

Executive Summary

Rainier Beach - Area 022

Annual Update

Characteristics Based Market Adjustment for 2014 Assessment Roll

Previous Physical Inspection: 2013
Number of Improved Sales: 298
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 | \$74,100 | \$132,700 | \$206,800 | | | 11.63% |
| 2014 Value | \$84,800 | \$175,500 | \$260,300 | \$282,000 | 92.6% | 11.46% |
| \$ Change | +\$10,700 | +\$42,800 | +\$53,500 | | | |
| % Change | +14.4% | +32.3% | +25.9% | | | |

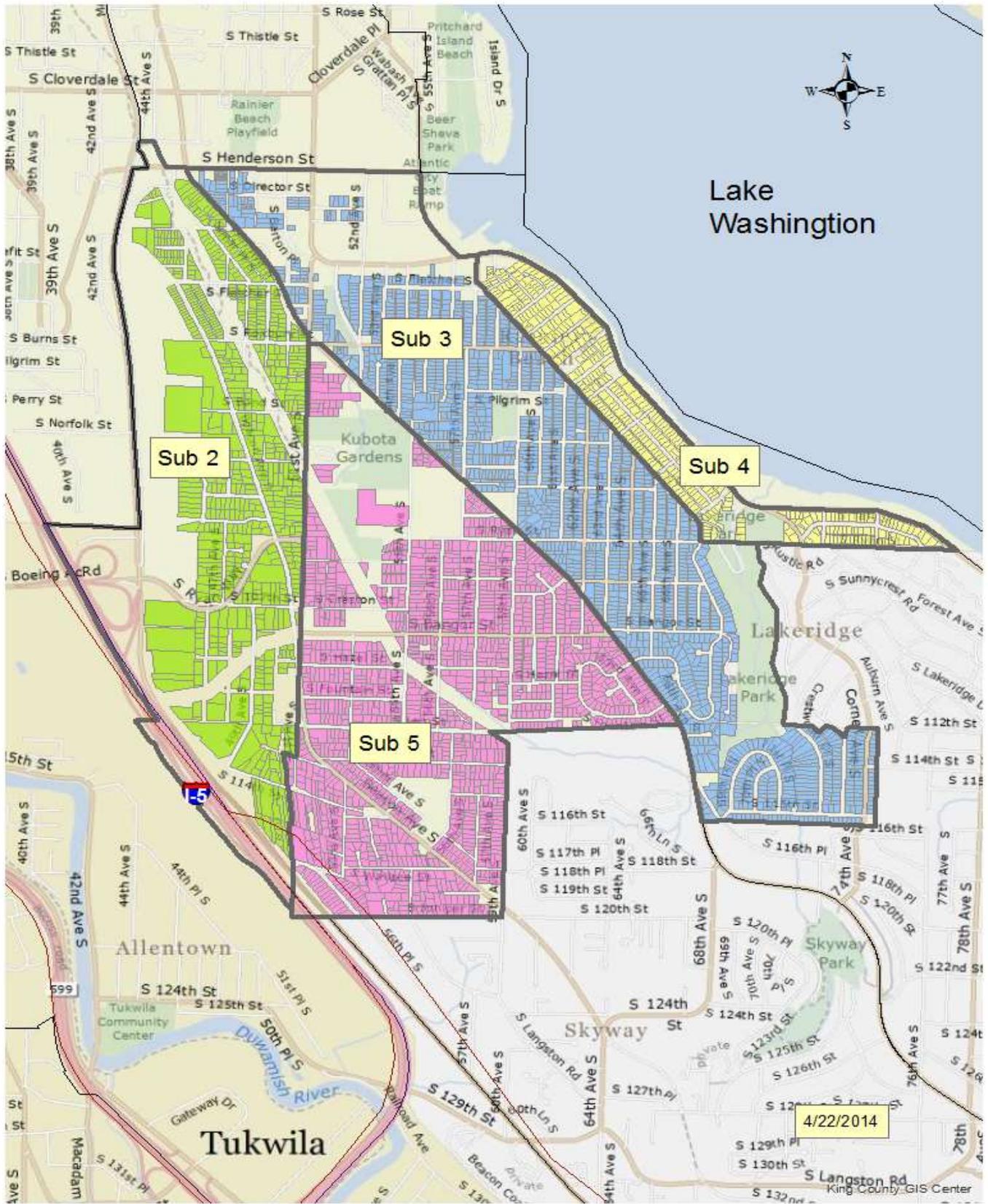
Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2014 COD of 11.46% is an improvement from the previous COD of 11.63%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards 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 | \$73,300 | \$112,400 | \$185,700 |
| 2014 Value | \$83,900 | \$149,500 | \$233,400 |
| % Change | +14.5% | +33.0% | +25.7% |

Number of one to three unit residences in the population: 3,772

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a characteristic-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, parcels whose grade was less than 7 were generally at higher assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.

Area 022 - Map



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

Area 022 - Model Adjustments 1-3 Unit Residences

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

| Standard Area Adjustment | # Parcels Adjusted | % of Population |
|--------------------------|--------------------|-----------------|
| +26.89% | 2,934 | 78% |

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 |
|----------------------|---------|---------|----------|-------|
| LowGrade<7 | +21.11% | 52 | 838 | 6% |

Choose a Multi-Variable Statement

Generally, LowGrade<7 parcels were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

Annual Update Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: April 23, 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 9 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 +14.5% increase in land assessments in the area for the 2014 Assessment Year. The formula is:

2014 Land Value = 2013 Land Value * 1.150, with the result truncated to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a characteristic-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, parcels whose grade was less than 7 were generally at higher assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 298 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:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * (1 - 0.06) / (.740809 + 3.537666E-02 * \text{LowGrade} < 7)$$

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

There were no recent fair market sales of mobile homes within Area 022; therefore mobile homes were adjusted by the LowGrade<7 variable of +21.11%. The adjustment formula is:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * 1.2111$$

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

Results

The resulting assessment level is 0.926. 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 +25.7%. 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) * 1.259.
- 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 previous total value is multiplied by land factor of 1.150 to arrive at a new total value. (2013 Land Value + Previous Improvement Value) * 1.150.
- 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.

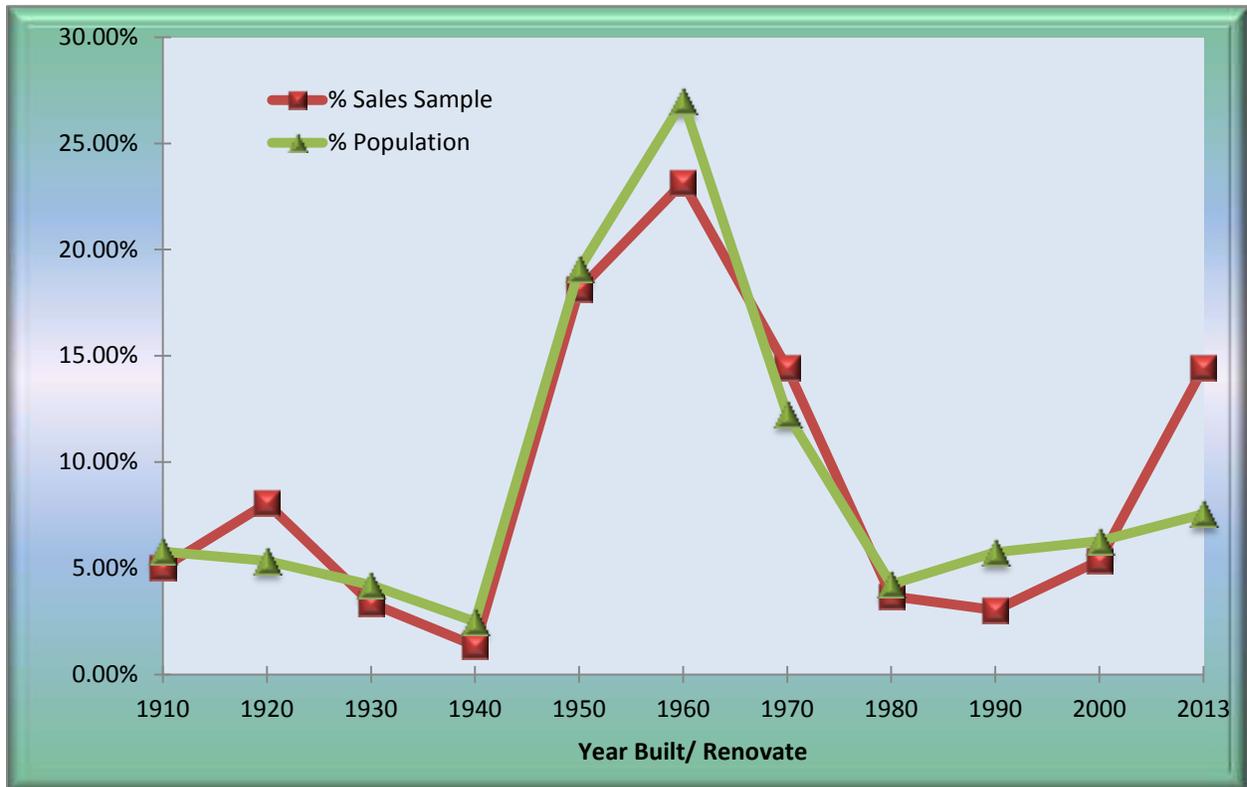
Sales Sample Representation of Population Year Built or Renovated

Sales Sample

| Year Built/Ren | Frequency | % Sales Sample |
|----------------|-----------|----------------|
| 1910 | 15 | 5.03% |
| 1920 | 24 | 8.05% |
| 1930 | 10 | 3.36% |
| 1940 | 4 | 1.34% |
| 1950 | 54 | 18.12% |
| 1960 | 69 | 23.15% |
| 1970 | 43 | 14.43% |
| 1980 | 11 | 3.69% |
| 1990 | 9 | 3.02% |
| 2000 | 16 | 5.37% |
| 2013 | 43 | 14.43% |
| 298 | | |

Population

| Year Built/Ren | Frequency | % Population |
|----------------|-----------|--------------|
| 1910 | 218 | 5.78% |
| 1920 | 202 | 5.36% |
| 1930 | 159 | 4.22% |
| 1940 | 94 | 2.49% |
| 1950 | 720 | 19.09% |
| 1960 | 1,018 | 26.99% |
| 1970 | 462 | 12.25% |
| 1980 | 160 | 4.24% |
| 1990 | 217 | 5.75% |
| 2000 | 237 | 6.28% |
| 2013 | 285 | 7.56% |
| 3,772 | | |



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

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

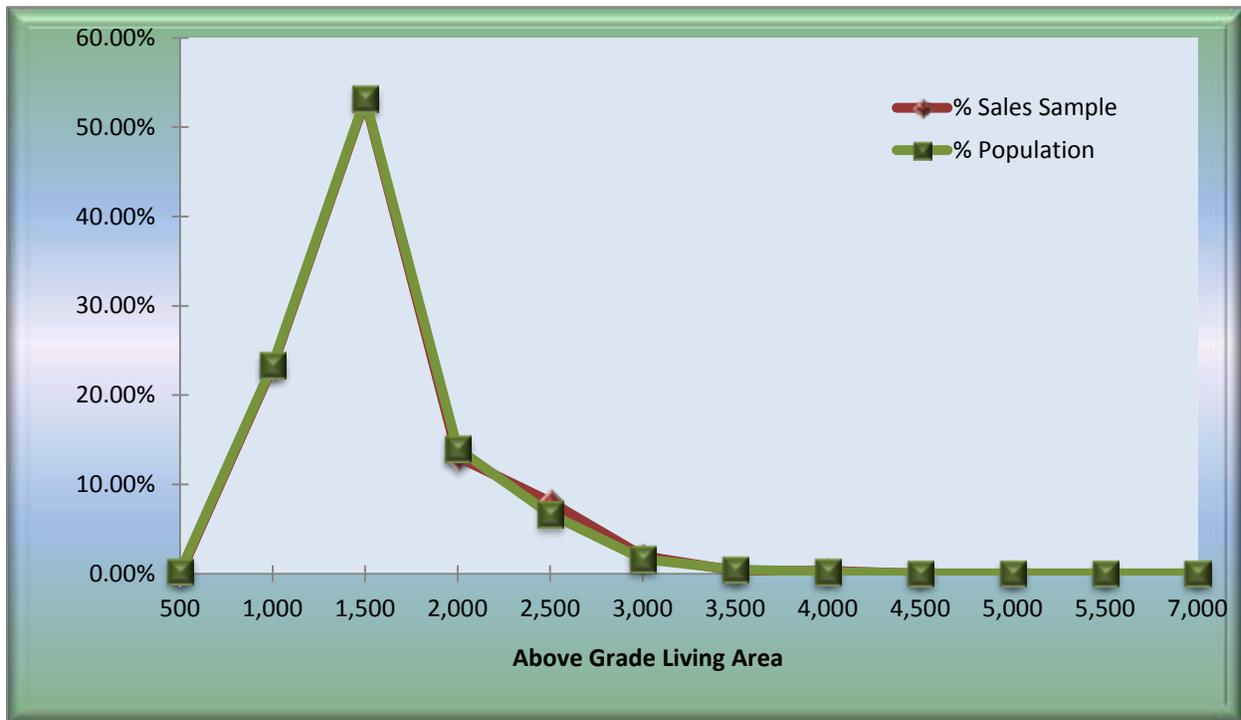
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

| AGLA | Frequency | % Sales Sample |
|-------|-----------|----------------|
| 500 | 0 | 0.00% |
| 1,000 | 69 | 23.15% |
| 1,500 | 158 | 53.02% |
| 2,000 | 39 | 13.09% |
| 2,500 | 24 | 8.05% |
| 3,000 | 6 | 2.01% |
| 3,500 | 1 | 0.34% |
| 4,000 | 1 | 0.34% |
| 4,500 | 0 | 0.00% |
| 5,000 | 0 | 0.00% |
| 5,500 | 0 | 0.00% |
| 7,000 | 0 | 0.00% |
| 298 | | |

Population

| AGLA | Frequency | % Population |
|-------|-----------|--------------|
| 500 | 10 | 0.27% |
| 1,000 | 882 | 23.38% |
| 1,500 | 2,007 | 53.21% |
| 2,000 | 529 | 14.02% |
| 2,500 | 251 | 6.65% |
| 3,000 | 62 | 1.64% |
| 3,500 | 18 | 0.48% |
| 4,000 | 8 | 0.21% |
| 4,500 | 2 | 0.05% |
| 5,000 | 1 | 0.03% |
| 5,500 | 1 | 0.03% |
| 7,000 | 1 | 0.03% |
| 3,772 | | |



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.

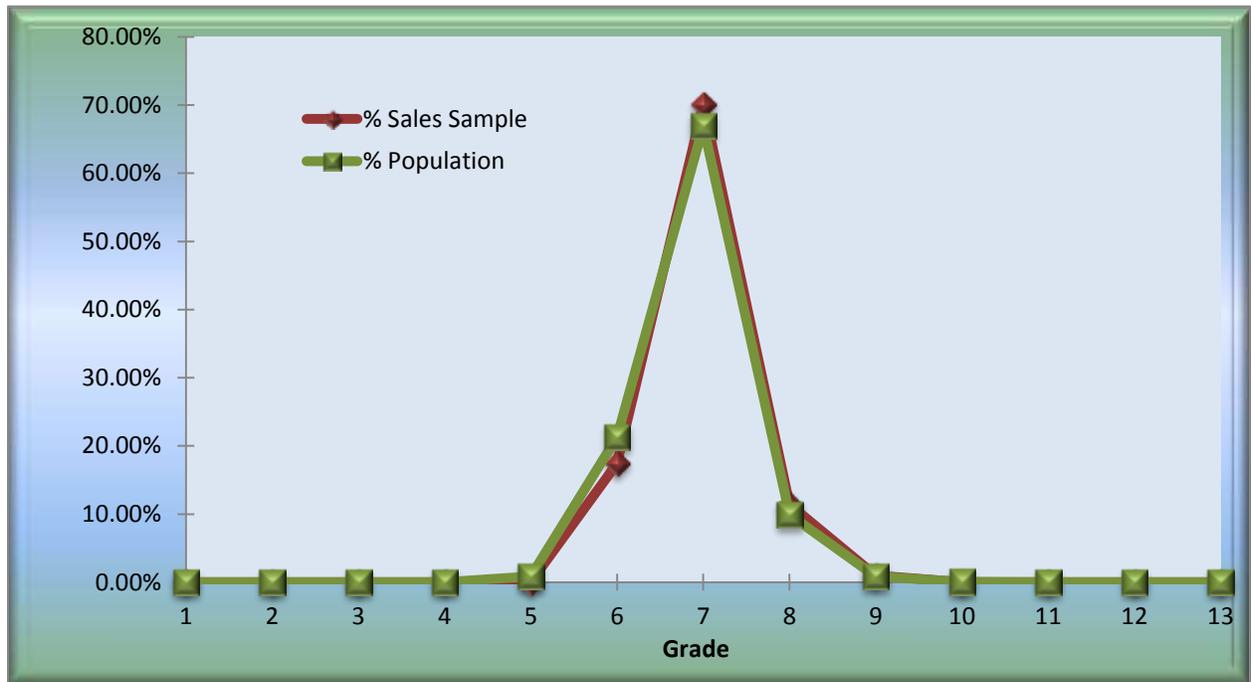
Sales Sample Representation of Population Building Grade

Sales Sample

| Grade | Frequency | % Sales Sample |
|-------|-----------|----------------|
| 1 | 0 | 0.00% |
| 2 | 0 | 0.00% |
| 3 | 0 | 0.00% |
| 4 | 0 | 0.00% |
| 5 | 0 | 0.00% |
| 6 | 52 | 17.45% |
| 7 | 209 | 70.13% |
| 8 | 34 | 11.41% |
| 9 | 3 | 1.01% |
| 10 | 0 | 0.00% |
| 11 | 0 | 0.00% |
| 12 | 0 | 0.00% |
| 13 | 0 | 0.00% |
| 298 | | |

Population

| Grade | Frequency | % Population |
|-------|-----------|--------------|
| 1 | 0 | 0.00% |
| 2 | 0 | 0.00% |
| 3 | 0 | 0.00% |
| 4 | 1 | 0.03% |
| 5 | 33 | 0.87% |
| 6 | 804 | 21.31% |
| 7 | 2,525 | 66.94% |
| 8 | 374 | 9.92% |
| 9 | 32 | 0.85% |
| 10 | 2 | 0.05% |
| 11 | 1 | 0.03% |
| 12 | 0 | 0.00% |
| 13 | 0 | 0.00% |
| 3,772 | | |



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 022 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 1.159, resulting in an adjusted value of \$550,000 ($\$475,000 * 1.159 = \$550,525$) – truncated to the nearest \$1000.

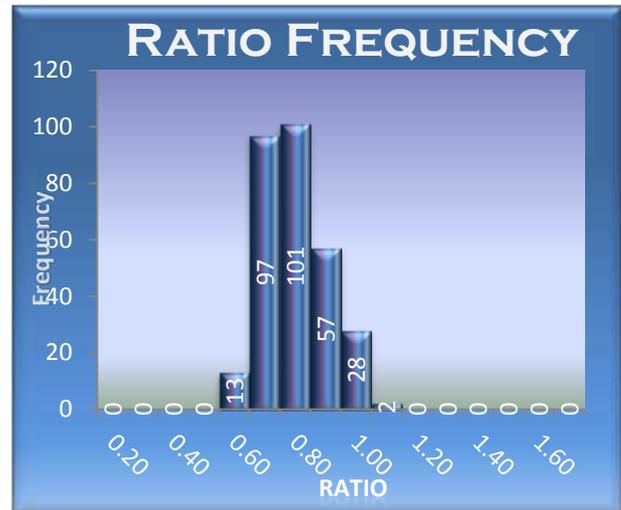
| SaleDate | Adjustment (Factor) | Equivalent Percent |
|-----------|---------------------|--------------------|
| 1/1/2011 | 1.101 | 10.1% |
| 2/1/2011 | 1.112 | 11.2% |
| 3/1/2011 | 1.120 | 12.0% |
| 4/1/2011 | 1.129 | 12.9% |
| 5/1/2011 | 1.137 | 13.7% |
| 6/1/2011 | 1.145 | 14.5% |
| 7/1/2011 | 1.151 | 15.1% |
| 8/1/2011 | 1.157 | 15.7% |
| 9/1/2011 | 1.162 | 16.2% |
| 10/1/2011 | 1.166 | 16.6% |
| 11/1/2011 | 1.170 | 17.0% |
| 12/1/2011 | 1.172 | 17.2% |
| 1/1/2012 | 1.174 | 17.4% |
| 2/1/2012 | 1.176 | 17.6% |
| 3/1/2012 | 1.176 | 17.6% |
| 4/1/2012 | 1.176 | 17.6% |
| 5/1/2012 | 1.175 | 17.5% |
| 6/1/2012 | 1.173 | 17.3% |
| 7/1/2012 | 1.171 | 17.1% |
| 8/1/2012 | 1.168 | 16.8% |
| 9/1/2012 | 1.164 | 16.4% |
| 10/1/2012 | 1.159 | 15.9% |
| 11/1/2012 | 1.154 | 15.4% |
| 12/1/2012 | 1.148 | 14.8% |
| 1/1/2013 | 1.140 | 14.0% |
| 2/1/2013 | 1.133 | 13.3% |
| 3/1/2013 | 1.125 | 12.5% |
| 4/1/2013 | 1.116 | 11.6% |
| 5/1/2013 | 1.106 | 10.6% |
| 6/1/2013 | 1.095 | 9.5% |
| 7/1/2013 | 1.084 | 8.4% |
| 8/1/2013 | 1.072 | 7.2% |
| 9/1/2013 | 1.059 | 5.9% |
| 10/1/2013 | 1.045 | 4.5% |
| 11/1/2013 | 1.031 | 3.1% |
| 12/1/2013 | 1.016 | 1.6% |
| 1/1/2014 | 1.000 | 0.0% |

The time adjustment formula for Area 022 is: $(.740809 - 3.965554E-04 * \text{SaleDay} - 2.987387E-07 * \text{SaleDaySq} + 3.537666E-02 * 0.1744967) / (.740809 + 3.537666E-02 * 0.1744967)$
SaleDay = SaleDate - 41640
SaleDaySq = (SaleDate - 41640)^2

Annual Update Ratio Study Report (Before) – 2013 Assessments

| | | | |
|---------------------------------|--------------------------------|---|---|
| District: WC / Team: 2 | Appr. Date: 1/1/2013 | Date of Report: 4/23/2014 | Sales Dates: 1/2011 - 12/2013 |
| Area Name: Rainier Beach | Appr ID: SKEN | Property Type: 1 to 3 Unit Residences | Adjusted for time? YES |
| Area Number: 22 | | | |

| SAMPLE STATISTICS | |
|---|----------------|
| <i>Sample size (n)</i> | 298 |
| <i>Mean Assessed Value</i> | 206,800 |
| <i>Mean Adj. Sales Price</i> | 282,000 |
| <i>Standard Deviation AV</i> | 66,502 |
| <i>Standard Deviation SP</i> | 95,438 |
| ASSESSMENT LEVEL | |
| <i>Arithmetic Mean Ratio</i> | 0.747 |
| <i>Median Ratio</i> | 0.733 |
| <i>Weighted Mean Ratio</i> | 0.733 |
| UNIFORMITY | |
| <i>Lowest ratio</i> | 0.542 |
| <i>Highest ratio:</i> | 1.014 |
| <i>Coefficient of Dispersion</i> | 11.63% |
| <i>Standard Deviation</i> | 0.105 |
| <i>Coefficient of Variation</i> | 14.01% |
| <i>Price Related Differential (PRD)</i> | 1.019 |
| RELIABILITY | |
| 95% Confidence: Median | |
| <i>Lower limit</i> | 0.717 |
| <i>Upper limit</i> | 0.751 |
| 95% Confidence: Mean | |
| <i>Lower limit</i> | 0.735 |
| <i>Upper limit</i> | 0.759 |
| SAMPLE SIZE EVALUATION | |
| <i>N (population size)</i> | 3772 |
| <i>B (acceptable error - in decimal)</i> | 0.05 |
| <i>S (estimated from this sample)</i> | 0.105 |
| Recommended minimum: | 18 |
| <i>Actual sample size:</i> | 298 |
| Conclusion: | OK |
| NORMALITY | |
| Binomial Test | |
| <i># ratios below mean:</i> | 162 |
| <i># ratios above mean:</i> | 136 |
| <i>z:</i> | 1.506 |
| Conclusion: | Normal* |
| <i>*i.e. no evidence of non-normality</i> | |



COMMENTS:

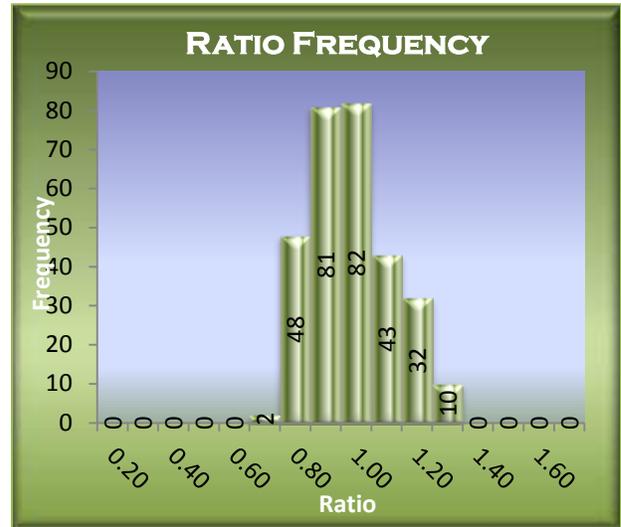
1 to 3 Unit Residences throughout Area 022

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: 2 | Appr. Date: | Date of Report: | Sales Dates: |
| Area Name: Rainier Beach | 1/1/2014 | 4/23/2014 | 1/2011 - 12/2013 |
| Area Number: 22 | Appr. ID: | Property Type: | Adjusted for time? |
| | SKEN | 1 to 3 Unit | YES |

| | |
|---|----------------|
| SAMPLE STATISTICS | |
| Sample size (n) | 298 |
| Mean Assessed Value | 260,300 |
| Mean Sales Price | 282,000 |
| Standard Deviation AV | 85,531 |
| Standard Deviation SP | 95,438 |
| ASSESSMENT LEVEL | |
| Arithmetic Mean Ratio | 0.938 |
| Median Ratio | 0.926 |
| Weighted Mean Ratio | 0.923 |
| UNIFORMITY | |
| Lowest ratio | 0.685 |
| Highest ratio: | 1.285 |
| Coefficient of Dispersion | 11.46% |
| Standard Deviation | 0.130 |
| Coefficient of Variation | 13.91% |
| Price Related Differential (PRD) | 1.016 |
| RELIABILITY | |
| 95% Confidence: Median | |
| Lower limit | 0.905 |
| Upper limit | 0.946 |
| 95% Confidence: Mean | |
| Lower limit | 0.923 |
| Upper limit | 0.953 |
| SAMPLE SIZE EVALUATION | |
| N (population size) | 3772 |
| B (acceptable error - in decimal) | 0.05 |
| S (estimated from this sample) | 0.130 |
| Recommended minimum: | 27 |
| Actual sample size: | 298 |
| Conclusion: | OK |
| NORMALITY | |
| Binomial Test | |
| # ratios below mean: | 160 |
| # ratios above mean: | 138 |
| z: | 1.274 |
| Conclusion: | Normal* |
| *i.e. no evidence of non-normality | |



COMMENTS:

1 to 3 Unit Residences throughout Area 022

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

Improved Sales Used in This Annual Update Analysis Area 022 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | AGLA | Bldg Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|----------------------|
| 2 | 20 | 712930 | 5140 | 06/03/13 | \$152,000 | \$166,000 | 680 | 6 | 1950 | Avg | 6,350 | N | N | 9321 RENTON AVE S |
| 2 | 20 | 785860 | 0070 | 12/27/11 | \$130,000 | \$153,000 | 1,050 | 6 | 1956 | Avg | 9,780 | N | N | 4661 S COOPER ST |
| 2 | 20 | 681060 | 0015 | 08/19/13 | \$160,000 | \$170,000 | 900 | 7 | 1950 | Avg | 7,670 | N | N | 10205 51ST AVE S |
| 2 | 20 | 414430 | 0008 | 06/25/12 | \$195,000 | \$228,000 | 1,040 | 7 | 1962 | Avg | 14,514 | N | N | 9927 51ST AVE S |
| 2 | 20 | 414430 | 0061 | 01/09/12 | \$240,000 | \$282,000 | 1,090 | 7 | 1959 | VGood | 12,800 | Y | N | 9734 49TH AVE S |
| 2 | 20 | 414430 | 0015 | 04/22/11 | \$200,000 | \$227,000 | 1,110 | 7 | 1988 | Avg | 11,217 | N | N | 4833 S GAZELLE ST |
| 2 | 20 | 103700 | 0060 | 12/19/12 | \$240,000 | \$274,000 | 1,220 | 7 | 1960 | Good | 7,980 | N | N | 4620 S VICTOR ST |
| 2 | 20 | 103500 | 0011 | 06/30/11 | \$299,950 | \$345,000 | 1,250 | 7 | 2010 | Avg | 7,740 | N | N | 4770 S BOND ST |
| 2 | 20 | 103500 | 0012 | 05/23/11 | \$310,000 | \$354,000 | 1,260 | 7 | 2010 | Avg | 7,814 | N | N | 4774 S BOND ST |
| 2 | 20 | 103700 | 0100 | 03/07/12 | \$268,000 | \$315,000 | 1,260 | 7 | 1968 | VGood | 17,303 | N | N | 10017 46TH AVE S |
| 2 | 20 | 918820 | 1060 | 11/14/11 | \$199,900 | \$234,000 | 1,260 | 7 | 1968 | Avg | 4,171 | N | N | 9370 48TH AVE S |
| 2 | 20 | 032304 | 9082 | 05/14/13 | \$210,000 | \$231,000 | 1,280 | 7 | 1978 | Good | 7,200 | N | N | 4644 S GAZELLE ST |
| 2 | 20 | 103500 | 0013 | 09/08/11 | \$305,000 | \$355,000 | 1,280 | 7 | 2010 | Avg | 8,138 | N | N | 4778 S BOND ST |
| 2 | 20 | 414430 | 0020 | 11/20/12 | \$140,000 | \$161,000 | 1,280 | 7 | 1979 | Fair | 7,360 | N | N | 9908 BEACON AVE S |
| 2 | 20 | 032304 | 9262 | 07/11/11 | \$230,000 | \$265,000 | 1,310 | 7 | 2001 | Avg | 7,200 | N | N | 4913 S PILGRIM ST |
| 2 | 20 | 032304 | 9199 | 11/30/11 | \$247,000 | \$290,000 | 1,320 | 7 | 1962 | Good | 10,800 | N | N | 9652 BEACON AVE S |
| 2 | 20 | 322620 | 0205 | 06/03/13 | \$189,400 | \$207,000 | 1,320 | 7 | 1956 | Avg | 7,620 | N | N | 9227 RENTON AVE S |
| 2 | 20 | 322620 | 0185 | 04/03/12 | \$230,250 | \$271,000 | 1,340 | 7 | 1968 | VGood | 6,468 | N | N | 9205 RENTON AVE S |
| 2 | 20 | 547680 | 0271 | 06/17/11 | \$290,000 | \$333,000 | 1,440 | 7 | 2003 | Avg | 6,552 | N | N | 4808 S RYAN WAY |
| 2 | 20 | 681060 | 0030 | 05/02/13 | \$254,500 | \$281,000 | 1,500 | 7 | 2012 | Avg | 7,257 | N | N | 10216 BEACON AVE S |
| 2 | 20 | 785860 | 0015 | 08/23/13 | \$350,000 | \$372,000 | 1,510 | 7 | 2013 | Avg | 7,920 | N | N | 4652 S COOPER ST |
| 2 | 20 | 103700 | 0010 | 02/28/13 | \$239,000 | \$269,000 | 1,530 | 7 | 1961 | Avg | 10,918 | N | N | 4726 S VICTOR ST |
| 2 | 20 | 103500 | 0071 | 08/12/11 | \$271,500 | \$315,000 | 1,770 | 7 | 1989 | Avg | 7,662 | N | N | 9682 BEACON AVE S |
| 2 | 20 | 103500 | 0014 | 01/17/13 | \$227,000 | \$258,000 | 1,860 | 7 | 1967 | Avg | 7,800 | N | N | 9675 51ST AVE S |
| 2 | 20 | 032304 | 9260 | 01/28/13 | \$280,000 | \$317,000 | 1,979 | 7 | 1995 | Avg | 7,419 | N | N | 9626 49TH AVE S |
| 2 | 20 | 032304 | 9184 | 01/28/13 | \$237,000 | \$269,000 | 1,400 | 8 | 1957 | Avg | 7,200 | N | N | 9633 51ST AVE S |
| 2 | 20 | 918820 | 1155 | 09/05/13 | \$385,000 | \$407,000 | 2,358 | 8 | 2004 | Avg | 4,155 | Y | N | 4819 S FLETCHER ST |
| 2 | 20 | 918820 | 1130 | 11/20/13 | \$320,168 | \$327,000 | 2,358 | 8 | 2005 | Avg | 4,155 | Y | N | 4815 A S FLETCHER ST |
| 2 | 20 | 918820 | 0800 | 02/21/11 | \$374,991 | \$419,000 | 1,880 | 9 | 2004 | Avg | 3,676 | Y | N | 9312 46TH AVE S |

Improved Sales Used in This Annual Update Analysis Area 022 -- 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 | 10 | 712930 | 5090 | 06/12/12 | \$110,000 | \$129,000 | 910 | 6 | 1914 | Fair | 4,500 | N | N | 5007 S FLETCHER ST |
| 3 | 10 | 713130 | 0034 | 07/09/12 | \$110,000 | \$129,000 | 720 | 7 | 2004 | Avg | 631 | N | N | 5117 B S ROXBURY ST |
| 3 | 10 | 212270 | 0004 | 09/21/12 | \$134,000 | \$156,000 | 900 | 7 | 2006 | Avg | 947 | N | N | 9007 A 46TH AVE S |
| 3 | 10 | 212370 | 0440 | 02/17/12 | \$197,950 | \$233,000 | 1,090 | 7 | 1998 | Avg | 16,200 | N | N | 9129 48TH AVE S |
| 3 | 10 | 212370 | 0385 | 12/23/13 | \$269,000 | \$270,000 | 1,130 | 7 | 1945 | VGood | 5,670 | N | N | 9101 RAINIER AVE S |
| 3 | 10 | 212370 | 0401 | 08/16/12 | \$189,900 | \$221,000 | 1,220 | 7 | 1945 | Good | 5,670 | N | N | 9115 RAINIER AVE S |
| 3 | 10 | 712930 | 5098 | 08/26/13 | \$185,000 | \$196,000 | 1,430 | 7 | 1914 | Avg | 5,830 | Y | N | 9311 51ST AVE S |
| 3 | 10 | 426570 | 0040 | 03/06/13 | \$169,900 | \$191,000 | 1,460 | 7 | 1909 | Avg | 8,400 | N | N | 5120 S DIRECTOR ST |
| 3 | 10 | 212270 | 0045 | 02/10/12 | \$265,000 | \$312,000 | 1,630 | 7 | 1917 | Good | 14,555 | N | N | 4519 S HENDERSON ST |
| 3 | 10 | 712930 | 5040 | 06/16/11 | \$269,000 | \$309,000 | 1,760 | 7 | 1953 | Avg | 5,500 | Y | N | 9284 50TH AVE S |
| 3 | 10 | 806600 | 0046 | 03/06/12 | \$288,100 | \$339,000 | 2,310 | 7 | 1963 | Avg | 7,500 | N | N | 9312 51ST AVE S |
| 3 | 10 | 212270 | 0019 | 09/06/11 | \$175,000 | \$203,000 | 980 | 8 | 2007 | Avg | 1,370 | N | N | 4537 D S HENDERSON ST |
| 3 | 20 | 712930 | 2315 | 08/24/11 | \$121,500 | \$141,000 | 680 | 6 | 1950 | Avg | 5,650 | N | N | 9733 60TH AVE S |
| 3 | 20 | 387890 | 1025 | 11/28/12 | \$197,500 | \$227,000 | 770 | 6 | 1942 | VGood | 5,500 | N | N | 6314 S BANGOR ST |
| 3 | 20 | 712930 | 0655 | 11/04/11 | \$192,500 | \$225,000 | 780 | 6 | 1943 | VGood | 5,650 | N | N | 9809 61ST AVE S |
| 3 | 20 | 405940 | 0640 | 12/23/11 | \$238,000 | \$279,000 | 780 | 6 | 1945 | VGood | 6,420 | N | N | 7124 S 115TH ST |
| 3 | 20 | 435620 | 0060 | 07/31/12 | \$116,000 | \$135,000 | 780 | 6 | 1953 | Avg | 6,000 | N | N | 9632 54TH AVE S |
| 3 | 20 | 406000 | 0490 | 08/30/13 | \$199,950 | \$212,000 | 790 | 6 | 1945 | Good | 6,050 | N | N | 7101 S 115TH ST |
| 3 | 20 | 406000 | 0055 | 09/26/11 | \$215,000 | \$251,000 | 790 | 6 | 1945 | VGood | 10,230 | N | N | 11430 71ST PL S |
| 3 | 20 | 406000 | 0225 | 07/13/11 | \$259,000 | \$299,000 | 810 | 6 | 1945 | VGood | 6,600 | N | N | 11424 69TH PL S |
| 3 | 20 | 077000 | 0005 | 07/19/11 | \$130,000 | \$150,000 | 840 | 6 | 1905 | Avg | 7,500 | N | N | 5525 S NORFOLK ST |
| 3 | 20 | 189500 | 0070 | 10/12/12 | \$200,000 | \$231,000 | 850 | 6 | 1992 | Good | 5,100 | N | N | 9630 56TH AVE S |
| 3 | 20 | 405940 | 0175 | 07/12/13 | \$135,500 | \$146,000 | 880 | 6 | 1944 | Avg | 6,050 | N | N | 11416 WOODLEY AVE S |
| 3 | 20 | 405940 | 0690 | 03/27/12 | \$134,900 | \$159,000 | 880 | 6 | 1944 | Avg | 6,050 | N | N | 7217 S 115TH ST |
| 3 | 20 | 405940 | 0585 | 05/10/12 | \$127,000 | \$149,000 | 880 | 6 | 1945 | Avg | 18,205 | N | N | 11257 CRESTWOOD DR S |
| 3 | 20 | 712930 | 4265 | 12/05/13 | \$189,000 | \$192,000 | 890 | 6 | 1919 | Avg | 5,040 | N | N | 9313 53RD AVE S |
| 3 | 20 | 405940 | 0455 | 05/30/12 | \$235,000 | \$276,000 | 890 | 6 | 1944 | VGood | 6,050 | N | N | 11403 WOODLEY AVE S |
| 3 | 20 | 405940 | 0035 | 10/09/11 | \$179,000 | \$209,000 | 960 | 6 | 1944 | Avg | 6,050 | N | N | 11430 CORNELL AVE S |
| 3 | 20 | 712930 | 0430 | 04/19/12 | \$214,950 | \$253,000 | 960 | 6 | 1942 | Good | 5,650 | N | N | 10027 62ND AVE S |

Improved Sales Used in This Annual Update Analysis Area 022 -- 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 | 20 | 712930 | 4370 | 09/20/13 | \$175,000 | \$184,000 | 980 | 6 | 1954 | Avg | 5,650 | N | N | 9334 52ND AVE S |
| 3 | 20 | 022304 | 9029 | 09/09/13 | \$195,000 | \$206,000 | 980 | 6 | 1911 | Good | 7,564 | N | N | 9648 57TH AVE S |
| 3 | 20 | 712930 | 4115 | 10/02/12 | \$144,500 | \$167,000 | 990 | 6 | 1903 | Avg | 5,500 | Y | N | 9323 54TH AVE S |
| 3 | 20 | 712930 | 0790 | 06/11/13 | \$248,000 | \$271,000 | 1,010 | 6 | 1911 | Good | 5,650 | Y | N | 9833 62ND AVE S |
| 3 | 20 | 713030 | 0305 | 10/21/11 | \$257,000 | \$300,000 | 1,010 | 6 | 1950 | Avg | 5,650 | Y | N | 10058 65TH AVE S |
| 3 | 20 | 712930 | 0685 | 01/11/13 | \$190,000 | \$216,000 | 1,010 | 6 | 1918 | VGood | 5,650 | N | N | 9837 61ST AVE S |
| 3 | 20 | 189500 | 0040 | 06/14/12 | \$195,000 | \$229,000 | 1,040 | 6 | 1918 | Good | 5,100 | N | N | 9633 57TH AVE S |
| 3 | 20 | 712930 | 3910 | 11/04/13 | \$220,000 | \$226,000 | 1,080 | 6 | 1909 | Good | 5,500 | N | N | 9320 55TH AVE S |
| 3 | 20 | 405940 | 0620 | 06/03/13 | \$162,950 | \$178,000 | 1,120 | 6 | 1945 | Avg | 15,235 | N | N | 11423 CRESTWOOD DR S |
| 3 | 20 | 405940 | 0670 | 03/26/13 | \$230,400 | \$257,000 | 1,130 | 6 | 1944 | Avg | 6,050 | N | N | 7201 S 115TH ST |
| 3 | 20 | 405940 | 0485 | 08/19/13 | \$230,000 | \$245,000 | 1,150 | 6 | 1944 | Good | 6,765 | N | N | 11229 WOODLEY AVE S |
| 3 | 20 | 806700 | 0005 | 08/20/13 | \$218,300 | \$232,000 | 1,190 | 6 | 1911 | Avg | 5,460 | N | N | 10037 61ST AVE S |
| 3 | 20 | 406000 | 0280 | 10/15/13 | \$185,000 | \$192,000 | 1,210 | 6 | 1945 | Avg | 6,050 | N | N | 6916 S 115TH ST |
| 3 | 20 | 405940 | 0135 | 12/16/11 | \$133,999 | \$157,000 | 1,220 | 6 | 1944 | Avg | 6,050 | N | N | 11232 WOODLEY AVE S |
| 3 | 20 | 712980 | 0005 | 01/29/13 | \$145,000 | \$164,000 | 1,370 | 6 | 1962 | Avg | 6,511 | N | N | 9651 56TH AVE S |
| 3 | 20 | 712930 | 0735 | 09/26/13 | \$200,000 | \$210,000 | 1,390 | 6 | 1952 | Good | 5,650 | N | N | 9822 60TH AVE S |
| 3 | 20 | 713030 | 0045 | 05/23/11 | \$375,000 | \$428,000 | 740 | 7 | 1948 | VGood | 6,720 | Y | N | 10127 WATERS AVE S |
| 3 | 20 | 387890 | 0305 | 04/02/13 | \$276,000 | \$308,000 | 760 | 7 | 1947 | VGood | 6,150 | Y | N | 10241 WATERS AVE S |
| 3 | 20 | 297680 | 0450 | 05/09/12 | \$139,900 | \$164,000 | 770 | 7 | 1954 | Avg | 8,113 | N | N | 10630 RENTON AVE S |
| 3 | 20 | 405940 | 0600 | 03/19/13 | \$241,000 | \$270,000 | 790 | 7 | 1945 | Good | 16,500 | N | N | 11407 CRESTWOOD DR S |
| 3 | 20 | 405940 | 0600 | 05/15/12 | \$200,000 | \$235,000 | 790 | 7 | 1945 | Good | 16,500 | N | N | 11407 CRESTWOOD DR S |
| 3 | 20 | 405940 | 0435 | 01/23/13 | \$250,000 | \$284,000 | 810 | 7 | 1944 | VGood | 6,050 | N | N | 11419 WOODLEY AVE S |
| 3 | 20 | 406000 | 0420 | 01/28/13 | \$169,950 | \$193,000 | 840 | 7 | 1945 | Good | 6,840 | N | N | 11439 71ST PL S |
| 3 | 20 | 252090 | 0310 | 02/03/11 | \$141,000 | \$157,000 | 860 | 7 | 1946 | Avg | 6,000 | N | N | 10423 63RD AVE S |
| 3 | 20 | 297680 | 0050 | 07/10/12 | \$228,000 | \$267,000 | 860 | 7 | 1955 | Avg | 7,200 | N | N | 10740 68TH AVE S |
| 3 | 20 | 712930 | 0835 | 04/19/12 | \$190,000 | \$223,000 | 880 | 7 | 1949 | Avg | 5,650 | N | N | 9832 61ST AVE S |
| 3 | 20 | 252090 | 0058 | 11/20/12 | \$130,000 | \$149,000 | 920 | 7 | 1949 | Avg | 3,850 | N | N | 10256 RENTON AVE S |
| 3 | 20 | 712930 | 0540 | 09/27/13 | \$298,900 | \$313,000 | 930 | 7 | 1951 | Good | 5,650 | Y | N | 9809 60TH AVE S |
| 3 | 20 | 806700 | 0095 | 08/24/12 | \$250,000 | \$291,000 | 930 | 7 | 1952 | Good | 5,041 | Y | N | 10028 59TH AVE S |

Improved Sales Used in This Annual Update Analysis Area 022 -- 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 | 20 | 712930 | 0865 | 11/18/13 | \$229,500 | \$235,000 | 940 | 7 | 1943 | Avg | 6,554 | Y | N | 6103 S NORFOLK ST |
| 3 | 20 | 435620 | 0261 | 05/17/11 | \$258,500 | \$295,000 | 960 | 7 | 1910 | Good | 6,500 | N | N | 9627 54TH AVE S |
| 3 | 20 | 712930 | 0200 | 01/11/13 | \$280,000 | \$319,000 | 960 | 7 | 1908 | Good | 5,198 | Y | N | 10061 64TH AVE S |
| 3 | 20 | 712930 | 3685 | 05/25/12 | \$176,000 | \$207,000 | 960 | 7 | 1959 | Avg | 5,250 | N | N | 9365 57TH AVE S |
| 3 | 20 | 712930 | 2210 | 04/20/12 | \$232,500 | \$273,000 | 1,000 | 7 | 1951 | Good | 5,650 | N | N | 9733 61ST AVE S |
| 3 | 20 | 712930 | 4065 | 06/19/12 | \$175,000 | \$205,000 | 1,000 | 7 | 1953 | Good | 5,500 | Y | N | 9314 54TH AVE S |
| 3 | 20 | 712930 | 4005 | 12/04/12 | \$249,950 | \$287,000 | 1,010 | 7 | 1953 | VGood | 5,500 | N | N | 5418 S ROXBURY ST |
| 3 | 20 | 713030 | 0035 | 04/17/13 | \$275,000 | \$305,000 | 1,010 | 7 | 1950 | Avg | 5,250 | Y | N | 10123 WATERS AVE S |
| 3 | 20 | 712930 | 2465 | 10/26/12 | \$205,000 | \$237,000 | 1,010 | 7 | 1926 | Good | 5,250 | Y | N | 9634 59TH AVE S |
| 3 | 20 | 712930 | 2015 | 07/20/11 | \$375,000 | \$433,000 | 1,020 | 7 | 1941 | VGood | 6,000 | Y | N | 9754 62ND AVE S |
| 3 | 20 | 712930 | 4035 | 05/07/13 | \$278,000 | \$307,000 | 1,030 | 7 | 1949 | Good | 5,500 | N | N | 9344 54TH AVE S |
| 3 | 20 | 712930 | 2535 | 09/19/12 | \$297,000 | \$345,000 | 1,040 | 7 | 2012 | Avg | 6,554 | N | N | 9636 60TH AVE S |
| 3 | 20 | 392000 | 0020 | 12/11/12 | \$195,000 | \$223,000 | 1,040 | 7 | 1966 | Avg | 5,492 | N | N | 9618 53RD AVE S |
| 3 | 20 | 392000 | 0010 | 06/01/12 | \$185,199 | \$217,000 | 1,040 | 7 | 1965 | Avg | 5,546 | N | N | 9622 53RD AVE S |
| 3 | 20 | 392000 | 0060 | 12/18/12 | \$250,000 | \$286,000 | 1,040 | 7 | 1965 | Good | 5,438 | N | N | 9617 53RD AVE S |
| 3 | 20 | 297680 | 1025 | 04/04/12 | \$192,000 | \$226,000 | 1,040 | 7 | 1955 | Avg | 7,911 | Y | N | 6601 S BANGOR ST |
| 3 | 20 | 712930 | 2020 | 06/21/13 | \$434,000 | \$472,000 | 1,060 | 7 | 1951 | Good | 6,000 | Y | N | 9750 62ND AVE S |
| 3 | 20 | 297680 | 0190 | 12/07/11 | \$270,000 | \$317,000 | 1,060 | 7 | 1955 | VGood | 7,553 | Y | N | 10814 66TH AVE S |
| 3 | 20 | 387290 | 0060 | 05/22/13 | \$295,000 | \$324,000 | 1,070 | 7 | 1968 | Good | 5,650 | N | N | 9306 52ND AVE S |
| 3 | 20 | 387290 | 0060 | 12/28/12 | \$199,900 | \$228,000 | 1,070 | 7 | 1968 | Good | 5,650 | N | N | 9306 52ND AVE S |
| 3 | 20 | 022304 | 9115 | 05/18/11 | \$190,000 | \$217,000 | 1,080 | 7 | 1956 | Avg | 6,100 | N | N | 5716 S NORFOLK ST |
| 3 | 20 | 712930 | 0155 | 02/22/12 | \$270,000 | \$318,000 | 1,090 | 7 | 1951 | Good | 5,650 | Y | N | 10023 64TH AVE S |
| 3 | 20 | 712930 | 0680 | 05/06/13 | \$261,000 | \$288,000 | 1,100 | 7 | 1943 | Good | 5,650 | N | N | 9833 61ST AVE S |
| 3 | 20 | 022304 | 9141 | 01/16/12 | \$225,000 | \$264,000 | 1,120 | 7 | 2000 | Avg | 5,551 | N | N | 9744 57TH AVE S |
| 3 | 20 | 387890 | 0070 | 06/27/13 | \$315,000 | \$342,000 | 1,130 | 7 | 1956 | Avg | 5,650 | Y | N | 10219 65TH AVE S |
| 3 | 20 | 387890 | 0860 | 04/01/11 | \$280,000 | \$316,000 | 1,150 | 7 | 1948 | Avg | 6,355 | Y | N | 10415 65TH AVE S |
| 3 | 20 | 712930 | 0505 | 01/18/11 | \$249,000 | \$276,000 | 1,150 | 7 | 1978 | Avg | 5,650 | N | N | 10026 61ST AVE S |
| 3 | 20 | 387290 | 0065 | 09/06/11 | \$234,500 | \$273,000 | 1,160 | 7 | 1968 | Avg | 5,650 | N | N | 9314 52ND AVE S |
| 3 | 20 | 712980 | 0042 | 04/26/13 | \$220,000 | \$244,000 | 1,200 | 7 | 1951 | Avg | 6,300 | N | N | 5516 S NORFOLK ST |

Improved Sales Used in This Annual Update Analysis Area 022 -- 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 | 20 | 387890 | 0525 | 05/21/13 | \$295,750 | \$325,000 | 1,200 | 7 | 1928 | Avg | 5,650 | N | N | 10461 WATERS AVE S |
| 3 | 20 | 387890 | 0395 | 08/27/13 | \$308,000 | \$327,000 | 1,200 | 7 | 1947 | Avg | 12,500 | Y | N | 10240 WATERS AVE S |
| 3 | 20 | 712930 | 4100 | 10/05/11 | \$250,000 | \$292,000 | 1,200 | 7 | 1958 | Avg | 7,150 | Y | N | 9315 54TH AVE S |
| 3 | 20 | 713030 | 0620 | 05/01/13 | \$242,000 | \$268,000 | 1,220 | 7 | 1920 | Avg | 8,475 | Y | N | 10026 64TH AVE S |
| 3 | 20 | 712930 | 0780 | 04/23/12 | \$225,000 | \$264,000 | 1,220 | 7 | 1904 | Good | 5,650 | Y | N | 9821 62ND AVE S |
| 3 | 20 | 387890 | 0230 | 05/25/12 | \$352,000 | \$413,000 | 1,220 | 7 | 1946 | VGood | 5,650 | Y | N | 10232 65TH AVE S |
| 3 | 20 | 406000 | 0504 | 10/19/12 | \$290,000 | \$335,000 | 1,220 | 7 | 1986 | Good | 32,504 | N | N | 6734 S 112TH PL |
| 3 | 20 | 435620 | 0040 | 12/06/12 | \$245,000 | \$281,000 | 1,230 | 7 | 2012 | Avg | 7,500 | N | N | 9626 54TH AVE S |
| 3 | 20 | 712930 | 0845 | 11/21/12 | \$255,500 | \$294,000 | 1,250 | 7 | 1955 | Good | 5,650 | N | N | 9822 61ST AVE S |
| 3 | 20 | 022304 | 9110 | 08/21/12 | \$230,000 | \$268,000 | 1,260 | 7 | 1924 | Good | 10,614 | N | N | 5728 S NORFOLK ST |
| 3 | 20 | 712930 | 4725 | 04/21/11 | \$299,000 | \$339,000 | 1,270 | 7 | 1902 | VGood | 4,950 | N | N | 9280 56TH AVE S |
| 3 | 20 | 712930 | 0830 | 07/10/12 | \$262,500 | \$307,000 | 1,270 | 7 | 1915 | Good | 5,650 | N | N | 9836 61ST AVE S |
| 3 | 20 | 712930 | 0515 | 09/21/11 | \$205,000 | \$239,000 | 1,270 | 7 | 1952 | Avg | 5,650 | N | N | 10018 61ST AVE S |
| 3 | 20 | 712930 | 4150 | 05/30/13 | \$175,000 | \$192,000 | 1,290 | 7 | 1914 | Avg | 5,500 | N | N | 9361 54TH AVE S |
| 3 | 20 | 712930 | 4145 | 07/11/12 | \$315,000 | \$369,000 | 1,310 | 7 | 1911 | Good | 5,500 | N | N | 9355 54TH AVE S |
| 3 | 20 | 387890 | 0615 | 12/19/12 | \$220,000 | \$252,000 | 1,310 | 7 | 1912 | Good | 5,650 | Y | N | 10427 67TH AVE S |
| 3 | 20 | 712930 | 2225 | 09/20/12 | \$246,800 | \$286,000 | 1,340 | 7 | 1968 | Avg | 5,650 | N | N | 9747 61ST AVE S |
| 3 | 20 | 713130 | 0258 | 04/16/13 | \$321,200 | \$357,000 | 1,390 | 7 | 1965 | Good | 5,456 | N | N | 5715 S COOPER ST |
| 3 | 20 | 712980 | 0024 | 03/19/13 | \$330,000 | \$370,000 | 1,400 | 7 | 2003 | Avg | 5,956 | N | N | 9727 57TH AVE S |
| 3 | 20 | 712930 | 3578 | 11/28/11 | \$266,200 | \$312,000 | 1,400 | 7 | 2005 | Avg | 5,250 | Y | N | 9330 57TH AVE S |
| 3 | 20 | 297680 | 0350 | 10/08/13 | \$239,500 | \$250,000 | 1,400 | 7 | 1955 | Good | 13,570 | N | N | 10721 66TH AVE S |
| 3 | 20 | 712930 | 1140 | 03/29/11 | \$365,000 | \$412,000 | 1,400 | 7 | 1977 | Avg | 5,760 | Y | N | 9935 65TH AVE S |
| 3 | 20 | 806700 | 0010 | 09/24/12 | \$258,000 | \$299,000 | 1,410 | 7 | 1960 | VGood | 6,600 | N | N | 5915 S COOPER ST |
| 3 | 20 | 387890 | 0215 | 12/24/13 | \$325,000 | \$326,000 | 1,430 | 7 | 1963 | Avg | 5,424 | Y | N | 10248 65TH AVE S |
| 3 | 20 | 297680 | 0360 | 04/02/13 | \$227,000 | \$253,000 | 1,440 | 7 | 1955 | Avg | 7,260 | N | N | 10729 66TH AVE S |
| 3 | 20 | 387890 | 0995 | 10/28/11 | \$204,000 | \$239,000 | 1,440 | 7 | 1954 | Avg | 5,450 | N | N | 10427 64TH AVE S |
| 3 | 20 | 712930 | 0365 | 06/13/11 | \$297,950 | \$342,000 | 1,470 | 7 | 1908 | Good | 5,650 | N | N | 10036 62ND AVE S |
| 3 | 20 | 712930 | 0625 | 05/08/13 | \$250,000 | \$276,000 | 1,490 | 7 | 1907 | Avg | 5,503 | N | N | 9820 59TH AVE S |
| 3 | 20 | 252090 | 0070 | 06/19/13 | \$310,000 | \$337,000 | 1,490 | 7 | 1970 | VGood | 4,520 | N | N | 10200 62ND AVE S |

Improved Sales Used in This Annual Update Analysis Area 022 -- 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 | 20 | 712930 | 1165 | 05/15/12 | \$340,000 | \$399,000 | 1,510 | 7 | 1971 | Avg | 6,000 | Y | N | 9924 64TH AVE S |
| 3 | 20 | 712930 | 1040 | 06/25/12 | \$270,000 | \$316,000 | 1,530 | 7 | 1922 | Avg | 5,650 | Y | N | 9917 64TH AVE S |
| 3 | 20 | 712930 | 0490 | 04/11/13 | \$300,300 | \$334,000 | 1,540 | 7 | 1944 | Good | 5,650 | N | N | 10042 61ST AVE S |
| 3 | 20 | 712930 | 3950 | 09/12/13 | \$235,000 | \$248,000 | 1,550 | 7 | 1948 | Avg | 6,270 | N | N | 9315 55TH AVE S |
| 3 | 20 | 022304 | 9147 | 02/29/12 | \$299,000 | \$352,000 | 1,550 | 7 | 2006 | Avg | 5,877 | N | N | 9738B 57TH AVE S |
| 3 | 20 | 712930 | 0900 | 02/12/13 | \$420,000 | \$474,000 | 1,570 | 7 | 1912 | VGood | 10,170 | Y | N | 9823 63RD AVE S |
| 3 | 20 | 713030 | 0220 | 11/08/12 | \$380,500 | \$438,000 | 1,580 | 7 | 1961 | Good | 8,475 | Y | N | 10135 66TH AVE S |
| 3 | 20 | 414168 | 0180 | 05/03/13 | \$308,000 | \$340,000 | 1,610 | 7 | 1987 | Good | 5,760 | N | N | 10738 68TH PL S |
| 3 | 20 | 387890 | 0454 | 08/29/11 | \$246,000 | \$286,000 | 1,650 | 7 | 1948 | Avg | 6,625 | N | N | 10436 WATERS AVE S |
| 3 | 20 | 414168 | 0090 | 07/22/13 | \$249,950 | \$269,000 | 1,660 | 7 | 1987 | Avg | 5,760 | N | N | 10723 68TH PL S |
| 3 | 20 | 712930 | 0500 | 06/06/13 | \$281,252 | \$308,000 | 1,680 | 7 | 1950 | Avg | 5,650 | N | N | 10032 61ST AVE S |
| 3 | 20 | 022304 | 9018 | 02/19/13 | \$340,000 | \$383,000 | 2,040 | 7 | 1900 | Good | 9,478 | N | N | 9742 57TH AVE S |
| 3 | 20 | 405940 | 0400 | 05/02/12 | \$218,000 | \$256,000 | 2,040 | 7 | 1992 | Good | 6,050 | N | N | 11422 CRESTWOOD DR S |
| 3 | 20 | 022304 | 9137 | 08/07/13 | \$340,000 | \$364,000 | 2,170 | 7 | 2013 | Avg | 6,177 | N | N | 10234 RENTON AVE S |
| 3 | 20 | 712930 | 0235 | 05/27/11 | \$323,000 | \$369,000 | 2,240 | 7 | 1968 | Good | 5,650 | Y | N | 10032 63RD AVE S |
| 3 | 20 | 806700 | 0018 | 11/08/11 | \$243,000 | \$284,000 | 2,350 | 7 | 2000 | Avg | 5,021 | N | N | 10035 A 61ST AVE S |
| 3 | 20 | 713030 | 0440 | 08/15/13 | \$350,000 | \$373,000 | 1,010 | 8 | 1915 | VGood | 5,650 | Y | N | 10009 65TH AVE S |
| 3 | 20 | 712930 | 0935 | 03/19/11 | \$410,000 | \$462,000 | 1,190 | 8 | 1956 | Good | 5,650 | Y | N | 9847 63RD AVE S |
| 3 | 20 | 712930 | 0880 | 08/07/12 | \$488,900 | \$571,000 | 1,220 | 8 | 1991 | Good | 5,311 | Y | N | 9801 63RD AVE S |
| 3 | 20 | 712930 | 0770 | 07/13/11 | \$392,500 | \$453,000 | 1,250 | 8 | 1966 | Good | 5,650 | Y | N | 9813 62ND AVE S |
| 3 | 20 | 387890 | 0270 | 07/26/11 | \$335,000 | \$387,000 | 1,340 | 8 | 1926 | Good | 4,508 | Y | N | 6619 S RYAN ST |
| 3 | 20 | 387890 | 0545 | 04/24/13 | \$365,000 | \$405,000 | 1,400 | 8 | 1999 | Avg | 5,650 | N | N | 10440 67TH AVE S |
| 3 | 20 | 387890 | 0190 | 02/10/11 | \$248,900 | \$277,000 | 1,590 | 8 | 1949 | VGood | 5,650 | Y | N | 10229 66TH AVE S |
| 3 | 20 | 712930 | 3660 | 09/17/12 | \$368,000 | \$427,000 | 1,640 | 8 | 1994 | Good | 5,250 | Y | N | 9345 57TH AVE S |
| 3 | 20 | 712930 | 0586 | 03/23/11 | \$399,950 | \$451,000 | 1,760 | 8 | 2008 | Avg | 6,554 | N | N | 9851 60TH AVE S |
| 3 | 20 | 713030 | 0670 | 02/28/12 | \$510,000 | \$600,000 | 2,280 | 8 | 1928 | Avg | 6,554 | Y | N | 10002 64TH AVE S |
| 3 | 20 | 712930 | 3965 | 09/19/11 | \$369,900 | \$431,000 | 2,340 | 8 | 2008 | Avg | 5,500 | N | N | 9331 55TH AVE S |
| 4 | 20 | 712930 | 3140 | 04/23/12 | \$129,950 | \$153,000 | 770 | 6 | 1949 | Avg | 6,150 | N | N | 6011 S REDWING ST |
| 4 | 20 | 807100 | 0025 | 08/31/11 | \$231,475 | \$269,000 | 1,060 | 6 | 1922 | Avg | 5,687 | N | N | 5817 S FLETCHER ST |

Improved Sales Used in This Annual Update Analysis Area 022 -- 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 | 20 | 712930 | 2860 | 01/03/11 | \$315,000 | \$347,000 | 880 | 7 | 1953 | VGood | 5,250 | Y | N | 6118 S PILGRIM ST |
| 4 | 20 | 713030 | 1025 | 03/19/13 | \$312,500 | \$350,000 | 910 | 7 | 1953 | Avg | 5,198 | Y | N | 10057 ARROWSMITH AVE S |
| 4 | 20 | 524180 | 0035 | 07/05/12 | \$270,000 | \$316,000 | 950 | 7 | 1939 | Good | 4,750 | Y | N | 9330 LIMA TER S |
| 4 | 20 | 712930 | 2695 | 01/10/13 | \$322,000 | \$367,000 | 1,020 | 7 | 1942 | Avg | 5,000 | Y | N | 9714 WATERS AVE S |
| 4 | 20 | 807300 | 0050 | 07/06/12 | \$235,000 | \$275,000 | 1,030 | 7 | 1956 | Avg | 5,000 | Y | N | 6705 S THAYER ST |
| 4 | 20 | 712930 | 1530 | 09/27/13 | \$429,900 | \$450,000 | 1,130 | 7 | 1959 | Good | 5,250 | Y | N | 9808 WATERS AVE S |
| 4 | 20 | 713030 | 1180 | 07/26/12 | \$319,500 | \$373,000 | 1,140 | 7 | 1951 | Avg | 8,715 | Y | N | 10004 WATERS AVE S |
| 4 | 20 | 807100 | 0095 | 01/10/12 | \$230,000 | \$270,000 | 1,250 | 7 | 1927 | Avg | 3,666 | N | N | 5908 S CARVER ST |
| 4 | 20 | 712930 | 3135 | 05/08/12 | \$155,000 | \$182,000 | 1,280 | 7 | 1969 | Avg | 2,380 | N | N | 9550 WATERS AVE S |
| 4 | 20 | 807100 | 0030 | 07/26/12 | \$297,000 | \$347,000 | 1,340 | 7 | 2012 | Avg | 5,992 | N | N | 5815 S FLETCHER ST |
| 4 | 20 | 713030 | 0725 | 05/25/12 | \$344,900 | \$405,000 | 1,430 | 7 | 2011 | Avg | 6,875 | Y | N | 9917 RAINIER AVE S |
| 4 | 20 | 807100 | 0080 | 08/01/13 | \$304,300 | \$326,000 | 1,440 | 7 | 1927 | Avg | 4,324 | N | N | 9336 WATERS AVE S |
| 4 | 20 | 712930 | 2690 | 05/15/12 | \$474,000 | \$557,000 | 2,130 | 7 | 1994 | Avg | 5,800 | Y | N | 9718 WATERS AVE S |
| 4 | 20 | 712930 | 1445 | 01/10/13 | \$400,000 | \$455,000 | 1,330 | 8 | 2012 | Avg | 5,650 | Y | N | 9849 ARROWSMITH AVE S |
| 4 | 20 | 524180 | 0060 | 03/21/13 | \$425,000 | \$476,000 | 1,730 | 8 | 1959 | Avg | 6,549 | Y | N | 9306 MAYES CT S |
| 4 | 20 | 712930 | 1900 | 09/04/13 | \$350,000 | \$370,000 | 1,890 | 8 | 1919 | Good | 5,650 | Y | N | 9767 ARROWSMITH AVE S |
| 4 | 20 | 712930 | 1415 | 01/05/12 | \$440,000 | \$517,000 | 2,090 | 8 | 1907 | Avg | 7,006 | Y | N | 9833 ARROWSMITH AVE S |
| 4 | 20 | 712930 | 3355 | 05/11/12 | \$380,000 | \$446,000 | 2,130 | 8 | 1911 | Good | 9,396 | Y | N | 9605 RAINIER AVE S |
| 4 | 20 | 712930 | 1490 | 08/27/12 | \$490,000 | \$571,000 | 2,410 | 8 | 1931 | Good | 11,340 | Y | N | 9908 WATERS AVE S |
| 4 | 20 | 712930 | 3150 | 08/29/11 | \$350,000 | \$406,000 | 3,590 | 8 | 2006 | Avg | 6,900 | N | N | 6027 S REDWING ST |
| 4 | 20 | 737760 | 0023 | 02/13/13 | \$341,500 | \$386,000 | 1,800 | 9 | 2003 | Avg | 6,800 | Y | N | 9276 LIMA TER S |
| 4 | 40 | 806900 | 0216 | 03/19/12 | \$274,800 | \$323,000 | 940 | 7 | 1928 | VGood | 10,062 | Y | N | 7503 S TAFT ST |
| 4 | 40 | 807300 | 0315 | 02/07/12 | \$229,000 | \$269,000 | 2,320 | 7 | 1997 | Avg | 5,700 | N | N | 10120 CORNELL AVE S |
| 4 | 40 | 806900 | 0230 | 06/04/12 | \$406,000 | \$476,000 | 1,120 | 8 | 1911 | VGood | 7,679 | Y | N | 7519 S TAFT ST |
| 4 | 40 | 712930 | 0030 | 10/24/11 | \$419,000 | \$490,000 | 2,210 | 8 | 1910 | Good | 7,140 | Y | N | 7227 S TAFT ST |
| 4 | 40 | 806900 | 0229 | 07/05/12 | \$576,000 | \$674,000 | 3,300 | 8 | 2005 | Avg | 6,910 | Y | N | 7514 S RYAN ST |
| 4 | 40 | 807300 | 0400 | 09/29/11 | \$554,000 | \$646,000 | 2,960 | 9 | 2005 | Avg | 6,478 | Y | N | 7100 S RYAN ST |
| 5 | 20 | 335240 | 1005 | 01/10/12 | \$150,000 | \$176,000 | 750 | 6 | 1914 | Good | 4,630 | N | N | 5623 S AVON ST |
| 5 | 20 | 335240 | 1875 | 06/01/11 | \$140,000 | \$160,000 | 750 | 6 | 1946 | Good | 4,500 | N | N | 11239 LUTHER AVE S |

Improved Sales Used in This Annual Update Analysis Area 022 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | AGLA | Bldg Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|--------------------|
| 5 | 20 | 335240 | 2281 | 03/23/11 | \$117,000 | \$132,000 | 750 | 6 | 1951 | Avg | 4,500 | N | N | 11762 BEACON AVE S |
| 5 | 20 | 936870 | 0294 | 06/20/13 | \$148,000 | \$161,000 | 800 | 6 | 1946 | Avg | 9,200 | N | N | 5604 S FOUNTAIN ST |
| 5 | 20 | 335240 | 2121 | 06/12/13 | \$175,000 | \$191,000 | 880 | 6 | 1942 | VGood | 9,600 | N | N | 11270 57TH AVE S |
| 5 | 20 | 806800 | 0730 | 12/26/13 | \$160,000 | \$161,000 | 930 | 6 | 1918 | Avg | 5,336 | N | N | 10207 56TH AVE S |
| 5 | 20 | 334840 | 1056 | 12/06/13 | \$155,000 | \$157,000 | 1,000 | 6 | 1909 | Avg | 21,056 | N | N | 11211 53RD AVE S |
| 5 | 20 | 547620 | 0165 | 06/23/13 | \$257,500 | \$280,000 | 1,010 | 6 | 1919 | Good | 8,162 | N | N | 5349 S CRESTON ST |
| 5 | 20 | 806800 | 0075 | 11/13/12 | \$265,000 | \$305,000 | 1,040 | 6 | 1936 | Good | 6,950 | Y | N | 5703 S RYAN ST |
| 5 | 20 | 936870 | 0280 | 05/13/11 | \$185,000 | \$211,000 | 1,080 | 6 | 1941 | Good | 5,884 | N | N | 5610 S LEO ST |
| 5 | 20 | 806800 | 0532 | 07/23/12 | \$160,000 | \$187,000 | 1,140 | 6 | 1950 | Good | 4,592 | N | N | 5516 S BANGOR ST |
| 5 | 20 | 936870 | 0160 | 02/06/12 | \$243,950 | \$287,000 | 1,210 | 6 | 1939 | Avg | 14,257 | N | N | 10733 56TH AVE S |
| 5 | 20 | 335240 | 1034 | 03/16/12 | \$215,000 | \$253,000 | 1,290 | 6 | 1943 | Good | 7,865 | N | N | 11127 59TH AVE S |
| 5 | 20 | 806800 | 0440 | 10/10/13 | \$205,000 | \$213,000 | 1,620 | 6 | 1918 | Avg | 18,800 | N | N | 10219 57TH AVE S |
| 5 | 20 | 297680 | 0620 | 08/23/12 | \$234,000 | \$273,000 | 820 | 7 | 1954 | Good | 12,950 | N | N | 6206 S HAZEL CT |
| 5 | 20 | 297680 | 0590 | 02/07/12 | \$110,800 | \$130,000 | 840 | 7 | 1954 | Avg | 7,461 | N | N | 10665 63RD AVE S |
| 5 | 20 | 335240 | 1675 | 11/13/13 | \$170,000 | \$174,000 | 890 | 7 | 1954 | Avg | 6,000 | N | N | 11117 LUTHER AVE S |
| 5 | 20 | 335240 | 0855 | 11/05/12 | \$166,000 | \$191,000 | 910 | 7 | 1980 | Avg | 11,400 | N | N | 5717 S LEO ST |
| 5 | 20 | 806800 | 0670 | 06/24/13 | \$225,000 | \$245,000 | 920 | 7 | 1951 | Avg | 10,672 | N | N | 10243 56TH AVE S |
| 5 | 20 | 335240 | 2006 | 03/28/13 | \$151,000 | \$169,000 | 920 | 7 | 1951 | Avg | 9,440 | N | N | 11255 57TH AVE S |
| 5 | 20 | 039300 | 0015 | 11/16/12 | \$189,950 | \$219,000 | 940 | 7 | 1952 | Avg | 5,200 | N | N | 10259 RENTON AVE S |
| 5 | 20 | 297680 | 0491 | 01/07/13 | \$195,000 | \$222,000 | 960 | 7 | 1954 | Avg | 7,440 | N | N | 10735 RENTON AVE S |
| 5 | 20 | 335240 | 0287 | 12/30/13 | \$145,000 | \$145,000 | 960 | 7 | 1955 | Avg | 7,350 | N | N | 10711 55TH AVE S |
| 5 | 20 | 335240 | 0287 | 09/19/13 | \$120,000 | \$126,000 | 960 | 7 | 1955 | Avg | 7,350 | N | N | 10711 55TH AVE S |
| 5 | 20 | 297680 | 0675 | 03/29/11 | \$141,000 | \$159,000 | 960 | 7 | 1954 | Avg | 7,320 | N | N | 6230 S FOUNTAIN ST |
| 5 | 20 | 335240 | 2233 | 10/12/12 | \$199,950 | \$231,000 | 990 | 7 | 1962 | Avg | 6,720 | N | N | 11711 LUTHER AVE S |
| 5 | 20 | 297680 | 0965 | 06/28/13 | \$224,000 | \$243,000 | 1,010 | 7 | 1954 | Avg | 7,560 | N | N | 6231 S FOUNTAIN ST |
| 5 | 20 | 547620 | 0145 | 09/27/11 | \$149,950 | \$175,000 | 1,010 | 7 | 1952 | Avg | 9,300 | N | N | 5427 S PRENTICE ST |
| 5 | 20 | 547620 | 0075 | 08/14/13 | \$163,000 | \$174,000 | 1,010 | 7 | 1963 | Avg | 7,700 | N | N | 5125 S RUGGLES ST |
| 5 | 20 | 335240 | 2090 | 08/09/12 | \$145,000 | \$169,000 | 1,010 | 7 | 1963 | Avg | 8,000 | N | N | 11244 57TH AVE S |
| 5 | 20 | 335240 | 2081 | 01/13/12 | \$160,000 | \$188,000 | 1,020 | 7 | 1956 | Avg | 7,520 | N | N | 11226 57TH AVE S |

Improved Sales Used in This Annual Update Analysis Area 022 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | AGLA | Bldg Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|--------------------|
| 5 | 20 | 936870 | 0047 | 08/10/12 | \$214,000 | \$250,000 | 1,040 | 7 | 1955 | Good | 7,440 | N | N | 10631 59TH AVE S |
| 5 | 20 | 936870 | 0121 | 08/05/13 | \$210,000 | \$225,000 | 1,040 | 7 | 1963 | Good | 7,830 | N | N | 5530 S HAZEL ST |
| 5 | 20 | 297680 | 0665 | 06/01/12 | \$263,950 | \$310,000 | 1,040 | 7 | 1954 | Good | 7,200 | N | N | 6240 S FOUNTAIN ST |
| 5 | 20 | 056100 | 0486 | 10/01/13 | \$214,900 | \$225,000 | 1,040 | 7 | 1961 | Good | 7,027 | N | N | 10616 61ST AVE S |
| 5 | 20 | 297680 | 0510 | 09/30/13 | \$135,000 | \$141,000 | 1,050 | 7 | 1954 | Avg | 7,200 | N | N | 10751 RENTON AVE S |
| 5 | 20 | 335240 | 0683 | 02/05/13 | \$135,000 | \$153,000 | 1,060 | 7 | 1965 | Avg | 7,200 | N | N | 5319 S LEO ST |
| 5 | 20 | 335240 | 1910 | 10/28/13 | \$201,000 | \$208,000 | 1,080 | 7 | 1964 | Avg | 6,000 | N | N | 11203 LUTHER AVE S |
| 5 | 20 | 547620 | 0006 | 07/09/12 | \$152,500 | \$178,000 | 1,080 | 7 | 1961 | Avg | 7,740 | N | N | 10202 51ST AVE S |
| 5 | 20 | 547620 | 0146 | 11/26/13 | \$184,500 | \$188,000 | 1,130 | 7 | 1954 | Avg | 9,393 | N | N | 10425 55TH AVE S |
| 5 | 20 | 335240 | 1655 | 04/03/13 | \$158,000 | \$176,000 | 1,130 | 7 | 1954 | Avg | 6,000 | N | N | 11129 LUTHER AVE S |
| 5 | 20 | 022304 | 9130 | 11/26/12 | \$238,000 | \$273,000 | 1,160 | 7 | 1972 | Avg | 6,660 | N | N | 10601 RENTON AVE S |
| 5 | 20 | 335240 | 1052 | 03/29/12 | \$160,000 | \$188,000 | 1,170 | 7 | 1962 | VGood | 7,272 | N | N | 5702 S AUGUSTA ST |
| 5 | 20 | 547620 | 0136 | 11/06/12 | \$198,000 | \$228,000 | 1,180 | 7 | 1961 | Avg | 8,280 | N | N | 5333 S PRENTICE ST |
| 5 | 20 | 335240 | 0710 | 11/11/13 | \$235,000 | \$241,000 | 1,190 | 7 | 1977 | Avg | 17,100 | N | N | 5355 S LEO ST |
| 5 | 20 | 056100 | 0370 | 08/22/11 | \$230,000 | \$267,000 | 1,230 | 7 | 1959 | Avg | 6,900 | N | N | 10647 61ST AVE S |
| 5 | 20 | 806800 | 0636 | 05/02/12 | \$179,000 | \$210,000 | 1,240 | 7 | 1994 | Avg | 7,619 | N | N | 10322 55TH AVE S |
| 5 | 20 | 547620 | 0090 | 12/06/11 | \$205,000 | \$240,000 | 1,250 | 7 | 1994 | Avg | 6,943 | N | N | 10320 51ST AVE S |
| 5 | 20 | 056100 | 0150 | 03/04/11 | \$210,000 | \$235,000 | 1,250 | 7 | 1957 | Avg | 6,099 | N | N | 10637 60TH AVE S |
| 5 | 20 | 334840 | 1048 | 03/02/12 | \$240,400 | \$283,000 | 1,250 | 7 | 2005 | Avg | 9,600 | N | N | 5141 S AUGUSTA ST |
| 5 | 20 | 126270 | 0010 | 07/03/12 | \$209,000 | \$245,000 | 1,250 | 7 | 1962 | Good | 10,260 | N | N | 5161 S 117TH ST |
| 5 | 20 | 232880 | 0121 | 10/15/12 | \$170,000 | \$197,000 | 1,250 | 7 | 1958 | Avg | 7,740 | N | N | 5416 S PRENTICE ST |
| 5 | 20 | 335240 | 2265 | 05/23/13 | \$187,500 | \$206,000 | 1,260 | 7 | 1964 | Avg | 6,360 | N | N | 11740 BEACON AVE S |
| 5 | 20 | 936870 | 0107 | 06/27/13 | \$188,000 | \$204,000 | 1,270 | 7 | 1953 | Avg | 4,816 | N | N | 10603 56TH AVE S |
| 5 | 20 | 056100 | 0265 | 04/27/11 | \$203,456 | \$231,000 | 1,290 | 7 | 1958 | Avg | 6,670 | N | N | 10614 60TH AVE S |
| 5 | 20 | 056100 | 0235 | 03/27/13 | \$170,299 | \$190,000 | 1,300 | 7 | 1973 | Avg | 6,555 | N | N | 6003 S BANGOR ST |
| 5 | 20 | 921840 | 0005 | 05/01/13 | \$358,000 | \$396,000 | 1,310 | 7 | 1967 | VGood | 4,002 | Y | N | 10109 RENTON AVE S |
| 5 | 20 | 936870 | 0245 | 10/01/12 | \$190,000 | \$220,000 | 1,320 | 7 | 1908 | Avg | 17,400 | N | N | 10719 57TH AVE S |
| 5 | 20 | 335240 | 0598 | 02/16/11 | \$185,000 | \$207,000 | 1,340 | 7 | 1989 | Avg | 7,200 | N | N | 10830 53RD AVE S |
| 5 | 20 | 806800 | 0116 | 08/07/13 | \$255,000 | \$273,000 | 1,340 | 7 | 1955 | Avg | 6,570 | N | N | 5730 S BANGOR ST |

Improved Sales Used in This Annual Update Analysis Area 022 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | AGLA | Bldg Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|---------------------|
| 5 | 20 | 232880 | 0085 | 10/24/12 | \$220,000 | \$254,000 | 1,350 | 7 | 1957 | Avg | 6,837 | N | N | 5345 S RUGGLES ST |
| 5 | 20 | 039300 | 0370 | 06/05/13 | \$233,000 | \$255,000 | 1,350 | 7 | 1960 | Good | 7,980 | N | N | 10412 59TH AVE S |
| 5 | 20 | 432760 | 0021 | 06/20/12 | \$254,900 | \$299,000 | 1,380 | 7 | 2012 | Avg | 8,983 | N | N | 5570 S JUNIPER ST |
| 5 | 20 | 335240 | 0774 | 06/19/13 | \$305,000 | \$332,000 | 1,390 | 7 | 2013 | Avg | 9,350 | N | N | 5538 S AVON ST |
| 5 | 20 | 335240 | 0505 | 07/03/13 | \$217,875 | \$236,000 | 1,410 | 7 | 1963 | Avg | 7,250 | N | N | 5128 S LEO ST |
| 5 | 20 | 335240 | 0505 | 01/24/13 | \$190,800 | \$217,000 | 1,410 | 7 | 1963 | Avg | 7,250 | N | N | 5128 S LEO ST |
| 5 | 20 | 335240 | 0460 | 12/06/11 | \$275,000 | \$322,000 | 1,480 | 7 | 1963 | Good | 10,011 | N | N | 10802 BEACON AVE S |
| 5 | 20 | 713130 | 0480 | 06/07/12 | \$200,000 | \$235,000 | 1,480 | 7 | 1955 | Avg | 8,700 | N | N | 10018 51ST AVE S |
| 5 | 20 | 334840 | 1059 | 02/13/13 | \$280,000 | \$316,000 | 1,550 | 7 | 2008 | Avg | 10,825 | N | N | 5145 C S AUGUSTA ST |
| 5 | 20 | 335240 | 1067 | 01/15/13 | \$219,000 | \$249,000 | 1,550 | 7 | 1982 | Avg | 7,200 | N | N | 5606 S AUGUSTA ST |
| 5 | 20 | 334840 | 1379 | 05/15/12 | \$175,000 | \$206,000 | 1,580 | 7 | 1988 | Avg | 11,842 | N | N | 5530 S 119TH ST |
| 5 | 20 | 334840 | 1380 | 09/07/12 | \$220,000 | \$256,000 | 1,590 | 7 | 1983 | Avg | 12,662 | N | N | 5505 S WALLACE ST |
| 5 | 20 | 335240 | 2290 | 10/05/11 | \$249,000 | \$290,000 | 1,590 | 7 | 1968 | Avg | 8,162 | Y | N | 11703 LUTHER AVE S |
| 5 | 20 | 334840 | 1394 | 05/30/13 | \$273,000 | \$299,000 | 1,620 | 7 | 1994 | Avg | 9,633 | N | N | 5318 S WALLACE ST |
| 5 | 20 | 334840 | 1322 | 03/08/12 | \$282,000 | \$332,000 | 1,650 | 7 | 1968 | Avg | 6,780 | N | N | 5510 S JUNIPER ST |
| 5 | 20 | 056100 | 0510 | 07/25/11 | \$184,900 | \$214,000 | 1,700 | 7 | 1961 | Avg | 7,440 | N | N | 10628 61ST AVE S |
| 5 | 20 | 806800 | 0270 | 03/08/13 | \$329,000 | \$369,000 | 1,790 | 7 | 2012 | Avg | 7,200 | N | N | 10461 57TH AVE S |
| 5 | 20 | 713130 | 0485 | 04/04/12 | \$181,714 | \$214,000 | 1,970 | 7 | 1992 | Avg | 9,559 | N | N | 10030 51ST AVE S |
| 5 | 20 | 936870 | 0220 | 06/14/12 | \$239,000 | \$280,000 | 2,020 | 7 | 2007 | Avg | 6,095 | N | N | 10712 55TH AVE S |
| 5 | 20 | 334840 | 1511 | 02/01/13 | \$280,000 | \$317,000 | 2,060 | 7 | 1954 | VGood | 8,720 | N | N | 11624 54TH AVE S |
| 5 | 20 | 806800 | 0400 | 08/20/12 | \$227,050 | \$265,000 | 2,080 | 7 | 1950 | Good | 10,000 | N | N | 10452 56TH AVE S |
| 5 | 20 | 335240 | 1036 | 09/22/11 | \$230,000 | \$268,000 | 2,300 | 7 | 2004 | Avg | 6,435 | N | N | 11121 59TH AVE S |
| 5 | 20 | 252090 | 0361 | 10/03/12 | \$315,000 | \$365,000 | 2,460 | 7 | 2012 | Avg | 5,596 | N | N | 10437 62ND AVE S |
| 5 | 20 | 334840 | 1058 | 01/29/13 | \$284,900 | \$323,000 | 2,470 | 7 | 2008 | Avg | 9,600 | N | N | 5145 A S AUGUSTA ST |
| 5 | 20 | 334840 | 1057 | 08/09/12 | \$269,950 | \$315,000 | 2,470 | 7 | 2008 | Avg | 10,243 | N | N | 5145 B S AUGUSTA ST |
| 5 | 20 | 334840 | 1278 | 09/30/13 | \$278,000 | \$291,000 | 2,540 | 7 | 2001 | Avg | 8,740 | N | N | 11821 55TH AVE S |
| 5 | 20 | 806800 | 0552 | 03/01/12 | \$264,900 | \$312,000 | 2,580 | 7 | 2007 | Avg | 8,104 | N | N | 5520 S BANGOR ST |
| 5 | 20 | 056100 | 0415 | 02/08/11 | \$370,000 | \$412,000 | 2,710 | 7 | 1965 | Good | 6,900 | N | N | 10621 61ST AVE S |
| 5 | 20 | 039300 | 0285 | 09/03/13 | \$261,500 | \$277,000 | 1,170 | 8 | 1959 | Avg | 6,510 | N | N | 10424 60TH AVE S |

Improved Sales Used in This Annual Update Analysis Area 022 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | AGLA | Bldg Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|------|----------|------|-------------|-------------------|
| 5 | 20 | 056100 | 0043 | 08/21/12 | \$280,000 | \$326,000 | 1,330 | 8 | 1997 | Avg | 5,375 | N | N | 10624 59TH AVE S |
| 5 | 20 | 334840 | 1086 | 08/21/13 | \$335,000 | \$356,000 | 1,480 | 8 | 2013 | Avg | 23,300 | Y | N | 11836 54TH AVE S |
| 5 | 20 | 806800 | 0470 | 02/25/13 | \$465,000 | \$524,000 | 1,530 | 8 | 1959 | Avg | 13,800 | Y | N | 5611 S RYAN ST |
| 5 | 20 | 039300 | 0309 | 09/28/11 | \$250,000 | \$291,000 | 1,550 | 8 | 1975 | Avg | 7,844 | N | N | 5910 S BANGOR ST |
| 5 | 20 | 921840 | 0075 | 05/08/12 | \$396,000 | \$465,000 | 1,720 | 8 | 1979 | Avg | 5,400 | Y | N | 5722 S RYAN ST |
| 5 | 20 | 936870 | 0055 | 11/14/12 | \$315,000 | \$363,000 | 2,080 | 8 | 2005 | Avg | 7,600 | N | N | 5635 S BANGOR ST |
| 5 | 20 | 806800 | 0460 | 07/21/11 | \$399,500 | \$461,000 | 2,600 | 8 | 1916 | Good | 13,800 | Y | N | 5623 S RYAN ST |
| 5 | 20 | 806800 | 0118 | 07/28/13 | \$320,000 | \$344,000 | 2,600 | 8 | 2007 | Avg | 6,875 | N | N | 5724 S BANGOR ST |
| 2 | 20 | 712930 | 5140 | 06/03/13 | \$152,000 | \$166,000 | 680 | 6 | 1950 | Avg | 6,350 | N | N | 9321 RENTON AVE S |

Improved Sales Removed in This Annual Update Analysis Area 022 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|------------|------------|--|
| 2 | 20 | 032304 | 9031 | 6/26/2013 | \$249,620 | GOVERNMENT AGENCY;NO MARKET EXPOSURE |
| 2 | 20 | 032304 | 9156 | 2/9/2011 | \$120,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE |
| 2 | 20 | 032304 | 9199 | 7/11/2011 | \$123,199 | DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE |
| 2 | 20 | 032304 | 9243 | 8/26/2013 | \$352,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 2 | 20 | 032304 | 9253 | 6/11/2012 | \$228,107 | NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 2 | 20 | 032304 | 9264 | 6/13/2013 | \$96,253 | DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.) |
| 2 | 20 | 103500 | 0010 | 4/26/2012 | \$135,000 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE |
| 2 | 20 | 103500 | 0010 | 9/13/2011 | \$186,136 | NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 2 | 20 | 103500 | 0016 | 9/21/2011 | \$150,000 | NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE |
| 2 | 20 | 103500 | 0129 | 11/4/2011 | \$147,200 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE |
| 2 | 20 | 103700 | 0060 | 7/16/2012 | \$120,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 2 | 20 | 334840 | 0775 | 6/10/2011 | \$75,000 | DOR RATIO;NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 2 | 20 | 334840 | 0810 | 10/29/2012 | \$39,000 | DOR RATIO;PREVIMP<=25K;NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE |
| 2 | 20 | 334840 | 0810 | 10/7/2013 | \$128,000 | PREVIMP<=25K |
| 2 | 20 | 334840 | 0810 | 7/23/2012 | \$96,000 | PREVIMP<=25K;NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 2 | 20 | 334840 | 1711 | 4/18/2011 | \$131,200 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FORCED SALE; NO MARKET EXPOSURE |
| 2 | 20 | 414430 | 0020 | 6/15/2012 | \$104,000 | EXEMPT FROM EXCISE TAX; AUCTION SALE |
| 2 | 20 | 547680 | 0171 | 4/17/2013 | \$140,000 | DIAGNOSTIC OUTLIER;MODEL DEVELOPMENT EXCLUSION |
| 2 | 20 | 547680 | 0192 | 6/7/2013 | \$235,000 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FORCED SALE; NO MARKET EXP. |
| 2 | 20 | 547680 | 0241 | 3/22/2013 | \$79,626 | DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 2 | 20 | 681060 | 0030 | 1/20/2012 | \$66,150 | DOR RATIO;GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 2 | 20 | 785860 | 0034 | 5/18/2011 | \$136,000 | NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 2 | 20 | 785860 | 0085 | 10/5/2011 | \$165,000 | NO MARKET EXPOSURE |
| 2 | 20 | 785860 | 0110 | 9/24/2012 | \$148,290 | NON-REPRESENTATIVE SALE |
| 2 | 20 | 918820 | 0150 | 1/17/2013 | \$48,968 | DOR RATIO;UNFIN AREA;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 2 | 20 | 918820 | 0520 | 12/20/2011 | \$148,619 | QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 2 | 20 | 918820 | 0535 | 3/18/2013 | \$245,300 | BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AUCTION SALE |
| 2 | 20 | 918820 | 0640 | 11/7/2012 | \$83,688 | DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.) |
| 2 | 20 | 918820 | 0650 | 9/16/2013 | \$11,000 | DOR RATIO;QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX |
| 2 | 20 | 918820 | 0801 | 10/4/2012 | \$310,000 | NON-REPRESENTATIVE SALE; SHORT SALE |

Improved Sales Removed in This Annual Update Analysis Area 022 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|------------|------------|--|
| 2 | 20 | 918820 | 0880 | 1/4/2012 | \$108,253 | DOR RATIO;QUIT CLAIM DEED |
| 2 | 20 | 918820 | 1130 | 7/8/2013 | \$299,200 | BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX |
| 3 | 10 | 212270 | 0009 | 1/3/2012 | \$171,848 | NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 3 | 10 | 212270 | 0013 | 1/27/2011 | \$162,000 | QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.) |
| 3 | 10 | 212270 | 0045 | 9/6/2013 | \$350,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 3 | 10 | 212270 | 0070 | 11/7/2013 | \$290,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 3 | 10 | 212370 | 0385 | 12/4/2012 | \$140,500 | DIAGNOSTIC OUTLIER;STATISTICAL OUTLIER |
| 3 | 10 | 212370 | 0401 | 2/22/2012 | \$298,725 | NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 3 | 10 | 212370 | 0440 | 6/8/2011 | \$305,849 | NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 3 | 10 | 426570 | 0040 | 12/7/2012 | \$317,265 | NO MARKET EXPOSURE; GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE |
| 3 | 10 | 712930 | 5090 | 3/14/2012 | \$435,855 | DOR RATIO;NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 3 | 10 | 713130 | 0025 | 5/24/2012 | \$115,000 | NON-REPRESENTATIVE SALE |
| 3 | 10 | 713130 | 0027 | 12/22/2011 | \$151,000 | NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE |
| 3 | 10 | 806600 | 0030 | 9/24/2013 | \$302,601 | EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE |
| 3 | 10 | 806600 | 0070 | 12/26/2012 | \$175,000 | NON-REPRESENTATIVE SALE; SHORT SALE |
| 3 | 20 | 022304 | 9074 | 9/11/2013 | \$44,510 | DOR RATIO;QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX |
| 3 | 20 | 022304 | 9079 | 10/11/2013 | \$200,900 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 3 | 20 | 022304 | 9079 | 7/18/2013 | \$110,000 | NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 3 | 20 | 022304 | 9109 | 7/22/2013 | \$273,689 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 3 | 20 | 022304 | 9129 | 11/25/2013 | \$369,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 3 | 20 | 022304 | 9129 | 4/19/2013 | \$210,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 3 | 20 | 022304 | 9137 | 9/22/2011 | \$168,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 3 | 20 | 022304 | 9137 | 3/15/2013 | \$190,000 | NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 3 | 20 | 022304 | 9141 | 12/20/2013 | \$160,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 3 | 20 | 039300 | 0410 | 3/1/2012 | \$149,000 | NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 3 | 20 | 039300 | 0410 | 8/21/2012 | \$120,000 | NO MARKET EXPOSURE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE |
| 3 | 20 | 077000 | 0075 | 5/29/2013 | \$220,330 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FORCED SALE; NO MARKET EXPOSURE |
| 3 | 20 | 112304 | 9092 | 5/23/2013 | \$177,000 | EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AUCTION SALE |
| 3 | 20 | 189500 | 0040 | 1/25/2012 | \$96,000 | DOR RATIO;NON-REPRESENTATIVE SALE; SHORT SALE |
| 3 | 20 | 189500 | 0050 | 7/19/2012 | \$142,450 | NON-REPRESENTATIVE SALE; SHORT SALE |

Improved Sales Removed in This Annual Update Analysis Area 022 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|------------|------------|---|
| 3 | 20 | 252090 | 0080 | 8/27/2012 | \$120,084 | QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 3 | 20 | 252090 | 0225 | 8/16/2012 | \$220,000 | DIAGNOSTIC OUTLIER;OBSERVATION OUTSIDE THE NORM |
| 3 | 20 | 297680 | 0170 | 3/27/2013 | \$206,000 | NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AUCTION SALE |
| 3 | 20 | 297680 | 0190 | 8/4/2011 | \$120,000 | DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE |
| 3 | 20 | 297680 | 0250 | 7/15/2011 | \$143,500 | DIAGNOSTIC OUTLIER;STATISTICAL OUTLIER |
| 3 | 20 | 297680 | 0250 | 4/12/2011 | \$189,000 | NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 3 | 20 | 297680 | 0285 | 9/24/2013 | \$239,000 | NO MARKET EXPOSURE |
| 3 | 20 | 297680 | 0320 | 1/25/2012 | \$42,124 | DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 3 | 20 | 297680 | 0380 | 12/5/2011 | \$149,900 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE |
| 3 | 20 | 297680 | 0450 | 11/18/2011 | \$125,000 | NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 3 | 20 | 297680 | 1025 | 12/16/2011 | \$344,851 | NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 3 | 20 | 387290 | 0060 | 8/27/2012 | \$209,622 | NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 3 | 20 | 387890 | 0165 | 8/6/2013 | \$360,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 3 | 20 | 387890 | 0230 | 10/14/2011 | \$205,750 | NO MARKET EXPOSURE |
| 3 | 20 | 387890 | 0620 | 7/24/2012 | \$218,000 | NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 3 | 20 | 387890 | 0720 | 11/26/2013 | \$345,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 3 | 20 | 387890 | 0800 | 4/22/2013 | \$287,900 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 3 | 20 | 387890 | 0890 | 4/13/2012 | \$128,250 | NON-REPRESENTATIVE SALE; SHORT SALE |
| 3 | 20 | 387890 | 0910 | 11/13/2013 | \$255,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 3 | 20 | 387890 | 0995 | 6/27/2011 | \$251,267 | NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 3 | 20 | 387890 | 1010 | 5/16/2013 | \$278,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 3 | 20 | 387890 | 1020 | 10/21/2013 | \$118,800 | NO MARKET EXPOSURE; AUCTION SALE |
| 3 | 20 | 392000 | 0010 | 12/23/2011 | \$207,000 | NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 3 | 20 | 392000 | 0060 | 8/20/2012 | \$141,465 | NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE |
| 3 | 20 | 405940 | 0095 | 10/23/2012 | \$170,000 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE |
| 3 | 20 | 405940 | 0190 | 12/22/2011 | \$38,900 | DOR RATIO;%NETCOND;PREVIMP<=25K; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 3 | 20 | 405940 | 0200 | 11/29/2011 | \$91,574 | DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 3 | 20 | 405940 | 0200 | 7/3/2012 | \$189,950 | NON-REPRESENTATIVE SALE |
| 3 | 20 | 405940 | 0385 | 11/18/2013 | \$206,000 | PREVIMP<=25K |
| 3 | 20 | 405940 | 0385 | 6/3/2013 | \$90,000 | PREVIMP<=25K;NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE |

Improved Sales Removed in This Annual Update Analysis Area 022 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|------------|------------|---|
| 3 | 20 | 405940 | 0435 | 8/13/2012 | \$115,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 3 | 20 | 405940 | 0485 | 2/4/2013 | \$123,200 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 3 | 20 | 405940 | 0485 | 12/6/2012 | \$229,327 | NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE |
| 3 | 20 | 405940 | 0535 | 10/6/2011 | \$124,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE |
| 3 | 20 | 405940 | 0585 | 2/29/2012 | \$276,757 | NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 3 | 20 | 405940 | 0640 | 8/16/2011 | \$117,000 | NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 3 | 20 | 405940 | 0655 | 7/7/2011 | \$132,500 | NON-REPRESENTATIVE SALE; SHORT SALE |
| 3 | 20 | 406000 | 0115 | 1/12/2012 | \$130,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 3 | 20 | 406000 | 0155 | 6/17/2013 | \$310,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 3 | 20 | 406000 | 0195 | 8/16/2011 | \$55,000 | DOR RATIO; NON-REPRESENTATIVE SALE |
| 3 | 20 | 406000 | 0320 | 7/13/2012 | \$109,500 | SHERIFF / TAX SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 3 | 20 | 406000 | 0410 | 12/9/2013 | \$268,796 | EXEMPT FROM EXCISE TAX; FORCED SALE; NO MARKET EXPOSURE |
| 3 | 20 | 406000 | 0410 | 11/27/2013 | \$202,500 | GOVERNMENT AGENCY; FORCED SALE |
| 3 | 20 | 406000 | 0420 | 12/12/2012 | \$92,000 | NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 3 | 20 | 406000 | 0455 | 11/5/2012 | \$162,770 | OBSOLESCENCE |
| 3 | 20 | 406000 | 0455 | 4/7/2011 | \$125,000 | OBSOLESCENCE |
| 3 | 20 | 406000 | 0504 | 1/26/2012 | \$165,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE |
| 3 | 20 | 435620 | 0040 | 6/12/2012 | \$140,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 3 | 20 | 435620 | 0060 | 2/10/2012 | \$116,000 | NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 3 | 20 | 712930 | 0145 | 5/28/2013 | \$412,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 3 | 20 | 712930 | 0195 | 7/8/2013 | \$266,500 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 3 | 20 | 712930 | 0465 | 3/25/2013 | \$42,985 | DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR |
| 3 | 20 | 712930 | 0540 | 3/5/2013 | \$312,356 | NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 3 | 20 | 712930 | 0625 | 9/17/2013 | \$236,000 | SEGREGATION AND/OR MERGER |
| 3 | 20 | 712930 | 0635 | 10/13/2011 | \$187,100 | EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE |
| 3 | 20 | 712930 | 0685 | 5/22/2012 | \$139,500 | NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 3 | 20 | 712930 | 0815 | 8/19/2011 | \$192,000 | NON-REPRESENTATIVE SALE; SHORT SALE |
| 3 | 20 | 712930 | 0915 | 11/26/2013 | \$356,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 3 | 20 | 712930 | 2185 | 1/21/2011 | \$58,550 | DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; QUIT CLAIM DEED |
| 3 | 20 | 712930 | 2365 | 10/4/2013 | \$219,950 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |

Improved Sales Removed in This Annual Update Analysis Area 022 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|------------|------------|--|
| 3 | 20 | 712930 | 2370 | 4/1/2011 | \$161,476 | QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR |
| 3 | 20 | 712930 | 2436 | 1/30/2013 | \$148,100 | CORRECTION DEED; EXEMPT FROM EXCISE TAX |
| 3 | 20 | 712930 | 2436 | 1/31/2013 | \$148,100 | NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AUCTION SALE |
| 3 | 20 | 712930 | 2535 | 3/21/2012 | \$106,000 | DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 3 | 20 | 712930 | 3460 | 5/18/2012 | \$123,250 | QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 3 | 20 | 712930 | 3578 | 9/27/2011 | \$312,741 | NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 3 | 20 | 712930 | 3755 | 10/28/2012 | \$290,743 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE |
| 3 | 20 | 712930 | 3755 | 10/24/2012 | \$329,317 | NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE |
| 3 | 20 | 712930 | 3890 | 3/30/2012 | \$116,199 | DOR RATIO;UNFIN AREA;IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 3 | 20 | 712930 | 3890 | 2/10/2012 | \$239,000 | UNFIN AREA;NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FIN. INSTITUTION RESALE |
| 3 | 20 | 712930 | 3960 | 11/2/2012 | \$85,000 | DOR RATIO;IMP COUNT;NON-REPRESENTATIVE SALE; SHORT SALE |
| 3 | 20 | 712930 | 3965 | 4/28/2011 | \$209,500 | NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS |
| 3 | 20 | 712930 | 4000 | 6/25/2013 | \$185,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 3 | 20 | 712930 | 4035 | 11/15/2012 | \$130,000 | NON-REPRESENTATIVE SALE; SHORT SALE |
| 3 | 20 | 712930 | 4100 | 6/30/2011 | \$364,674 | NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE |
| 3 | 20 | 712930 | 4100 | 8/5/2011 | \$364,674 | NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 3 | 20 | 712930 | 4135 | 12/28/2012 | \$149,950 | NON-REPRESENTATIVE SALE; SHORT SALE |
| 3 | 20 | 712930 | 4375 | 3/8/2013 | \$263,099 | SHERIFF / TAX SALE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 3 | 20 | 712980 | 0005 | 10/22/2012 | \$144,617 | NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AUCTION SALE |
| 3 | 20 | 712980 | 0025 | 11/23/2013 | \$330,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 3 | 20 | 713030 | 0525 | 3/22/2013 | \$143,000 | NO MARKET EXPOSURE |
| 3 | 20 | 713130 | 0258 | 10/23/2012 | \$180,500 | NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 3 | 20 | 806700 | 0005 | 11/8/2012 | \$258,918 | NO MARKET EXPOSURE; GOVERNMENT AGENCY; FORCED SALE; AND OTHER WARNINGS |
| 3 | 20 | 806700 | 0110 | 1/5/2012 | \$239,900 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE |
| 4 | 20 | 524180 | 0025 | 4/25/2013 | \$256,711 | EXEMPT FROM EXCISE TAX; AUCTION SALE |
| 4 | 20 | 524180 | 0025 | 9/27/2013 | \$387,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 4 | 20 | 712930 | 1445 | 8/30/2012 | \$170,000 | DOR RATIO |
| 4 | 20 | 712930 | 1885 | 6/20/2011 | \$34,921 | DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.) |
| 4 | 20 | 712930 | 2775 | 12/9/2013 | \$450,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 4 | 20 | 712930 | 2800 | 8/19/2013 | \$220,000 | DIAGNOSTIC OUTLIER;OBSERVATION OUTSIDE THE NORM |

Improved Sales Removed in This Annual Update Analysis Area 022 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|------------|------------|--|
| 4 | 20 | 712930 | 3180 | 2/4/2013 | \$264,485 | SHERIFF / TAX SALE; EXEMPT FROM EXCISE TAX; FORCED SALE; NO MARKET EXP. |
| 4 | 20 | 712930 | 3355 | 2/24/2012 | \$280,000 | NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 4 | 20 | 712930 | 3410 | 7/25/2013 | \$217,700 | NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 4 | 20 | 713030 | 0725 | 3/2/2011 | \$189,900 | NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE |
| 4 | 20 | 713030 | 1085 | 8/6/2013 | \$405,500 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 4 | 20 | 713030 | 1265 | 7/20/2012 | \$250,000 | NO MARKET EXPOSURE |
| 4 | 20 | 807000 | 0225 | 9/14/2011 | \$155,878 | NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 4 | 20 | 807100 | 0030 | 9/29/2011 | \$125,000 | DOR RATIO; NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 20 | 807300 | 0205 | 7/24/2013 | \$280,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 4 | 40 | 712930 | 0042 | 8/11/2012 | \$508,000 | NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 4 | 40 | 712930 | 1190 | 10/16/2013 | \$173,000 | EXEMPT FROM EXCISE TAX; FORCED SALE; NO MARKET EXPOSURE |
| 4 | 40 | 806900 | 0130 | 2/2/2012 | \$300,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR |
| 4 | 40 | 806900 | 0216 | 11/30/2011 | \$173,100 | NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 4 | 40 | 807300 | 0315 | 7/1/2011 | \$375,858 | NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE |
| 4 | 40 | 807300 | 0400 | 4/5/2013 | \$765,000 | DIAGNOSTIC OUTLIER; EXCLUSION POINT EXHIBITS LARGE INFLUENCE ON PARAMETERS |
| 5 | 20 | 022304 | 9085 | 5/3/2013 | \$75,187 | DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 5 | 20 | 022304 | 9103 | 8/5/2013 | \$100,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 5 | 20 | 022304 | 9105 | 4/23/2013 | \$236,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 5 | 20 | 039300 | 0040 | 10/8/2013 | \$162,712 | QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; PARTIAL INTEREST |
| 5 | 20 | 039300 | 0143 | 6/24/2013 | \$315,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 5 | 20 | 039300 | 0143 | 2/26/2013 | \$162,500 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 20 | 039300 | 0309 | 2/14/2013 | \$305,000 | NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 5 | 20 | 056100 | 0235 | 1/16/2013 | \$162,000 | EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE |
| 5 | 20 | 056100 | 0285 | 9/18/2013 | \$299,990 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 5 | 20 | 056100 | 0315 | 4/18/2011 | \$40,000 | DOR RATIO; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE |
| 5 | 20 | 126270 | 0010 | 12/13/2011 | \$202,332 | NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 5 | 20 | 232880 | 0075 | 2/10/2012 | \$88,486 | DOR RATIO; QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.) |
| 5 | 20 | 232880 | 0080 | 6/17/2013 | \$290,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 5 | 20 | 252090 | 0340 | 12/30/2013 | \$250,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 5 | 20 | 297680 | 0590 | 11/23/2011 | \$192,839 | NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |

Improved Sales Removed in This Annual Update Analysis Area 022 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|------------|------------|---|
| 5 | 20 | 297680 | 0665 | 11/28/2011 | \$120,000 | NO MARKET EXPOSURE |
| 5 | 20 | 297680 | 0700 | 11/12/2013 | \$225,750 | EXEMPT FROM EXCISE TAX; FORCED SALE; NO MARKET EXPOSURE |
| 5 | 20 | 297680 | 0705 | 7/19/2013 | \$271,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 5 | 20 | 297680 | 0751 | 2/7/2012 | \$101,000 | NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE |
| 5 | 20 | 297680 | 0796 | 12/29/2011 | \$165,000 | NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 5 | 20 | 297680 | 0840 | 6/4/2013 | \$270,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 5 | 20 | 297680 | 0880 | 7/10/2012 | \$273,099 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE |
| 5 | 20 | 297680 | 0880 | 6/12/2012 | \$294,619 | NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 5 | 20 | 297680 | 0886 | 4/1/2011 | \$68,500 | DOR RATIO;NO MARKET EXPOSURE |
| 5 | 20 | 297680 | 0945 | 5/1/2013 | \$270,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 5 | 20 | 297680 | 0970 | 11/22/2011 | \$108,000 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE |
| 5 | 20 | 297680 | 0970 | 6/8/2012 | \$147,000 | GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 20 | 297680 | 1005 | 8/4/2011 | \$110,000 | NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE |
| 5 | 20 | 334840 | 1086 | 12/11/2012 | \$170,000 | DOR RATIO;NON-REPRESENTATIVE SALE; SHORT SALE |
| 5 | 20 | 334840 | 1287 | 5/17/2012 | \$140,000 | NON-REPRESENTATIVE SALE; SHORT SALE |
| 5 | 20 | 334840 | 1372 | 10/10/2013 | \$281,716 | EXEMPT FROM EXCISE TAX; FORCED SALE; NO MARKET EXPOSURE |
| 5 | 20 | 334840 | 1392 | 7/15/2011 | \$165,250 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 20 | 334840 | 1394 | 4/3/2013 | \$384,452 | EXEMPT FROM EXCISE TAX; FORCED SALE; NO MARKET EXPOSURE |
| 5 | 20 | 334840 | 1480 | 1/27/2012 | \$110,000 | GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 20 | 334840 | 1490 | 7/15/2011 | \$185,000 | NO MARKET EXPOSURE |
| 5 | 20 | 334840 | 1511 | 7/31/2012 | \$159,700 | IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX; AUCTION SALE |
| 5 | 20 | 334840 | 1593 | 12/23/2013 | \$265,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 5 | 20 | 335240 | 0090 | 12/18/2013 | \$234,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 5 | 20 | 335240 | 0175 | 12/12/2011 | \$188,000 | NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 5 | 20 | 335240 | 0175 | 6/16/2012 | \$100,199 | NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE |
| 5 | 20 | 335240 | 0230 | 6/6/2011 | \$120,000 | NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE |
| 5 | 20 | 335240 | 0351 | 1/2/2013 | \$177,026 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FORCED SALE; NO MARKET EXP. |
| 5 | 20 | 335240 | 0351 | 6/6/2013 | \$131,888 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FORCED SALE; NO MARKET EXP. |
| 5 | 20 | 335240 | 0351 | 12/21/2012 | \$177,000 | NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE |
| 5 | 20 | 335240 | 0460 | 3/10/2011 | \$110,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |

Improved Sales Removed in This Annual Update Analysis Area 022 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|------------|------------|---|
| 5 | 20 | 335240 | 0476 | 2/18/2011 | \$144,097 | NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE |
| 5 | 20 | 335240 | 0505 | 12/2/2013 | \$310,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 5 | 20 | 335240 | 0634 | 7/19/2012 | \$76,699 | IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE |
| 5 | 20 | 335240 | 0717 | 4/2/2013 | \$284,932 | EXEMPT FROM EXCISE TAX; FORCED SALE; NO MARKET EXPOSURE |
| 5 | 20 | 335240 | 0850 | 7/16/2013 | \$190,366 | EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE |
| 5 | 20 | 335240 | 0855 | 3/28/2011 | \$124,900 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE |
| 5 | 20 | 335240 | 1007 | 5/7/2013 | \$250,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 5 | 20 | 335240 | 1052 | 11/13/2011 | \$75,000 | DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 20 | 335240 | 1077 | 12/9/2013 | \$191,711 | EXEMPT FROM EXCISE TAX; FORCED SALE; NO MARKET EXPOSURE |
| 5 | 20 | 335240 | 2045 | 10/11/2012 | \$150,000 | NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 5 | 20 | 335240 | 2121 | 12/4/2012 | \$40,000 | NO MARKET EXPOSURE; FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 20 | 335240 | 2201 | 9/20/2013 | \$216,864 | EXEMPT FROM EXCISE TAX; FORCED SALE; NO MARKET EXPOSURE |
| 5 | 20 | 335240 | 2246 | 2/25/2011 | \$160,000 | NON-REPRESENTATIVE SALE; SHORT SALE |
| 5 | 20 | 432760 | 0021 | 8/4/2011 | \$120,000 | DOR RATIO;NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 20 | 547620 | 0002 | 5/5/2012 | \$105,000 | DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 5 | 20 | 547620 | 0085 | 8/8/2012 | \$126,008 | NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 5 | 20 | 547620 | 0085 | 12/2/2011 | \$108,000 | NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 5 | 20 | 547620 | 0155 | 11/28/2011 | \$76,000 | DOR RATIO;GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 20 | 806800 | 0250 | 12/19/2011 | \$222,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 20 | 806800 | 0270 | 4/13/2011 | \$70,000 | DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE |
| 5 | 20 | 806800 | 0270 | 6/20/2011 | \$100,500 | DOR RATIO;NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 20 | 806800 | 0385 | 10/21/2013 | \$308,419 | EXEMPT FROM EXCISE TAX; FORCED SALE; NO MARKET EXPOSURE |
| 5 | 20 | 806800 | 0415 | 12/19/2012 | \$146,300 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE |
| 5 | 20 | 806800 | 0415 | 7/16/2013 | \$300,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 5 | 20 | 806800 | 0533 | 5/24/2012 | \$155,889 | NO MARKET EXPOSURE |
| 5 | 20 | 806800 | 0551 | 3/15/2011 | \$117,500 | NON-REPRESENTATIVE SALE |
| 5 | 20 | 806800 | 0575 | 10/23/2013 | \$207,000 | EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE |
| 5 | 20 | 921840 | 0005 | 6/7/2012 | \$195,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 20 | 936870 | 0015 | 11/27/2012 | \$80,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 20 | 936870 | 0032 | 10/27/2011 | \$110,500 | NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE |

**Improved Sales Removed in This Annual Update Analysis
Area 022 -- 1 to 3 Unit Residences**

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|------------|------------|--|
| 5 | 20 | 936870 | 0055 | 8/2/2012 | \$243,013 | NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE |
| 5 | 20 | 936870 | 0180 | 10/10/2013 | \$271,700 | EXEMPT FROM EXCISE TAX; FORCED SALE; NO MARKET EXPOSURE |
| 5 | 20 | 936870 | 0181 | 6/26/2013 | \$270,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 5 | 20 | 936870 | 0245 | 12/2/2011 | \$322,922 | NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 5 | 20 | 936870 | 0267 | 2/17/2012 | \$74,000 | DOR RATIO;NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE |
| 5 | 20 | 936870 | 0315 | 4/9/2013 | \$121,900 | NON-REPRESENTATIVE SALE; SHORT SALE |
| 5 | 20 | 936870 | 0330 | 6/29/2011 | \$88,400 | NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE |
| 5 | 20 | 936870 | 0370 | 9/9/2013 | \$141,000 | DIAGNOSTIC OUTLIER;MODEL DEVELOPMENT EXCLUSION |
| 5 | 20 | 936870 | 0370 | 4/30/2013 | \$218,907 | EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE |
| 5 | 20 | 936870 | 0405 | 4/3/2012 | \$118,620 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE |
| 5 | 20 | 936870 | 0405 | 8/16/2013 | \$209,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |

Vacant Sales Used in this Annual Update Analysis
Area 022

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Lot Size | View | Waterfront |
|----------|------|--------|-------|------------|------------|----------|------|------------|
| 2 | 20 | 032304 | 9093 | 10/15/2013 | \$310,000 | 108,464 | N | N |
| 2 | 20 | 785860 | 0015 | 7/19/2012 | \$65,000 | 7,920 | N | N |
| 2 | 20 | 918820 | 0130 | 8/21/2012 | \$97,500 | 4,055 | N | N |
| 3 | 20 | 387890 | 0859 | 2/14/2012 | \$90,000 | 4,943 | Y | N |
| 3 | 20 | 712930 | 0990 | 11/1/2011 | \$149,000 | 8,475 | Y | N |
| 3 | 20 | 712930 | 3955 | 8/9/2013 | \$78,500 | 5,500 | N | N |
| 3 | 20 | 712980 | 0043 | 4/8/2013 | \$82,500 | 6,300 | N | N |
| 4 | 20 | 712930 | 2985 | 8/22/2013 | \$105,000 | 7,875 | Y | N |
| 5 | 20 | 335240 | 0774 | 9/18/2012 | \$72,000 | 9,350 | N | N |

Vacant Sales Removed in this Annual Update Analysis Area 022

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|------------|------------|---|
| 2 | 20 | 032304 | 9130 | 3/23/2011 | \$64,000 | NON-REPRESENTATIVE SALE |
| 2 | 20 | 103500 | 0119 | 4/29/2013 | \$59,900 | NON-REPRESENTATIVE SALE;BANKRUPTCY - RECEIVER OR TRUSTEE |
| 2 | 20 | 334840 | 0780 | 11/22/2011 | \$15,000 | NO MARKET EXPOSURE |
| 2 | 20 | 334840 | 0949 | 11/19/2012 | \$11,250 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 2 | 20 | 547680 | 0080 | 4/8/2011 | \$520,000 | QUIT CLAIM DEED; MULTI-PARCEL SALE |
| 2 | 20 | 547680 | 0090 | 4/8/2011 | \$520,000 | QUIT CLAIM DEED; MULTI-PARCEL SALE |
| 2 | 20 | 547680 | 0110 | 4/8/2011 | \$520,000 | QUIT CLAIM DEED; MULTI-PARCEL SALE |
| 2 | 20 | 687420 | 0720 | 12/17/2013 | \$15,000 | DOR RATIO |
| 2 | 20 | 785860 | 0005 | 7/12/2011 | \$176,500 | MULTI-PARCEL SALE |
| 2 | 20 | 785900 | 0011 | 7/12/2011 | \$176,500 | MULTI-PARCEL SALE |
| 3 | 20 | 189500 | 0130 | 9/8/2011 | \$200,000 | QUIT CLAIM DEED; MULTI-PARCEL SALE |
| 3 | 20 | 189500 | 0135 | 9/8/2011 | \$200,000 | QUIT CLAIM DEED; MULTI-PARCEL SALE |
| 3 | 20 | 189500 | 0130 | 10/23/2012 | \$350,000 | MULTI-PARCEL SALE |
| 3 | 20 | 189500 | 0135 | 10/23/2012 | \$350,000 | MULTI-PARCEL SALE |
| 3 | 20 | 405940 | 0645 | 11/4/2011 | \$14,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 3 | 20 | 712980 | 0040 | 12/22/2011 | \$114,751 | MULTI-PARCEL SALE; NO MARKET EXPOSURE |
| 3 | 20 | 712980 | 0051 | 12/22/2011 | \$114,751 | MULTI-PARCEL SALE; NO MARKET EXPOSURE |
| 3 | 20 | 713030 | 0550 | 7/16/2012 | \$250,000 | NO MARKET EXPOSURE |
| 4 | 20 | 713030 | 0970 | 12/28/2012 | \$16,000 | MULTI-PARCEL SALE |
| 4 | 20 | 713030 | 0975 | 12/28/2012 | \$16,000 | MULTI-PARCEL SALE |
| 4 | 20 | 713030 | 0979 | 12/28/2012 | \$16,000 | MULTI-PARCEL SALE |
| 4 | 20 | 713030 | 0980 | 12/28/2012 | \$16,000 | MULTI-PARCEL SALE |
| 4 | 40 | 807300 | 0354 | 3/29/2011 | \$385,000 | MULTI-PARCEL SALE |
| 4 | 40 | 807300 | 0355 | 3/29/2011 | \$385,000 | MULTI-PARCEL SALE |
| 5 | 20 | 126270 | 0030 | 11/26/2012 | \$22,000 | NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 5 | 20 | 936870 | 0210 | 7/23/2012 | \$25,000 | NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE |

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:

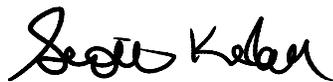
- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present 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:

- Sales Verification
- Appeals Response Preparation / Review



4-24-2014

Appraiser II

Date