | 1,230 | 8 | 1977 | Good | 7,224 | N | N | 3921 SW BARTON ST |
| 4 | 2 | 248720 | 0140 | 10/15/13 | \$400,000 | \$410,000 | 1,330 | 8 | 1958 | Avg | 5,000 | Y | N | 9287 44TH AVE SW |
| 4 | 2 | 251050 | 0015 | 11/19/13 | \$448,800 | \$455,000 | 1,380 | 8 | 1960 | Avg | 7,275 | N | N | 4117 SW BARTON ST |
| 4 | 2 | 248770 | 0005 | 11/12/12 | \$425,500 | \$472,000 | 1,420 | 8 | 1953 | Avg | 7,800 | Y | N | 8808 FAUNTLEROY WAY SW |

Improved Sales Used in This Annual Update Analysis

Area 017 -- 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 | 2 | 251050 | 0030 | 05/03/11 | \$432,000 | \$502,000 | 1,540 | 8 | 1958 | Avg | 9,130 | Y | N | 4101 SW BARTON ST |
| 4 | 2 | 248720 | 0235 | 05/28/12 | \$728,000 | \$828,000 | 2,810 | 8 | 2006 | Avg | 4,500 | Y | N | 9282 44TH AVE SW |
| 4 | 2 | 248720 | 0500 | 03/19/13 | \$700,000 | \$758,000 | 1,200 | 9 | 1955 | VGood | 8,816 | Y | N | 9402 44TH AVE SW |
| 4 | 2 | 352403 | 9192 | 05/29/13 | \$739,000 | \$787,000 | 1,410 | 9 | 1953 | Good | 12,600 | N | N | 4009 SW BARTON ST |
| 4 | 2 | 248770 | 0175 | 07/29/13 | \$665,000 | \$697,000 | 1,880 | 9 | 1985 | Avg | 8,202 | Y | N | 9016 FAUNTLEROY WAY SW |
| 4 | 2 | 248820 | 0240 | 08/01/13 | \$820,000 | \$859,000 | 1,940 | 9 | 2008 | Avg | 6,000 | Y | N | 4402 SW HENDERSON ST |
| 4 | 2 | 916910 | 0033 | 11/21/12 | \$608,000 | \$674,000 | 2,020 | 9 | 1996 | Avg | 5,000 | Y | N | 8435 FAUNTLEROY PL SW |
| 4 | 2 | 248720 | 0835 | 01/05/11 | \$950,000 | \$1,100,000 | 2,120 | 9 | 2007 | Avg | 5,070 | Y | N | 9363 46TH AVE SW |
| 4 | 2 | 259780 | 0036 | 04/22/13 | \$740,000 | \$795,000 | 2,220 | 9 | 2013 | Avg | 10,779 | Y | N | 9340 CALIFORNIA AVE SW |
| 4 | 2 | 248820 | 0085 | 06/21/13 | \$784,000 | \$830,000 | 2,260 | 9 | 2013 | Avg | 4,000 | Y | N | 4319 SW TRENTON ST |
| 4 | 2 | 248820 | 0080 | 05/20/13 | \$779,000 | \$832,000 | 2,370 | 9 | 2013 | Avg | 4,000 | Y | N | 4315 SW TRENTON ST |
| 4 | 2 | 248820 | 0195 | 07/26/11 | \$650,000 | \$755,000 | 2,510 | 9 | 2006 | Avg | 5,000 | Y | N | 4306 SW HENDERSON ST |
| 4 | 2 | 259780 | 0035 | 05/13/13 | \$725,950 | \$776,000 | 2,520 | 9 | 2013 | Avg | 10,776 | Y | N | 9344 CALIFORNIA AVE SW |
| 4 | 2 | 259780 | 0025 | 04/14/11 | \$935,000 | \$1,086,000 | 2,550 | 9 | 1939 | VGood | 21,600 | Y | N | 9358 CALIFORNIA AVE SW |
| 4 | 2 | 352403 | 9053 | 09/06/11 | \$765,000 | \$887,000 | 2,580 | 9 | 2001 | Avg | 4,000 | N | N | 4349 SW TRENTON ST |
| 4 | 2 | 248720 | 0530 | 09/26/12 | \$700,000 | \$783,000 | 2,610 | 9 | 2012 | Avg | 6,400 | Y | N | 4312 SW ROXBURY ST |
| 4 | 2 | 248820 | 0105 | 07/15/13 | \$827,500 | \$871,000 | 2,630 | 9 | 2013 | Avg | 4,000 | Y | N | 4333 SW TRENTON ST |
| 4 | 2 | 248720 | 1160 | 07/10/13 | \$938,000 | \$989,000 | 2,750 | 9 | 1911 | VGood | 12,234 | Y | N | 9108 FAUNTLEROY WAY SW |
| 4 | 2 | 352403 | 9037 | 06/11/12 | \$773,000 | \$878,000 | 2,820 | 9 | 1913 | Avg | 9,000 | Y | N | 8912 FAUNTLEROY WAY SW |
| 4 | 3 | 259530 | 0030 | 07/26/13 | \$300,000 | \$315,000 | 690 | 6 | 1933 | Avg | 8,136 | Y | N | 9634 CALIFORNIA AVE SW |
| 4 | 3 | 259420 | 0410 | 07/05/13 | \$449,950 | \$475,000 | 1,010 | 7 | 1947 | Good | 15,360 | Y | N | 9811 44TH AVE SW |
| 4 | 3 | 022303 | 9187 | 04/18/11 | \$401,000 | \$466,000 | 1,260 | 7 | 1955 | Good | 5,238 | Y | N | 10100 MARINE VIEW DR SW |
| 4 | 3 | 259420 | 0465 | 04/12/13 | \$455,000 | \$490,000 | 1,500 | 7 | 1932 | Good | 8,280 | Y | N | 4322 SW 100TH ST |
| 4 | 3 | 259420 | 0279 | 03/08/11 | \$445,000 | \$516,000 | 1,530 | 7 | 1975 | Good | 7,680 | N | N | 9722 45TH AVE SW |
| 4 | 3 | 259530 | 0081 | 02/16/11 | \$399,950 | \$464,000 | 1,890 | 7 | 2011 | Avg | 8,129 | N | N | 9631 42ND AVE SW |
| 4 | 3 | 259420 | 0545 | 06/01/13 | \$535,000 | \$570,000 | 2,270 | 7 | 1937 | Good | 10,740 | N | N | 9704 44TH AVE SW |
| 4 | 3 | 022303 | 9211 | 04/26/13 | \$434,000 | \$466,000 | 1,530 | 8 | 1953 | Avg | 6,402 | Y | N | 4433 SW 102ND ST |
| 4 | 3 | 025400 | 0045 | 09/20/12 | \$506,600 | \$567,000 | 1,720 | 8 | 1949 | Good | 6,032 | Y | N | 4403 SW 101ST ST |
| 4 | 3 | 259420 | 0206 | 05/09/12 | \$580,000 | \$661,000 | 1,760 | 8 | 1970 | VGood | 7,200 | Y | N | 9807 45TH AVE SW |
| 4 | 3 | 678420 | 0090 | 08/01/12 | \$633,000 | \$714,000 | 2,480 | 8 | 1999 | Avg | 6,800 | Y | N | 10220 MARINE VIEW DR SW |
| 4 | 3 | 022303 | 9334 | 10/14/11 | \$429,000 | \$497,000 | 2,130 | 9 | 2011 | Avg | 5,014 | N | N | 4422 SW 101ST ST |
| 4 | 3 | 259420 | 0227 | 03/19/12 | \$700,000 | \$802,000 | 2,140 | 9 | 1989 | Avg | 12,537 | Y | N | 9834 MARINE VIEW DR SW |

Improved Sales Used in This Annual Update Analysis

Area 017 -- 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 | 3 | 259420 | 0555 | 02/17/12 | \$580,000 | \$666,000 | 2,230 | 9 | 2011 | Avg | 9,152 | N | N | 9716 44TH AVE SW |
| 4 | 3 | 022303 | 9333 | 03/28/11 | \$657,500 | \$763,000 | 2,820 | 9 | 2007 | Avg | 5,026 | Y | N | 4436 SW 101ST ST |
| 4 | 3 | 259420 | 0151 | 06/26/12 | \$938,000 | \$1,063,000 | 1,780 | 10 | 1962 | Good | 14,950 | Y | N | 9700 MARINE VIEW DR SW |
| 4 | 5 | 012303 | 9383 | 12/14/12 | \$224,950 | \$248,000 | 840 | 6 | 1956 | Avg | 7,874 | N | N | 10628 34TH AVE SW |
| 4 | 5 | 176960 | 0097 | 08/07/13 | \$225,000 | \$235,000 | 1,400 | 6 | 1942 | Avg | 6,000 | N | N | 3710 SW 110TH ST |
| 4 | 5 | 632900 | 0345 | 11/28/12 | \$200,000 | \$221,000 | 840 | 7 | 1947 | Avg | 8,100 | N | N | 11469 37TH AVE SW |
| 4 | 5 | 710000 | 0155 | 08/17/12 | \$304,975 | \$343,000 | 870 | 7 | 1948 | VGood | 8,308 | N | N | 3510 SW 107TH ST |
| 4 | 5 | 710000 | 0160 | 12/24/13 | \$257,500 | \$258,000 | 910 | 7 | 1948 | Avg | 8,710 | N | N | 3504 SW 107TH ST |
| 4 | 5 | 710000 | 0070 | 01/11/11 | \$229,500 | \$266,000 | 910 | 7 | 1948 | Avg | 8,308 | N | N | 3731 SW 106TH ST |
| 4 | 5 | 809840 | 0260 | 09/09/13 | \$385,000 | \$399,000 | 940 | 7 | 1949 | Good | 8,760 | Y | N | 4116 SW 107TH ST |
| 4 | 5 | 038700 | 0110 | 11/13/12 | \$254,000 | \$282,000 | 950 | 7 | 1954 | Avg | 6,430 | N | N | 11316 34TH AVE SW |
| 4 | 5 | 710000 | 0020 | 09/26/13 | \$270,000 | \$278,000 | 970 | 7 | 1948 | Avg | 8,308 | N | N | 3525 SW 106TH ST |
| 4 | 5 | 176960 | 0118 | 11/09/12 | \$260,000 | \$289,000 | 980 | 7 | 1949 | Avg | 6,120 | N | N | 10838 37TH AVE SW |
| 4 | 5 | 710000 | 0040 | 04/22/13 | \$285,000 | \$306,000 | 980 | 7 | 1948 | Avg | 8,308 | N | N | 3621 SW 106TH ST |
| 4 | 5 | 176960 | 0158 | 07/29/13 | \$200,000 | \$210,000 | 980 | 7 | 1950 | Avg | 8,960 | N | N | 11015 35TH AVE SW |
| 4 | 5 | 632900 | 0635 | 04/28/11 | \$210,000 | \$244,000 | 990 | 7 | 1947 | Avg | 8,100 | N | N | 11269 35TH AVE SW |
| 4 | 5 | 632900 | 0710 | 06/01/12 | \$328,000 | \$373,000 | 1,040 | 7 | 1947 | Avg | 9,540 | N | N | 3533 SW OCEAN VIEW DR |
| 4 | 5 | 809840 | 0205 | 10/22/13 | \$302,000 | \$309,000 | 1,060 | 7 | 1943 | Avg | 6,600 | N | N | 4209 SW 106TH ST |
| 4 | 5 | 632900 | 0420 | 09/16/11 | \$375,000 | \$435,000 | 1,080 | 7 | 2010 | Avg | 10,260 | Y | N | 11202 MARINE VIEW DR SW |
| 4 | 5 | 809840 | 0035 | 10/26/11 | \$306,950 | \$355,000 | 1,090 | 7 | 1942 | VGood | 6,720 | N | N | 3919 SW 106TH ST |
| 4 | 5 | 710000 | 0060 | 10/30/13 | \$350,000 | \$357,000 | 1,110 | 7 | 1948 | VGood | 8,308 | N | N | 3719 SW 106TH ST |
| 4 | 5 | 710060 | 0035 | 01/25/13 | \$290,000 | \$318,000 | 1,170 | 7 | 1948 | Good | 6,195 | N | N | 10822 37TH AVE SW |
| 4 | 5 | 632900 | 0565 | 04/19/11 | \$335,450 | \$390,000 | 1,180 | 7 | 1947 | VGood | 8,100 | N | N | 3605 SW 112TH ST |
| 4 | 5 | 176960 | 0116 | 07/16/13 | \$325,000 | \$342,000 | 1,180 | 7 | 1947 | Avg | 6,000 | N | N | 3554 SW 110TH ST |
| 4 | 5 | 176960 | 0170 | 05/03/13 | \$405,000 | \$434,000 | 1,180 | 7 | 1951 | Avg | 9,900 | N | N | 3535 SW 110TH ST |
| 4 | 5 | 632900 | 0465 | 10/31/13 | \$332,000 | \$339,000 | 1,200 | 7 | 1947 | VGood | 8,100 | N | N | 11247 37TH AVE SW |
| 4 | 5 | 632900 | 0465 | 04/04/11 | \$296,000 | \$344,000 | 1,200 | 7 | 1947 | VGood | 8,100 | N | N | 11247 37TH AVE SW |
| 4 | 5 | 012303 | 9369 | 03/09/11 | \$270,000 | \$313,000 | 1,210 | 7 | 1947 | Good | 7,488 | N | N | 3313 SW 106TH ST |
| 4 | 5 | 176960 | 0193 | 10/22/13 | \$419,150 | \$429,000 | 1,220 | 7 | 1976 | Avg | 7,320 | N | N | 11014 37TH AVE SW |
| 4 | 5 | 502820 | 0030 | 02/23/12 | \$272,000 | \$312,000 | 1,220 | 7 | 1956 | Avg | 9,500 | N | N | 3427 SW 111TH ST |
| 4 | 5 | 632900 | 0225 | 06/28/12 | \$399,950 | \$453,000 | 1,220 | 7 | 1948 | Good | 8,100 | N | N | 11474 MARINE VIEW DR SW |
| 4 | 5 | 176960 | 0095 | 10/05/11 | \$300,000 | \$348,000 | 1,230 | 7 | 1956 | Avg | 7,500 | N | N | 3720 SW 110TH ST |

Improved Sales Used in This Annual Update Analysis

Area 017 -- 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 | 5 | 122303 | 9011 | 04/27/11 | \$315,000 | \$366,000 | 1,250 | 7 | 1978 | Avg | 13,485 | N | N | 11606 35TH AVE SW |
| 4 | 5 | 038700 | 0050 | 10/07/13 | \$325,000 | \$334,000 | 1,250 | 7 | 1954 | Good | 6,002 | N | N | 3208 SW 113TH ST |
| 4 | 5 | 012303 | 9562 | 04/11/11 | \$320,000 | \$372,000 | 1,250 | 7 | 1962 | Avg | 7,680 | N | N | 10832 32ND AVE SW |
| 4 | 5 | 038700 | 0065 | 09/27/11 | \$290,000 | \$336,000 | 1,270 | 7 | 1954 | Avg | 9,114 | N | N | 11310 32ND AVE SW |
| 4 | 5 | 632900 | 0690 | 05/31/13 | \$317,000 | \$338,000 | 1,280 | 7 | 1985 | Avg | 8,100 | N | N | 3559 SW OCEAN VIEW DR |
| 4 | 5 | 502820 | 0005 | 06/29/12 | \$367,000 | \$416,000 | 1,290 | 7 | 1961 | Avg | 8,880 | N | N | 11000 35TH AVE SW |
| 4 | 5 | 632900 | 0545 | 03/08/13 | \$285,000 | \$309,000 | 1,300 | 7 | 1947 | Avg | 11,571 | N | N | 11222 37TH AVE SW |
| 4 | 5 | 511900 | 0220 | 05/11/11 | \$344,000 | \$400,000 | 1,300 | 7 | 1963 | Good | 8,700 | N | N | 10849 34TH AVE SW |
| 4 | 5 | 176960 | 0117 | 03/11/12 | \$265,000 | \$304,000 | 1,320 | 7 | 1949 | Avg | 6,120 | N | N | 10832 37TH AVE SW |
| 4 | 5 | 511900 | 0110 | 05/09/12 | \$330,000 | \$376,000 | 1,340 | 7 | 1960 | Avg | 7,260 | N | N | 10848 34TH AVE SW |
| 4 | 5 | 511900 | 0040 | 05/22/13 | \$455,000 | \$486,000 | 1,350 | 7 | 1961 | Good | 7,260 | N | N | 10823 32ND AVE SW |
| 4 | 5 | 176960 | 0023 | 09/15/11 | \$355,000 | \$412,000 | 1,410 | 7 | 1952 | VGood | 6,222 | N | N | 10804 36TH AVE SW |
| 4 | 5 | 176960 | 0136 | 08/10/12 | \$294,000 | \$331,000 | 1,420 | 7 | 1959 | Good | 7,260 | N | N | 3532 SW 110TH ST |
| 4 | 5 | 632900 | 0230 | 09/01/13 | \$408,750 | \$425,000 | 1,420 | 7 | 1950 | Good | 8,100 | N | N | 11466 MARINE VIEW DR SW |
| 4 | 5 | 012303 | 9272 | 01/18/13 | \$328,500 | \$360,000 | 1,600 | 7 | 2010 | Avg | 6,600 | N | N | 10605 SEOLA BEACH DR SW |
| 4 | 5 | 932280 | 0275 | 04/03/12 | \$525,000 | \$601,000 | 1,660 | 7 | 1947 | Good | 8,385 | Y | N | 10622 MARINE VIEW DR SW |
| 4 | 5 | 632900 | 0495 | 05/17/12 | \$325,000 | \$370,000 | 1,730 | 7 | 1940 | Good | 8,100 | N | N | 3532 SW OCEAN VIEW DR |
| 4 | 5 | 710000 | 0015 | 06/23/11 | \$350,000 | \$406,000 | 1,860 | 7 | 1948 | VGood | 8,308 | N | N | 3517 SW 106TH ST |
| 4 | 5 | 932280 | 0270 | 01/03/13 | \$665,000 | \$731,000 | 2,070 | 7 | 1950 | VGood | 7,130 | Y | N | 10628 MARINE VIEW DR SW |
| 4 | 5 | 809840 | 0055 | 11/20/12 | \$419,950 | \$466,000 | 2,880 | 7 | 1942 | Avg | 6,720 | Y | N | 3929 SW 106TH ST |
| 4 | 5 | 710000 | 0115 | 11/03/11 | \$345,000 | \$399,000 | 870 | 8 | 2010 | Avg | 8,308 | N | N | 3706 SW 107TH ST |
| 4 | 5 | 932280 | 0285 | 01/10/12 | \$367,500 | \$423,000 | 1,280 | 8 | 1940 | Avg | 7,080 | Y | N | 10608 MARINE VIEW DR SW |
| 4 | 5 | 012303 | 9580 | 09/11/13 | \$395,000 | \$409,000 | 1,290 | 8 | 1962 | Good | 7,200 | N | N | 3415 SW 108TH ST |
| 4 | 5 | 571500 | 0040 | 01/05/12 | \$357,000 | \$411,000 | 1,310 | 8 | 1952 | Good | 8,512 | N | N | 3727 SW 107TH ST |
| 4 | 5 | 721500 | 0010 | 06/04/12 | \$340,000 | \$386,000 | 1,320 | 8 | 1962 | Avg | 7,169 | N | N | 11056 MARINE VIEW PL SW |
| 4 | 5 | 176960 | 0088 | 03/27/12 | \$495,000 | \$567,000 | 1,350 | 8 | 1950 | VGood | 10,656 | Y | N | 10842 MARINE VIEW DR SW |
| 4 | 5 | 809840 | 0295 | 09/26/13 | \$472,500 | \$487,000 | 1,420 | 8 | 1954 | Avg | 8,176 | Y | N | 4006 SW 107TH ST |
| 4 | 5 | 502830 | 0070 | 03/19/12 | \$350,000 | \$401,000 | 1,420 | 8 | 1962 | Avg | 7,020 | N | N | 11103 34TH PL SW |
| 4 | 5 | 571500 | 0030 | 08/20/12 | \$429,950 | \$484,000 | 1,450 | 8 | 1952 | Good | 8,512 | N | N | 3809 SW 107TH ST |
| 4 | 5 | 571500 | 0025 | 04/24/12 | \$415,000 | \$474,000 | 1,750 | 8 | 1952 | Good | 8,512 | N | N | 3815 SW 107TH ST |
| 4 | 5 | 012303 | 9646 | 12/17/12 | \$335,000 | \$370,000 | 1,900 | 8 | 1981 | Avg | 10,097 | N | N | 11118 30TH PL SW |
| 4 | 5 | 511901 | 0080 | 07/20/12 | \$425,000 | \$480,000 | 2,300 | 8 | 1986 | Good | 7,600 | N | N | 3005 SW 109TH ST |

Improved Sales Used in This Annual Update Analysis

Area 017 -- 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 | 5 | 022303 | 9248 | 01/10/11 | \$495,000 | \$573,000 | 2,350 | 8 | 1999 | Avg | 10,787 | Y | N | 10624 39TH AVE SW |
| 4 | 5 | 790220 | 0040 | 05/21/12 | \$717,500 | \$817,000 | 1,480 | 9 | 2008 | Avg | 11,700 | Y | N | 10700 MARINE VIEW DR SW |
| 4 | 5 | 632900 | 0365 | 03/18/13 | \$700,000 | \$758,000 | 2,710 | 9 | 1992 | Avg | 8,100 | Y | N | 11270 MARINE VIEW DR SW |
| 4 | 5 | 790220 | 0021 | 05/10/13 | \$996,000 | \$1,066,000 | 2,750 | 9 | 2005 | Avg | 11,625 | Y | N | 10670 MARINE VIEW DR SW |
| 4 | 5 | 632900 | 0385 | 09/06/13 | \$750,000 | \$778,000 | 3,810 | 9 | 2013 | Avg | 9,792 | N | N | 11242 MARINE VIEW DR SW |
| 4 | 6 | 234680 | 0160 | 10/01/13 | \$200,000 | \$206,000 | 500 | 5 | 1910 | Fair | 4,260 | N | N | 5100 SW 98TH ST |
| 4 | 6 | 632900 | 0040 | 10/26/11 | \$215,000 | \$249,000 | 530 | 7 | 1977 | Avg | 1,500 | Y | N | 11424 ARROYO BCH PL SW |
| 4 | 6 | 234680 | 0463 | 08/14/13 | \$550,000 | \$574,000 | 930 | 7 | 1942 | Avg | 9,576 | Y | N | 9829 47TH AVE SW |
| 4 | 6 | 029000 | 0025 | 12/27/12 | \$538,350 | \$593,000 | 1,200 | 7 | 1952 | Good | 6,750 | Y | N | 3920 SW 109TH ST |
| 4 | 6 | 029000 | 0315 | 02/28/13 | \$515,000 | \$560,000 | 1,050 | 8 | 1947 | Avg | 7,500 | Y | N | 3909 SW 109TH ST |
| 4 | 6 | 176960 | 0227 | 05/18/11 | \$635,000 | \$738,000 | 1,150 | 8 | 1952 | VGood | 17,500 | Y | N | 11001 MARINE VIEW DR SW |
| 4 | 6 | 028700 | 0025 | 08/23/11 | \$724,500 | \$840,000 | 1,180 | 8 | 1951 | VGood | 14,718 | Y | N | 3961 SW ARROYO DR |
| 4 | 6 | 029000 | 0295 | 07/31/13 | \$577,000 | \$605,000 | 1,210 | 8 | 1947 | Avg | 8,350 | Y | N | 3933 SW 109TH ST |
| 4 | 6 | 029000 | 0255 | 10/31/12 | \$485,000 | \$540,000 | 1,260 | 8 | 1954 | Avg | 7,050 | Y | N | 4209 SW 109TH ST |
| 4 | 6 | 028700 | 0227 | 09/18/12 | \$640,000 | \$717,000 | 1,300 | 8 | 1960 | VGood | 10,729 | Y | N | 11066 ARROYO BCH PL SW |
| 4 | 6 | 029000 | 0320 | 12/19/13 | \$639,000 | \$642,000 | 1,330 | 8 | 1947 | Avg | 10,050 | Y | N | 3905 SW 109TH ST |
| 4 | 6 | 029000 | 0130 | 09/23/11 | \$465,000 | \$539,000 | 1,350 | 8 | 1956 | Avg | 8,040 | Y | N | 10835 42ND AVE SW |
| 4 | 6 | 112303 | 9018 | 05/22/11 | \$625,000 | \$726,000 | 1,350 | 8 | 1941 | VGood | 7,450 | Y | N | 11603 MARINE VIEW DR SW |
| 4 | 6 | 028700 | 0170 | 05/28/13 | \$632,000 | \$673,000 | 1,380 | 8 | 1954 | VGood | 8,484 | Y | N | 3924 SW ARROYO CT |
| 4 | 6 | 028700 | 0170 | 06/23/11 | \$595,000 | \$691,000 | 1,380 | 8 | 1954 | VGood | 8,484 | Y | N | 3924 SW ARROYO CT |
| 4 | 6 | 029000 | 0275 | 11/06/12 | \$596,000 | \$662,000 | 1,430 | 8 | 1953 | Avg | 7,752 | Y | N | 4117 SW 109TH ST |
| 4 | 6 | 028700 | 0215 | 05/08/13 | \$525,000 | \$562,000 | 1,430 | 8 | 1957 | Avg | 7,740 | Y | N | 4106 SW ARROYO CT |
| 4 | 6 | 234680 | 0380 | 05/06/11 | \$456,000 | \$530,000 | 1,470 | 8 | 1967 | Avg | 8,184 | N | N | 9666 48TH AVE SW |
| 4 | 6 | 029000 | 0160 | 06/08/12 | \$679,000 | \$771,000 | 1,510 | 8 | 1955 | Good | 6,600 | Y | N | 10814 44TH AVE SW |
| 4 | 6 | 028700 | 0120 | 04/04/12 | \$385,000 | \$440,000 | 1,520 | 8 | 1953 | Avg | 6,831 | Y | N | 3907 SW ARROYO CT |
| 4 | 6 | 028700 | 0230 | 05/02/13 | \$629,000 | \$675,000 | 1,540 | 8 | 1953 | Avg | 13,260 | Y | N | 4146 SW ARROYO DR |
| 4 | 6 | 234680 | 0008 | 12/10/12 | \$758,000 | \$837,000 | 1,560 | 8 | 1949 | Avg | 25,284 | Y | N | 9615 FAUNTLEROY WAY SW |
| 4 | 6 | 352403 | 9139 | 03/14/11 | \$620,000 | \$719,000 | 1,810 | 8 | 1949 | VGood | 8,400 | N | N | 9348 FAUNTLEROY WAY SW |
| 4 | 6 | 234680 | 0051 | 07/15/13 | \$589,000 | \$620,000 | 1,830 | 8 | 1966 | Good | 11,652 | N | N | 9706 50TH AVE SW |
| 4 | 6 | 028700 | 0175 | 08/02/12 | \$540,000 | \$609,000 | 1,880 | 8 | 1955 | Good | 25,900 | Y | N | 10943 39TH AVE SW |
| 4 | 6 | 352403 | 9120 | 10/03/11 | \$625,000 | \$724,000 | 1,170 | 9 | 2002 | Avg | 3,750 | Y | N | 8801 FAUNTLEROY WAY SW |
| 4 | 6 | 029000 | 0195 | 10/24/11 | \$720,000 | \$833,000 | 1,280 | 9 | 1958 | Good | 21,000 | Y | N | 10827 44TH AVE SW |

Improved Sales Used in This Annual Update Analysis

Area 017 -- 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 | 6 | 176960 | 0059 | 01/30/12 | \$688,000 | \$792,000 | 1,690 | 9 | 1964 | VGood | 10,032 | Y | N | 10823 MARINE VIEW DR SW |
| 4 | 6 | 029000 | 0175 | 02/14/12 | \$956,000 | \$1,099,000 | 2,160 | 9 | 2000 | Avg | 11,925 | Y | N | 10803 44TH AVE SW |
| 4 | 6 | 028700 | 0171 | 04/19/12 | \$550,000 | \$628,000 | 2,190 | 9 | 1965 | Avg | 15,130 | Y | N | 10957 39TH AVE SW |
| 4 | 6 | 029000 | 0260 | 09/11/13 | \$662,500 | \$686,000 | 2,450 | 9 | 1988 | Avg | 9,240 | Y | N | 4201 SW 109TH ST |
| 4 | 6 | 029000 | 0045 | 10/24/13 | \$878,500 | \$898,000 | 2,520 | 9 | 1988 | Avg | 8,092 | Y | N | 10725 MARINE VIEW DR SW |
| 4 | 6 | 029000 | 0045 | 10/22/13 | \$878,500 | \$899,000 | 2,520 | 9 | 1988 | Avg | 8,092 | Y | N | 10725 MARINE VIEW DR SW |
| 4 | 6 | 932280 | 0165 | 10/27/11 | \$745,000 | \$862,000 | 1,360 | 10 | 2006 | Avg | 9,904 | Y | N | 10400 47TH AVE SW |
| 4 | 6 | 259420 | 0070 | 06/03/11 | \$720,000 | \$836,000 | 1,440 | 10 | 1961 | Good | 9,900 | N | N | 9819 46TH AVE SW |
| 4 | 6 | 632900 | 0210 | 08/29/12 | \$815,000 | \$916,000 | 2,050 | 10 | 1963 | Avg | 12,240 | Y | N | 11469 MARINE VIEW DR SW |
| 4 | 6 | 932280 | 0135 | 05/01/13 | \$845,000 | \$906,000 | 2,140 | 10 | 1996 | Avg | 11,900 | Y | N | 10444 47TH AVE SW |
| 4 | 6 | 932280 | 0341 | 07/12/11 | \$930,000 | \$1,080,000 | 2,300 | 10 | 1994 | Avg | 22,220 | Y | N | 10405 47TH AVE SW |
| 4 | 6 | 932280 | 0115 | 06/26/12 | \$908,500 | \$1,030,000 | 2,510 | 10 | 2008 | Avg | 17,437 | Y | N | 10460 47TH AVE SW |
| 4 | 6 | 932280 | 0125 | 08/29/12 | \$895,000 | \$1,006,000 | 2,610 | 10 | 2008 | Avg | 12,007 | Y | N | 10454 47TH AVE SW |
| 4 | 6 | 028700 | 0166 | 01/05/11 | \$890,000 | \$1,030,000 | 2,830 | 10 | 2008 | Avg | 9,310 | Y | N | 11001 39TH AVE SW |
| 4 | 7 | 632900 | 0055 | 04/16/13 | \$656,888 | \$707,000 | 1,090 | 6 | 1938 | Good | 6,933 | Y | Y | 11435 ARROYO BCH PL SW |
| 4 | 7 | 632900 | 0165 | 08/23/12 | \$549,950 | \$619,000 | 1,200 | 8 | 1940 | Avg | 24,807 | Y | Y | 11411 MARINE VIEW DR SW |
| 4 | 7 | 022303 | 9303 | 05/13/13 | \$1,180,000 | \$1,262,000 | 1,280 | 8 | 1960 | Good | 23,070 | Y | Y | 10039 51ST AVE SW |
| 4 | 7 | 248720 | 1300 | 07/30/12 | \$1,200,000 | \$1,354,000 | 1,730 | 8 | 1921 | Good | 30,692 | Y | Y | 9223 FAUNTLEROY WAY SW |
| 4 | 7 | 028400 | 0203 | 09/20/13 | \$885,000 | \$914,000 | 1,775 | 9 | 1999 | Avg | 20,010 | Y | Y | 10835 ARROYO BCH PL SW |
| 4 | 7 | 248720 | 1280 | 10/15/13 | \$1,465,000 | \$1,502,000 | 1,910 | 9 | 1983 | Good | 30,943 | Y | Y | 9201 FAUNTLEROY WAY SW |
| 4 | 7 | 028400 | 0080 | 08/29/11 | \$1,625,000 | \$1,885,000 | 2,390 | 9 | 1998 | Avg | 17,727 | Y | Y | 11095 ARROYO BCH PL SW |
| 4 | 7 | 028400 | 0005 | 03/18/11 | \$1,240,000 | \$1,439,000 | 2,480 | 9 | 2003 | Avg | 22,647 | Y | Y | 11013 ARROYO BCH PL SW |
| 4 | 7 | 248720 | 1260 | 08/23/13 | \$1,500,000 | \$1,562,000 | 2,580 | 9 | 1926 | Good | 42,574 | Y | Y | 9111 FAUNTLEROY WAY SW |
| 4 | 7 | 932280 | 0080 | 01/30/12 | \$1,637,500 | \$1,884,000 | 2,590 | 9 | 1959 | Good | 36,377 | Y | Y | 10477 MAPLEWOOD PL SW |
| 4 | 7 | 028400 | 0010 | 12/09/13 | \$1,360,000 | \$1,371,000 | 3,635 | 9 | 1982 | Avg | 22,782 | Y | Y | 11019 ARROYO BCH PL SW |
| 4 | 7 | 198120 | 0164 | 05/22/13 | \$1,325,000 | \$1,414,000 | 1,500 | 10 | 2006 | Avg | 18,680 | Y | Y | 7055 BEACH DR SW |
| 4 | 7 | 028400 | 0059 | 08/02/12 | \$1,875,000 | \$2,115,000 | 2,240 | 10 | 1955 | Good | 24,187 | Y | Y | 11071 ARROYO BCH PL SW |
| 4 | 7 | 352403 | 9221 | 03/18/13 | \$1,314,685 | \$1,424,000 | 2,400 | 10 | 1988 | Avg | 9,459 | Y | Y | 8807 FAUNTLEROY WAY SW |
| 4 | 7 | 112303 | 9006 | 10/22/12 | \$1,845,000 | \$2,056,000 | 3,960 | 10 | 2002 | Avg | 30,949 | Y | Y | 3515 SW SEOLA LN |
| 4 | 7 | 028400 | 0044 | 05/05/13 | \$1,300,000 | \$1,393,000 | 1,810 | 11 | 1977 | Avg | 20,738 | Y | Y | 11065 ARROYO BCH PL SW |

Improved Sales Removed in This Annual Update Analysis Area 017 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|-----------|------------|-------------------------------------------------------------------------|
| 1 | 9 | 431920 | 0710 | 02/10/12 | \$126,668 | DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.) |
| 1 | 9 | 431920 | 0675 | 06/18/13 | \$160,000 | IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 1 | 9 | 006500 | 0280 | 03/18/13 | \$375,000 | NON-REPRESENTATIVE SALE |
| 1 | 9 | 029300 | 0088 | 09/23/13 | \$481,500 | IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 1 | 9 | 029300 | 0159 | 06/18/13 | \$349,000 | IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 1 | 9 | 029300 | 0025 | 03/07/13 | \$235,000 | IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 1 | 9 | 112100 | 0200 | 10/27/11 | \$329,963 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY |
| 1 | 9 | 112100 | 0215 | 12/23/13 | \$96,869 | DOR RATIO |
| 1 | 9 | 112100 | 0200 | 03/08/12 | \$195,000 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE |
| 1 | 9 | 178150 | 0160 | 01/25/11 | \$220,000 | DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 1 | 9 | 178150 | 0120 | 04/12/13 | \$185,000 | NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 1 | 9 | 178200 | 0165 | 02/27/12 | \$235,000 | DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 1 | 9 | 178200 | 0006 | 11/14/13 | \$299,950 | IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 1 | 9 | 178200 | 0020 | 11/09/12 | \$453,430 | NO MARKET EXPOSURE; GOVERNMENT AGENCY; FORCED SALE; AND OTHER WARNINGS |
| 1 | 9 | 178200 | 0006 | 12/12/12 | \$215,156 | NO MARKET EXPOSURE; GOVERNMENT AGENCY; FORCED SALE; AND OTHER WARNINGS |
| 1 | 9 | 178250 | 0100 | 11/07/13 | \$415,000 | IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 1 | 9 | 178250 | 0040 | 05/05/11 | \$299,950 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 1 | 9 | 178250 | 0105 | 10/25/11 | \$205,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 1 | 9 | 248920 | 0160 | 08/22/12 | \$302,750 | EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE; AUCTION SALE |
| 1 | 9 | 248920 | 0165 | 08/15/11 | \$343,500 | RELOCATION - SALE TO SERVICE |
| 1 | 9 | 249020 | 0035 | 11/25/13 | \$55,356 | DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 1 | 9 | 249020 | 0350 | 07/08/13 | \$383,000 | IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 1 | 9 | 249020 | 0490 | 04/19/13 | \$372,000 | IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 1 | 9 | 249020 | 0475 | 11/08/13 | \$365,000 | IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 1 | 9 | 249020 | 0150 | 03/12/12 | \$272,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE |
| 1 | 9 | 249020 | 0490 | 04/16/13 | \$372,000 | RELOCATION - SALE TO SERVICE; |
| 1 | 9 | 249120 | 0685 | 09/01/11 | \$125,000 | DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR |
| 1 | 9 | 249120 | 0675 | 04/11/12 | \$400,000 | NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 1 | 9 | 249120 | 0080 | 08/17/12 | \$215,000 | NON-REPRESENTATIVE SALE |
| 1 | 9 | 249220 | 0105 | 11/19/13 | \$474,950 | ACTIVE PERMIT BEFORE SALE>25K;OBSOL |

Improved Sales Removed in This Annual Update Analysis Area 017 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|-----------|------------|-----------------------------------------------------------------------|
| 1 | 9 | 249220 | 0435 | 08/12/13 | \$156,325 | DOR RATIO;QUIT CLAIM DEED |
| 1 | 9 | 249220 | 0235 | 09/05/13 | \$242,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 1 | 9 | 249220 | 0025 | 06/20/12 | \$225,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 1 | 9 | 249220 | 0085 | 07/18/11 | \$317,000 | NON-REPRESENTATIVE SALE; STATEMENT TO DOR |
| 1 | 9 | 249220 | 0105 | 05/28/13 | \$282,950 | OBSOLESCENCE |
| 1 | 9 | 249220 | 0220 | 04/03/13 | \$800,000 | SEGREGATION AND/OR MERGER |
| 1 | 9 | 262403 | 9108 | 06/25/13 | \$555,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 1 | 9 | 269560 | 0160 | 10/24/11 | \$300,000 | DOR RATIO;PERCENT COMPLETE |
| 1 | 9 | 269560 | 0030 | 12/03/13 | \$398,000 | IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 1 | 9 | 269560 | 0190 | 01/17/13 | \$195,900 | IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 1 | 9 | 269560 | 0340 | 06/15/11 | \$198,199 | NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE |
| 1 | 9 | 269560 | 0370 | 06/22/11 | \$240,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 1 | 9 | 301330 | 0040 | 04/12/11 | \$212,990 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 1 | 9 | 301330 | 1455 | 07/19/13 | \$305,000 | OBSOLESCENCE |
| 1 | 9 | 431770 | 0380 | 02/18/13 | \$575,000 | IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 1 | 9 | 431770 | 0114 | 09/16/13 | \$380,000 | IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 1 | 9 | 431770 | 0085 | 03/17/11 | \$203,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE |
| 1 | 9 | 431820 | 0205 | 08/09/13 | \$161,809 | DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 1 | 9 | 431820 | 0295 | 03/09/11 | \$305,000 | NON-REPRESENTATIVE SALE; SHORT SALE |
| 1 | 9 | 431820 | 0385 | 08/25/11 | \$194,000 | OBSOLESCENCE;IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 1 | 9 | 431920 | 0521 | 08/14/12 | \$200,000 | DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 1 | 9 | 431920 | 0720 | 08/08/13 | \$223,000 | IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 1 | 9 | 431920 | 0125 | 12/23/11 | \$265,000 | OBSOLESCENCE |
| 1 | 9 | 431920 | 0325 | 03/18/11 | \$715,000 | RELOCATION - SALE TO SERVICE |
| 1 | 9 | 563750 | 0255 | 08/19/11 | \$347,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE |
| 1 | 9 | 923890 | 1385 | 04/25/12 | \$245,000 | PERCENT COMPLETE;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 1 | 9 | 984230 | 0190 | 10/14/13 | \$619,000 | IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 1 | 9 | 984230 | 0156 | 05/21/13 | \$493,700 | IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 1 | 9 | 984230 | 0330 | 08/20/13 | \$434,000 | IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 1 | 9 | 984230 | 0195 | 10/10/13 | \$560,000 | IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |

Improved Sales Removed in This Annual Update Analysis Area 017 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|-----------|------------|-----------------------------------------------------------------------------|
| 1 | 9 | 984230 | 0150 | 08/07/12 | \$285,600 | NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE |
| 1 | 9 | 984230 | 0130 | 10/23/12 | \$215,001 | NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS |
| 1 | 9 | 984230 | 0466 | 03/06/12 | \$205,000 | NON-REPRESENTATIVE SALE; SHORT SALE |
| 1 | 9 | 112100 | 0505 | 06/14/13 | \$910,000 | IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 1 | 9 | 249320 | 0155 | 11/14/12 | \$245,000 | DOR RATIO;SHERIFF / TAX SALE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 1 | 9 | 249320 | 0155 | 10/30/12 | \$223,000 | DOR RATIO;STATEMENT TO DOR |
| 1 | 9 | 262403 | 9115 | 03/10/11 | \$167,086 | DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR |
| 1 | 9 | 271660 | 0265 | 09/23/13 | \$675,000 | IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 1 | 9 | 271660 | 0185 | 06/19/13 | \$675,000 | IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 1 | 9 | 271910 | 0030 | 08/27/12 | \$415,000 | PERCENT COMPLETE |
| 1 | 9 | 271910 | 0030 | 04/11/13 | \$399,000 | PERCENT COMPLETE |
| 1 | 9 | 271910 | 0290 | 06/15/12 | \$450,000 | DOR RATIO |
| 1 | 9 | 271910 | 0145 | 05/09/12 | \$190,000 | DOR RATIO |
| 1 | 9 | 271910 | 0145 | 05/13/13 | \$5,096 | DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR |
| 1 | 9 | 271910 | 0080 | 06/18/13 | \$695,000 | RELOCATION - SALE TO SERVICE |
| 1 | 9 | 301330 | 0145 | 03/23/11 | \$315,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE |
| 1 | 9 | 301330 | 0505 | 02/24/11 | \$280,000 | NON-REPRESENTATIVE SALE; SHORT SALE |
| 1 | 9 | 386990 | 0147 | 12/19/13 | \$459,950 | PERCENT COMPLETE |
| 1 | 9 | 386990 | 0140 | 12/21/12 | \$400,000 | ACTIVE PERMIT BEFORE SALE>25K;PERCENT COMPLETE |
| 1 | 9 | 431770 | 0165 | 03/25/13 | \$318,950 | PERCENT NET CONDITION;EXEMPT FROM EXCISE TAX;NO MARKET EXPOSURE |
| 1 | 9 | 431770 | 0255 | 08/02/12 | \$468,996 | NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS |
| 1 | 9 | 984230 | 0365 | 11/09/11 | \$699,900 | NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE |
| 3 | 2 | 150480 | 0135 | 03/26/12 | \$183,500 | NON-REPRESENTATIVE SALE |
| 3 | 2 | 190410 | 0085 | 08/21/12 | \$250,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 3 | 2 | 190410 | 0272 | 07/05/12 | \$350,000 | NON-REPRESENTATIVE SALE |
| 3 | 2 | 249120 | 1300 | 05/22/13 | \$336,100 | ACTIVE PERMIT BEFORE SALE>25K;NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 3 | 2 | 249120 | 1290 | 08/22/13 | \$292,449 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FORCED SALE |
| 3 | 2 | 249120 | 1022 | 04/21/11 | \$159,000 | NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE |
| 3 | 2 | 249120 | 1026 | 03/10/11 | \$159,000 | NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE |
| 3 | 2 | 249120 | 1024 | 01/14/11 | \$165,000 | NON-REPRESENTATIVE SALE; SHORT SALE |

Improved Sales Removed in This Annual Update Analysis Area 017 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|-----------|------------|----------------------------------------------------------------------------------|
| 3 | 2 | 249120 | 1297 | 08/26/11 | \$155,000 | NON-REPRESENTATIVE SALE; SHORT SALE |
| 3 | 2 | 259780 | 0148 | 07/24/13 | \$495,001 | EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE; AUCTION SALE |
| 3 | 3 | 190960 | 0005 | 03/21/11 | \$169,000 | NON-REPRESENTATIVE SALE; SHORT SALE |
| 3 | 3 | 285860 | 0083 | 10/23/12 | \$130,000 | PERCENT NET CONDITION;PREVIMP<=25K;STATEMENT TO DOR |
| 3 | 3 | 285860 | 0083 | 05/16/12 | \$20,000 | DOR RATIO;PREVIMP<=25K;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 3 | 3 | 935700 | 0215 | 10/26/11 | \$260,000 | UNFIN AREA |
| 3 | 3 | 022303 | 9246 | 12/03/13 | \$679,950 | RELOCATION - SALE TO SERVICE |
| 3 | 3 | 022303 | 9325 | 03/07/12 | \$365,000 | IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 3 | 3 | 025400 | 0540 | 01/10/13 | \$242,000 | AUCTION SALE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group |
| 3 | 3 | 025400 | 0560 | 10/23/13 | \$279,040 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; |
| 3 | 3 | 025400 | 0605 | 11/02/12 | \$120,000 | DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR |
| 3 | 3 | 025400 | 0075 | 09/23/13 | \$243,500 | EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE |
| 3 | 3 | 025400 | 0365 | 02/12/13 | \$393,430 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; BANKRUPTCY; FIN. INSTITUTION RESALE |
| 3 | 3 | 025400 | 0275 | 12/09/13 | \$512,500 | IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 3 | 3 | 025400 | 0185 | 06/27/11 | \$136,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 3 | 3 | 025400 | 0125 | 10/05/11 | \$400,000 | NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 3 | 3 | 190960 | 0146 | 03/28/12 | \$187,500 | PERCENT COMPLETE |
| 3 | 3 | 190960 | 0146 | 06/24/11 | \$125,000 | PERCENT COMPLETE; NO MARKET EXPOSURE |
| 3 | 3 | 190960 | 0025 | 03/11/11 | \$138,000 | DOR RATIO |
| 3 | 3 | 190960 | 0147 | 08/25/11 | \$500,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE; SHORT SALE |
| 3 | 3 | 190960 | 0057 | 08/23/13 | \$377,000 | IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 3 | 3 | 251840 | 0034 | 03/23/11 | \$263,400 | NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 3 | 3 | 252580 | 0030 | 03/01/11 | \$190,000 | DIAGNOSTIC OUTLIER/STATISTCAL OUTLIER |
| 3 | 3 | 259530 | 0355 | 04/23/12 | \$183,162 | IMP COUNT |
| 3 | 3 | 285860 | 0040 | 02/06/13 | \$390,000 | IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 3 | 3 | 289560 | 0680 | 04/09/13 | \$295,580 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; |
| 3 | 3 | 289560 | 0325 | 07/06/11 | \$290,000 | NO MARKET EXPOSURE |
| 3 | 3 | 289560 | 0175 | 03/27/12 | \$191,000 | NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS |
| 3 | 3 | 312380 | 0320 | 07/06/12 | \$325,000 | NON-REPRESENTATIVE SALE |
| 3 | 3 | 811860 | 0141 | 12/05/12 | \$589,000 | IMP COUNT;STATEMENT TO DOR |

Improved Sales Removed in This Annual Update Analysis Area 017 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|-----------|------------|---------------------------------------------------------------------------------|
| 3 | 3 | 811860 | 0215 | 09/18/12 | \$160,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 3 | 3 | 811860 | 0350 | 03/03/11 | \$184,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR; |
| 3 | 3 | 935700 | 0650 | 05/08/13 | \$165,000 | DOR RATIO |
| 3 | 3 | 935700 | 0780 | 04/19/13 | \$114,250 | DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR |
| 3 | 3 | 935700 | 0400 | 07/26/11 | \$285,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE |
| 3 | 3 | 935700 | 0760 | 02/20/12 | \$209,199 | IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE |
| 3 | 3 | 935700 | 0935 | 09/11/12 | \$160,050 | NON-REPRESENTATIVE SALE |
| 3 | 3 | 935700 | 1020 | 11/28/11 | \$142,500 | NON-REPRESENTATIVE SALE; SHORT SALE |
| 3 | 3 | 935700 | 0520 | 06/24/13 | \$210,000 | PREVIMP<=25K |
| 3 | 3 | 571560 | 0015 | 08/23/11 | \$147,500 | DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR |
| 3 | 4 | 245840 | 0150 | 10/24/12 | \$315,000 | IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 3 | 4 | 245840 | 0280 | 11/01/11 | \$145,000 | NON-REPRESENTATIVE SALE |
| 3 | 4 | 745400 | 1085 | 06/22/12 | \$155,000 | DIAGNOSTIC OUTLIER/MODEL DEVELOPMENT EXCLUSION |
| 3 | 4 | 745400 | 1225 | 03/04/11 | \$174,900 | AFFORDABLE HOUSING SALES |
| 3 | 4 | 745400 | 1225 | 03/04/11 | \$65,000 | DOR RATIO;AFFORDABLE HOUSING SALES |
| 3 | 4 | 745400 | 0690 | 01/03/12 | \$127,200 | DOR RATIO;GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 3 | 4 | 745400 | 0165 | 09/02/11 | \$100,000 | DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 3 | 4 | 745400 | 0030 | 07/01/13 | \$82,000 | DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR |
| 3 | 4 | 745400 | 0780 | 02/21/12 | \$115,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARS CHANGED SINCE SALE |
| 3 | 4 | 745400 | 0610 | 04/21/11 | \$200,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE |
| 3 | 4 | 745400 | 0605 | 05/28/13 | \$308,658 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;NO MARKET EXPOSURE |
| 3 | 4 | 745400 | 0035 | 01/29/13 | \$220,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 3 | 4 | 745400 | 0365 | 03/25/13 | \$130,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 3 | 4 | 745400 | 0365 | 09/27/13 | \$290,000 | IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 3 | 4 | 745400 | 0235 | 03/27/13 | \$225,000 | IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 3 | 4 | 745400 | 1270 | 11/08/13 | \$185,000 | IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 3 | 4 | 745400 | 0605 | 04/30/13 | \$359,952 | NO MARKET EXP; BANKRUPTCY; EXEMPT FROM EXCISE TAX |
| 3 | 4 | 745400 | 0840 | 08/23/12 | \$178,059 | NO MARKET EXPOSURE; GOVERNMENT AGENCY; FORCED SALE; AND OTHER WARNINGS |
| 3 | 4 | 004900 | 0062 | 09/13/12 | \$169,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 3 | 4 | 004900 | 0062 | 01/18/13 | \$290,000 | IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |

Improved Sales Removed in This Annual Update Analysis Area 017 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|-----------|------------|---------------------------------------------------------------------------------|
| 3 | 4 | 004900 | 0005 | 03/30/12 | \$301,000 | RELOCATION - SALE TO SERVICE |
| 3 | 4 | 245840 | 0390 | 01/06/12 | \$146,000 | NON-REPRESENTATIVE SALE |
| 4 | 1 | 003400 | 0071 | 09/26/11 | \$191,500 | DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE |
| 4 | 1 | 003400 | 1020 | 08/03/11 | \$206,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARS CHANGED SINCE SALE |
| 4 | 1 | 131530 | 0095 | 04/09/13 | \$355,000 | SEGREGATION AND/OR MERGER |
| 4 | 1 | 432220 | 0225 | 01/03/13 | \$184,000 | DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 4 | 1 | 923890 | 0880 | 08/06/13 | \$330,000 | IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 4 | 1 | 003400 | 1830 | 12/27/13 | \$305,420 | NO MARKET EXPOSURE |
| 4 | 1 | 003400 | 1285 | 05/02/13 | \$465,000 | NO MARKET EXPOSURE; SHORT SALE |
| 4 | 1 | 249120 | 0490 | 04/14/11 | \$649,000 | BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REPRESENTATIVE SALE; SHORT SALE |
| 4 | 1 | 431570 | 0918 | 12/12/13 | \$380,000 | ACTIVE PERMIT BEFORE SALE>25K |
| 4 | 1 | 431670 | 0061 | 03/22/11 | \$887,500 | NON-REPRESENTATIVE SALE |
| 4 | 1 | 432270 | 0015 | 12/06/11 | \$330,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE |
| 4 | 1 | 923890 | 0855 | 12/19/11 | \$335,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 1 | 248470 | 0065 | 02/28/11 | \$359,700 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARS CHANGED SINCE SALE |
| 4 | 1 | 352403 | 9209 | 09/27/12 | \$537,000 | OBSOLESCENCE |
| 4 | 1 | 432250 | 0160 | 11/22/13 | \$185,584 | DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.) |
| 4 | 1 | 432250 | 0075 | 01/11/13 | \$380,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 1 | 432250 | 0155 | 08/03/11 | \$500,000 | RELOCATION - SALE TO SERVICE |
| 4 | 1 | 916960 | 0197 | 10/03/13 | \$556,000 | IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 4 | 1 | 916960 | 0203 | 10/10/13 | \$695,000 | IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 4 | 1 | 916960 | 0159 | 09/06/13 | \$900,000 | NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 4 | 1 | 248500 | 0130 | 06/28/13 | \$588,000 | IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 4 | 2 | 248720 | 1185 | 03/23/11 | \$42,901 | DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 4 | 2 | 248720 | 0875 | 04/29/13 | \$542,000 | IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 4 | 2 | 248720 | 1015 | 06/23/13 | \$548,000 | IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 4 | 2 | 248720 | 0166 | 03/20/13 | \$190,000 | PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR |
| 4 | 2 | 248720 | 0791 | 07/24/13 | \$625,000 | IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 4 | 2 | 248720 | 0115 | 10/24/11 | \$399,950 | QUESTIONABLE PER APPRAISAL |
| 4 | 2 | 248720 | 0110 | 07/26/12 | \$249,950 | UNFIN AREA; NO MARKET EXPOSURE |

Improved Sales Removed in This Annual Update Analysis Area 017 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|-----------|------------|------------------------------------------------------------------------------|
| 4 | 2 | 248720 | 0110 | 05/29/12 | \$180,000 | UNFIN AREA;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE |
| 4 | 2 | 248770 | 0266 | 07/06/11 | \$342,500 | RELOCATION - SALE TO SERVICE |
| 4 | 2 | 248820 | 0010 | 02/20/13 | \$320,589 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; |
| 4 | 2 | 248820 | 0416 | 06/23/11 | \$260,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 2 | 248820 | 0240 | 07/15/13 | \$820,000 | RELOCATION - SALE TO SERVICE |
| 4 | 2 | 248820 | 0325 | 04/22/13 | \$620,000 | IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 4 | 2 | 916910 | 0105 | 10/08/13 | \$735,000 | IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 4 | 3 | 259420 | 0335 | 04/23/13 | \$395,000 | IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 4 | 3 | 259420 | 0335 | 06/27/12 | \$244,900 | IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 4 | 3 | 259530 | 0095 | 03/04/13 | \$465,000 | IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 4 | 3 | 259530 | 0030 | 07/26/13 | \$300,000 | RELOCATION - SALE TO SERVICE |
| 4 | 3 | 022303 | 9223 | 05/01/13 | \$599,000 | IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 4 | 3 | 259420 | 0227 | 10/27/11 | \$495,602 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 4 | 3 | 678420 | 0090 | 07/13/11 | \$380,000 | NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE |
| 4 | 5 | 012303 | 9443 | 01/23/13 | \$254,000 | IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 4 | 5 | 012303 | 9424 | 10/25/13 | \$150,000 | NON-REPRESENTATIVE SALE |
| 4 | 5 | 022303 | 9273 | 02/25/11 | \$255,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 5 | 176960 | 0285 | 05/04/11 | \$6,000 | DOR RATIO;NO MARKET EXPOSURE; EASEMENT OR RIGHT-OF-WAY |
| 4 | 5 | 632900 | 0335 | 04/27/11 | \$167,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE |
| 4 | 5 | 710000 | 0015 | 07/31/12 | \$166,569 | DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 4 | 5 | 710000 | 0135 | 10/01/13 | \$322,500 | IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 4 | 5 | 710000 | 0060 | 05/03/13 | \$244,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 5 | 710060 | 0035 | 12/04/12 | \$277,760 | NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS |
| 4 | 5 | 809840 | 0035 | 02/28/11 | \$150,000 | DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 5 | 809840 | 0095 | 12/11/13 | \$406,000 | UNFIN AREA |
| 4 | 5 | 502820 | 0010 | 10/09/13 | \$377,000 | IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 4 | 5 | 502820 | 0005 | 01/06/12 | \$229,141 | NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS |
| 4 | 5 | 511900 | 0220 | 05/11/11 | \$344,000 | RELOCATION - SALE TO SERVICE |
| 4 | 5 | 632900 | 0385 | 04/11/12 | \$325,000 | DOR RATIO;OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 5 | 790220 | 0110 | 06/14/13 | \$168,053 | DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR |

Improved Sales Removed in This Annual Update Analysis Area 017 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|-----------|-------------|----------------------------------------------------------------------------|
| 4 | 5 | 809840 | 0316 | 10/20/11 | \$240,000 | NO MARKET EXPOSURE |
| 4 | 6 | 248720 | 1355 | 08/19/11 | \$650,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE |
| 4 | 6 | 028700 | 0125 | 08/20/12 | \$645,000 | IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 4 | 6 | 028700 | 0170 | 02/04/11 | \$435,000 | NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 6 | 259420 | 0120 | 01/23/13 | \$200,000 | DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 4 | 6 | 259420 | 0070 | 06/03/11 | \$720,000 | RELOCATION - SALE TO SERVICE |
| 4 | 6 | 932280 | 0250 | 02/11/11 | \$565,000 | IMP CHARS CHANGED SINCE SALE; OBSOL |
| 4 | 6 | 932280 | 0245 | 09/12/13 | \$810,000 | IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 4 | 6 | 932280 | 0230 | 07/17/12 | \$830,000 | NON-REPRESENTATIVE SALE |
| 4 | 6 | 932280 | 0160 | 07/12/13 | \$380,000 | DIAGNOSTIC OUTLIER/STATISTCAL OUTLIER |
| 4 | 6 | 932280 | 0344 | 11/19/13 | \$1,360,102 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY |
| 4 | 6 | 932280 | 0160 | 01/15/13 | \$405,603 | EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE; BANKRUPTCY |
| 4 | 7 | 198120 | 0169 | 02/09/12 | \$750,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARS CHANGED SINCE SALE |
| 4 | 7 | 352403 | 9183 | 01/24/11 | \$277,672 | DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.) |
| 4 | 7 | 028400 | 0200 | 09/27/11 | \$1,075,000 | OBSOLESCENCE |
| 4 | 7 | 352403 | 9055 | 04/26/13 | \$1,435,000 | UNFIN AREA |
| 4 | 7 | 028400 | 0090 | 02/10/12 | \$950,000 | OBSOLESCENCE |

Vacant Sales Used in this Annual Update Analysis Area 017

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Lot Size | View | Waterfront |
|----------|------|--------|-------|-----------|------------|----------|------|------------|
| 001 | 9 | 271660 | 0008 | 5/24/2011 | \$230,000 | 6,875 | Y | N |
| 001 | 9 | 301330 | 0597 | 6/29/2011 | \$167,500 | 4,227 | Y | N |
| 001 | 9 | 301330 | 0910 | 3/28/2011 | \$185,000 | 4,211 | Y | N |
| 001 | 9 | 301330 | 1175 | 6/13/2012 | \$200,000 | 4,203 | Y | N |
| 001 | 9 | 431920 | 0095 | 9/9/2013 | \$200,000 | 8,014 | Y | N |
| 003 | 2 | 150480 | 0120 | 4/10/2012 | \$132,000 | 5,400 | N | N |
| 003 | 4 | 745400 | 0111 | 12/3/2013 | \$95,000 | 6,776 | N | N |
| 004 | 1 | 003400 | 1516 | 8/22/2011 | \$200,000 | 6,600 | Y | N |
| 004 | 1 | 178150 | 0506 | 7/26/2013 | \$244,000 | 10,500 | Y | N |
| 004 | 1 | 916960 | 0304 | 12/6/2011 | \$110,000 | 10,095 | N | N |
| 004 | 2 | 248720 | 0465 | 12/3/2013 | \$338,000 | 9,292 | Y | N |
| 004 | 2 | 248720 | 0530 | 9/14/2011 | \$157,000 | 6,400 | Y | N |
| 004 | 3 | 259420 | 0161 | 6/26/2012 | \$275,000 | 8,480 | N | N |
| 004 | 3 | 259420 | 0555 | 4/26/2011 | \$141,000 | 9,152 | N | N |
| 004 | 6 | 022303 | 9188 | 6/15/2011 | \$125,000 | 7,198 | Y | N |
| 004 | 6 | 022303 | 9279 | 7/8/2011 | \$165,000 | 18,300 | Y | N |
| 004 | 6 | 028400 | 0222 | 6/11/2012 | \$142,000 | 11,250 | Y | N |
| 004 | 7 | 028400 | 0212 | 3/29/2012 | \$380,000 | 21,738 | Y | Y |

Vacant Sales Removed in this Annual Update Analysis Area 017

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|------------|-------------|------------------------------------------------------------|
| 001 | 9 | 178250 | 0225 | 8/29/2013 | \$246,100 | EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE |
| 001 | 9 | 249120 | 0680 | 11/7/2012 | \$660,000 | SALES CHARACTERISTICS DON'T MATCH ASSESSOR CHARACTERISTICS |
| 001 | 9 | 301330 | 1115 | 10/22/2012 | \$950,000 | MULTI-PARCEL SALE |
| 003 | 2 | 249120 | 1001 | 3/12/2012 | \$240,000 | MULTI-PARCEL SALE |
| 003 | 2 | 249120 | 1070 | 8/24/2011 | \$286,000 | MULTI-PARCEL SALE |
| 003 | 2 | 249120 | 1070 | 9/13/2012 | \$348,888 | MULTI-PARCEL SALE |
| 003 | 3 | 025400 | 0603 | 9/19/2012 | \$230,500 | MULTI-PARCEL SALE |
| 003 | 3 | 025400 | 0607 | 9/19/2012 | \$230,500 | MULTI-PARCEL SALE |
| 003 | 3 | 190960 | 0025 | 3/11/2011 | \$138,000 | SEGREGATION AND OR MERGER |
| 003 | 3 | 285860 | 0021 | 9/21/2012 | \$12,000 | RELATED PARTY, FRIEND OR NEIGHBOR |
| 003 | 4 | 745400 | 0111 | 7/11/2013 | \$65,000 | NON-REPRESENTATIVE SALE |
| 004 | 1 | 861260 | 0030 | 8/15/2012 | \$1,250,000 | MULTI-PARCEL SALE |
| 004 | 1 | 916960 | 0250 | 6/9/2011 | \$255,000 | QUIT CLAIM DEED; |
| 004 | 2 | 248820 | 0080 | 3/29/2012 | \$309,000 | MULTI-PARCEL SALE |
| 004 | 2 | 248820 | 0085 | 3/29/2012 | \$309,000 | MULTI-PARCEL SALE |
| 004 | 2 | 259780 | 0035 | 1/18/2012 | \$390,000 | MULTI-PARCEL SALE |
| 004 | 2 | 259780 | 0036 | 1/18/2012 | \$390,000 | MULTI-PARCEL SALE |
| 004 | 6 | 022303 | 9244 | 3/17/2011 | \$1,018,000 | MULTI-PARCEL SALE |
| 004 | 6 | 028400 | 0204 | 3/26/2012 | \$670,000 | MULTI-PARCEL SALE |
| 004 | 6 | 234680 | 0081 | 5/1/2013 | \$650,000 | SEGREGATION AND/OR MERGER |
| 004 | 7 | 028400 | 0182 | 12/26/2012 | \$440,000 | NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR |

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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

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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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

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

Scope of Work Performed:

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

Certification:

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

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

None

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

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

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



Appraiser II

7/15/2014

Date