

Executive Summary

Riverton Heights / Tukwila - Area 024

Annual Update

Characteristics Based Market Adjustment for 2014 Assessment Roll

Previous Physical Inspection: 2013
Number of Improved Sales: 547
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 | \$80,000 | \$111,600 | \$191,600 | | | 9.72% |
| 2014 Value | \$88,300 | \$141,300 | \$229,600 | \$248,500 | 92.6% | 9.72% |
| \$ Change | +\$8,300 | +\$29,700 | +\$38,000 | | | |
| % Change | +10.4% | +26.6% | +19.8% | | | |

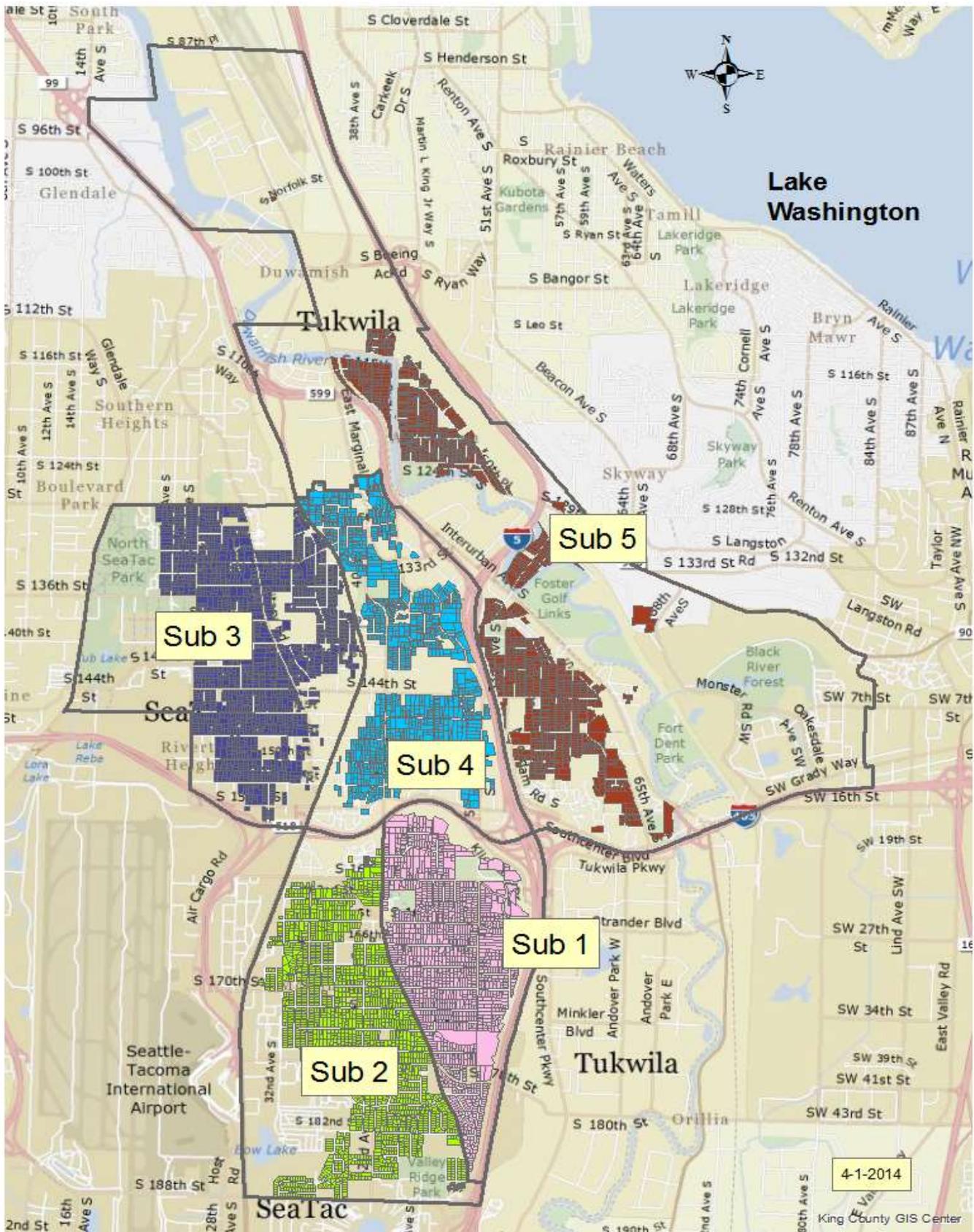
Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. No characteristic based variables were warranted, therefore there is no change to the COD. The lower the COD, the more uniform are the predicted assessed values. 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 | \$82,500 | \$95,500 | \$178,000 |
| 2014 Value | \$91,100 | \$122,100 | \$213,200 |
| % Change | +10.4% | +27.9% | +19.8% |

Number of one to three unit residences in the population: 6,632

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 area required a single standard area adjustment.

Area 024 - Map



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Area 024 - Model Adjustments 1-3 Unit Residences

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

| Standard Area Adjustment | # Parcels Adjusted | % of Population |
|--------------------------|--------------------|-----------------|
| +20.01% | 6,632 | 100% |

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.

Annual Update Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: April 16, 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 24 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 +10.4% increase in land assessments in the area for the 2014 Assessment Year. The formula is:

2014 Land Value = 2013 Land Value * 1.110, 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 area required a single standard area adjustment.

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 547 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:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * (1 - 0.06) / (0.7832359)$$

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 8 sales of mobile homes within Area 024. Analysis of the mobile home sales indicated that no adjustment to total value was necessary. The adjustment formula is:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * 1.00$$

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

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 +19.8%. 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) * 1.198.
- 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 1.110 to arrive at a new total value. (2013 Land Value + Previous Improvement Value) * 1.110.
- 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.

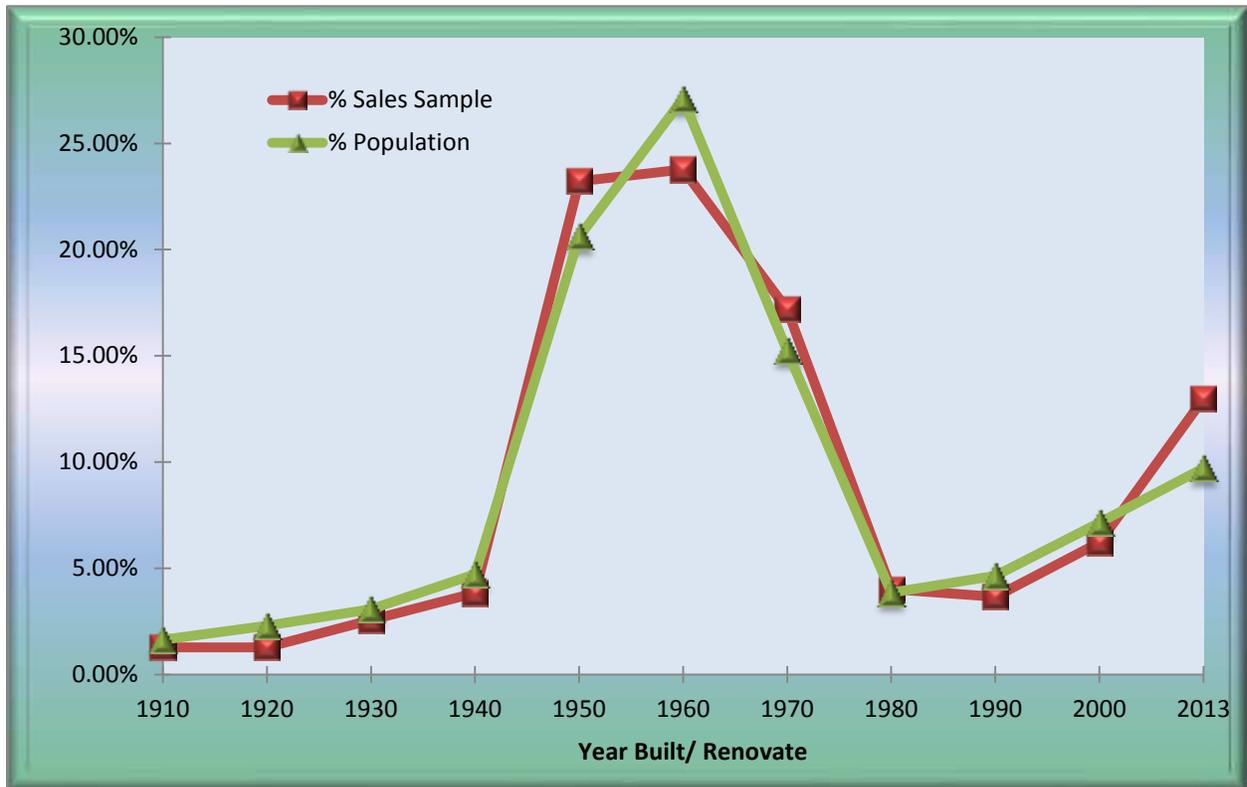
Sales Sample Representation of Population Year Built or Renovated

Sales Sample

| Year Built/Ren | Frequency | % Sales Sample |
|----------------|-----------|----------------|
| 1910 | 7 | 1.28% |
| 1920 | 7 | 1.28% |
| 1930 | 14 | 2.56% |
| 1940 | 21 | 3.84% |
| 1950 | 127 | 23.22% |
| 1960 | 130 | 23.77% |
| 1970 | 94 | 17.18% |
| 1980 | 22 | 4.02% |
| 1990 | 20 | 3.66% |
| 2000 | 34 | 6.22% |
| 2013 | 71 | 12.98% |
| 547 | | |

Population

| Year Built/Ren | Frequency | % Population |
|----------------|-----------|--------------|
| 1910 | 108 | 1.63% |
| 1920 | 152 | 2.29% |
| 1930 | 204 | 3.08% |
| 1940 | 313 | 4.72% |
| 1950 | 1,367 | 20.61% |
| 1960 | 1,797 | 27.10% |
| 1970 | 1,010 | 15.23% |
| 1980 | 255 | 3.84% |
| 1990 | 308 | 4.64% |
| 2000 | 474 | 7.15% |
| 2013 | 644 | 9.71% |
| 6,632 | | |



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.

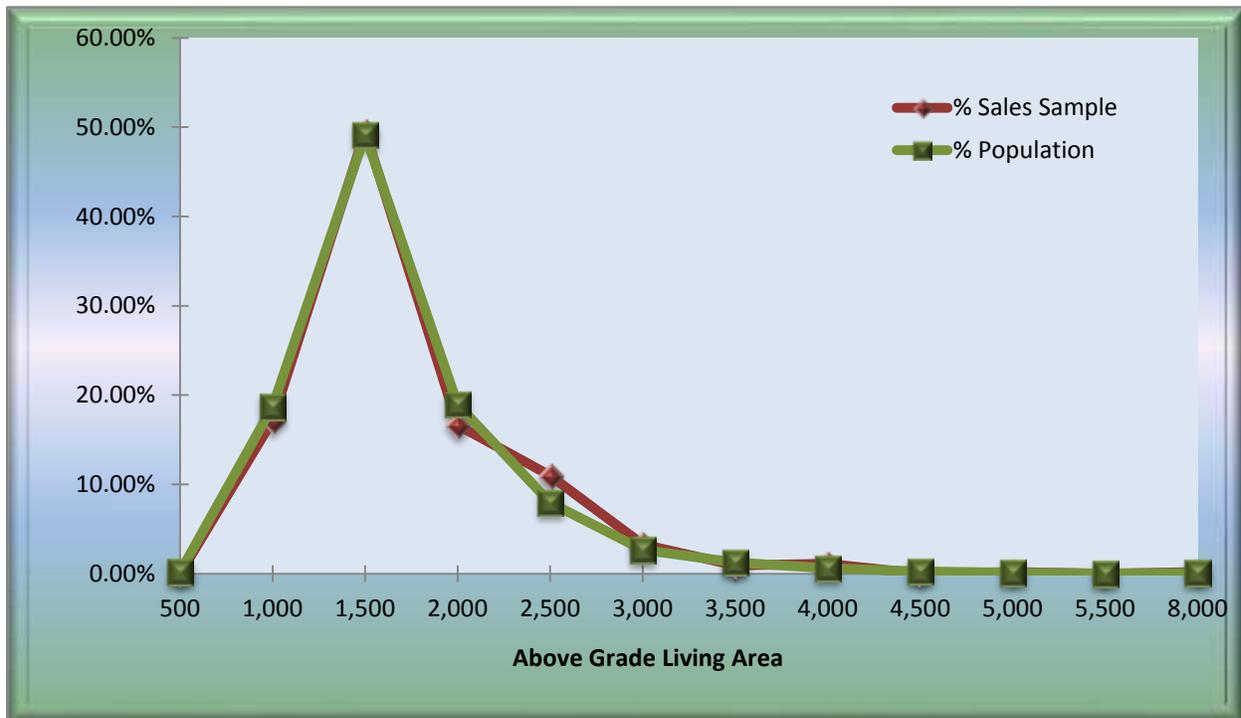
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

| AGLA | Frequency | % Sales Sample |
|-------|-----------|----------------|
| 500 | 0 | 0.00% |
| 1,000 | 94 | 17.18% |
| 1,500 | 271 | 49.54% |
| 2,000 | 91 | 16.64% |
| 2,500 | 60 | 10.97% |
| 3,000 | 18 | 3.29% |
| 3,500 | 5 | 0.91% |
| 4,000 | 6 | 1.10% |
| 4,500 | 0 | 0.00% |
| 5,000 | 1 | 0.18% |
| 5,500 | 0 | 0.00% |
| 8,000 | 1 | 0.18% |
| 547 | | |

Population

| AGLA | Frequency | % Population |
|-------|-----------|--------------|
| 500 | 14 | 0.21% |
| 1,000 | 1,241 | 18.71% |
| 1,500 | 3,258 | 49.13% |
| 2,000 | 1,258 | 18.97% |
| 2,500 | 528 | 7.96% |
| 3,000 | 178 | 2.68% |
| 3,500 | 84 | 1.27% |
| 4,000 | 41 | 0.62% |
| 4,500 | 17 | 0.26% |
| 5,000 | 7 | 0.11% |
| 5,500 | 0 | 0.00% |
| 8,000 | 6 | 0.09% |
| 6,632 | | |



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.

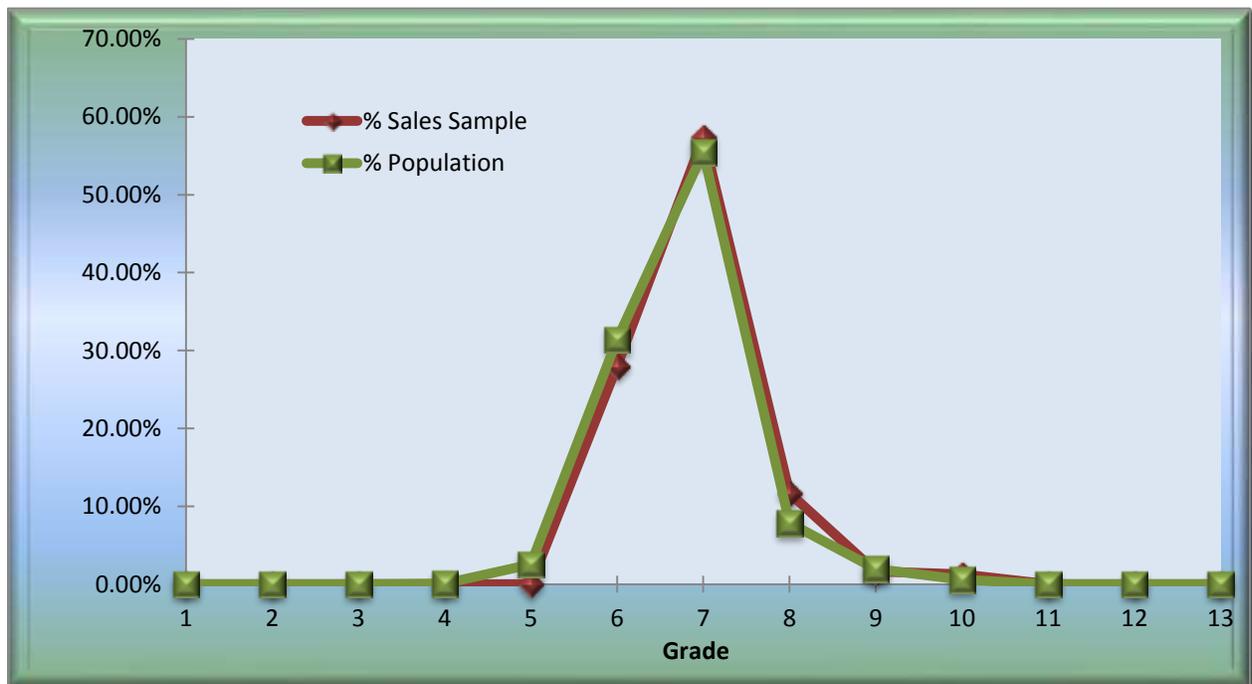
Sales Sample Representation of Population Building Grade

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 | 153 | 27.97% |
| 7 | 314 | 57.40% |
| 8 | 64 | 11.70% |
| 9 | 9 | 1.65% |
| 10 | 7 | 1.28% |
| 11 | 0 | 0.00% |
| 12 | 0 | 0.00% |
| 13 | 0 | 0.00% |
| 547 | | |

Population

| Grade | Frequency | % Population |
|-------|-----------|--------------|
| 1 | 0 | 0.00% |
| 2 | 0 | 0.00% |
| 3 | 0 | 0.00% |
| 4 | 7 | 0.11% |
| 5 | 170 | 2.56% |
| 6 | 2,082 | 31.39% |
| 7 | 3,678 | 55.46% |
| 8 | 522 | 7.87% |
| 9 | 132 | 1.99% |
| 10 | 39 | 0.59% |
| 11 | 2 | 0.03% |
| 12 | 0 | 0.00% |
| 13 | 0 | 0.00% |
| 6,632 | | |



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 024 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 1.234, resulting in an adjusted value of \$586,000 ($\$475,000 * 1.234 = \$586,150$) – truncated to the nearest \$1000.

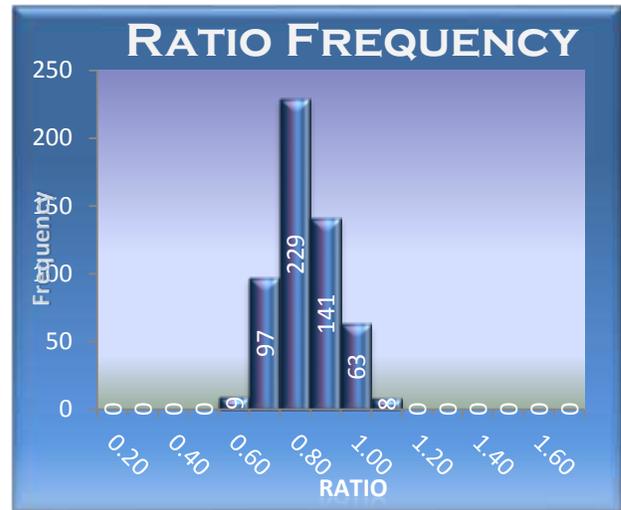
| SaleDate | Adjustment (Factor) | Equivalent Percent |
|-----------|---------------------|--------------------|
| 1/1/2011 | 1.180 | 18.0% |
| 2/1/2011 | 1.193 | 19.3% |
| 3/1/2011 | 1.203 | 20.3% |
| 4/1/2011 | 1.214 | 21.4% |
| 5/1/2011 | 1.224 | 22.4% |
| 6/1/2011 | 1.233 | 23.3% |
| 7/1/2011 | 1.240 | 24.0% |
| 8/1/2011 | 1.247 | 24.7% |
| 9/1/2011 | 1.253 | 25.3% |
| 10/1/2011 | 1.257 | 25.7% |
| 11/1/2011 | 1.261 | 26.1% |
| 12/1/2011 | 1.263 | 26.3% |
| 1/1/2012 | 1.265 | 26.5% |
| 2/1/2012 | 1.266 | 26.6% |
| 3/1/2012 | 1.265 | 26.5% |
| 4/1/2012 | 1.264 | 26.4% |
| 5/1/2012 | 1.261 | 26.1% |
| 6/1/2012 | 1.258 | 25.8% |
| 7/1/2012 | 1.253 | 25.3% |
| 8/1/2012 | 1.248 | 24.8% |
| 9/1/2012 | 1.241 | 24.1% |
| 10/1/2012 | 1.234 | 23.4% |
| 11/1/2012 | 1.225 | 22.5% |
| 12/1/2012 | 1.216 | 21.6% |
| 1/1/2013 | 1.205 | 20.5% |
| 2/1/2013 | 1.193 | 19.3% |
| 3/1/2013 | 1.182 | 18.2% |
| 4/1/2013 | 1.168 | 16.8% |
| 5/1/2013 | 1.154 | 15.4% |
| 6/1/2013 | 1.138 | 13.8% |
| 7/1/2013 | 1.122 | 12.2% |
| 8/1/2013 | 1.104 | 10.4% |
| 9/1/2013 | 1.085 | 8.5% |
| 10/1/2013 | 1.065 | 6.5% |
| 11/1/2013 | 1.044 | 4.4% |
| 12/1/2013 | 1.023 | 2.3% |
| 1/1/2014 | 1.000 | 0.0% |

The time adjustment formula for Area 024 is: $(.7832359 - 5.956703E-04 * \text{SaleDay} - 4.263715E-07 * \text{SaleDaySq}) / (0.7832359)$
SaleDay = SaleDate - 41640
SaleDaySq = (SaleDate - 41640)^2

Annual Update Ratio Study Report (Before) – 2013 Assessments

| | | | |
|--|--------------------------------|---|---|
| District: WC / Team: 1 | Appr. Date: 1/1/2013 | Date of Report: 4/16/2014 | Sales Dates: 1/2011 - 12/2013 |
| Area Name: Riverton Heights / Tukwila | Appr ID: SKEN | Property Type: 1 to 3 Unit Residences | Adjusted for time? YES |
| Area Number: 24 | | | |

| | |
|---|----------------|
| SAMPLE STATISTICS | |
| <i>Sample size (n)</i> | 547 |
| <i>Mean Assessed Value</i> | 191,600 |
| <i>Mean Adj. Sales Price</i> | 248,500 |
| <i>Standard Deviation AV</i> | 62,649 |
| <i>Standard Deviation SP</i> | 86,859 |
| ASSESSMENT LEVEL | |
| <i>Arithmetic Mean Ratio</i> | 0.783 |
| <i>Median Ratio</i> | 0.774 |
| <i>Weighted Mean Ratio</i> | 0.771 |
| UNIFORMITY | |
| <i>Lowest ratio</i> | 0.555 |
| <i>Highest ratio:</i> | 1.062 |
| <i>Coefficient of Dispersion</i> | 9.72% |
| <i>Standard Deviation</i> | 0.095 |
| <i>Coefficient of Variation</i> | 12.12% |
| <i>Price Related Differential (PRD)</i> | 1.016 |
| RELIABILITY | |
| 95% Confidence: Median | |
| <i>Lower limit</i> | 0.766 |
| <i>Upper limit</i> | 0.783 |
| 95% Confidence: Mean | |
| <i>Lower limit</i> | 0.775 |
| <i>Upper limit</i> | 0.791 |
| SAMPLE SIZE EVALUATION | |
| <i>N (population size)</i> | 6632 |
| <i>B (acceptable error - in decimal)</i> | 0.05 |
| <i>S (estimated from this sample)</i> | 0.095 |
| Recommended minimum: | 14 |
| <i>Actual sample size:</i> | 547 |
| Conclusion: | OK |
| NORMALITY | |
| Binomial Test | |
| <i># ratios below mean:</i> | 295 |
| <i># ratios above mean:</i> | 252 |
| <i>z:</i> | 1.839 |
| Conclusion: | Normal* |
| <i>*i.e. no evidence of non-normality</i> | |



COMMENTS:

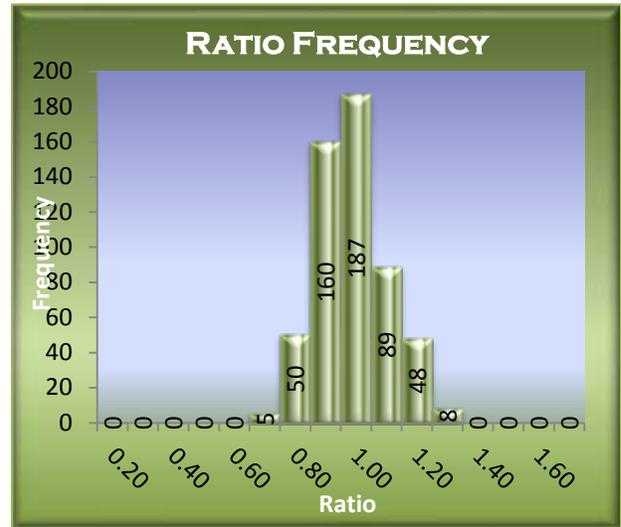
1 to 3 Unit Residences throughout Area 024

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: 1 | Appr. Date: | Date of Report: | Sales Dates: |
| Area Name: Riverton Heights / Tukwila | 1/1/2014 | 4/16/2014 | 1/2011 - 12/2013 |
| Area Number: 24 | Appr. ID: | Property Type: | Adjusted for time? |
| | SKEN | 1 to 3 Unit | YES |

| SAMPLE STATISTICS | |
|--|-------------------|
| Sample size (n) | 547 |
| Mean Assessed Value | 229,600 |
| Mean Sales Price | 248,500 |
| Standard Deviation AV | 75,178 |
| Standard Deviation SP | 86,859 |
| ASSESSMENT LEVEL | |
| Arithmetic Mean Ratio | 0.938 |
| Median Ratio | 0.926 |
| Weighted Mean Ratio | 0.924 |
| UNIFORMITY | |
| Lowest ratio | 0.665 |
| Highest ratio: | 1.274 |
| Coefficient of Dispersion | 9.72% |
| Standard Deviation | 0.114 |
| Coefficient of Variation | 12.12% |
| Price Related Differential (PRD) | 1.015 |
| RELIABILITY | |
| 95% Confidence: Median | |
| Lower limit | 0.918 |
| Upper limit | 0.938 |
| 95% Confidence: Mean | |
| Lower limit | 0.929 |
| Upper limit | 0.948 |
| SAMPLE SIZE EVALUATION | |
| N (population size) | 6632 |
| B (acceptable error - in decimal) | 0.05 |
| S (estimated from this sample) | 0.114 |
| Recommended minimum: | 21 |
| Actual sample size: | 547 |
| Conclusion: | OK |
| NORMALITY | |
| Binomial Test | |
| # ratios below mean: | 297 |
| # ratios above mean: | 250 |
| z: | 2.010 |
| Conclusion: | Non-normal |



COMMENTS:

1 to 3 Unit Residences throughout Area 024

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

Improved Sales Used in This Annual Update Analysis Area 024 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | AGLA | Bldg Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|---------------------|
| 1 | 50 | 443600 | 0030 | 08/06/12 | \$157,000 | \$196,000 | 700 | 6 | 1950 | VGood | 13,974 | N | N | 4737 S 172ND PL |
| 1 | 50 | 537980 | 3070 | 08/26/11 | \$155,000 | \$194,000 | 1,020 | 6 | 1943 | Avg | 17,625 | N | N | 16450 MILITARY RD S |
| 1 | 50 | 537980 | 4050 | 02/29/12 | \$115,000 | \$146,000 | 1,050 | 6 | 1959 | Avg | 15,500 | N | N | 4456 S 170TH ST |
| 1 | 50 | 537980 | 4495 | 02/01/12 | \$119,400 | \$151,000 | 1,050 | 6 | 1947 | Avg | 9,360 | N | N | 4474 S 172ND ST |
| 1 | 50 | 537980 | 3038 | 06/05/12 | \$135,000 | \$170,000 | 1,060 | 6 | 1934 | Avg | 12,030 | N | N | 4258 S 166TH ST |
| 1 | 50 | 538160 | 0021 | 09/10/13 | \$131,000 | \$141,000 | 1,100 | 6 | 1947 | Good | 8,125 | N | N | 4744 S 175TH ST |
| 1 | 50 | 537980 | 4625 | 09/14/12 | \$154,000 | \$191,000 | 820 | 7 | 1954 | Avg | 8,499 | N | N | 17019 51ST AVE S |
| 1 | 50 | 537980 | 3620 | 03/18/13 | \$180,250 | \$212,000 | 910 | 7 | 1942 | VGood | 8,700 | N | N | 4417 S 166TH ST |
| 1 | 50 | 537980 | 4680 | 09/20/11 | \$147,700 | \$185,000 | 1,040 | 7 | 1961 | Avg | 18,335 | N | N | 4809 S 170TH ST |
| 1 | 50 | 537980 | 0582 | 05/31/11 | \$160,000 | \$197,000 | 1,050 | 7 | 1947 | Avg | 14,400 | N | N | 4416 S 164TH ST |
| 1 | 50 | 537980 | 3031 | 03/14/11 | \$200,000 | \$242,000 | 1,050 | 7 | 1920 | Good | 8,712 | N | N | 4253 S 164TH ST |
| 1 | 50 | 537980 | 2897 | 01/17/13 | \$225,000 | \$270,000 | 1,060 | 7 | 1962 | Avg | 8,820 | N | N | 4701 S 164TH ST |
| 1 | 50 | 537980 | 2835 | 10/25/13 | \$230,800 | \$242,000 | 1,070 | 7 | 1950 | Avg | 21,780 | N | N | 4811 S 164TH ST |
| 1 | 50 | 537980 | 4220 | 06/07/12 | \$209,990 | \$264,000 | 1,070 | 7 | 1955 | VGood | 22,000 | N | N | 4835 S 168TH ST |
| 1 | 50 | 537980 | 0603 | 09/17/13 | \$170,000 | \$183,000 | 1,160 | 7 | 1964 | Avg | 8,400 | N | N | 4410 S 164TH ST |
| 1 | 50 | 537980 | 4320 | 06/12/13 | \$242,000 | \$274,000 | 1,220 | 7 | 1941 | Good | 10,000 | N | N | 4605 S 168TH ST |
| 1 | 50 | 538160 | 0095 | 04/05/13 | \$200,000 | \$233,000 | 1,250 | 7 | 1961 | Good | 15,719 | N | N | 4817 S 175TH ST |
| 1 | 50 | 538160 | 0075 | 08/09/13 | \$219,000 | \$241,000 | 1,260 | 7 | 1948 | VGood | 11,610 | N | N | 4727 S 175TH ST |
| 1 | 50 | 537980 | 2954 | 06/07/12 | \$250,000 | \$314,000 | 1,280 | 7 | 1961 | Avg | 13,080 | N | N | 4455 S 164TH ST |
| 1 | 50 | 537980 | 5460 | 04/03/13 | \$212,135 | \$248,000 | 1,360 | 7 | 1949 | VGood | 8,910 | N | N | 4704 S 172ND PL |
| 1 | 50 | 537980 | 4400 | 10/28/13 | \$222,950 | \$233,000 | 1,420 | 7 | 1963 | Good | 10,265 | N | N | 17008 MILITARY RD S |
| 1 | 50 | 537980 | 4410 | 03/27/13 | \$209,000 | \$245,000 | 1,480 | 7 | 1941 | Good | 17,979 | N | N | 17022 MILITARY RD S |
| 1 | 50 | 537980 | 2972 | 07/07/11 | \$253,000 | \$314,000 | 1,560 | 7 | 1978 | Avg | 9,583 | N | N | 4434 S 166TH ST |
| 1 | 50 | 537980 | 4131 | 12/08/13 | \$240,000 | \$244,000 | 1,650 | 7 | 1966 | Avg | 9,000 | N | N | 4668 S 170TH ST |
| 1 | 50 | 537980 | 3345 | 04/21/11 | \$270,000 | \$330,000 | 1,910 | 7 | 1962 | Good | 10,980 | Y | N | 4624 S 168TH ST |
| 1 | 50 | 537980 | 4071 | 12/31/13 | \$302,000 | \$302,000 | 2,170 | 7 | 2000 | Avg | 9,800 | N | N | 4604 S 170TH ST |
| 1 | 50 | 537980 | 4650 | 04/04/13 | \$197,165 | \$230,000 | 2,200 | 7 | 1987 | Avg | 18,260 | N | N | 4835 S 170TH ST |
| 1 | 50 | 537980 | 3981 | 05/30/13 | \$346,950 | \$395,000 | 1,500 | 8 | 2012 | Avg | 9,657 | N | N | 4371 S 168TH LN |
| 1 | 50 | 537980 | 4530 | 10/11/13 | \$335,000 | \$355,000 | 2,680 | 8 | 1999 | Avg | 8,125 | N | N | 4718 S 172ND ST |

Improved Sales Used in This Annual Update Analysis Area 024 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | AGLA | Bldg Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|---------------------|
| 1 | 60 | 810860 | 0502 | 03/24/11 | \$150,000 | \$182,000 | 680 | 6 | 1938 | Good | 7,280 | N | N | 4412 S 160TH ST |
| 1 | 60 | 812520 | 0561 | 11/27/12 | \$144,444 | \$176,000 | 740 | 6 | 1948 | Avg | 12,031 | N | N | 5105 S 170TH ST |
| 1 | 60 | 537980 | 0520 | 01/25/13 | \$165,000 | \$197,000 | 760 | 6 | 1943 | VGood | 8,400 | N | N | 4602 S 164TH ST |
| 1 | 60 | 810860 | 0160 | 10/19/12 | \$162,000 | \$199,000 | 870 | 6 | 1944 | VGood | 7,089 | N | N | 4369 S 158TH ST |
| 1 | 60 | 812520 | 0150 | 10/02/12 | \$180,000 | \$222,000 | 950 | 6 | 1943 | Good | 40,100 | N | N | 17035 53RD AVE S |
| 1 | 60 | 810860 | 0020 | 08/07/13 | \$172,000 | \$189,000 | 1,150 | 6 | 1930 | Avg | 17,968 | N | N | 4454 S 156TH ST |
| 1 | 60 | 812520 | 0310 | 05/10/12 | \$128,000 | \$161,000 | 1,690 | 6 | 1948 | Fair | 11,102 | N | N | 16836 53RD AVE S |
| 1 | 60 | 810860 | 0522 | 02/09/11 | \$196,000 | \$234,000 | 1,000 | 7 | 1955 | Avg | 14,843 | N | N | 4253 S 158TH ST |
| 1 | 60 | 537980 | 0420 | 03/06/13 | \$250,000 | \$295,000 | 1,050 | 7 | 1984 | Good | 10,890 | N | N | 4804 S 164TH ST |
| 1 | 60 | 184020 | 0035 | 12/31/13 | \$193,000 | \$193,000 | 1,060 | 7 | 1959 | Avg | 8,468 | Y | N | 17942 MILITARY RD S |
| 1 | 60 | 931490 | 0130 | 11/25/13 | \$174,900 | \$180,000 | 1,060 | 7 | 1962 | Avg | 10,653 | N | N | 16217 45TH AVE S |
| 1 | 60 | 537980 | 0438 | 08/02/11 | \$160,000 | \$200,000 | 1,090 | 7 | 1947 | Avg | 10,890 | N | N | 4812 S 164TH ST |
| 1 | 60 | 184020 | 0025 | 12/15/11 | \$199,950 | \$253,000 | 1,100 | 7 | 1958 | Avg | 8,963 | Y | N | 17930 MILITARY RD S |
| 1 | 60 | 810860 | 0342 | 03/14/11 | \$235,000 | \$284,000 | 1,140 | 7 | 1960 | Good | 14,338 | N | N | 15617 47TH AVE S |
| 1 | 60 | 810860 | 0121 | 10/30/11 | \$163,000 | \$205,000 | 1,140 | 7 | 1965 | Avg | 8,505 | N | N | 4252 S 158TH ST |
| 1 | 60 | 537920 | 0202 | 08/28/12 | \$161,000 | \$200,000 | 1,200 | 7 | 1961 | Avg | 16,001 | Y | N | 5210 S 164TH ST |
| 1 | 60 | 884930 | 0250 | 07/16/12 | \$285,000 | \$357,000 | 1,240 | 7 | 1983 | Good | 9,284 | Y | N | 4924 S 181ST PL |
| 1 | 60 | 192250 | 0050 | 06/07/11 | \$210,000 | \$259,000 | 1,240 | 7 | 1960 | Avg | 8,400 | N | N | 16052 46TH AVE S |
| 1 | 60 | 537980 | 0165 | 04/12/13 | \$243,000 | \$283,000 | 1,270 | 7 | 1959 | Avg | 8,496 | N | N | 16018 46TH AVE S |
| 1 | 60 | 768400 | 0130 | 04/14/11 | \$350,000 | \$426,000 | 1,280 | 7 | 1976 | Good | 11,400 | Y | N | 18234 51ST AVE S |
| 1 | 60 | 810860 | 0125 | 04/11/11 | \$225,000 | \$274,000 | 1,290 | 7 | 1962 | Avg | 12,324 | N | N | 15633 44TH AVE S |
| 1 | 60 | 810860 | 0182 | 06/03/13 | \$240,000 | \$273,000 | 1,290 | 7 | 1962 | Good | 10,985 | N | N | 15604 44TH AVE S |
| 1 | 60 | 615420 | 0040 | 08/29/12 | \$258,000 | \$320,000 | 1,290 | 7 | 1963 | VGood | 8,308 | N | N | 15836 43RD AVE S |
| 1 | 60 | 810860 | 0021 | 09/13/13 | \$275,000 | \$296,000 | 1,310 | 7 | 1952 | Avg | 43,302 | N | N | 4460 S 156TH ST |
| 1 | 60 | 238660 | 0041 | 04/22/13 | \$189,000 | \$219,000 | 1,330 | 7 | 1957 | Good | 8,775 | N | N | 15818 47TH AVE S |
| 1 | 60 | 884930 | 0330 | 05/26/11 | \$265,000 | \$326,000 | 1,340 | 7 | 1983 | Good | 12,506 | Y | N | 5026 S 182ND ST |
| 1 | 60 | 931490 | 0110 | 09/03/13 | \$245,000 | \$265,000 | 1,350 | 7 | 1962 | Good | 8,360 | N | N | 16303 45TH PL S |
| 1 | 60 | 192250 | 0030 | 09/30/13 | \$254,000 | \$271,000 | 1,370 | 7 | 1960 | Avg | 8,400 | N | N | 16038 46TH AVE S |
| 1 | 60 | 537920 | 0198 | 12/10/12 | \$252,000 | \$306,000 | 1,380 | 7 | 1968 | Avg | 13,200 | Y | N | 5213 S 164TH ST |

Improved Sales Used in This Annual Update Analysis Area 024 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | AGLA | Bldg Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|------------------|
| 1 | 60 | 810860 | 0082 | 05/28/13 | \$259,950 | \$296,000 | 1,390 | 7 | 1952 | VGood | 8,362 | N | N | 4412 S 156TH ST |
| 1 | 60 | 537980 | 0240 | 04/19/11 | \$195,000 | \$238,000 | 1,400 | 7 | 1954 | Good | 11,835 | N | N | 4835 S 160TH ST |
| 1 | 60 | 222304 | 9100 | 10/21/13 | \$239,900 | \$252,000 | 1,420 | 7 | 1994 | Avg | 7,200 | Y | N | 4610 S 160TH ST |
| 1 | 60 | 238660 | 0035 | 09/02/11 | \$181,000 | \$227,000 | 1,440 | 7 | 1968 | Avg | 12,194 | Y | N | 15812 47TH AVE S |
| 1 | 60 | 184030 | 0030 | 03/21/11 | \$209,500 | \$254,000 | 1,480 | 7 | 1961 | Avg | 8,800 | N | N | 5035 S 179TH ST |
| 1 | 60 | 810860 | 0064 | 12/07/12 | \$246,500 | \$299,000 | 1,500 | 7 | 1967 | Avg | 12,420 | N | N | 4416 S 156TH ST |
| 1 | 60 | 812520 | 0276 | 08/15/11 | \$164,900 | \$206,000 | 1,510 | 7 | 1986 | Avg | 9,742 | N | N | 5129 S 173RD LN |
| 1 | 60 | 184030 | 0270 | 12/26/13 | \$200,000 | \$201,000 | 1,520 | 7 | 1960 | Avg | 8,625 | Y | N | 17940 51ST AVE S |
| 1 | 60 | 519460 | 0060 | 09/10/12 | \$200,000 | \$248,000 | 1,570 | 7 | 1965 | Avg | 9,338 | N | N | 4921 S 161ST ST |
| 1 | 60 | 810860 | 0221 | 06/17/13 | \$300,000 | \$339,000 | 1,600 | 7 | 1967 | Good | 13,425 | N | N | 4422 S 158TH ST |
| 1 | 60 | 184030 | 0110 | 07/28/11 | \$188,000 | \$234,000 | 1,730 | 7 | 1962 | Avg | 9,100 | N | N | 5040 S 179TH PL |
| 1 | 60 | 681830 | 0035 | 07/22/13 | \$294,950 | \$327,000 | 1,792 | 7 | 1958 | Good | 8,416 | N | N | 16012 47TH AVE S |
| 1 | 60 | 812520 | 0460 | 05/17/13 | \$261,000 | \$299,000 | 1,810 | 7 | 1946 | VGood | 11,804 | N | N | 5156 S 170TH ST |
| 1 | 60 | 537920 | 0114 | 01/06/12 | \$225,000 | \$285,000 | 2,050 | 7 | 1979 | Avg | 15,024 | N | N | 16428 51ST AVE S |
| 1 | 60 | 885880 | 0075 | 01/24/13 | \$242,000 | \$290,000 | 2,090 | 7 | 1963 | Avg | 12,668 | N | N | 16660 53RD AVE S |
| 1 | 60 | 184030 | 0190 | 07/16/12 | \$250,000 | \$313,000 | 2,240 | 7 | 1961 | Good | 8,398 | Y | N | 17812 51ST AVE S |
| 1 | 60 | 537980 | 0432 | 10/24/13 | \$279,900 | \$294,000 | 2,300 | 7 | 1979 | Avg | 11,280 | N | N | 16311 48TH PL S |
| 1 | 60 | 537980 | 0432 | 09/27/12 | \$235,000 | \$290,000 | 2,300 | 7 | 1979 | Avg | 11,280 | N | N | 16311 48TH PL S |
| 1 | 60 | 184030 | 0140 | 09/04/12 | \$250,000 | \$310,000 | 2,600 | 7 | 1960 | Good | 9,950 | N | N | 5054 S 179TH ST |
| 1 | 60 | 931490 | 0140 | 12/10/13 | \$259,900 | \$264,000 | 3,250 | 7 | 1962 | Avg | 9,010 | N | N | 16211 45TH AVE S |
| 1 | 60 | 885880 | 0045 | 11/19/12 | \$264,810 | \$323,000 | 1,360 | 8 | 1960 | VGood | 17,386 | N | N | 16612 53RD AVE S |
| 1 | 60 | 537980 | 0430 | 09/26/12 | \$264,500 | \$327,000 | 1,720 | 8 | 1962 | Avg | 8,640 | N | N | 4809 S 162ND ST |
| 1 | 60 | 185350 | 0190 | 06/25/12 | \$295,000 | \$370,000 | 1,830 | 8 | 1992 | Good | 6,565 | N | N | 17733 50TH CT S |
| 1 | 60 | 537920 | 0134 | 09/06/12 | \$279,900 | \$347,000 | 1,940 | 8 | 1999 | Avg | 7,200 | N | N | 5135 S 166TH ST |
| 1 | 60 | 810860 | 0505 | 09/06/13 | \$306,900 | \$332,000 | 2,148 | 8 | 2005 | Avg | 30,898 | N | N | 4272 S 160TH ST |
| 1 | 60 | 185350 | 0060 | 12/12/13 | \$290,000 | \$294,000 | 2,280 | 8 | 1993 | Avg | 8,522 | N | N | 17744 50TH CT S |
| 1 | 60 | 812520 | 0480 | 10/25/12 | \$330,000 | \$405,000 | 2,310 | 8 | 2012 | Avg | 6,650 | Y | N | 16833 53RD AVE S |
| 1 | 60 | 537920 | 0072 | 04/10/13 | \$364,950 | \$425,000 | 2,310 | 8 | 2013 | Avg | 10,500 | N | N | 16044 51ST AVE S |
| 1 | 60 | 885805 | 0080 | 09/11/12 | \$270,000 | \$335,000 | 2,480 | 8 | 1994 | Avg | 8,141 | Y | N | 17801 50TH CT S |

Improved Sales Used in This Annual Update Analysis Area 024 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | AGLA | Bldg Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|------|----------|------|-------------|---------------------|
| 1 | 60 | 779640 | 0220 | 03/28/12 | \$360,000 | \$455,000 | 2,180 | 9 | 1989 | Avg | 12,082 | Y | N | 16350 53RD PL S |
| 1 | 60 | 537980 | 0175 | 03/20/12 | \$385,000 | \$487,000 | 2,740 | 9 | 2011 | Avg | 9,800 | N | N | 16005 47TH AVE S |
| 1 | 60 | 537920 | 0144 | 10/03/13 | \$492,000 | \$524,000 | 3,980 | 9 | 2005 | Avg | 10,699 | N | N | 5132 S 166TH LN |
| 1 | 60 | 812520 | 0243 | 07/11/13 | \$555,000 | \$619,000 | 3,870 | 10 | 2008 | Avg | 20,099 | N | N | 5154 S 172ND LN |
| 2 | 50 | 443500 | 0265 | 09/25/13 | \$152,500 | \$163,000 | 740 | 6 | 1942 | Avg | 8,700 | N | N | 17022 35TH AVE S |
| 2 | 50 | 443500 | 0165 | 11/25/13 | \$138,000 | \$142,000 | 740 | 6 | 1943 | Avg | 8,700 | N | N | 16834 35TH AVE S |
| 2 | 50 | 537980 | 5080 | 08/29/13 | \$132,000 | \$143,000 | 750 | 6 | 1950 | Avg | 12,707 | N | N | 17239 MILITARY RD S |
| 2 | 50 | 538100 | 0049 | 06/10/12 | \$137,500 | \$173,000 | 770 | 6 | 1947 | Avg | 8,250 | N | N | 16824 37TH AVE S |
| 2 | 50 | 443500 | 0135 | 11/27/13 | \$134,900 | \$138,000 | 770 | 6 | 1947 | Avg | 8,700 | N | N | 16839 37TH AVE S |
| 2 | 50 | 443560 | 0375 | 01/18/13 | \$128,800 | \$154,000 | 770 | 6 | 1943 | Avg | 8,700 | N | N | 17240 34TH AVE S |
| 2 | 50 | 537980 | 1360 | 09/07/12 | \$115,000 | \$143,000 | 770 | 6 | 1953 | Avg | 6,400 | N | N | 3203 S 161ST ST |
| 2 | 50 | 537980 | 4895 | 04/19/12 | \$101,000 | \$128,000 | 780 | 6 | 1947 | Good | 9,147 | N | N | 4222 S 172ND ST |
| 2 | 50 | 443560 | 0150 | 06/04/13 | \$125,000 | \$142,000 | 780 | 6 | 1943 | Avg | 8,700 | N | N | 17339 33RD AVE S |
| 2 | 50 | 537980 | 2680 | 12/17/12 | \$160,000 | \$194,000 | 820 | 6 | 1954 | Avg | 20,625 | N | N | 3432 S 166TH ST |
| 2 | 50 | 538100 | 0155 | 11/07/13 | \$132,000 | \$137,000 | 840 | 6 | 1944 | Avg | 8,750 | N | N | 3763 S 170TH ST |
| 2 | 50 | 443560 | 0205 | 06/06/11 | \$105,000 | \$130,000 | 850 | 6 | 1943 | Avg | 9,425 | N | N | 17351 34TH AVE S |
| 2 | 50 | 443560 | 0380 | 06/18/12 | \$120,000 | \$151,000 | 860 | 6 | 1943 | Avg | 8,700 | N | N | 17246 34TH AVE S |
| 2 | 50 | 537980 | 6225 | 06/17/11 | \$157,900 | \$195,000 | 870 | 6 | 1953 | Avg | 11,675 | N | N | 4230 S 176TH ST |
| 2 | 50 | 537980 | 6155 | 04/24/12 | \$140,000 | \$177,000 | 1,020 | 6 | 1971 | Good | 11,652 | N | N | 4425 S 175TH ST |
| 2 | 50 | 538100 | 0036 | 12/21/11 | \$128,500 | \$163,000 | 1,150 | 6 | 1994 | Avg | 7,510 | N | N | 3748 S 168TH ST |
| 2 | 50 | 443500 | 0035 | 11/27/12 | \$123,000 | \$150,000 | 1,160 | 6 | 1947 | Avg | 8,410 | N | N | 16637 37TH AVE S |
| 2 | 50 | 537980 | 1650 | 09/05/13 | \$189,000 | \$205,000 | 1,170 | 6 | 1941 | Avg | 22,000 | N | N | 3443 S 162ND ST |
| 2 | 50 | 443560 | 0250 | 07/23/12 | \$165,000 | \$206,000 | 1,180 | 6 | 1943 | Good | 9,425 | N | N | 17302 33RD AVE S |
| 2 | 50 | 443500 | 0595 | 01/03/12 | \$179,660 | \$227,000 | 1,230 | 6 | 1942 | Good | 8,410 | N | N | 16633 34TH AVE S |
| 2 | 50 | 537980 | 1970 | 05/22/12 | \$135,000 | \$170,000 | 1,230 | 6 | 1967 | Avg | 9,724 | N | N | 3207 S 164TH ST |
| 2 | 50 | 537980 | 6265 | 02/13/12 | \$122,500 | \$155,000 | 1,310 | 6 | 1944 | Good | 11,689 | N | N | 4202 S 176TH ST |
| 2 | 50 | 443500 | 0420 | 01/24/11 | \$169,900 | \$202,000 | 1,330 | 6 | 1943 | Avg | 8,700 | N | N | 16853 35TH AVE S |
| 2 | 50 | 443500 | 0455 | 10/02/12 | \$121,000 | \$149,000 | 1,340 | 6 | 1942 | Good | 8,700 | N | N | 16816 34TH AVE S |
| 2 | 50 | 443500 | 0550 | 04/05/13 | \$185,000 | \$216,000 | 1,390 | 6 | 1942 | Avg | 8,410 | N | N | 16620 34TH AVE S |

Improved Sales Used in This Annual Update Analysis Area 024 -- 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 | 50 | 443500 | 0550 | 05/17/11 | \$135,000 | \$166,000 | 1,390 | 6 | 1942 | Avg | 8,410 | N | N | 16620 34TH AVE S |
| 2 | 50 | 537980 | 0720 | 11/22/11 | \$152,199 | \$192,000 | 1,400 | 6 | 1960 | Avg | 16,875 | N | N | 4015 S 160TH ST |
| 2 | 50 | 443500 | 0540 | 05/10/11 | \$135,000 | \$166,000 | 1,400 | 6 | 1942 | Avg | 8,410 | N | N | 16632 34TH AVE S |
| 2 | 50 | 443500 | 0485 | 02/28/13 | \$165,000 | \$195,000 | 1,440 | 6 | 1943 | Good | 8,410 | N | N | 16621 35TH AVE S |
| 2 | 50 | 443560 | 0200 | 02/14/13 | \$144,999 | \$172,000 | 1,540 | 6 | 1943 | Avg | 8,700 | N | N | 17345 34TH AVE S |
| 2 | 50 | 443500 | 0490 | 08/05/13 | \$147,000 | \$162,000 | 1,630 | 6 | 1943 | Avg | 8,410 | N | N | 16627 35TH AVE S |
| 2 | 50 | 537980 | 4995 | 05/23/13 | \$189,000 | \$216,000 | 3,370 | 6 | 1940 | Good | 13,750 | N | N | 4045 S 170TH ST |
| 2 | 50 | 443500 | 0310 | 11/14/11 | \$142,000 | \$179,000 | 740 | 7 | 1942 | VGood | 8,700 | N | N | 17035 35TH AVE S |
| 2 | 50 | 537980 | 5062 | 01/30/13 | \$166,950 | \$199,000 | 860 | 7 | 1941 | VGood | 10,018 | N | N | 17217 MILITARY RD S |
| 2 | 50 | 856740 | 0010 | 07/06/12 | \$219,000 | \$274,000 | 880 | 7 | 1950 | VGood | 8,100 | N | N | 3720 S 162ND ST |
| 2 | 50 | 282304 | 9176 | 04/24/13 | \$135,100 | \$156,000 | 970 | 7 | 1965 | Avg | 8,400 | N | N | 16415 32ND AVE S |
| 2 | 50 | 537980 | 1555 | 05/01/13 | \$210,000 | \$242,000 | 980 | 7 | 1979 | Avg | 19,004 | N | N | 3232 S 164TH ST |
| 2 | 50 | 538100 | 0066 | 04/29/11 | \$200,000 | \$245,000 | 1,000 | 7 | 1963 | Good | 8,400 | N | N | 3739 S 168TH ST |
| 2 | 50 | 433600 | 0050 | 12/12/13 | \$200,000 | \$203,000 | 1,010 | 7 | 1949 | Good | 15,701 | N | N | 3209 S 169TH ST |
| 2 | 50 | 433600 | 0080 | 09/28/11 | \$165,000 | \$207,000 | 1,040 | 7 | 1978 | Avg | 10,890 | N | N | 16811 33RD AVE S |
| 2 | 50 | 433600 | 0110 | 05/07/13 | \$259,500 | \$299,000 | 1,060 | 7 | 1962 | Good | 16,572 | N | N | 16619 33RD AVE S |
| 2 | 50 | 538100 | 0122 | 05/19/11 | \$185,500 | \$228,000 | 1,060 | 7 | 1953 | VGood | 7,500 | N | N | 16836 37TH AVE S |
| 2 | 50 | 537980 | 1415 | 06/03/11 | \$185,000 | \$228,000 | 1,070 | 7 | 1959 | VGood | 9,771 | N | N | 3242 S 162ND ST |
| 2 | 50 | 538100 | 0241 | 06/13/11 | \$150,000 | \$185,000 | 1,100 | 7 | 1963 | Avg | 15,175 | N | N | 3521 S 172ND ST |
| 2 | 50 | 537980 | 5220 | 08/09/11 | \$191,000 | \$238,000 | 1,130 | 7 | 1955 | Good | 12,400 | N | N | 17230 40TH AVE S |
| 2 | 50 | 537980 | 1711 | 07/17/12 | \$245,000 | \$306,000 | 1,130 | 7 | 1966 | VGood | 13,932 | N | N | 3727 S 162ND ST |
| 2 | 50 | 537980 | 4870 | 12/24/12 | \$214,000 | \$258,000 | 1,130 | 7 | 1947 | VGood | 8,936 | N | N | 4248 S 172ND ST |
| 2 | 50 | 538100 | 0037 | 07/02/13 | \$220,000 | \$247,000 | 1,130 | 7 | 1994 | Avg | 7,215 | N | N | 3746 S 168TH ST |
| 2 | 50 | 538100 | 0245 | 11/20/13 | \$220,000 | \$227,000 | 1,150 | 7 | 1963 | Avg | 9,025 | N | N | 3529 S 172ND ST |
| 2 | 50 | 443560 | 0025 | 08/07/12 | \$180,000 | \$224,000 | 1,160 | 7 | 1943 | Good | 8,410 | N | N | 17014 33RD AVE S |
| 2 | 50 | 537980 | 3735 | 12/05/11 | \$187,000 | \$236,000 | 1,200 | 7 | 1955 | VGood | 15,244 | N | N | 4040 S 168TH ST |
| 2 | 50 | 856740 | 0005 | 09/06/12 | \$178,500 | \$221,000 | 1,200 | 7 | 1950 | Avg | 8,100 | N | N | 3712 S 162ND ST |
| 2 | 50 | 807680 | 0110 | 08/23/12 | \$142,750 | \$177,000 | 1,200 | 7 | 1959 | Avg | 8,938 | N | N | 16861 31ST PL S |
| 2 | 50 | 538100 | 0159 | 05/09/11 | \$175,000 | \$215,000 | 1,220 | 7 | 1954 | VGood | 13,032 | N | N | 17023 40TH AVE S |

Improved Sales Used in This Annual Update Analysis Area 024 -- 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 | 50 | 433600 | 0100 | 06/15/12 | \$290,000 | \$364,000 | 1,240 | 7 | 1978 | Good | 12,632 | N | N | 16802 33RD AVE S |
| 2 | 50 | 537980 | 0718 | 08/07/13 | \$215,000 | \$237,000 | 1,260 | 7 | 1954 | Good | 7,783 | N | N | 16043 42ND AVE S |
| 2 | 50 | 537980 | 0718 | 03/26/12 | \$168,000 | \$212,000 | 1,260 | 7 | 1954 | Good | 7,783 | N | N | 16043 42ND AVE S |
| 2 | 50 | 537980 | 2191 | 09/02/11 | \$195,000 | \$244,000 | 1,270 | 7 | 1962 | Avg | 10,350 | N | N | 16416 34TH AVE S |
| 2 | 50 | 537980 | 6145 | 10/09/12 | \$200,000 | \$246,000 | 1,290 | 7 | 1950 | Avg | 11,610 | N | N | 4433 S 175TH ST |
| 2 | 50 | 810860 | 0880 | 06/01/11 | \$110,000 | \$136,000 | 1,310 | 7 | 1958 | Fair | 12,450 | N | N | 4066 S 158TH ST |
| 2 | 50 | 537980 | 1515 | 11/28/11 | \$250,000 | \$316,000 | 1,320 | 7 | 1962 | VGood | 8,370 | N | N | 3253 S 162ND ST |
| 2 | 50 | 443560 | 0165 | 08/10/12 | \$140,000 | \$174,000 | 1,320 | 7 | 1943 | Avg | 9,425 | N | N | 17303 34TH AVE S |
| 2 | 50 | 537980 | 1520 | 04/05/13 | \$145,000 | \$169,000 | 1,320 | 7 | 1942 | Fair | 11,200 | N | N | 3258 S 164TH ST |
| 2 | 50 | 537980 | 6390 | 07/22/13 | \$250,000 | \$277,000 | 1,340 | 7 | 1940 | Good | 11,541 | N | N | 3450 S 176TH ST |
| 2 | 50 | 810860 | 0684 | 05/23/13 | \$170,000 | \$194,000 | 1,340 | 7 | 1950 | Fair | 8,400 | N | N | 4035 S 158TH ST |
| 2 | 50 | 537980 | 1998 | 05/15/13 | \$173,358 | \$199,000 | 1,340 | 7 | 1966 | Avg | 8,744 | N | N | 3221 S 164TH ST |
| 2 | 50 | 537980 | 1840 | 10/17/13 | \$160,000 | \$169,000 | 1,360 | 7 | 1951 | Avg | 22,000 | N | N | 3724 S 164TH ST |
| 2 | 50 | 339538 | 0100 | 11/12/12 | \$164,950 | \$202,000 | 1,370 | 7 | 1987 | Avg | 2,093 | N | N | 4040 S 159TH LN |
| 2 | 50 | 339538 | 0070 | 03/06/12 | \$160,000 | \$202,000 | 1,370 | 7 | 1987 | Avg | 2,436 | N | N | 4028 S 159TH LN |
| 2 | 50 | 339538 | 0030 | 09/07/11 | \$143,000 | \$179,000 | 1,370 | 7 | 1987 | Avg | 2,185 | N | N | 4038 S 158TH LN |
| 2 | 50 | 537980 | 4811 | 09/19/13 | \$179,900 | \$193,000 | 1,410 | 7 | 1990 | Avg | 11,411 | N | N | 4324 S 171ST ST |
| 2 | 50 | 537980 | 2360 | 08/26/11 | \$130,000 | \$163,000 | 1,420 | 7 | 1954 | Avg | 9,774 | N | N | 3751 S 164TH ST |
| 2 | 50 | 807680 | 0060 | 03/21/13 | \$165,000 | \$194,000 | 1,430 | 7 | 1958 | Good | 8,700 | N | N | 16868 31ST AVE S |
| 2 | 50 | 537980 | 1525 | 08/08/11 | \$160,000 | \$200,000 | 1,430 | 7 | 1953 | Avg | 10,800 | N | N | 16233 34TH AVE S |
| 2 | 50 | 538100 | 0411 | 06/24/11 | \$172,500 | \$214,000 | 1,440 | 7 | 1986 | Avg | 7,200 | N | N | 17314 38TH PL S |
| 2 | 50 | 538100 | 0060 | 10/16/12 | \$155,000 | \$191,000 | 1,480 | 7 | 1947 | Avg | 10,700 | N | N | 3725 S 168TH ST |
| 2 | 50 | 538100 | 0406 | 06/16/11 | \$250,000 | \$309,000 | 1,540 | 7 | 1977 | Good | 9,400 | N | N | 17313 38TH PL S |
| 2 | 50 | 537980 | 3773 | 02/27/13 | \$212,000 | \$251,000 | 1,550 | 7 | 1965 | Good | 8,400 | N | N | 4024 S 168TH ST |
| 2 | 50 | 537980 | 6270 | 04/10/12 | \$138,699 | \$175,000 | 1,560 | 7 | 1955 | Avg | 11,678 | N | N | 4035 S 175TH ST |
| 2 | 50 | 537980 | 3665 | 11/14/13 | \$225,000 | \$233,000 | 1,570 | 7 | 1955 | Avg | 10,500 | N | N | 4011 S 166TH ST |
| 2 | 50 | 537980 | 6463 | 02/28/11 | \$166,000 | \$200,000 | 1,620 | 7 | 1965 | Avg | 9,260 | N | N | 3741 S 175TH ST |
| 2 | 50 | 537980 | 5290 | 12/29/11 | \$148,000 | \$187,000 | 1,620 | 7 | 1952 | Avg | 10,500 | N | N | 4235 S 172ND ST |
| 2 | 50 | 538100 | 0181 | 11/19/11 | \$210,000 | \$265,000 | 1,700 | 7 | 1977 | Good | 13,750 | N | N | 3724 S 172ND ST |

Improved Sales Used in This Annual Update Analysis Area 024 -- 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 | 50 | 538100 | 0365 | 10/18/11 | \$170,500 | \$215,000 | 1,750 | 7 | 1955 | Avg | 12,600 | N | N | 3417 S 173RD ST |
| 2 | 50 | 349720 | 0005 | 02/12/13 | \$235,000 | \$279,000 | 1,750 | 7 | 1954 | VGood | 8,911 | N | N | 16953 MILITARY RD S |
| 2 | 50 | 537980 | 4800 | 05/24/11 | \$202,000 | \$249,000 | 1,760 | 7 | 1941 | Avg | 18,452 | N | N | 17011 MILITARY RD S |
| 2 | 50 | 807680 | 0105 | 11/07/13 | \$175,400 | \$182,000 | 1,850 | 7 | 1958 | Avg | 8,700 | N | N | 16869 31ST PL S |
| 2 | 50 | 537980 | 5891 | 11/26/13 | \$285,000 | \$293,000 | 1,850 | 7 | 1998 | Avg | 7,225 | N | N | 17407 42ND LN S |
| 2 | 50 | 538100 | 0312 | 09/17/13 | \$225,000 | \$242,000 | 1,860 | 7 | 1954 | Avg | 10,300 | N | N | 3736 S 173RD ST |
| 2 | 50 | 537980 | 6480 | 04/29/12 | \$195,000 | \$246,000 | 1,950 | 7 | 1957 | Good | 11,644 | N | N | 3840 S 176TH ST |
| 2 | 50 | 537980 | 1890 | 06/28/12 | \$183,031 | \$230,000 | 1,990 | 7 | 1978 | Avg | 22,000 | N | N | 3462 S 164TH ST |
| 2 | 50 | 099600 | 0020 | 11/28/11 | \$220,000 | \$278,000 | 2,040 | 7 | 1978 | Avg | 6,063 | N | N | 3114 S 166TH ST |
| 2 | 50 | 537980 | 2095 | 05/29/12 | \$246,000 | \$310,000 | 1,170 | 8 | 1959 | VGood | 7,245 | N | N | 3240 S 166TH ST |
| 2 | 50 | 538100 | 0410 | 10/16/13 | \$274,500 | \$290,000 | 1,240 | 8 | 1955 | Good | 12,300 | N | N | 3815 S 173RD ST |
| 2 | 50 | 537980 | 6101 | 09/12/12 | \$349,950 | \$433,000 | 1,490 | 8 | 2012 | Avg | 7,202 | N | N | 17515 MILITARY RD S |
| 2 | 50 | 537980 | 1481 | 08/04/11 | \$306,000 | \$382,000 | 1,730 | 8 | 1974 | Avg | 8,448 | N | N | 3237 S 162ND ST |
| 2 | 50 | 537980 | 0719 | 04/02/13 | \$324,950 | \$379,000 | 2,190 | 8 | 2011 | Avg | 7,317 | N | N | 4068 S 160TH ST |
| 2 | 50 | 537980 | 0723 | 01/23/13 | \$300,000 | \$359,000 | 2,190 | 8 | 2011 | Avg | 7,400 | N | N | 4052 S 160TH ST |
| 2 | 50 | 537980 | 1177 | 12/10/12 | \$342,000 | \$415,000 | 2,400 | 8 | 2003 | Avg | 7,248 | N | N | 16106 34TH AVE S |
| 2 | 50 | 538100 | 0332 | 04/22/13 | \$274,990 | \$318,000 | 2,410 | 8 | 2012 | Avg | 9,167 | N | N | 3564 S 173RD ST |
| 2 | 50 | 537980 | 6090 | 06/12/12 | \$340,000 | \$427,000 | 2,410 | 8 | 2006 | Avg | 7,202 | N | N | 4467 S 175TH ST |
| 2 | 50 | 443560 | 0260 | 03/13/13 | \$360,000 | \$424,000 | 2,600 | 8 | 2012 | Avg | 8,700 | N | N | 17211 34TH AVE S |
| 2 | 50 | 537980 | 6290 | 09/09/11 | \$258,000 | \$324,000 | 2,930 | 8 | 1950 | VGood | 11,310 | N | N | 4018 S 176TH ST |
| 2 | 50 | 537980 | 3860 | 12/16/13 | \$370,750 | \$375,000 | 3,180 | 8 | 2007 | Avg | 7,217 | N | N | 16826 40TH LN S |
| 2 | 50 | 443500 | 0295 | 09/13/13 | \$337,500 | \$364,000 | 3,520 | 8 | 1942 | VGood | 8,700 | N | N | 17017 35TH AVE S |
| 2 | 50 | 537980 | 1920 | 04/29/11 | \$500,000 | \$612,000 | 3,630 | 10 | 2008 | Avg | 7,482 | N | N | 3436 S 164TH ST |
| 2 | 70 | 731800 | 0080 | 11/07/13 | \$180,000 | \$187,000 | 980 | 6 | 1955 | Avg | 8,400 | N | N | 4815 S 184TH ST |
| 2 | 70 | 731800 | 0085 | 04/06/13 | \$134,500 | \$157,000 | 1,000 | 6 | 1955 | Avg | 8,122 | Y | N | 18404 49TH AVE S |
| 2 | 70 | 714740 | 0010 | 07/29/13 | \$124,000 | \$137,000 | 880 | 7 | 1955 | Avg | 10,327 | N | N | 17609 38TH AVE S |
| 2 | 70 | 100340 | 0025 | 08/13/13 | \$156,000 | \$171,000 | 950 | 7 | 1955 | Avg | 7,440 | N | N | 3226 S 186TH ST |
| 2 | 70 | 714830 | 0190 | 07/15/13 | \$170,988 | \$190,000 | 980 | 7 | 1960 | Avg | 10,197 | N | N | 4016 S 181ST ST |
| 2 | 70 | 100340 | 0120 | 04/17/12 | \$133,750 | \$169,000 | 1,010 | 7 | 1955 | Avg | 18,659 | N | N | 18415 38TH AVE S |

Improved Sales Used in This Annual Update Analysis Area 024 -- 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 | 70 | 100340 | 0270 | 08/02/12 | \$185,000 | \$231,000 | 1,010 | 7 | 1955 | Avg | 14,581 | N | N | 18438 39TH AVE S |
| 2 | 70 | 100340 | 0100 | 03/06/12 | \$160,000 | \$202,000 | 1,010 | 7 | 1955 | Avg | 12,809 | N | N | 18509 38TH AVE S |
| 2 | 70 | 714740 | 0005 | 10/22/12 | \$146,500 | \$180,000 | 1,050 | 7 | 1955 | Avg | 10,854 | N | N | 17603 38TH AVE S |
| 2 | 70 | 432710 | 0020 | 01/22/13 | \$212,000 | \$254,000 | 1,060 | 7 | 1957 | VGood | 8,978 | N | N | 18017 47TH AVE S |
| 2 | 70 | 714760 | 0070 | 07/20/11 | \$145,320 | \$181,000 | 1,060 | 7 | 1957 | Good | 10,042 | N | N | 17731 41ST AVE S |
| 2 | 70 | 714800 | 0240 | 04/10/12 | \$141,500 | \$179,000 | 1,060 | 7 | 1956 | Avg | 9,240 | N | N | 4303 S 179TH ST |
| 2 | 70 | 714740 | 0035 | 05/10/12 | \$142,950 | \$180,000 | 1,070 | 7 | 1955 | Avg | 8,714 | N | N | 17602 38TH AVE S |
| 2 | 70 | 714740 | 0180 | 05/15/13 | \$235,000 | \$269,000 | 1,080 | 7 | 1957 | Good | 9,000 | N | N | 3819 S 177TH ST |
| 2 | 70 | 432640 | 0035 | 01/09/12 | \$157,200 | \$199,000 | 1,100 | 7 | 1957 | Good | 15,961 | N | N | 18041 MILITARY RD S |
| 2 | 70 | 714760 | 0270 | 05/26/11 | \$146,000 | \$180,000 | 1,100 | 7 | 1957 | Avg | 12,216 | N | N | 17746 41ST AVE S |
| 2 | 70 | 432710 | 0035 | 02/18/11 | \$157,000 | \$188,000 | 1,100 | 7 | 1957 | Avg | 8,875 | N | N | 18018 47TH AVE S |
| 2 | 70 | 100340 | 0155 | 09/20/11 | \$125,199 | \$157,000 | 1,100 | 7 | 1955 | Avg | 7,657 | N | N | 3815 S 184TH ST |
| 2 | 70 | 570200 | 0020 | 06/15/11 | \$235,000 | \$291,000 | 1,140 | 7 | 1964 | Good | 9,629 | N | N | 17702 46TH AVE S |
| 2 | 70 | 184000 | 0165 | 01/21/11 | \$235,000 | \$279,000 | 1,150 | 7 | 1957 | Avg | 8,800 | N | N | 17914 48TH AVE S |
| 2 | 70 | 339250 | 0025 | 06/13/12 | \$215,000 | \$270,000 | 1,150 | 7 | 1962 | Avg | 8,717 | N | N | 17626 43RD AVE S |
| 2 | 70 | 184000 | 0170 | 07/30/13 | \$267,000 | \$295,000 | 1,160 | 7 | 1958 | Good | 8,800 | Y | N | 17912 48TH AVE S |
| 2 | 70 | 714850 | 0075 | 06/14/13 | \$175,000 | \$198,000 | 1,160 | 7 | 1958 | Avg | 9,045 | N | N | 18225 45TH AVE S |
| 2 | 70 | 714780 | 0035 | 02/25/13 | \$215,000 | \$254,000 | 1,170 | 7 | 1955 | VGood | 9,700 | N | N | 18053 42ND AVE S |
| 2 | 70 | 714760 | 0060 | 03/20/13 | \$137,000 | \$161,000 | 1,180 | 7 | 1957 | Avg | 13,629 | N | N | 17715 41ST AVE S |
| 2 | 70 | 342304 | 9281 | 08/30/11 | \$157,500 | \$197,000 | 1,190 | 7 | 1962 | Avg | 9,583 | N | N | 4049 S 186TH ST |
| 2 | 70 | 873280 | 0060 | 07/25/13 | \$230,743 | \$256,000 | 1,200 | 7 | 1966 | Avg | 8,928 | N | N | 4235 S 184TH ST |
| 2 | 70 | 873275 | 0050 | 12/17/12 | \$196,253 | \$238,000 | 1,220 | 7 | 1984 | Avg | 2,452 | Y | N | 18621 48TH PL S |
| 2 | 70 | 873275 | 0090 | 10/19/11 | \$190,000 | \$239,000 | 1,220 | 7 | 1984 | Avg | 2,366 | Y | N | 18629 48TH PL S |
| 2 | 70 | 714740 | 0135 | 11/21/13 | \$207,000 | \$213,000 | 1,220 | 7 | 1955 | Avg | 12,296 | N | N | 17618 41ST AVE S |
| 2 | 70 | 714740 | 0135 | 01/04/12 | \$162,500 | \$206,000 | 1,220 | 7 | 1955 | Avg | 12,296 | N | N | 17618 41ST AVE S |
| 2 | 70 | 714800 | 0190 | 09/07/12 | \$224,950 | \$279,000 | 1,230 | 7 | 1956 | VGood | 8,567 | N | N | 4368 S 179TH ST |
| 2 | 70 | 342304 | 9021 | 06/10/11 | \$156,000 | \$193,000 | 1,230 | 7 | 1949 | Avg | 11,200 | N | N | 4404 S 182ND ST |
| 2 | 70 | 714760 | 0225 | 07/17/12 | \$205,000 | \$256,000 | 1,310 | 7 | 1957 | Avg | 10,763 | N | N | 17805 42ND AVE S |
| 2 | 70 | 714760 | 0045 | 12/07/12 | \$145,000 | \$176,000 | 1,330 | 7 | 1958 | Good | 11,750 | N | N | 17629 42ND AVE S |

Improved Sales Used in This Annual Update Analysis Area 024 -- 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 | 70 | 100300 | 0050 | 06/12/12 | \$180,000 | \$226,000 | 1,330 | 7 | 1954 | Avg | 6,500 | N | N | 3415 S 187TH ST |
| 2 | 70 | 432720 | 0035 | 12/02/11 | \$143,609 | \$181,000 | 1,400 | 7 | 1955 | Avg | 8,620 | N | N | 4236 S 183RD ST |
| 2 | 70 | 873275 | 0220 | 08/15/11 | \$160,000 | \$200,000 | 1,400 | 7 | 1984 | Avg | 2,313 | N | N | 18606 48TH PL S |
| 2 | 70 | 432500 | 0045 | 08/29/12 | \$205,000 | \$255,000 | 1,410 | 7 | 1958 | Good | 8,771 | N | N | 4506 S 181ST ST |
| 2 | 70 | 339250 | 0015 | 06/20/13 | \$260,000 | \$293,000 | 1,440 | 7 | 1962 | VGood | 9,356 | N | N | 17631 43RD AVE S |
| 2 | 70 | 714760 | 0010 | 09/28/12 | \$212,950 | \$263,000 | 1,460 | 7 | 1959 | VGood | 8,842 | N | N | 17612 42ND AVE S |
| 2 | 70 | 714760 | 0145 | 06/01/11 | \$250,000 | \$308,000 | 1,500 | 7 | 1957 | VGood | 9,399 | N | N | 3839 S 178TH ST |
| 2 | 70 | 714800 | 0195 | 03/30/12 | \$160,000 | \$202,000 | 1,520 | 7 | 1956 | Avg | 11,548 | N | N | 4362 S 179TH ST |
| 2 | 70 | 184000 | 0035 | 03/07/12 | \$164,500 | \$208,000 | 1,540 | 7 | 1957 | Avg | 11,433 | Y | N | 4812 S 179TH ST |
| 2 | 70 | 342304 | 9223 | 12/27/11 | \$170,000 | \$215,000 | 1,600 | 7 | 1930 | Avg | 13,699 | N | N | 4218 S 182ND ST |
| 2 | 70 | 714800 | 0020 | 01/18/11 | \$190,000 | \$225,000 | 1,610 | 7 | 1956 | Avg | 9,600 | N | N | 4213 S 177TH ST |
| 2 | 70 | 342304 | 9087 | 08/14/12 | \$211,000 | \$263,000 | 1,630 | 7 | 1941 | Good | 17,446 | N | N | 18646 39TH AVE S |
| 2 | 70 | 714850 | 0095 | 06/01/12 | \$199,500 | \$251,000 | 1,630 | 7 | 1958 | Good | 9,045 | N | N | 18220 44TH AVE S |
| 2 | 70 | 873275 | 0210 | 04/05/12 | \$185,000 | \$234,000 | 1,640 | 7 | 1984 | Avg | 3,203 | N | N | 18608 48TH PL S |
| 2 | 70 | 432500 | 0135 | 02/16/12 | \$194,900 | \$247,000 | 1,670 | 7 | 1958 | Avg | 10,932 | N | N | 18129 44TH AVE S |
| 2 | 70 | 100300 | 0075 | 12/14/11 | \$190,000 | \$240,000 | 1,670 | 7 | 1954 | Avg | 8,100 | N | N | 18620 32ND AVE S |
| 2 | 70 | 100340 | 0290 | 09/25/12 | \$190,000 | \$235,000 | 1,690 | 7 | 1955 | Good | 7,150 | N | N | 18414 39TH AVE S |
| 2 | 70 | 873280 | 0040 | 04/10/12 | \$167,500 | \$212,000 | 1,750 | 7 | 1966 | Avg | 8,605 | N | N | 4221 S 184TH ST |
| 2 | 70 | 714850 | 0040 | 09/05/13 | \$219,900 | \$238,000 | 1,840 | 7 | 1958 | Avg | 9,045 | N | N | 18250 45TH AVE S |
| 2 | 70 | 714800 | 0210 | 10/07/13 | \$301,000 | \$319,000 | 2,120 | 7 | 1956 | VGood | 11,306 | N | N | 4338 S 179TH ST |
| 2 | 70 | 342304 | 9345 | 03/13/13 | \$342,500 | \$403,000 | 2,310 | 8 | 2012 | Avg | 8,097 | N | N | 4050 S 186TH ST |
| 2 | 70 | 342304 | 9346 | 04/01/13 | \$335,000 | \$391,000 | 2,310 | 8 | 2012 | Avg | 8,000 | N | N | 4042 S 186TH ST |
| 2 | 70 | 342304 | 9317 | 09/26/12 | \$271,100 | \$335,000 | 2,900 | 8 | 1984 | Avg | 8,417 | N | N | 4233 S 184TH PL |
| 3 | 10 | 735860 | 0285 | 08/18/13 | \$125,000 | \$137,000 | 710 | 6 | 1943 | Avg | 6,000 | N | N | 13333 37TH AVE S |
| 3 | 10 | 640460 | 0175 | 09/18/12 | \$145,000 | \$179,000 | 720 | 6 | 1939 | Avg | 16,800 | N | N | 2034 S 134TH ST |
| 3 | 10 | 365120 | 0005 | 07/03/12 | \$135,000 | \$169,000 | 720 | 6 | 1949 | Good | 7,280 | N | N | 13034 22ND AVE S |
| 3 | 10 | 609940 | 0271 | 08/24/11 | \$155,000 | \$194,000 | 750 | 6 | 1925 | Good | 8,400 | N | N | 14218 29TH AVE S |
| 3 | 10 | 553160 | 0040 | 02/06/13 | \$120,000 | \$143,000 | 770 | 6 | 1943 | Avg | 6,649 | N | N | 12859 23RD AVE S |
| 3 | 10 | 886400 | 0490 | 03/13/13 | \$95,900 | \$113,000 | 790 | 6 | 1944 | Avg | 9,333 | N | N | 13759 34TH AVE S |

Improved Sales Used in This Annual Update Analysis Area 024 -- 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 | 886400 | 0680 | 07/24/13 | \$152,000 | \$168,000 | 790 | 6 | 1944 | Avg | 8,049 | N | N | 13825 37TH AVE S |
| 3 | 10 | 886400 | 0495 | 04/04/11 | \$134,950 | \$164,000 | 790 | 6 | 1944 | Avg | 9,514 | N | N | 13765 34TH AVE S |
| 3 | 10 | 886400 | 0705 | 01/28/11 | \$126,400 | \$151,000 | 790 | 6 | 1944 | Avg | 8,049 | N | N | 13727 37TH AVE S |
| 3 | 10 | 886400 | 0770 | 07/02/13 | \$157,000 | \$176,000 | 790 | 6 | 1944 | Avg | 6,000 | N | N | 13838 37TH AVE S |
| 3 | 10 | 886400 | 0425 | 08/05/11 | \$195,000 | \$243,000 | 790 | 6 | 1944 | Good | 6,099 | N | N | 3245 S 137TH ST |
| 3 | 10 | 886400 | 0150 | 01/29/13 | \$145,500 | \$174,000 | 790 | 6 | 1945 | Avg | 6,900 | N | N | 13616 34TH AVE S |
| 3 | 10 | 886400 | 0800 | 08/20/13 | \$142,050 | \$155,000 | 790 | 6 | 1944 | Good | 6,000 | N | N | 13874 37TH AVE S |
| 3 | 10 | 886400 | 0095 | 08/02/11 | \$137,500 | \$171,000 | 790 | 6 | 1944 | VGood | 6,331 | N | N | 13513 37TH AVE S |
| 3 | 10 | 734060 | 1021 | 04/25/13 | \$90,000 | \$104,000 | 800 | 6 | 1947 | Fair | 6,716 | N | N | 13325 TUKWILA INTERNATIONAL |
| 3 | 10 | 886400 | 0255 | 12/05/12 | \$106,000 | \$129,000 | 800 | 6 | 1945 | Avg | 6,500 | N | N | 13523 34TH AVE S |
| 3 | 10 | 886400 | 0380 | 08/08/13 | \$224,000 | \$246,000 | 810 | 6 | 1944 | VGood | 6,067 | N | N | 3208 S 137TH ST |
| 3 | 10 | 212304 | 9160 | 03/07/11 | \$160,000 | \$193,000 | 830 | 6 | 1948 | Good | 8,450 | N | N | 3096 S 148TH ST |
| 3 | 10 | 359860 | 0008 | 12/30/13 | \$190,000 | \$190,000 | 840 | 6 | 1939 | Avg | 9,300 | N | N | 2656 S 142ND ST |
| 3 | 10 | 162304 | 9116 | 06/10/13 | \$167,125 | \$189,000 | 850 | 6 | 1963 | Good | 7,066 | N | N | 12802 24TH AVE S |
| 3 | 10 | 162304 | 9116 | 01/24/12 | \$140,000 | \$177,000 | 850 | 6 | 1963 | Good | 7,066 | N | N | 12802 24TH AVE S |
| 3 | 10 | 359860 | 0069 | 07/23/13 | \$142,000 | \$157,000 | 880 | 6 | 1946 | Avg | 8,495 | N | N | 2441 S 142ND ST |
| 3 | 10 | 886400 | 0615 | 02/02/12 | \$163,000 | \$206,000 | 900 | 6 | 1944 | Good | 7,500 | N | N | 13790 34TH AVE S |
| 3 | 10 | 162304 | 9244 | 08/25/11 | \$130,000 | \$163,000 | 910 | 6 | 1924 | Good | 9,360 | N | N | 2435 S 138TH ST |
| 3 | 10 | 640460 | 0166 | 08/08/13 | \$110,000 | \$121,000 | 910 | 6 | 1941 | Avg | 6,750 | N | N | 2056 S 134TH ST |
| 3 | 10 | 608300 | 0046 | 11/25/13 | \$130,500 | \$134,000 | 960 | 6 | 1918 | Avg | 15,078 | N | N | 13027 24TH AVE S |
| 3 | 10 | 609940 | 0121 | 06/18/12 | \$121,500 | \$153,000 | 960 | 6 | 1954 | Avg | 8,744 | N | N | 14245 31ST AVE S |
| 3 | 10 | 886400 | 0050 | 12/16/13 | \$152,600 | \$154,000 | 990 | 6 | 1944 | Avg | 6,357 | N | N | 3506 S 137TH ST |
| 3 | 10 | 886400 | 0050 | 01/31/12 | \$122,000 | \$154,000 | 990 | 6 | 1944 | Avg | 6,357 | N | N | 3506 S 137TH ST |
| 3 | 10 | 735860 | 0185 | 01/11/12 | \$109,000 | \$138,000 | 1,000 | 6 | 1958 | Avg | 6,000 | N | N | 13313 35TH AVE S |
| 3 | 10 | 161000 | 0035 | 11/06/13 | \$181,500 | \$189,000 | 1,020 | 6 | 1941 | Avg | 12,060 | N | N | 3736 S 141ST ST |
| 3 | 10 | 608300 | 0038 | 08/07/12 | \$188,000 | \$234,000 | 1,040 | 6 | 1953 | Avg | 10,176 | N | N | 13020 23RD AVE S |
| 3 | 10 | 608300 | 0104 | 07/06/12 | \$113,200 | \$142,000 | 1,040 | 6 | 1915 | Avg | 11,929 | N | N | 13013 22ND AVE S |
| 3 | 10 | 162304 | 9283 | 01/10/12 | \$152,000 | \$192,000 | 1,050 | 6 | 1955 | Good | 9,364 | N | N | 12850 24TH AVE S |
| 3 | 10 | 359860 | 0066 | 09/27/11 | \$207,000 | \$260,000 | 1,060 | 6 | 1951 | VGood | 8,400 | N | N | 2450 S 144TH ST |

Improved Sales Used in This Annual Update Analysis Area 024 -- 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 | 553160 | 0050 | 05/17/12 | \$160,000 | \$202,000 | 1,060 | 6 | 1943 | Avg | 11,491 | N | N | 12826 23RD AVE S |
| 3 | 10 | 734660 | 0295 | 03/08/12 | \$135,000 | \$171,000 | 1,060 | 6 | 1924 | Avg | 10,440 | N | N | 3018 S 133RD ST |
| 3 | 10 | 735860 | 0188 | 03/21/11 | \$127,700 | \$155,000 | 1,060 | 6 | 1949 | Avg | 6,000 | N | N | 13307 35TH AVE S |
| 3 | 10 | 886400 | 0745 | 05/31/13 | \$137,000 | \$156,000 | 1,070 | 6 | 1944 | Avg | 6,005 | N | N | 3501 S 137TH ST |
| 3 | 10 | 162304 | 9112 | 06/10/11 | \$185,000 | \$228,000 | 1,080 | 6 | 1936 | Good | 15,478 | N | N | 12818 24TH AVE S |
| 3 | 10 | 212304 | 9227 | 03/25/13 | \$175,000 | \$205,000 | 1,080 | 6 | 1962 | Good | 7,500 | N | N | 3103 S 144TH ST |
| 3 | 10 | 886400 | 0160 | 11/12/12 | \$185,000 | \$226,000 | 1,100 | 6 | 1944 | VGood | 6,400 | N | N | 13543 35TH AVE S |
| 3 | 10 | 608240 | 0210 | 02/07/12 | \$123,000 | \$156,000 | 1,170 | 6 | 1948 | Avg | 10,991 | N | N | 13424 24TH AVE S |
| 3 | 10 | 152304 | 9189 | 06/06/13 | \$116,299 | \$132,000 | 1,180 | 6 | 1942 | Fair | 10,500 | N | N | 3224 S 135TH ST |
| 3 | 10 | 004000 | 0042 | 12/06/13 | \$179,000 | \$182,000 | 1,190 | 6 | 1946 | Avg | 7,800 | N | N | 14429 MILITARY RD S |
| 3 | 10 | 212304 | 9158 | 04/02/13 | \$149,000 | \$174,000 | 1,270 | 6 | 1943 | Good | 16,246 | N | N | 3123 S 144TH ST |
| 3 | 10 | 608240 | 0160 | 08/03/11 | \$144,220 | \$180,000 | 1,280 | 6 | 1956 | Good | 9,366 | N | N | 2457 S 133RD ST |
| 3 | 10 | 886400 | 0465 | 09/23/13 | \$182,750 | \$196,000 | 1,280 | 6 | 1944 | Good | 6,895 | N | N | 13729 34TH AVE S |
| 3 | 10 | 886400 | 0465 | 01/14/11 | \$143,900 | \$171,000 | 1,280 | 6 | 1944 | Good | 6,895 | N | N | 13729 34TH AVE S |
| 3 | 10 | 608240 | 0191 | 10/01/13 | \$133,000 | \$142,000 | 1,300 | 6 | 1933 | Avg | 11,374 | N | N | 13304 24TH AVE S |
| 3 | 10 | 212304 | 9182 | 05/05/11 | \$136,200 | \$167,000 | 1,310 | 6 | 1942 | Avg | 7,300 | N | N | 3111 S 144TH ST |
| 3 | 10 | 152304 | 9113 | 06/28/11 | \$139,000 | \$172,000 | 1,320 | 6 | 1940 | Good | 16,283 | N | N | 13319 34TH AVE S |
| 3 | 10 | 212304 | 9502 | 12/31/12 | \$148,000 | \$178,000 | 1,340 | 6 | 1931 | Avg | 8,505 | N | N | 2730 S 146TH ST |
| 3 | 10 | 212304 | 9194 | 06/28/12 | \$115,000 | \$144,000 | 1,370 | 6 | 1958 | Avg | 10,317 | N | N | 14519 27TH PL S |
| 3 | 10 | 735960 | 0375 | 07/26/13 | \$191,000 | \$211,000 | 1,380 | 6 | 1942 | Avg | 12,500 | N | N | 12933 TUKWILA INTERNATIONAL |
| 3 | 10 | 886400 | 0580 | 02/24/11 | \$240,800 | \$289,000 | 1,410 | 6 | 1944 | Good | 7,522 | N | N | 13752 34TH AVE S |
| 3 | 10 | 392340 | 0017 | 07/17/12 | \$180,000 | \$225,000 | 1,430 | 6 | 1941 | Good | 6,105 | N | N | 3055 S 148TH ST |
| 3 | 10 | 608240 | 0170 | 02/25/11 | \$150,000 | \$180,000 | 1,450 | 6 | 1935 | Avg | 18,085 | N | N | 2445 S 133RD ST |
| 3 | 10 | 886400 | 0765 | 10/30/12 | \$125,000 | \$153,000 | 1,460 | 6 | 1944 | Avg | 6,000 | N | N | 13832 37TH AVE S |
| 3 | 10 | 886400 | 0765 | 09/23/11 | \$120,000 | \$151,000 | 1,460 | 6 | 1944 | Avg | 6,000 | N | N | 13832 37TH AVE S |
| 3 | 10 | 640460 | 0073 | 08/28/12 | \$140,199 | \$174,000 | 1,580 | 6 | 1943 | Avg | 6,300 | N | N | 13415 24TH AVE S |
| 3 | 10 | 886400 | 0635 | 08/15/12 | \$215,000 | \$268,000 | 1,650 | 6 | 1944 | VGood | 6,600 | N | N | 3418 S 140TH ST |
| 3 | 10 | 212304 | 9283 | 05/31/12 | \$224,000 | \$282,000 | 1,950 | 6 | 1950 | VGood | 12,750 | N | N | 2653 S 150TH ST |
| 3 | 10 | 936130 | 0030 | 12/24/13 | \$180,000 | \$181,000 | 900 | 7 | 1974 | Avg | 10,408 | N | N | 2512 S 135TH ST |

Improved Sales Used in This Annual Update Analysis Area 024 -- 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 | 941260 | 0070 | 03/17/11 | \$166,900 | \$202,000 | 1,010 | 7 | 1963 | Avg | 9,100 | N | N | 14120 34TH PL S |
| 3 | 10 | 212304 | 9319 | 07/26/13 | \$212,000 | \$235,000 | 1,020 | 7 | 1956 | Avg | 10,838 | N | N | 2417 S 146TH ST |
| 3 | 10 | 734660 | 0016 | 08/12/13 | \$249,950 | \$274,000 | 1,040 | 7 | 1962 | Avg | 7,215 | N | N | 2827 S 135TH ST |
| 3 | 10 | 640460 | 0052 | 11/08/13 | \$165,000 | \$172,000 | 1,040 | 7 | 1953 | Avg | 7,980 | N | N | 13212 22ND AVE S |
| 3 | 10 | 359860 | 0056 | 10/21/13 | \$180,000 | \$189,000 | 1,050 | 7 | 1955 | Avg | 11,263 | N | N | 2426 S 144TH ST |
| 3 | 10 | 152304 | 9089 | 09/04/12 | \$140,000 | \$174,000 | 1,050 | 7 | 1970 | Fair | 6,486 | N | N | 13061 33RD AVE S |
| 3 | 10 | 638580 | 0190 | 03/01/11 | \$177,000 | \$213,000 | 1,050 | 7 | 1962 | Avg | 7,200 | N | N | 15033 30TH AVE S |
| 3 | 10 | 162304 | 9346 | 08/28/12 | \$231,700 | \$288,000 | 1,060 | 7 | 1964 | Good | 8,408 | N | N | 2635 S 128TH ST |
| 3 | 10 | 278100 | 0040 | 10/24/11 | \$187,500 | \$236,000 | 1,060 | 7 | 1962 | Good | 8,103 | N | N | 14224 26TH PL S |
| 3 | 10 | 024150 | 0035 | 02/24/11 | \$215,000 | \$258,000 | 1,060 | 7 | 1958 | Good | 9,842 | N | N | 14442 24TH AVE S |
| 3 | 10 | 269360 | 0060 | 01/25/11 | \$152,000 | \$181,000 | 1,060 | 7 | 1973 | Good | 8,250 | N | N | 13317 27TH AVE S |
| 3 | 10 | 162304 | 9137 | 07/10/13 | \$244,000 | \$272,000 | 1,090 | 7 | 1926 | Avg | 18,909 | N | N | 13023 MILITARY RD S |
| 3 | 10 | 638580 | 0120 | 08/29/11 | \$189,000 | \$237,000 | 1,090 | 7 | 1963 | Avg | 7,200 | N | N | 15036 29TH AVE S |
| 3 | 10 | 392340 | 0054 | 05/20/13 | \$170,000 | \$194,000 | 1,100 | 7 | 1962 | Good | 12,286 | N | N | 14931 28TH LN S |
| 3 | 10 | 392340 | 0131 | 05/06/13 | \$193,050 | \$222,000 | 1,100 | 7 | 1994 | Avg | 10,077 | N | N | 15026 28TH LN S |
| 3 | 10 | 212304 | 9542 | 04/13/11 | \$182,000 | \$222,000 | 1,100 | 7 | 1981 | Avg | 10,010 | N | N | 2801 S 144TH ST |
| 3 | 10 | 098360 | 0030 | 06/13/13 | \$225,000 | \$255,000 | 1,120 | 7 | 1957 | Avg | 15,787 | N | N | 13608 28TH PL S |
| 3 | 10 | 638590 | 0060 | 11/12/12 | \$224,000 | \$274,000 | 1,120 | 7 | 1963 | Avg | 8,885 | N | N | 3021 S 151ST PL |
| 3 | 10 | 212304 | 9189 | 01/09/12 | \$250,000 | \$316,000 | 1,130 | 7 | 1962 | VGood | 18,200 | N | N | 2828 S 148TH ST |
| 3 | 10 | 212304 | 9327 | 10/21/13 | \$200,000 | \$210,000 | 1,130 | 7 | 1962 | Avg | 11,473 | N | N | 2637 S 150TH ST |
| 3 | 10 | 004000 | 0006 | 08/09/12 | \$179,999 | \$224,000 | 1,130 | 7 | 1955 | Good | 8,631 | N | N | 3209 S 144TH ST |
| 3 | 10 | 392340 | 0051 | 07/27/11 | \$125,000 | \$156,000 | 1,140 | 7 | 1958 | Avg | 26,389 | N | N | 14926 28TH LN S |
| 3 | 10 | 152304 | 9230 | 08/23/12 | \$161,750 | \$201,000 | 1,140 | 7 | 1959 | Avg | 8,880 | N | N | 3337 S 140TH ST |
| 3 | 10 | 253000 | 0070 | 04/12/11 | \$245,000 | \$298,000 | 1,170 | 7 | 1959 | VGood | 8,013 | N | N | 15226 30TH AVE S |
| 3 | 10 | 811290 | 0070 | 06/26/13 | \$225,000 | \$253,000 | 1,190 | 7 | 1994 | Avg | 4,981 | N | N | 2409 S 131ST PL |
| 3 | 10 | 392340 | 0078 | 02/27/12 | \$220,000 | \$278,000 | 1,200 | 7 | 1955 | Avg | 24,376 | N | N | 3035 S 150TH ST |
| 3 | 10 | 178700 | 0025 | 08/26/13 | \$175,000 | \$190,000 | 1,200 | 7 | 1955 | Avg | 10,901 | N | N | 13008 26TH AVE S |
| 3 | 10 | 392340 | 0134 | 11/23/11 | \$175,000 | \$221,000 | 1,200 | 7 | 1994 | Avg | 7,826 | N | N | 15115 29TH LN S |
| 3 | 10 | 609940 | 0310 | 03/20/13 | \$189,500 | \$222,000 | 1,220 | 7 | 1947 | Avg | 9,500 | N | N | 14255 29TH AVE S |

Improved Sales Used in This Annual Update Analysis Area 024 -- 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 | 212304 | 9110 | 07/03/12 | \$215,000 | \$269,000 | 1,220 | 7 | 1964 | VGood | 10,145 | N | N | 14421 28TH LN S |
| 3 | 10 | 162304 | 9396 | 10/26/11 | \$158,500 | \$200,000 | 1,220 | 7 | 1977 | Avg | 9,333 | N | N | 13631 26TH PL S |
| 3 | 10 | 936130 | 0040 | 05/17/12 | \$145,000 | \$183,000 | 1,220 | 7 | 1975 | Avg | 7,878 | N | N | 2506 S 135TH ST |
| 3 | 10 | 523280 | 0021 | 03/28/13 | \$165,000 | \$193,000 | 1,220 | 7 | 1997 | Good | 7,280 | N | N | 14048 24TH AVE S |
| 3 | 10 | 212304 | 9089 | 08/05/13 | \$225,000 | \$248,000 | 1,230 | 7 | 1935 | Avg | 12,462 | N | N | 2601 S 146TH ST |
| 3 | 10 | 640460 | 0030 | 09/27/11 | \$175,000 | \$220,000 | 1,230 | 7 | 1960 | Avg | 10,917 | N | N | 2235 S 132ND ST |
| 3 | 10 | 162304 | 9391 | 02/04/11 | \$114,900 | \$137,000 | 1,230 | 7 | 1967 | Fair | 8,928 | N | N | 13011 MILITARY RD S |
| 3 | 10 | 608300 | 0016 | 01/13/11 | \$230,000 | \$272,000 | 1,250 | 7 | 2004 | Avg | 10,204 | N | N | 12830 23RD AVE S |
| 3 | 10 | 021650 | 0010 | 10/25/11 | \$160,000 | \$202,000 | 1,250 | 7 | 1964 | Avg | 7,125 | N | N | 14457 26TH AVE S |
| 3 | 10 | 392340 | 0121 | 11/15/12 | \$195,000 | \$238,000 | 1,290 | 7 | 1998 | Avg | 9,243 | N | N | 15030 28TH LN S |
| 3 | 10 | 941500 | 0020 | 02/24/11 | \$222,000 | \$267,000 | 1,310 | 7 | 1964 | Good | 8,500 | N | N | 3208 S 142ND PL |
| 3 | 10 | 886400 | 0345 | 01/09/13 | \$195,000 | \$234,000 | 1,330 | 7 | 1945 | VGood | 6,022 | N | N | 3250 S 137TH ST |
| 3 | 10 | 162304 | 9347 | 12/07/11 | \$160,000 | \$202,000 | 1,360 | 7 | 1962 | Avg | 8,680 | N | N | 12822 24TH AVE S |
| 3 | 10 | 212304 | 9488 | 03/24/12 | \$207,600 | \$262,000 | 1,360 | 7 | 1963 | Avg | 7,872 | N | N | 14417 29TH AVE S |
| 3 | 10 | 024150 | 0095 | 11/14/11 | \$196,000 | \$247,000 | 1,370 | 7 | 1958 | Avg | 11,172 | N | N | 14436 25TH AVE S |
| 3 | 10 | 384260 | 0046 | 12/19/12 | \$234,000 | \$283,000 | 1,390 | 7 | 1942 | Good | 13,260 | N | N | 2832 S 154TH ST |
| 3 | 10 | 523280 | 0047 | 06/20/11 | \$175,100 | \$217,000 | 1,390 | 7 | 1966 | Avg | 10,000 | N | N | 14006 24TH AVE S |
| 3 | 10 | 950900 | 0060 | 06/30/11 | \$137,000 | \$170,000 | 1,400 | 7 | 1961 | Avg | 7,263 | N | N | 2429 S 137TH ST |
| 3 | 10 | 004100 | 0422 | 04/30/13 | \$186,000 | \$215,000 | 1,420 | 7 | 1933 | Good | 15,000 | N | N | 15059 32ND PL S |
| 3 | 10 | 278100 | 0050 | 08/08/12 | \$196,000 | \$244,000 | 1,440 | 7 | 1962 | Avg | 8,553 | N | N | 14220 26TH PL S |
| 3 | 10 | 212304 | 9282 | 03/11/13 | \$196,000 | \$231,000 | 1,480 | 7 | 1950 | Good | 9,000 | N | N | 2808 S 146TH ST |
| 3 | 10 | 212304 | 9239 | 12/10/12 | \$222,000 | \$269,000 | 1,490 | 7 | 1950 | VGood | 10,754 | N | N | 2909 S 144TH ST |
| 3 | 10 | 640460 | 0094 | 10/26/11 | \$235,000 | \$296,000 | 1,500 | 7 | 1960 | VGood | 13,500 | N | N | 13505 24TH AVE S |
| 3 | 10 | 384260 | 0049 | 01/10/13 | \$199,900 | \$240,000 | 1,500 | 7 | 1962 | Avg | 8,100 | N | N | 2849 S 152ND ST |
| 3 | 10 | 162304 | 9329 | 02/21/13 | \$185,000 | \$219,000 | 1,500 | 7 | 1930 | Avg | 7,200 | N | N | 2609 S 138TH ST |
| 3 | 10 | 608300 | 0084 | 03/12/13 | \$239,950 | \$282,000 | 1,520 | 7 | 1959 | VGood | 8,244 | N | N | 2052 S 132ND ST |
| 3 | 10 | 608240 | 0070 | 05/10/11 | \$225,000 | \$276,000 | 1,540 | 7 | 1978 | Avg | 9,065 | N | N | 2450 S 133RD ST |
| 3 | 10 | 392340 | 0080 | 11/17/11 | \$175,000 | \$221,000 | 1,580 | 7 | 1985 | Avg | 7,367 | N | N | 15104 31ST PL S |
| 3 | 10 | 162304 | 9371 | 07/06/12 | \$170,000 | \$213,000 | 1,590 | 7 | 1968 | Good | 9,896 | N | N | 13609 26TH PL S |

Improved Sales Used in This Annual Update Analysis Area 024 -- 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 | 162304 | 9375 | 01/21/11 | \$201,825 | \$240,000 | 1,590 | 7 | 1968 | Good | 7,599 | N | N | 13611 26TH PL S |
| 3 | 10 | 392340 | 0093 | 05/31/11 | \$175,000 | \$216,000 | 1,640 | 7 | 1950 | Good | 13,000 | N | N | 2908 S 152ND ST |
| 3 | 10 | 212304 | 9484 | 09/26/13 | \$204,000 | \$218,000 | 1,650 | 7 | 1963 | Avg | 10,510 | N | N | 2631 S 150TH ST |
| 3 | 10 | 608240 | 0352 | 12/27/13 | \$210,000 | \$211,000 | 1,660 | 7 | 1960 | Avg | 7,500 | N | N | 2459 S 135TH ST |
| 3 | 10 | 212304 | 9555 | 11/14/13 | \$239,000 | \$247,000 | 1,680 | 7 | 1963 | Good | 7,490 | N | N | 2910 S 148TH ST |
| 3 | 10 | 735960 | 0475 | 03/26/13 | \$225,000 | \$263,000 | 1,710 | 7 | 1998 | Avg | 5,886 | Y | N | 13029 33RD AVE S |
| 3 | 10 | 609940 | 0070 | 07/27/11 | \$192,000 | \$239,000 | 1,770 | 7 | 1955 | Avg | 16,828 | N | N | 14217 MILITARY RD S |
| 3 | 10 | 734660 | 0040 | 05/15/12 | \$180,000 | \$227,000 | 1,770 | 7 | 1952 | Avg | 18,000 | N | N | 2929 S 135TH ST |
| 3 | 10 | 212304 | 9490 | 08/29/12 | \$151,000 | \$188,000 | 1,770 | 7 | 1964 | Avg | 11,623 | N | N | 14420 28TH LN S |
| 3 | 10 | 608300 | 0021 | 03/27/12 | \$214,950 | \$272,000 | 1,800 | 7 | 1937 | Good | 9,950 | N | N | 12847 24TH AVE S |
| 3 | 10 | 004100 | 0470 | 05/08/13 | \$228,950 | \$263,000 | 1,810 | 7 | 1954 | Good | 8,600 | N | N | 15110 32ND LN S |
| 3 | 10 | 162304 | 9337 | 12/04/12 | \$175,000 | \$213,000 | 1,830 | 7 | 1968 | Avg | 10,764 | N | N | 13804 29TH AVE S |
| 3 | 10 | 734660 | 0219 | 12/12/11 | \$225,000 | \$284,000 | 1,870 | 7 | 1978 | Good | 9,400 | N | N | 13325 31ST AVE S |
| 3 | 10 | 392340 | 0126 | 06/12/13 | \$212,450 | \$240,000 | 1,910 | 7 | 1993 | Good | 7,940 | N | N | 15015 28TH LN S |
| 3 | 10 | 212304 | 9011 | 11/23/11 | \$173,000 | \$218,000 | 1,960 | 7 | 1959 | Avg | 11,085 | N | N | 14459 25TH AVE S |
| 3 | 10 | 212304 | 9238 | 03/28/11 | \$140,000 | \$170,000 | 2,020 | 7 | 1959 | Avg | 9,000 | N | N | 2633 S 144TH ST |
| 3 | 10 | 212304 | 9564 | 11/21/11 | \$185,000 | \$234,000 | 2,020 | 7 | 1992 | Avg | 11,557 | N | N | 3126 S 148TH ST |
| 3 | 10 | 152304 | 9101 | 07/11/12 | \$200,000 | \$250,000 | 2,030 | 7 | 1940 | Good | 6,970 | N | N | 13330 32ND AVE S |
| 3 | 10 | 004000 | 0015 | 07/18/12 | \$171,000 | \$214,000 | 2,080 | 7 | 1954 | Avg | 7,276 | N | N | 14404 MILITARY RD S |
| 3 | 10 | 609940 | 0276 | 09/25/13 | \$349,000 | \$373,000 | 2,150 | 7 | 2013 | Avg | 9,883 | N | N | 14222 29TH AVE S |
| 3 | 10 | 735860 | 0140 | 05/21/12 | \$314,950 | \$397,000 | 2,240 | 7 | 2012 | Avg | 6,000 | N | N | 13357 35TH AVE S |
| 3 | 10 | 212304 | 9547 | 06/26/13 | \$350,000 | \$394,000 | 2,350 | 7 | 2013 | Avg | 7,252 | N | N | 14726 25TH CT S |
| 3 | 10 | 162304 | 9127 | 06/13/13 | \$244,000 | \$276,000 | 2,600 | 7 | 1949 | Good | 10,570 | N | N | 2815 S 138TH ST |
| 3 | 10 | 735860 | 0310 | 06/25/13 | \$325,000 | \$366,000 | 2,780 | 7 | 2013 | Avg | 9,000 | N | N | 13311 37TH AVE S |
| 3 | 10 | 609940 | 0030 | 04/20/11 | \$259,990 | \$317,000 | 1,310 | 8 | 1939 | Good | 41,900 | N | N | 14036 MILITARY RD S |
| 3 | 10 | 004000 | 1035 | 11/16/11 | \$185,000 | \$234,000 | 1,340 | 8 | 1949 | Good | 11,025 | N | N | 3209 S 146TH ST |
| 3 | 10 | 608240 | 0151 | 04/05/13 | \$320,000 | \$373,000 | 1,380 | 8 | 1966 | VGood | 9,646 | N | N | 2611 S 133RD ST |
| 3 | 10 | 204880 | 0015 | 08/28/12 | \$270,145 | \$336,000 | 1,540 | 8 | 1960 | VGood | 9,600 | N | N | 12825 26TH PL S |
| 3 | 10 | 152304 | 9310 | 04/18/11 | \$290,000 | \$354,000 | 2,040 | 8 | 2010 | Avg | 6,500 | N | N | 3411 S 140TH ST |

Improved Sales Used in This Annual Update Analysis Area 024 -- 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 | 608240 | 0347 | 03/28/13 | \$335,000 | \$392,000 | 2,270 | 8 | 2004 | Avg | 7,590 | N | N | 13520 26TH LN S |
| 3 | 10 | 640460 | 0068 | 03/07/11 | \$319,000 | \$385,000 | 2,460 | 8 | 2010 | Avg | 7,200 | N | N | 13248 22ND AVE S |
| 3 | 10 | 212304 | 9497 | 05/17/13 | \$196,000 | \$225,000 | 2,500 | 8 | 1964 | Avg | 8,320 | N | N | 3142 S 148TH ST |
| 3 | 10 | 609940 | 0400 | 12/12/13 | \$310,000 | \$315,000 | 2,610 | 8 | 1994 | Avg | 23,129 | N | N | 14005 29TH AVE S |
| 3 | 10 | 152304 | 9311 | 05/25/11 | \$322,000 | \$396,000 | 2,640 | 8 | 2009 | Avg | 7,150 | N | N | 3415 S 140TH ST |
| 4 | 20 | 736060 | 0420 | 06/24/11 | \$145,000 | \$180,000 | 660 | 6 | 1942 | Good | 8,400 | N | N | 4101 S 139TH ST |
| 4 | 20 | 734060 | 0826 | 12/19/13 | \$160,000 | \$162,000 | 770 | 6 | 1941 | Avg | 4,640 | N | N | 13018 41ST AVE S |
| 4 | 20 | 736060 | 0240 | 03/26/13 | \$141,000 | \$165,000 | 780 | 6 | 1923 | Avg | 7,200 | N | N | 13717 41ST AVE S |
| 4 | 20 | 567300 | 0115 | 01/29/13 | \$104,000 | \$124,000 | 790 | 6 | 1950 | Avg | 5,900 | N | N | 13416 48TH AVE S |
| 4 | 20 | 734760 | 0125 | 08/27/12 | \$185,000 | \$230,000 | 820 | 6 | 1912 | Good | 7,200 | N | N | 4504 S 137TH ST |
| 4 | 20 | 734760 | 0090 | 12/19/12 | \$140,000 | \$169,000 | 880 | 6 | 1921 | Avg | 13,200 | N | N | 4416 S 137TH ST |
| 4 | 20 | 261320 | 0031 | 07/11/11 | \$143,000 | \$178,000 | 910 | 6 | 1968 | Avg | 11,000 | N | N | 13552 MACADAM RD S |
| 4 | 20 | 734760 | 0205 | 03/23/11 | \$131,000 | \$159,000 | 970 | 6 | 1910 | Good | 8,500 | N | N | 13749 45TH AVE S |
| 4 | 20 | 736060 | 0425 | 11/15/13 | \$150,000 | \$155,000 | 980 | 6 | 1942 | Avg | 8,400 | N | N | 4105 S 139TH ST |
| 4 | 20 | 735960 | 0095 | 05/10/13 | \$211,800 | \$243,000 | 990 | 6 | 1963 | Avg | 6,900 | N | N | 3516 S 130TH ST |
| 4 | 20 | 734060 | 0840 | 07/03/13 | \$180,000 | \$202,000 | 1,070 | 6 | 1940 | Avg | 7,200 | N | N | 4111 S 130TH ST |
| 4 | 20 | 734760 | 0215 | 03/09/11 | \$205,000 | \$247,000 | 1,100 | 6 | 1970 | VGood | 8,500 | N | N | 13737 45TH AVE S |
| 4 | 20 | 734760 | 0500 | 05/16/11 | \$165,000 | \$203,000 | 1,180 | 6 | 1962 | Avg | 8,855 | N | N | 4418 S 140TH ST |
| 4 | 20 | 261320 | 0026 | 08/14/12 | \$195,000 | \$243,000 | 1,190 | 6 | 1942 | VGood | 7,687 | N | N | 13423 48TH AVE S |
| 4 | 20 | 000300 | 0104 | 04/08/13 | \$152,500 | \$178,000 | 1,870 | 6 | 1920 | Avg | 13,750 | N | N | 4823 S 138TH ST |
| 4 | 20 | 734820 | 0055 | 07/30/12 | \$169,900 | \$212,000 | 2,130 | 6 | 1974 | Good | 8,340 | N | N | 4218 S 142ND ST |
| 4 | 20 | 152304 | 9197 | 07/25/11 | \$248,000 | \$309,000 | 750 | 7 | 1998 | Avg | 8,925 | Y | N | 4804 S 144TH ST |
| 4 | 20 | 736060 | 0175 | 07/19/11 | \$182,500 | \$227,000 | 910 | 7 | 2010 | Avg | 9,083 | N | N | 13719 41ST AVE S |
| 4 | 20 | 735960 | 0175 | 03/28/12 | \$170,000 | \$215,000 | 930 | 7 | 1935 | VGood | 11,340 | N | N | 12816 34TH AVE S |
| 4 | 20 | 734060 | 0941 | 11/04/11 | \$245,000 | \$309,000 | 940 | 7 | 1950 | Good | 9,333 | N | N | 13223 40TH AVE S |
| 4 | 20 | 152304 | 9255 | 11/25/13 | \$241,000 | \$248,000 | 1,070 | 7 | 1963 | Avg | 9,946 | N | N | 4218 S 139TH ST |
| 4 | 20 | 734820 | 0185 | 03/18/11 | \$201,000 | \$243,000 | 1,070 | 7 | 1908 | Good | 8,340 | N | N | 14025 44TH AVE S |
| 4 | 20 | 734560 | 0995 | 09/15/11 | \$180,000 | \$226,000 | 1,120 | 7 | 1921 | Avg | 6,503 | N | N | 3836 S 130TH ST |
| 4 | 20 | 735960 | 0741 | 10/10/11 | \$133,000 | \$167,000 | 1,280 | 7 | 1986 | Avg | 5,300 | N | N | 3501 S 130TH ST |

Improved Sales Used in This Annual Update Analysis

Area 024 -- 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 | 000300 | 0082 | 02/04/12 | \$218,500 | \$277,000 | 2,060 | 7 | 1949 | Good | 32,589 | N | N | 13718 MACADAM RD S |
| 4 | 20 | 152304 | 9149 | 09/21/11 | \$224,900 | \$282,000 | 2,310 | 7 | 2006 | Avg | 6,050 | Y | N | 13827 MACADAM RD S |
| 4 | 20 | 322920 | 0092 | 11/06/12 | \$271,500 | \$332,000 | 1,680 | 8 | 2012 | Avg | 5,849 | N | N | 4601 S 139TH ST |
| 4 | 20 | 261200 | 0390 | 01/20/11 | \$235,000 | \$279,000 | 1,730 | 8 | 2002 | Avg | 4,838 | N | N | 4291 S 137TH ST |
| 4 | 20 | 322920 | 0093 | 04/25/11 | \$299,950 | \$367,000 | 1,920 | 8 | 2009 | Avg | 5,794 | N | N | 4605 S 139TH ST |
| 4 | 20 | 261200 | 0220 | 08/21/13 | \$292,000 | \$319,000 | 2,050 | 8 | 2001 | Avg | 5,073 | N | N | 13710 43RD PL S |
| 4 | 20 | 261200 | 0030 | 04/04/12 | \$219,900 | \$278,000 | 2,090 | 8 | 2001 | Avg | 6,362 | N | N | 4202 S 137TH ST |
| 4 | 20 | 734060 | 0744 | 09/25/13 | \$340,000 | \$364,000 | 2,110 | 8 | 1909 | Avg | 13,360 | N | N | 4049 S 128TH ST |
| 4 | 20 | 322920 | 0095 | 10/02/12 | \$278,839 | \$344,000 | 2,110 | 8 | 2009 | Avg | 6,163 | N | N | 4618 S 140TH ST |
| 4 | 20 | 261200 | 0160 | 10/18/12 | \$230,625 | \$283,000 | 2,160 | 8 | 2001 | Avg | 4,254 | N | N | 4254 S 137TH PL |
| 4 | 20 | 322920 | 0094 | 09/25/12 | \$270,272 | \$334,000 | 2,220 | 8 | 2009 | Avg | 5,543 | N | N | 4612 S 140TH ST |
| 4 | 20 | 734060 | 0930 | 02/06/13 | \$314,900 | \$375,000 | 2,670 | 8 | 2007 | Avg | 7,506 | Y | N | 13225 38TH AVE S |
| 4 | 20 | 142260 | 0060 | 11/22/13 | \$356,500 | \$367,000 | 2,590 | 9 | 2003 | Avg | 7,157 | N | N | 13223 38TH PL S |
| 4 | 20 | 734060 | 0843 | 05/26/11 | \$309,000 | \$380,000 | 2,670 | 9 | 2008 | Avg | 7,308 | N | N | 13011 MACADAM RD S |
| 4 | 40 | 004000 | 0961 | 09/07/12 | \$110,000 | \$136,000 | 700 | 6 | 1943 | Good | 8,140 | N | N | 4042 S 148TH ST |
| 4 | 40 | 004200 | 0350 | 10/19/11 | \$185,000 | \$233,000 | 900 | 6 | 1930 | Avg | 10,148 | N | N | 15122 42ND AVE S |
| 4 | 40 | 004100 | 0163 | 12/20/13 | \$137,000 | \$138,000 | 1,180 | 6 | 1938 | Avg | 9,131 | N | N | 4003 S 148TH ST |
| 4 | 40 | 004000 | 0729 | 01/24/13 | \$145,000 | \$173,000 | 1,410 | 6 | 1942 | Avg | 7,470 | N | N | 4405 S 146TH ST |
| 4 | 40 | 004200 | 0006 | 08/02/13 | \$150,000 | \$165,000 | 1,500 | 6 | 1966 | Avg | 9,282 | N | N | 14812 42ND AVE S |
| 4 | 40 | 004300 | 0135 | 02/06/13 | \$121,000 | \$144,000 | 1,520 | 6 | 1940 | Avg | 8,755 | N | N | 15212 37TH PL S |
| 4 | 40 | 004000 | 0338 | 12/17/13 | \$202,550 | \$205,000 | 1,700 | 6 | 2000 | Avg | 9,355 | N | N | 14422 42ND AVE S |
| 4 | 40 | 004000 | 0341 | 07/26/12 | \$168,000 | \$210,000 | 1,700 | 6 | 2001 | Avg | 9,341 | N | N | 14414 42ND AVE S |
| 4 | 40 | 799960 | 0185 | 10/10/12 | \$139,500 | \$172,000 | 840 | 7 | 1917 | Avg | 21,886 | N | N | 14454 51ST AVE S |
| 4 | 40 | 984440 | 0045 | 08/19/13 | \$236,100 | \$258,000 | 870 | 7 | 1943 | Good | 11,978 | Y | N | 15102 51ST AVE S |
| 4 | 40 | 004000 | 0339 | 05/20/13 | \$244,500 | \$280,000 | 920 | 7 | 2012 | Avg | 6,768 | N | N | 14426 42ND AVE S |
| 4 | 40 | 004000 | 0231 | 04/30/13 | \$163,000 | \$188,000 | 1,000 | 7 | 1954 | Avg | 8,925 | N | N | 14435 42ND AVE S |
| 4 | 40 | 004200 | 0103 | 12/14/11 | \$180,000 | \$228,000 | 1,050 | 7 | 1965 | Avg | 9,600 | N | N | 4216 S 150TH ST |
| 4 | 40 | 004000 | 0605 | 06/08/11 | \$149,000 | \$184,000 | 1,110 | 7 | 1958 | Avg | 8,820 | N | N | 4623 S 146TH ST |
| 4 | 40 | 004100 | 0164 | 01/24/13 | \$167,600 | \$201,000 | 1,180 | 7 | 1948 | Good | 8,935 | N | N | 4009 S 148TH ST |

Improved Sales Used in This Annual Update Analysis Area 024 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | AGLA | Bldg Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|------------------------|
| 4 | 40 | 004200 | 0371 | 08/09/11 | \$215,000 | \$268,000 | 1,230 | 7 | 1965 | Good | 8,773 | N | N | 4615 S 150TH ST |
| 4 | 40 | 004100 | 0621 | 11/02/12 | \$175,000 | \$214,000 | 1,340 | 7 | 1953 | Avg | 10,650 | N | N | 4026 S 152ND ST |
| 4 | 40 | 004000 | 0699 | 04/12/12 | \$190,000 | \$240,000 | 1,360 | 7 | 1958 | Avg | 10,458 | N | N | 14658 46TH AVE S |
| 4 | 40 | 004300 | 0168 | 07/16/12 | \$167,500 | \$210,000 | 1,390 | 7 | 1964 | Avg | 7,781 | N | N | 15225 40TH AVE S |
| 4 | 40 | 004200 | 0068 | 07/17/13 | \$185,000 | \$206,000 | 1,440 | 7 | 1966 | Avg | 12,800 | N | N | 14911 46TH AVE S |
| 4 | 40 | 004100 | 0608 | 11/30/11 | \$280,000 | \$354,000 | 1,640 | 7 | 1992 | VGood | 10,687 | N | N | 4023 S 151ST ST |
| 4 | 40 | 004000 | 0781 | 06/19/13 | \$275,000 | \$310,000 | 1,680 | 7 | 1994 | Good | 10,017 | N | N | 4420 S 148TH ST |
| 4 | 40 | 004200 | 0155 | 02/16/12 | \$189,000 | \$239,000 | 1,750 | 7 | 1993 | Good | 9,050 | N | N | 4816 S 150TH ST |
| 4 | 40 | 004000 | 0236 | 12/11/13 | \$335,000 | \$340,000 | 2,130 | 7 | 2013 | Avg | 7,663 | N | N | 4054 S 146TH ST |
| 4 | 40 | 261000 | 0140 | 02/24/13 | \$265,000 | \$314,000 | 1,330 | 8 | 2002 | Avg | 6,500 | Y | N | 4812 S 145TH ST |
| 4 | 40 | 004000 | 0630 | 03/25/13 | \$285,000 | \$334,000 | 1,440 | 8 | 1963 | Avg | 59,267 | Y | N | 4823 S 146TH ST |
| 4 | 40 | 261000 | 0090 | 07/09/13 | \$320,000 | \$357,000 | 1,750 | 8 | 2002 | Avg | 6,533 | Y | N | 4835 S 145TH ST |
| 4 | 40 | 261000 | 0050 | 09/26/11 | \$250,000 | \$314,000 | 1,750 | 8 | 2002 | Avg | 6,500 | Y | N | 4803 S 145TH ST |
| 4 | 40 | 004200 | 0217 | 02/26/13 | \$305,000 | \$361,000 | 2,110 | 8 | 1999 | Good | 9,493 | N | N | 4646 S 150TH ST |
| 4 | 40 | 004000 | 0695 | 02/29/12 | \$317,000 | \$401,000 | 2,400 | 8 | 2006 | Avg | 8,990 | N | N | 4614 S 148TH ST |
| 4 | 40 | 004200 | 0234 | 01/15/13 | \$279,000 | \$335,000 | 2,450 | 8 | 1994 | Avg | 13,278 | N | N | 4626 S 150TH ST |
| 4 | 40 | 261000 | 0100 | 09/27/12 | \$270,000 | \$333,000 | 2,510 | 8 | 2002 | Avg | 6,508 | Y | N | 4915 S 145TH ST |
| 4 | 40 | 004200 | 0420 | 08/02/13 | \$360,000 | \$397,000 | 2,970 | 8 | 2011 | Avg | 26,850 | N | N | 4870 S 152ND ST |
| 4 | 40 | 004200 | 0071 | 02/19/13 | \$460,500 | \$546,000 | 3,070 | 9 | 2012 | Avg | 10,635 | N | N | 4432 S 150TH ST |
| 4 | 40 | 004000 | 0803 | 02/01/12 | \$485,000 | \$614,000 | 3,483 | 10 | 2005 | Avg | 11,351 | N | N | 4224 S 148TH ST |
| 4 | 40 | 004100 | 0181 | 10/26/12 | \$480,000 | \$589,000 | 3,890 | 10 | 2007 | Avg | 10,410 | N | N | 4055 S 148TH ST |
| 4 | 40 | 004000 | 0679 | 02/07/12 | \$535,000 | \$677,000 | 3,982 | 10 | 2010 | Avg | 9,046 | N | N | 4644 S 148TH ST |
| 4 | 40 | 004200 | 0140 | 03/16/11 | \$645,000 | \$780,000 | 4,990 | 10 | 2009 | Avg | 13,226 | N | N | 4645 S 148TH ST |
| 4 | 40 | 004000 | 0730 | 10/21/11 | \$510,000 | \$642,000 | 5,660 | 10 | 2008 | Avg | 12,580 | N | N | 4407 S 146TH ST |
| 5 | 20 | 734060 | 0023 | 12/05/13 | \$145,000 | \$148,000 | 790 | 6 | 1928 | VGood | 7,095 | N | N | 11914 INTERURBAN AVE S |
| 5 | 20 | 334740 | 0245 | 10/18/11 | \$177,500 | \$224,000 | 810 | 6 | 1906 | Good | 11,534 | N | N | 11838 42ND AVE S |
| 5 | 20 | 334740 | 1170 | 01/13/11 | \$149,500 | \$177,000 | 860 | 6 | 1945 | Good | 4,800 | N | N | 4410 S 122ND ST |
| 5 | 20 | 017900 | 2560 | 07/22/13 | \$75,100 | \$83,000 | 910 | 6 | 1949 | Fair | 4,350 | N | N | 12556 50TH PL S |
| 5 | 20 | 017900 | 2335 | 12/06/12 | \$125,000 | \$152,000 | 980 | 6 | 1965 | Good | 5,000 | N | N | 12527 51ST PL S |

Improved Sales Used in This Annual Update Analysis Area 024 -- 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 | 073300 | 0170 | 03/25/13 | \$170,000 | \$199,000 | 1,050 | 6 | 1921 | Avg | 11,012 | N | N | 11609 39TH AVE S |
| 5 | 20 | 377920 | 0237 | 09/27/13 | \$250,000 | \$267,000 | 2,260 | 6 | 1949 | Good | 51,836 | N | N | 13802 BEACON-COAL MINE RD S |
| 5 | 20 | 334740 | 0770 | 05/30/13 | \$215,000 | \$245,000 | 1,140 | 7 | 1999 | Avg | 10,338 | N | N | 11850 44TH PL S |
| 5 | 20 | 734060 | 0165 | 08/24/12 | \$224,500 | \$279,000 | 1,290 | 7 | 1941 | Avg | 21,340 | Y | Y | 11540 40TH AVE S |
| 5 | 20 | 017900 | 0142 | 08/16/11 | \$250,000 | \$312,000 | 1,330 | 7 | 2002 | Avg | 5,000 | N | N | 12267 43RD AVE S |
| 5 | 20 | 017900 | 0835 | 11/03/11 | \$180,000 | \$227,000 | 1,434 | 7 | 2000 | Avg | 3,000 | N | N | 12235 46TH AVE S |
| 5 | 20 | 017900 | 1436 | 02/01/12 | \$330,000 | \$418,000 | 1,510 | 7 | 2010 | Avg | 7,000 | N | N | 12258 48TH AVE S |
| 5 | 20 | 017900 | 1435 | 09/04/12 | \$325,000 | \$403,000 | 1,510 | 7 | 2010 | Avg | 7,000 | N | N | 12254 48TH AVE S |
| 5 | 20 | 017900 | 0070 | 03/29/13 | \$179,950 | \$210,000 | 1,570 | 7 | 1905 | Good | 8,304 | N | N | 12238 42ND AVE S |
| 5 | 20 | 334740 | 1215 | 04/29/11 | \$251,000 | \$307,000 | 1,790 | 7 | 1999 | Avg | 8,197 | N | N | 12067 46TH AVE S |
| 5 | 20 | 017900 | 0966 | 06/20/13 | \$271,500 | \$306,000 | 2,090 | 7 | 2006 | Avg | 3,000 | N | N | 12242 46TH AVE S |
| 5 | 20 | 334740 | 0385 | 04/05/12 | \$239,000 | \$302,000 | 2,190 | 7 | 1999 | Avg | 4,336 | N | N | 4240 S 122ND ST |
| 5 | 20 | 017900 | 1390 | 07/01/11 | \$225,800 | \$280,000 | 2,210 | 7 | 2006 | Avg | 3,000 | N | N | 12228 48TH AVE S |
| 5 | 20 | 017900 | 1391 | 07/24/13 | \$314,950 | \$349,000 | 2,330 | 7 | 2006 | Avg | 3,000 | N | N | 12230 48TH AVE S |
| 5 | 20 | 334740 | 0755 | 04/26/11 | \$229,500 | \$280,000 | 1,960 | 8 | 2006 | Avg | 10,320 | N | N | 11834 44TH PL S |
| 5 | 20 | 017900 | 1730 | 08/05/11 | \$330,000 | \$412,000 | 2,450 | 8 | 2010 | Avg | 4,500 | N | N | 12219 50TH AVE S |
| 5 | 20 | 017900 | 1755 | 06/10/13 | \$337,000 | \$382,000 | 2,520 | 8 | 2009 | Avg | 4,500 | N | N | 12209 50TH AVE S |
| 5 | 20 | 073300 | 0125 | 02/24/12 | \$265,000 | \$335,000 | 2,550 | 8 | 2005 | Avg | 9,368 | N | N | 3545 S 116TH ST |
| 5 | 20 | 334740 | 1122 | 08/30/13 | \$399,950 | \$434,000 | 2,730 | 8 | 2013 | Avg | 6,540 | N | N | 12046 44TH AVE S |
| 5 | 20 | 334740 | 1029 | 02/14/12 | \$312,000 | \$395,000 | 1,540 | 9 | 2009 | Avg | 7,068 | N | N | 11856 44TH AVE S |
| 5 | 20 | 073300 | 0030 | 04/03/13 | \$320,000 | \$373,000 | 2,430 | 9 | 2007 | Avg | 4,766 | N | N | 11629 35TH LN S |
| 5 | 30 | 217200 | 0215 | 07/26/12 | \$262,500 | \$328,000 | 1,470 | 6 | 1925 | Good | 26,450 | Y | Y | 13312 56TH AVE S |
| 5 | 30 | 734400 | 0110 | 07/09/12 | \$286,200 | \$358,000 | 1,550 | 7 | 1963 | VGood | 14,397 | Y | Y | 5703 PAMELA DR |
| 5 | 40 | 336590 | 0550 | 10/18/12 | \$218,950 | \$269,000 | 830 | 6 | 1953 | VGood | 12,672 | N | N | 14438 57TH AVE S |
| 5 | 40 | 336590 | 0206 | 09/27/12 | \$185,000 | \$228,000 | 840 | 6 | 1936 | Avg | 9,409 | N | N | 5534 S 144TH ST |
| 5 | 40 | 000300 | 0029 | 04/16/13 | \$200,000 | \$232,000 | 850 | 6 | 1900 | VGood | 13,343 | Y | N | 5110 S 136TH ST |
| 5 | 40 | 336590 | 0730 | 12/01/11 | \$172,950 | \$219,000 | 1,000 | 6 | 1908 | Good | 11,904 | N | N | 14221 58TH AVE S |
| 5 | 40 | 167040 | 0167 | 03/20/13 | \$189,900 | \$223,000 | 1,020 | 6 | 1954 | Good | 7,245 | N | N | 14038 53RD AVE S |
| 5 | 40 | 000280 | 0015 | 04/17/13 | \$216,900 | \$252,000 | 1,130 | 6 | 1992 | Avg | 10,320 | N | N | 13941 56TH PL S |

Improved Sales Used in This Annual Update Analysis Area 024 -- 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 | 40 | 167040 | 0015 | 10/09/12 | \$175,000 | \$216,000 | 1,160 | 6 | 1963 | Good | 8,890 | N | N | 13920 51ST AVE S |
| 5 | 40 | 167040 | 0148 | 05/14/13 | \$250,000 | \$287,000 | 1,280 | 6 | 1943 | VGood | 12,485 | N | N | 5315 S 140TH ST |
| 5 | 40 | 167040 | 0065 | 01/27/12 | \$145,000 | \$184,000 | 1,470 | 6 | 1962 | Avg | 6,656 | N | N | 5202 S 142ND ST |
| 5 | 40 | 211130 | 0005 | 09/27/12 | \$225,000 | \$278,000 | 2,060 | 6 | 1958 | Good | 9,600 | N | N | 5618 S 147TH ST |
| 5 | 40 | 167040 | 0155 | 07/01/13 | \$239,500 | \$269,000 | 2,480 | 6 | 1913 | Good | 18,598 | N | N | 14030 53RD AVE S |
| 5 | 40 | 336590 | 1191 | 04/19/13 | \$193,000 | \$224,000 | 1,020 | 7 | 1957 | Avg | 10,989 | N | N | 14450 58TH AVE S |
| 5 | 40 | 000320 | 0018 | 12/03/12 | \$237,000 | \$288,000 | 1,090 | 7 | 1957 | Good | 14,874 | N | N | 6542 S 154TH ST |
| 5 | 40 | 868780 | 0025 | 02/27/13 | \$258,200 | \$305,000 | 1,110 | 7 | 1955 | Good | 12,888 | Y | N | 14722 57TH AVE S |
| 5 | 40 | 868780 | 0050 | 02/28/13 | \$250,000 | \$296,000 | 1,150 | 7 | 1960 | Good | 12,300 | N | N | 14915 58TH AVE S |
| 5 | 40 | 167040 | 0156 | 07/08/13 | \$240,000 | \$268,000 | 1,200 | 7 | 1966 | Avg | 19,346 | N | N | 14028 53RD AVE S |
| 5 | 40 | 336590 | 1355 | 09/05/12 | \$237,000 | \$294,000 | 1,200 | 7 | 1960 | Avg | 11,285 | N | N | 14252 59TH AVE S |
| 5 | 40 | 336590 | 0345 | 05/09/13 | \$325,000 | \$374,000 | 1,260 | 7 | 1949 | VGood | 15,387 | N | N | 14117 57TH AVE S |
| 5 | 40 | 167040 | 0028 | 12/21/11 | \$245,025 | \$310,000 | 1,290 | 7 | 2011 | Avg | 6,802 | N | N | 13932 51ST AVE S |
| 5 | 40 | 115720 | 0183 | 03/27/13 | \$174,000 | \$204,000 | 1,300 | 7 | 1956 | Good | 11,025 | N | N | 14713 57TH AVE S |
| 5 | 40 | 336590 | 0325 | 05/16/11 | \$237,500 | \$292,000 | 1,320 | 7 | 1991 | Avg | 13,056 | Y | N | 14116 56TH AVE S |
| 5 | 40 | 000280 | 0016 | 04/28/11 | \$274,000 | \$335,000 | 1,560 | 7 | 1966 | Good | 8,618 | N | N | 13943 56TH PL S |
| 5 | 40 | 336590 | 1131 | 12/23/11 | \$195,000 | \$247,000 | 1,580 | 7 | 1950 | Avg | 9,920 | N | N | 5828 S 144TH ST |
| 5 | 40 | 000280 | 0024 | 03/29/13 | \$240,000 | \$281,000 | 1,720 | 7 | 1948 | VGood | 8,620 | N | N | 5610 S 141ST ST |
| 5 | 40 | 336590 | 1180 | 07/13/12 | \$193,000 | \$242,000 | 1,810 | 7 | 1965 | Avg | 12,012 | N | N | 14470 58TH AVE S |
| 5 | 40 | 377930 | 0170 | 02/17/11 | \$300,000 | \$360,000 | 2,400 | 7 | 2000 | Avg | 6,788 | Y | N | 5618 S 150TH ST |
| 5 | 40 | 377930 | 0030 | 04/25/12 | \$255,000 | \$322,000 | 2,400 | 7 | 2001 | Avg | 6,762 | N | N | 5631 S 150TH ST |
| 5 | 40 | 336590 | 0360 | 03/25/13 | \$270,000 | \$316,000 | 1,680 | 8 | 1979 | Avg | 13,056 | Y | N | 14141 57TH AVE S |
| 5 | 40 | 766160 | 0210 | 09/17/12 | \$353,000 | \$437,000 | 2,170 | 8 | 2005 | Avg | 16,880 | N | N | 5412 S 149TH LN |
| 5 | 40 | 359700 | 0062 | 10/04/12 | \$375,000 | \$462,000 | 2,330 | 8 | 1991 | Good | 11,432 | N | N | 14710 59TH AVE S |
| 5 | 40 | 512210 | 0030 | 10/20/11 | \$310,000 | \$390,000 | 2,030 | 9 | 1989 | Avg | 12,582 | N | N | 6202 S 151ST PL |

Improved Sales Removed in This Annual Update Analysis Area 024 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|-----------|------------|---|
| 1 | 50 | 443600 | 0030 | 04/02/12 | \$72,780 | DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 1 | 50 | 443600 | 0045 | 11/18/11 | \$95,000 | GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 1 | 50 | 443600 | 0015 | 03/25/11 | \$86,000 | NON-REPRESENTATIVE SALE; SHORT SALE |
| 1 | 50 | 443600 | 0055 | 04/09/13 | \$127,100 | PREVIMP<=25K; IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 1 | 50 | 537980 | 4630 | 02/23/11 | \$77,000 | DIAGNOSTIC OUTLIER/MODEL DEVELOPMENT EXCLUSION |
| 1 | 50 | 537980 | 4100 | 02/29/12 | \$115,000 | DIAGNOSTIC OUTLIER/STATISTICAL OUTLIER |
| 1 | 50 | 537980 | 4330 | 10/18/12 | \$288,500 | DIAGNOSTIC OUTLIER/NON-NORMAL DISTRIBUTION |
| 1 | 50 | 537980 | 4635 | 03/22/12 | \$94,000 | BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE |
| 1 | 50 | 537980 | 3475 | 02/24/12 | \$363,401 | BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX |
| 1 | 50 | 537980 | 5460 | 11/28/12 | \$125,615 | BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX |
| 1 | 50 | 537980 | 4650 | 05/29/12 | \$180,000 | BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 1 | 50 | 537980 | 3010 | 02/19/13 | \$500,105 | BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 1 | 50 | 537980 | 2900 | 03/20/13 | \$371,477 | BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 1 | 50 | 537980 | 4680 | 06/13/11 | \$261,073 | BANKRUPTCY - RECEIVER OR TRUSTEE; GOV AGENCY; FINANCIAL INSTITUTION RESALE |
| 1 | 50 | 537980 | 2958 | 09/09/13 | \$346,165 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 1 | 50 | 537980 | 4220 | 01/20/12 | \$98,500 | DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE |
| 1 | 50 | 537980 | 2730 | 04/20/11 | \$93,015 | DOR RATIO;NO MARKET EXPOSURE; QUIT CLAIM DEED; STATEMENT TO DOR |
| 1 | 50 | 537980 | 2881 | 01/24/11 | \$110,000 | FINANCIAL INSTITUTION RESALE; IMP CHARS DON'T MATCH SALES CHARS |
| 1 | 50 | 537980 | 2890 | 08/12/11 | \$72,000 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE |
| 1 | 50 | 537980 | 5575 | 11/12/13 | \$336,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 1 | 50 | 537980 | 4570 | 06/17/13 | \$210,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 1 | 50 | 537980 | 5575 | 03/26/12 | \$176,400 | IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE |
| 1 | 50 | 537980 | 2739 | 01/21/11 | \$290,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE |
| 1 | 50 | 537980 | 3475 | 04/02/12 | \$444,045 | NO MARKET EXPOSURE |
| 1 | 50 | 537980 | 5605 | 04/05/13 | \$155,000 | NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 1 | 50 | 537980 | 4080 | 07/29/13 | \$140,100 | NO MARKET EXPOSURE |
| 1 | 50 | 537980 | 4100 | 07/20/11 | \$144,500 | NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 1 | 50 | 537980 | 3620 | 10/09/12 | \$104,000 | NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 1 | 50 | 537980 | 4602 | 07/29/11 | \$150,000 | NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 1 | 50 | 537980 | 2990 | 10/01/13 | \$210,000 | PREVIMP<=25K |

Improved Sales Removed in This Annual Update Analysis Area 024 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|-----------|------------|---|
| 1 | 50 | 537980 | 4027 | 07/31/13 | \$184,140 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 1 | 50 | 537980 | 4531 | 04/08/11 | \$175,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 1 | 60 | 115720 | 0070 | 07/10/13 | \$545,000 | IMP COUNT;CORPORATE AFFILIATES |
| 1 | 60 | 184030 | 0270 | 02/06/13 | \$364,895 | BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX |
| 1 | 60 | 184030 | 0270 | 02/08/13 | \$299,291 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE |
| 1 | 60 | 184030 | 0220 | 07/11/13 | \$239,393 | NO MARKET EXPOSURE |
| 1 | 60 | 184030 | 0270 | 12/06/13 | \$200,000 | QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 1 | 60 | 185350 | 0320 | 02/01/11 | \$86,000 | DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); STATEMENT TO DOR |
| 1 | 60 | 185350 | 0140 | 01/24/11 | \$276,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE |
| 1 | 60 | 185350 | 0320 | 01/14/11 | \$195,000 | NO MARKET EXPOSURE; QUIT CLAIM DEED |
| 1 | 60 | 222304 | 9100 | 08/08/12 | \$315,556 | BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 1 | 60 | 222304 | 9013 | 12/11/12 | \$205,000 | PREVIMP<=25K |
| 1 | 60 | 222304 | 9044 | 07/02/13 | \$99,500 | QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 1 | 60 | 238660 | 0050 | 07/05/11 | \$150,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 1 | 60 | 342304 | 9268 | 09/16/13 | \$293,900 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 1 | 60 | 537920 | 0152 | 03/15/12 | \$109,900 | DIAGNOSTIC OUTLIER/ANOMOLY DETECTION |
| 1 | 60 | 537920 | 0062 | 04/11/13 | \$293,003 | BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 1 | 60 | 537920 | 0225 | 08/10/11 | \$140,000 | DOR RATIO;NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 1 | 60 | 537920 | 0197 | 11/25/13 | \$333,250 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE |
| 1 | 60 | 537920 | 0232 | 07/22/13 | \$255,924 | PREVIMP<=25K;BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX |
| 1 | 60 | 537980 | 0528 | 05/19/11 | \$89,000 | DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE |
| 1 | 60 | 537980 | 0040 | 09/10/13 | \$360,000 | NO MARKET EXPOSURE |
| 1 | 60 | 537980 | 0040 | 07/30/12 | \$180,000 | NO MARKET EXPOSURE |
| 1 | 60 | 537980 | 0480 | 03/16/11 | \$116,500 | PREVIMP<=25K |
| 1 | 60 | 537980 | 0480 | 04/01/13 | \$130,596 | PREVIMP<=25K;EXEMPT FROM EXCISE TAX |
| 1 | 60 | 537980 | 0480 | 10/17/13 | \$80,000 | PREVIMP<=25K;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 1 | 60 | 537980 | 0480 | 04/09/13 | \$114,238 | PREVIMP<=25K;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 1 | 60 | 615420 | 0040 | 04/23/12 | \$145,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE |
| 1 | 60 | 681840 | 0130 | 03/30/11 | \$220,500 | IMP. CHARACTERISTICS CHANGED SINCE SALE; |
| 1 | 60 | 779640 | 0200 | 08/17/12 | \$174,912 | DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR |

Improved Sales Removed in This Annual Update Analysis Area 024 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|-----------|------------|---|
| 1 | 60 | 810860 | 0341 | 11/19/13 | \$157,500 | DIAGNOSTIC OUTLIER/OBSERVATION OUTSIDE THE NORM |
| 1 | 60 | 810860 | 0580 | 08/15/12 | \$247,611 | BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 1 | 60 | 810860 | 0505 | 02/26/13 | \$388,251 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY |
| 1 | 60 | 810860 | 0341 | 10/17/11 | \$80,000 | DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE |
| 1 | 60 | 810860 | 0221 | 08/21/12 | \$162,211 | GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 1 | 60 | 810860 | 0761 | 11/25/13 | \$180,500 | NON-REPRESENTATIVE SALE; SHORT SALE |
| 1 | 60 | 810860 | 0819 | 05/02/13 | \$102,500 | PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 1 | 60 | 812520 | 0460 | 08/22/12 | \$105,000 | DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE |
| 1 | 60 | 812520 | 0042 | 06/25/13 | \$295,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 1 | 60 | 884930 | 0330 | 10/19/12 | \$126,342 | QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.) |
| 1 | 60 | 885805 | 0030 | 05/22/13 | \$305,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS; SHORT SALE |
| 1 | 60 | 885880 | 0045 | 05/16/12 | \$152,000 | DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 1 | 60 | 931490 | 0130 | 04/29/13 | \$330,100 | BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 2 | 50 | 282304 | 9120 | 11/08/11 | \$252,440 | BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX |
| 2 | 50 | 282304 | 9176 | 12/05/12 | \$264,640 | BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 2 | 50 | 282304 | 9120 | 11/23/11 | \$227,470 | GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 2 | 50 | 282304 | 9120 | 11/10/12 | \$80,000 | GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 2 | 50 | 282304 | 9120 | 06/27/13 | \$186,050 | NO MARKET EXPOSURE |
| 2 | 50 | 349720 | 0005 | 11/26/12 | \$118,300 | DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE |
| 2 | 50 | 433600 | 0040 | 12/02/11 | \$96,600 | DOR RATIO;QUESTIONABLE PER APPRAISAL; NO MARKET EXPOSURE |
| 2 | 50 | 433600 | 0101 | 09/26/11 | \$58,600 | DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 2 | 50 | 433600 | 0091 | 12/30/11 | \$147,900 | GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 2 | 50 | 433600 | 0040 | 06/01/12 | \$165,000 | IMP CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE |
| 2 | 50 | 443500 | 0520 | 04/05/13 | \$90,000 | DIAGNOSTIC OUTLIER/MODEL DEVELOPMENT EXCLUSION |
| 2 | 50 | 443500 | 0485 | 06/21/12 | \$128,810 | BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX |
| 2 | 50 | 443500 | 0475 | 12/08/11 | \$112,000 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY |
| 2 | 50 | 443500 | 0310 | 06/01/11 | \$61,000 | DOR RATIO |
| 2 | 50 | 443500 | 0425 | 10/11/11 | \$65,000 | DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE |
| 2 | 50 | 443500 | 0475 | 05/16/12 | \$104,900 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE |
| 2 | 50 | 443500 | 0295 | 11/09/11 | \$232,867 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |

Improved Sales Removed in This Annual Update Analysis Area 024 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|-----------|------------|---|
| 2 | 50 | 443500 | 0295 | 05/14/12 | \$160,000 | GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 2 | 50 | 443500 | 0135 | 04/09/13 | \$119,942 | NO MARKET EXP; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 2 | 50 | 443500 | 0425 | 04/12/12 | \$185,000 | NO MARKET EXPOSURE |
| 2 | 50 | 443500 | 0010 | 02/21/12 | \$100,000 | NO MARKET EXPOSURE |
| 2 | 50 | 443500 | 0415 | 07/27/11 | \$250,000 | NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 2 | 50 | 443500 | 0015 | 05/27/11 | \$93,000 | PREVIMP<=25K |
| 2 | 50 | 443500 | 0065 | 02/04/13 | \$55,000 | PREVIMP<=25K;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 2 | 50 | 443560 | 0080 | 08/08/13 | \$127,500 | IMP CHARS DON'T MATCH SALES CHARS; BANKRUPTCY - RECEIVER OR TRUSTEE |
| 2 | 50 | 443560 | 0260 | 04/17/12 | \$75,000 | DOR RATIO |
| 2 | 50 | 443560 | 0430 | 01/06/11 | \$132,000 | IMP COUNT |
| 2 | 50 | 443560 | 0295 | 12/19/11 | \$90,000 | NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE |
| 2 | 50 | 537980 | 1005 | 04/19/11 | \$230,186 | BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX |
| 2 | 50 | 537980 | 4882 | 12/02/11 | \$114,700 | BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FIN. INSTITUTION RESALE |
| 2 | 50 | 537980 | 6270 | 02/16/12 | \$205,000 | BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX |
| 2 | 50 | 537980 | 6145 | 02/27/12 | \$174,250 | BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX |
| 2 | 50 | 537980 | 4870 | 11/29/11 | \$131,225 | BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX |
| 2 | 50 | 537980 | 5930 | 02/13/13 | \$330,176 | BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX |
| 2 | 50 | 537980 | 4995 | 12/19/12 | \$324,638 | BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 2 | 50 | 537980 | 4813 | 11/15/11 | \$289,391 | BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 2 | 50 | 537980 | 1670 | 05/24/13 | \$248,830 | BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 2 | 50 | 537980 | 1520 | 01/16/13 | \$261,278 | BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 2 | 50 | 537980 | 1972 | 02/13/13 | \$170,550 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 2 | 50 | 537980 | 1120 | 09/30/13 | \$144,500 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 2 | 50 | 537980 | 3735 | 07/21/11 | \$98,000 | DOR RATIO |
| 2 | 50 | 537980 | 2070 | 01/24/12 | \$90,000 | DOR RATIO |
| 2 | 50 | 537980 | 5062 | 05/31/12 | \$25,000 | DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE |
| 2 | 50 | 537980 | 1530 | 03/21/11 | \$107,900 | DOR RATIO;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 2 | 50 | 537980 | 1530 | 08/02/11 | \$93,000 | DOR RATIO;GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE |
| 2 | 50 | 537980 | 1711 | 02/22/12 | \$95,000 | DOR RATIO;GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALEWARNINGS |
| 2 | 50 | 537980 | 1515 | 06/27/11 | \$127,000 | DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE |

Improved Sales Removed in This Annual Update Analysis Area 024 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|-----------|------------|---|
| 2 | 50 | 537980 | 2095 | 10/27/11 | \$96,000 | DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE |
| 2 | 50 | 537980 | 0802 | 07/27/11 | \$50,000 | DOR RATIO;NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 2 | 50 | 537980 | 1605 | 10/27/11 | \$38,050 | DOR RATIO;QUIT CLAIM DEED |
| 2 | 50 | 537980 | 4813 | 04/16/12 | \$110,000 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE |
| 2 | 50 | 537980 | 1005 | 08/03/11 | \$87,000 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE |
| 2 | 50 | 537980 | 1117 | 09/14/11 | \$71,000 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE |
| 2 | 50 | 537980 | 4813 | 11/09/11 | \$289,391 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 2 | 50 | 537980 | 4811 | 12/26/12 | \$281,273 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 2 | 50 | 537980 | 3890 | 06/05/13 | \$229,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 2 | 50 | 537980 | 0722 | 08/14/13 | \$550,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 2 | 50 | 537980 | 0715 | 12/16/13 | \$372,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 2 | 50 | 537980 | 5945 | 05/30/13 | \$190,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 2 | 50 | 537980 | 5945 | 05/13/13 | \$125,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 2 | 50 | 537980 | 4882 | 11/07/13 | \$265,900 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 2 | 50 | 537980 | 2600 | 12/19/13 | \$103,500 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 2 | 50 | 537980 | 1330 | 12/17/13 | \$213,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 2 | 50 | 537980 | 3900 | 07/15/13 | \$239,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 2 | 50 | 537980 | 4990 | 11/25/13 | \$280,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 2 | 50 | 537980 | 2700 | 07/25/13 | \$235,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 2 | 50 | 537980 | 1469 | 10/11/13 | \$195,000 | IMP COUNT |
| 2 | 50 | 537980 | 4870 | 06/28/12 | \$125,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE; |
| 2 | 50 | 537980 | 1972 | 03/19/13 | \$155,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE; |
| 2 | 50 | 537980 | 1525 | 12/19/13 | \$130,000 | NO MARKET EXPOSURE |
| 2 | 50 | 537980 | 4851 | 07/24/12 | \$157,500 | NO MARKET EXPOSURE |
| 2 | 50 | 537980 | 3790 | 05/29/13 | \$160,001 | NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FORCED SALE |
| 2 | 50 | 537980 | 6020 | 03/11/11 | \$84,000 | PREVIMP<=25K;GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE |
| 2 | 50 | 537980 | 1810 | 07/26/12 | \$110,000 | PREVIMP<=25K;SHORT SALE |
| 2 | 50 | 538100 | 0049 | 03/01/12 | \$88,500 | BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE |
| 2 | 50 | 538100 | 0402 | 09/30/13 | \$216,000 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 2 | 50 | 538100 | 0332 | 08/30/12 | \$120,000 | DOR RATIO;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |

Improved Sales Removed in This Annual Update Analysis Area 024 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|-----------|------------|---|
| 2 | 50 | 538100 | 0181 | 03/17/11 | \$117,500 | DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE |
| 2 | 50 | 538100 | 0380 | 03/29/11 | \$238,000 | IMP COUNT |
| 2 | 50 | 538100 | 0475 | 06/28/12 | \$160,000 | PREVIMP<=25K;NO MARKET EXPOSURE |
| 2 | 50 | 538100 | 0370 | 11/23/11 | \$164,900 | QUESTIONABLE PER APPRAISAL; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 2 | 50 | 538100 | 0428 | 11/29/12 | \$201,500 | UNFIN AREA |
| 2 | 50 | 807680 | 0105 | 07/29/13 | \$200,000 | BANKRUPTCY; NO MARKET EXPOSUREEXEMPT FROM EXCISE TAX |
| 2 | 50 | 807680 | 0130 | 05/18/12 | \$135,500 | NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 2 | 50 | 810860 | 0684 | 02/19/13 | \$220,542 | BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 2 | 50 | 810860 | 0700 | 12/18/13 | \$187,998 | NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FORCED SALE |
| 2 | 50 | 856740 | 0005 | 02/07/12 | \$187,188 | BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 2 | 50 | 856740 | 0010 | 06/14/11 | \$95,000 | DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 2 | 50 | 856740 | 0015 | 11/29/11 | \$110,000 | ESTATE ADMINISTRATOR/GUARDIAN/EXECUTOR; IMP. CHARACTERISTICS CHANGED POST SALE |
| 2 | 50 | 885810 | 0040 | 08/08/13 | \$245,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 2 | 70 | 100300 | 0070 | 12/04/12 | \$280,899 | BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 2 | 70 | 100300 | 0070 | 03/18/13 | \$16,500 | DOR RATIO;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 2 | 70 | 100340 | 0290 | 06/27/12 | \$165,655 | BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 2 | 70 | 100340 | 0275 | 12/09/13 | \$214,990 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 2 | 70 | 100340 | 0260 | 08/01/13 | \$163,000 | NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 2 | 70 | 184040 | 0110 | 02/02/12 | \$202,000 | IMP COUNT |
| 2 | 70 | 339250 | 0015 | 04/03/13 | \$130,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 2 | 70 | 342304 | 9210 | 02/01/13 | \$100,000 | DIAGNOSTIC OUTLIER/STATISTICAL OUTLIER |
| 2 | 70 | 342304 | 9153 | 06/07/12 | \$292,500 | DIAGNOSTIC OUTLIER/NON-NORMAL DISTRIBUTION |
| 2 | 70 | 342304 | 9307 | 10/12/12 | \$186,053 | BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 2 | 70 | 342304 | 9153 | 02/15/12 | \$165,001 | EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE |
| 2 | 70 | 342304 | 9289 | 10/04/13 | \$311,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 2 | 70 | 432500 | 0120 | 01/19/11 | \$103,750 | GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 2 | 70 | 432500 | 0120 | 01/24/11 | \$130,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 2 | 70 | 432500 | 0140 | 04/11/12 | \$125,000 | NON-REPRESENTATIVE SALE |
| 2 | 70 | 432640 | 0060 | 08/06/12 | \$130,000 | NO MARKET EXPOSURE |
| 2 | 70 | 432640 | 0025 | 05/06/13 | \$95,000 | NO MARKET EXPOSURE |

Improved Sales Removed in This Annual Update Analysis Area 024 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|-----------|------------|--|
| 2 | 70 | 432710 | 0020 | 09/12/12 | \$112,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE |
| 2 | 70 | 714740 | 0010 | 05/23/13 | \$65,000 | DOR RATIO |
| 2 | 70 | 714760 | 0295 | 06/27/13 | \$245,241 | BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 2 | 70 | 714760 | 0010 | 06/22/12 | \$135,300 | BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 2 | 70 | 714760 | 0290 | 12/23/13 | \$229,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 2 | 70 | 714760 | 0220 | 08/05/13 | \$146,250 | NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 2 | 70 | 714800 | 0195 | 12/22/11 | \$161,500 | BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE |
| 2 | 70 | 714800 | 0210 | 07/21/11 | \$137,550 | DOR RATIO |
| 2 | 70 | 714800 | 0240 | 11/23/11 | \$153,120 | NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 2 | 70 | 714800 | 0315 | 09/08/11 | \$162,000 | NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 2 | 70 | 714800 | 0025 | 05/29/13 | \$129,299 | PREVIMP<=25K |
| 2 | 70 | 714800 | 0025 | 11/02/12 | \$175,000 | PREVIMP<=25K;BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX |
| 2 | 70 | 714830 | 0140 | 09/22/11 | \$165,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX |
| 2 | 70 | 714830 | 0120 | 12/06/11 | \$130,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE |
| 2 | 70 | 714850 | 0035 | 06/05/13 | \$218,500 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 2 | 70 | 714850 | 0045 | 07/19/13 | \$193,000 | NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 2 | 70 | 714860 | 0060 | 05/25/13 | \$229,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 2 | 70 | 731800 | 0080 | 04/11/13 | \$277,992 | BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 2 | 70 | 873275 | 0050 | 08/07/12 | \$265,564 | BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 3 | 10 | 004000 | 0015 | 05/30/12 | \$166,356 | GOVERNMENT AGENCY; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS |
| 3 | 10 | 004000 | 0006 | 05/10/12 | \$118,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE; SHORT SALE |
| 3 | 10 | 004000 | 1051 | 06/23/11 | \$102,500 | NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE |
| 3 | 10 | 004100 | 0454 | 10/16/12 | \$89,000 | PREVIMP<=25K |
| 3 | 10 | 004100 | 0454 | 12/12/11 | \$61,000 | PREVIMP<=25K;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE |
| 3 | 10 | 004100 | 0406 | 12/08/12 | \$82,500 | QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR |
| 3 | 10 | 021650 | 0020 | 08/24/13 | \$235,750 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 3 | 10 | 024150 | 0025 | 08/06/13 | \$265,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 3 | 10 | 138680 | 0055 | 11/01/12 | \$168,000 | UNFIN AREA |
| 3 | 10 | 152304 | 9118 | 03/19/13 | \$72,000 | NON-REPRESENTATIVE SALE |
| 3 | 10 | 152304 | 9094 | 05/06/11 | \$130,000 | DIAGNOSTIC OUTLIER/ANOMOLY DETECTION |

Improved Sales Removed in This Annual Update Analysis Area 024 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|-----------|------------|--|
| 3 | 10 | 152304 | 9189 | 03/01/13 | \$182,000 | BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 3 | 10 | 152304 | 9089 | 05/18/12 | \$186,000 | BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 3 | 10 | 152304 | 9098 | 11/21/11 | \$100,000 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE |
| 3 | 10 | 152304 | 9201 | 07/09/13 | \$285,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 3 | 10 | 152304 | 9308 | 04/25/12 | \$265,000 | NO MARKET EXPOSURE |
| 3 | 10 | 152304 | 9126 | 01/09/13 | \$176,500 | PREVIMP<=25K |
| 3 | 10 | 152304 | 9071 | 05/01/12 | \$120,000 | PREVIMP<=25K |
| 3 | 10 | 152304 | 9071 | 08/26/13 | \$360,000 | PREVIMP<=25K;CORPORATE AFFILIATES; NO MARKET EXPOSURE |
| 3 | 10 | 161000 | 0215 | 05/30/12 | \$52,250 | DOR RATIO;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE |
| 3 | 10 | 161000 | 0215 | 01/09/12 | \$55,117 | DOR RATIO;NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 3 | 10 | 161000 | 0215 | 12/04/13 | \$189,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 3 | 10 | 161000 | 0115 | 12/01/11 | \$290,000 | NO MARKET EXPOSURE |
| 3 | 10 | 162304 | 9145 | 06/25/13 | \$80,000 | DIAGNOSTIC OUTLIER/OBSERVATION OUTSIDE THE NORM |
| 3 | 10 | 162304 | 9283 | 11/10/11 | \$73,802 | DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX |
| 3 | 10 | 162304 | 9383 | 03/31/11 | \$86,000 | DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX |
| 3 | 10 | 162304 | 9115 | 06/09/11 | \$162,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 3 | 10 | 162304 | 9127 | 03/08/13 | \$168,500 | FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX |
| 3 | 10 | 162304 | 9345 | 06/08/11 | \$91,875 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE |
| 3 | 10 | 162304 | 9394 | 10/04/13 | \$279,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 3 | 10 | 162304 | 9166 | 08/12/13 | \$220,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 3 | 10 | 162304 | 9128 | 09/23/13 | \$221,950 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 3 | 10 | 162304 | 9394 | 01/15/13 | \$129,150 | IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX |
| 3 | 10 | 162304 | 9116 | 05/23/11 | \$80,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE |
| 3 | 10 | 162304 | 9154 | 01/15/13 | \$183,214 | PREVIMP<=25K;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 3 | 10 | 162304 | 9041 | 07/05/13 | \$200,497 | PREVIMP<=25K;NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 3 | 10 | 162304 | 9255 | 03/06/13 | \$165,200 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS; SHORT SALE |
| 3 | 10 | 181080 | 0015 | 08/23/11 | \$73,100 | GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX |
| 3 | 10 | 204880 | 0015 | 01/17/12 | \$135,000 | DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE |
| 3 | 10 | 204880 | 0025 | 12/27/13 | \$286,369 | NO MARKET EXP; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 3 | 10 | 212304 | 9106 | 01/11/13 | \$110,299 | DIAGNOSTIC OUTLIER/MODEL DEVELOPMENT EXCLUSION |

Improved Sales Removed in This Annual Update Analysis Area 024 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|-----------|------------|---|
| 3 | 10 | 212304 | 9106 | 07/30/12 | \$164,000 | BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX |
| 3 | 10 | 212304 | 9498 | 11/06/13 | \$177,877 | BANKRUPTCY; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 3 | 10 | 212304 | 9283 | 02/12/12 | \$115,000 | DOR RATIO |
| 3 | 10 | 212304 | 9415 | 04/22/11 | \$60,000 | DOR RATIO |
| 3 | 10 | 212304 | 9110 | 02/24/12 | \$115,500 | DOR RATIO |
| 3 | 10 | 212304 | 9110 | 10/27/11 | \$112,500 | DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY |
| 3 | 10 | 212304 | 9282 | 06/19/12 | \$100,000 | DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; AUCTION SALE |
| 3 | 10 | 212304 | 9189 | 08/31/11 | \$109,199 | DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE |
| 3 | 10 | 212304 | 9497 | 01/05/12 | \$325,847 | EXEMPT FROM EXCISE TAX; GOVERNMENT AGENCY; FORCED SALE |
| 3 | 10 | 212304 | 9158 | 11/20/12 | \$340,390 | FORCED SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS |
| 3 | 10 | 212304 | 9327 | 05/31/13 | \$243,900 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 3 | 10 | 212304 | 9536 | 12/24/13 | \$260,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 3 | 10 | 212304 | 9467 | 09/11/13 | \$193,900 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 3 | 10 | 212304 | 9227 | 07/06/12 | \$93,500 | IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX |
| 3 | 10 | 212304 | 9145 | 07/30/13 | \$160,300 | NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 3 | 10 | 212304 | 9497 | 01/17/12 | \$325,846 | NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 3 | 10 | 212304 | 9105 | 06/13/13 | \$150,000 | PREVIMP<=25K |
| 3 | 10 | 212304 | 9126 | 07/10/12 | \$220,000 | PREVIMP<=25K |
| 3 | 10 | 212304 | 9345 | 06/21/13 | \$180,000 | QUIT CLAIM DEED |
| 3 | 10 | 278100 | 0040 | 06/08/11 | \$115,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE |
| 3 | 10 | 359860 | 0066 | 04/07/11 | \$92,000 | DOR RATIO |
| 3 | 10 | 359860 | 0008 | 07/01/13 | \$71,230 | DOR RATIO;SHORT SALE |
| 3 | 10 | 359860 | 0044 | 11/07/11 | \$78,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE; |
| 3 | 10 | 359860 | 0052 | 07/22/11 | \$192,500 | NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE |
| 3 | 10 | 359860 | 0015 | 09/10/13 | \$174,000 | PREVIMP<=25K;EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE |
| 3 | 10 | 365120 | 0005 | 02/15/12 | \$78,700 | BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 3 | 10 | 384260 | 0047 | 12/09/11 | \$118,950 | DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX |
| 3 | 10 | 392340 | 0066 | 01/02/13 | \$153,000 | BANKRUPTCY; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 3 | 10 | 392340 | 0091 | 10/14/13 | \$275,802 | GOVERNMENT AGENCY; FORCED SALE |
| 3 | 10 | 392340 | 0127 | 07/07/11 | \$186,500 | NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE |

Improved Sales Removed in This Annual Update Analysis Area 024 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|-----------|------------|---|
| 3 | 10 | 392340 | 0057 | 11/09/11 | \$110,000 | NON-REPRESENTATIVE SALE; SHORT SALE |
| 3 | 10 | 392340 | 0094 | 10/14/11 | \$109,900 | NON-REPRESENTATIVE SALE; SHORT SALE; FINANCIAL INSTITUTION RESALE |
| 3 | 10 | 443920 | 0020 | 06/20/12 | \$64,199 | DOR RATIO;NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE |
| 3 | 10 | 553160 | 0025 | 11/21/13 | \$184,500 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 3 | 10 | 553160 | 0025 | 02/21/13 | \$96,500 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 3 | 10 | 608240 | 0081 | 10/11/12 | \$111,000 | BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX |
| 3 | 10 | 608240 | 0300 | 10/10/13 | \$308,530 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY |
| 3 | 10 | 608240 | 0040 | 12/16/11 | \$70,000 | DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE |
| 3 | 10 | 608240 | 0081 | 12/07/12 | \$95,484 | FINANCIAL INSTITUTION RESALE; AUCTION SALE |
| 3 | 10 | 608240 | 0072 | 06/16/11 | \$105,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE |
| 3 | 10 | 608240 | 0260 | 06/11/13 | \$163,000 | NO MARKET EXP; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 3 | 10 | 608240 | 0273 | 07/29/13 | \$199,800 | NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 3 | 10 | 608300 | 0155 | 12/13/11 | \$85,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 3 | 10 | 608300 | 0082 | 12/05/12 | \$110,000 | DIAGNOSTIC OUTLIER/STATISTICAL OUTLIER |
| 3 | 10 | 608300 | 0083 | 07/26/12 | \$127,600 | DIAGNOSTIC OUTLIER/NON-NORMAL DISTRIBUTION |
| 3 | 10 | 608300 | 0104 | 04/23/12 | \$189,610 | BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 3 | 10 | 608300 | 0084 | 06/19/12 | \$113,000 | DOR RATIO |
| 3 | 10 | 608300 | 0083 | 05/17/12 | \$135,000 | FORCED SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS |
| 3 | 10 | 608300 | 0082 | 12/02/11 | \$127,500 | FORCED SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS |
| 3 | 10 | 608300 | 0021 | 05/04/11 | \$115,100 | GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX |
| 3 | 10 | 608300 | 0106 | 07/17/13 | \$218,100 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 3 | 10 | 609940 | 0350 | 02/04/11 | \$200,000 | DIAGNOSTIC OUTLIER/ANOMOLY DETECTION |
| 3 | 10 | 609940 | 0121 | 12/05/11 | \$170,920 | BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 3 | 10 | 609940 | 0271 | 12/11/13 | \$140,500 | BANKRUPTCY; NO MARKET EXPOSUREEXEMPT FROM EXCISE TAX |
| 3 | 10 | 609940 | 0380 | 04/20/12 | \$30,000 | DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.) |
| 3 | 10 | 609940 | 0204 | 10/06/11 | \$97,605 | DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.) |
| 3 | 10 | 609940 | 0290 | 01/14/11 | \$150,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE |
| 3 | 10 | 609940 | 0155 | 08/09/13 | \$320,234 | FORCED SALE; EXEMPT FROM EXCISE TAX |
| 3 | 10 | 609940 | 0262 | 08/26/13 | \$177,811 | FORCED SALE; EXEMPT FROM EXCISE TAX |
| 3 | 10 | 609940 | 0343 | 09/20/13 | \$292,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |

Improved Sales Removed in This Annual Update Analysis Area 024 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|-----------|------------|---|
| 3 | 10 | 638590 | 0080 | 02/14/11 | \$148,500 | NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE |
| 3 | 10 | 640460 | 0101 | 05/16/12 | \$115,000 | DIAGNOSTIC OUTLIER/OBSERVATION OUTSIDE THE NORM |
| 3 | 10 | 640460 | 0094 | 02/16/11 | \$127,000 | DOR RATIO |
| 3 | 10 | 640460 | 0145 | 02/10/11 | \$94,500 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE |
| 3 | 10 | 640460 | 0170 | 10/25/13 | \$199,990 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 3 | 10 | 640460 | 0080 | 12/24/12 | \$225,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE |
| 3 | 10 | 734660 | 0022 | 10/16/13 | \$170,000 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 3 | 10 | 734660 | 0306 | 11/18/13 | \$102,000 | PREVIMP<=25K |
| 3 | 10 | 735860 | 0100 | 04/19/11 | \$184,077 | BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 3 | 10 | 735860 | 0310 | 03/12/12 | \$70,000 | DOR RATIO |
| 3 | 10 | 735860 | 0135 | 11/15/11 | \$70,000 | DOR RATIO;NON-REPRESENTATIVE SALE |
| 3 | 10 | 735860 | 0100 | 10/20/11 | \$69,000 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE |
| 3 | 10 | 735960 | 0440 | 03/08/11 | \$155,000 | DIAGNOSTIC OUTLIER/MODEL DEVELOPMENT EXCLUSION |
| 3 | 10 | 735960 | 0375 | 04/18/12 | \$127,500 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 3 | 10 | 735960 | 0495 | 02/23/12 | \$65,000 | DOR RATIO;NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE |
| 3 | 10 | 735960 | 0375 | 02/25/13 | \$64,800 | DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR |
| 3 | 10 | 735960 | 0385 | 02/08/13 | \$186,299 | IMP COUNT |
| 3 | 10 | 735960 | 0385 | 08/29/12 | \$186,316 | IMP COUNT;BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXP; EXEMPT FROM EXCISE TAX |
| 3 | 10 | 735960 | 0355 | 10/13/11 | \$120,000 | NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE |
| 3 | 10 | 886400 | 0490 | 09/10/12 | \$79,189 | BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX |
| 3 | 10 | 886400 | 0765 | 07/12/11 | \$189,000 | BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 3 | 10 | 886400 | 0910 | 12/30/13 | \$182,016 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 3 | 10 | 886400 | 0150 | 07/11/12 | \$275,002 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 3 | 10 | 886400 | 0345 | 07/30/12 | \$110,000 | DOR RATIO |
| 3 | 10 | 886400 | 0160 | 02/09/12 | \$90,000 | DOR RATIO |
| 3 | 10 | 886400 | 0095 | 05/11/11 | \$75,100 | DOR RATIO;NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 3 | 10 | 886400 | 0155 | 07/10/13 | \$262,749 | FORCED SALE; EXEMPT FROM EXCISE TAX |
| 3 | 10 | 886400 | 0550 | 05/29/13 | \$220,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 3 | 10 | 886400 | 0635 | 11/04/11 | \$125,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 3 | 10 | 886400 | 0380 | 04/15/13 | \$125,600 | IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX |

Improved Sales Removed in This Annual Update Analysis Area 024 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|-----------|------------|--|
| 3 | 10 | 886400 | 0615 | 08/01/11 | \$96,500 | IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE |
| 3 | 10 | 886400 | 0520 | 05/15/13 | \$140,000 | NO MARKET EXP; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 3 | 10 | 886400 | 0150 | 08/02/12 | \$259,036 | NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE |
| 3 | 10 | 886400 | 0255 | 07/10/12 | \$209,975 | NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 3 | 10 | 886400 | 0205 | 07/11/13 | \$88,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS; SHORT SALE |
| 3 | 10 | 950900 | 0030 | 06/16/11 | \$125,900 | DIAGNOSTIC OUTLIER/STATISTICAL OUTLIER |
| 4 | 20 | 000300 | 0104 | 07/28/11 | \$149,071 | NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR |
| 4 | 20 | 152304 | 9171 | 10/01/13 | \$243,461 | BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 4 | 20 | 152304 | 9255 | 02/19/13 | \$328,697 | FORCED SALE; EXEMPT FROM EXCISE TAX |
| 4 | 20 | 152304 | 9035 | 02/24/11 | \$140,000 | GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX |
| 4 | 20 | 152304 | 9014 | 07/31/13 | \$180,000 | OBSOLESCENCE |
| 4 | 20 | 261200 | 0060 | 03/26/13 | \$250,000 | NON-REPRESENTATIVE SALE; BANKRUPTCY - RECEIVER OR TRUSTEE |
| 4 | 20 | 261200 | 0160 | 04/20/12 | \$327,561 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY |
| 4 | 20 | 261320 | 0026 | 01/05/12 | \$84,000 | DOR RATIO;GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 20 | 261320 | 0171 | 08/05/13 | \$309,402 | FORCED SALE; EXEMPT FROM EXCISE TAX |
| 4 | 20 | 261320 | 0134 | 04/29/13 | \$145,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 4 | 20 | 261320 | 0177 | 09/25/12 | \$150,000 | NON-REPRESENTATIVE SALE; SHORT SALE |
| 4 | 20 | 261320 | 0179 | 07/30/12 | \$300,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 4 | 20 | 734060 | 0930 | 07/13/12 | \$401,225 | BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 4 | 20 | 734060 | 0840 | 04/25/11 | \$52,000 | DOR RATIO;NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE |
| 4 | 20 | 734060 | 0945 | 11/12/13 | \$293,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 4 | 20 | 734060 | 0921 | 10/10/13 | \$189,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 4 | 20 | 734060 | 0621 | 06/25/13 | \$74,808 | IMP. CHARACTERISTICS CHANGED SINCE SALE; AUCTION SALE |
| 4 | 20 | 734060 | 0961 | 08/11/11 | \$285,000 | NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 4 | 20 | 734060 | 1060 | 08/11/11 | \$80,000 | PREVIMP<=25K;FINANCIAL INSTITUTION RESALE |
| 4 | 20 | 734160 | 0215 | 03/12/12 | \$225,000 | BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE |
| 4 | 20 | 734560 | 0871 | 02/23/12 | \$182,000 | IMP COUNT |
| 4 | 20 | 734560 | 0850 | 07/22/13 | \$267,500 | NO MARKET EXPOSURE |
| 4 | 20 | 734760 | 0210 | 12/12/11 | \$80,000 | DOR RATIO |
| 4 | 20 | 734760 | 0125 | 12/22/11 | \$49,000 | DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE |

Improved Sales Removed in This Annual Update Analysis Area 024 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|-----------|------------|---|
| 4 | 20 | 734760 | 0220 | 02/07/13 | \$106,790 | DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.) |
| 4 | 20 | 734760 | 0040 | 01/05/12 | \$242,744 | IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX |
| 4 | 20 | 734760 | 0040 | 05/29/12 | \$175,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE |
| 4 | 20 | 734820 | 0170 | 06/11/12 | \$170,000 | NO MARKET EXPOSURE |
| 4 | 20 | 734820 | 0100 | 07/27/12 | \$210,000 | NO MARKET EXPOSURE |
| 4 | 20 | 734820 | 0115 | 12/29/11 | \$200,000 | NO MARKET EXPOSURE |
| 4 | 20 | 735960 | 0095 | 11/21/12 | \$275,755 | BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 4 | 20 | 735960 | 0875 | 12/04/13 | \$72,000 | DOR RATIO |
| 4 | 20 | 735960 | 0175 | 09/06/11 | \$73,500 | DOR RATIO |
| 4 | 20 | 735960 | 0830 | 06/19/13 | \$215,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 4 | 20 | 735960 | 0810 | 07/15/11 | \$79,900 | IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE; |
| 4 | 20 | 735960 | 0830 | 03/06/13 | \$100,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE |
| 4 | 20 | 736060 | 0330 | 12/17/13 | \$173,825 | NO MARKET EXP; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 4 | 40 | 004000 | 0340 | 08/17/12 | \$190,886 | BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX |
| 4 | 40 | 004000 | 0961 | 05/09/12 | \$310,647 | BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX |
| 4 | 40 | 004000 | 0338 | 02/03/12 | \$163,672 | BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 4 | 40 | 004000 | 0238 | 09/27/13 | \$349,950 | BUILDER OR DEVELOPER SALES; NO MARKET EXPOSURE |
| 4 | 40 | 004000 | 0237 | 10/04/13 | \$345,000 | BUILDER OR DEVELOPER SALES; NO MARKET EXPOSURE |
| 4 | 40 | 004000 | 0339 | 09/18/12 | \$108,000 | DOR RATIO |
| 4 | 40 | 004000 | 0340 | 01/28/13 | \$152,500 | IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE; |
| 4 | 40 | 004000 | 0741 | 01/29/13 | \$142,000 | NO MARKET EXPOSURE |
| 4 | 40 | 004000 | 0957 | 08/16/11 | \$205,000 | NO MARKET EXPOSURE |
| 4 | 40 | 004000 | 0407 | 01/23/13 | \$128,690 | NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 4 | 40 | 004000 | 0339 | 05/14/12 | \$158,561 | NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 4 | 40 | 004000 | 0930 | 11/01/11 | \$162,000 | NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE |
| 4 | 40 | 004000 | 0615 | 05/18/11 | \$250,000 | PREVIMP<=25K |
| 4 | 40 | 004000 | 0405 | 03/29/13 | \$178,000 | PREVIMP<=25K; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 4 | 40 | 004000 | 0790 | 04/09/13 | \$272,951 | PREVIMP<=25K;FORCED SALE; EXEMPT FROM EXCISE TAX |
| 4 | 40 | 004100 | 0590 | 07/10/12 | \$145,163 | BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX |
| 4 | 40 | 004100 | 0590 | 07/23/13 | \$256,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |

Improved Sales Removed in This Annual Update Analysis Area 024 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|-----------|------------|---|
| 4 | 40 | 004100 | 0590 | 04/05/13 | \$134,900 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 4 | 40 | 004100 | 0236 | 12/18/13 | \$193,000 | NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 4 | 40 | 004100 | 0178 | 10/14/11 | \$184,000 | NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE |
| 4 | 40 | 004100 | 0163 | 07/07/11 | \$80,000 | NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE |
| 4 | 40 | 004100 | 0600 | 09/03/13 | \$225,000 | OBSOLESCENCE |
| 4 | 40 | 004100 | 0600 | 03/27/13 | \$202,857 | OBSOLESCENCE; EXEMPT FROM EXCISE TAX |
| 4 | 40 | 004100 | 0544 | 04/26/13 | \$172,000 | PREVIMP<=25K |
| 4 | 40 | 004100 | 0544 | 01/22/13 | \$127,089 | PREVIMP<=25K;FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 40 | 004100 | 0650 | 01/04/13 | \$201,000 | SEGREGATION AND/OR MERGER; |
| 4 | 40 | 004200 | 0370 | 10/25/13 | \$188,953 | BANKRUPTCY; NO MARKET EXPOSUREEXEMPT FROM EXCISE TAX |
| 4 | 40 | 004200 | 0025 | 04/01/11 | \$7,529 | DOR RATIO;PREVIMP<=25K;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 4 | 40 | 004200 | 0006 | 04/05/13 | \$131,683 | EXEMPT FROM EXCISE TAX; FORCED SALE; NO MARKET EXPOSURE |
| 4 | 40 | 004200 | 0095 | 10/13/11 | \$320,000 | FINANCIAL INSTITUTION RESALE; AUCTION SALE |
| 4 | 40 | 004200 | 0145 | 08/09/13 | \$311,500 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 4 | 40 | 004200 | 0062 | 11/13/13 | \$210,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 4 | 40 | 004200 | 0170 | 02/15/13 | \$200,000 | IMP COUNT;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 4 | 40 | 004200 | 0400 | 04/03/12 | \$176,000 | NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR |
| 4 | 40 | 004200 | 0218 | 06/16/11 | \$258,000 | NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE |
| 4 | 40 | 004200 | 0394 | 03/17/11 | \$145,000 | PREVIMP<=25K |
| 4 | 40 | 004200 | 0048 | 12/13/11 | \$139,000 | PREVIMP<=25K |
| 4 | 40 | 004200 | 0061 | 08/16/12 | \$308,170 | PREVIMP<=25K;BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY |
| 4 | 40 | 004200 | 0061 | 01/09/13 | \$85,000 | PREVIMP<=25K;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; |
| 4 | 40 | 222304 | 9089 | 10/14/13 | \$142,144 | NO MARKET EXPOSURE |
| 4 | 40 | 261000 | 0100 | 12/07/11 | \$345,844 | BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 4 | 40 | 261000 | 0150 | 06/03/13 | \$73,333 | DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR |
| 4 | 40 | 984440 | 0035 | 08/26/13 | \$272,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 4 | 40 | 984440 | 0035 | 09/11/12 | \$250,000 | NO MARKET EXPOSURE |
| 5 | 20 | 017900 | 1855 | 05/14/13 | \$249,900 | ACTIVE PERMIT BEFORE SALE>25K |
| 5 | 20 | 017900 | 2560 | 10/23/12 | \$190,218 | BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 5 | 20 | 017900 | 0105 | 10/12/11 | \$60,000 | DOR RATIO;GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE |

Improved Sales Removed in This Annual Update Analysis Area 024 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|-----------|------------|--|
| 5 | 20 | 017900 | 0310 | 09/23/11 | \$80,376 | DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.) |
| 5 | 20 | 017900 | 1140 | 10/03/11 | \$86,625 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE |
| 5 | 20 | 017900 | 0290 | 07/09/13 | \$207,280 | NO MARKET EXP; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 5 | 20 | 017900 | 0460 | 02/10/11 | \$140,000 | NO MARKET EXPOSURE |
| 5 | 20 | 017900 | 1065 | 05/17/12 | \$90,000 | OBSOLESCENCE;GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 20 | 017900 | 1595 | 06/06/13 | \$65,299 | PREVIMP<=25K |
| 5 | 20 | 017900 | 3005 | 07/16/13 | \$101,000 | PREVIMP<=25K |
| 5 | 20 | 017900 | 1595 | 10/05/12 | \$96,000 | PREVIMP<=25K;BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE |
| 5 | 20 | 017900 | 0030 | 07/29/13 | \$64,081 | PREVIMP<=25K;FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 20 | 017900 | 1965 | 09/23/11 | \$200,000 | PREVIMP<=25K;NO MARKET EXPOSURE |
| 5 | 20 | 017900 | 2230 | 03/08/11 | \$179,000 | PREVIMP<=25K;TEAR DOWN; CHANGE OF USE; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 5 | 20 | 017900 | 2265 | 01/14/13 | \$99,000 | RELATED PARTY, FRIEND, OR NEIGHBOR; SELLING OR BUYING COSTS AFFECTING SALE PRICE |
| 5 | 20 | 073300 | 0180 | 06/12/12 | \$177,000 | NO MARKET EXPOSURE |
| 5 | 20 | 334740 | 1080 | 09/03/13 | \$110,000 | DIAGNOSTIC OUTLIER/NON-NORMAL DISTRIBUTION |
| 5 | 20 | 334740 | 0735 | 07/09/13 | \$120,000 | DIAGNOSTIC OUTLIER/ANOMOLY DETECTION |
| 5 | 20 | 334740 | 1121 | 09/23/13 | \$407,000 | ACTIVE PERMIT BEFORE SALE>25K |
| 5 | 20 | 334740 | 0590 | 07/22/13 | \$127,270 | BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX |
| 5 | 20 | 334740 | 0735 | 04/30/13 | \$124,956 | BANKRUPTCY; NO MARKET EXPOSUREEXEMPT FROM EXCISE TAX |
| 5 | 20 | 334740 | 0168 | 09/05/13 | \$165,189 | BANKRUPTCY; NO MARKET EXPOSUREEXEMPT FROM EXCISE TAX |
| 5 | 20 | 334740 | 1315 | 03/02/12 | \$121,000 | GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX |
| 5 | 20 | 334740 | 1440 | 11/22/13 | \$110,000 | PREVIMP<=25K |
| 5 | 20 | 335140 | 0720 | 07/12/13 | \$77,500 | IMP CHARACTERISTICS DON'T MATCH SALES CHARECTERISTICS |
| 5 | 20 | 734060 | 0165 | 05/16/12 | \$127,881 | BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX |
| 5 | 20 | 734060 | 0061 | 10/25/11 | \$35,100 | DOR RATIO;EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE |
| 5 | 20 | 734060 | 0044 | 09/27/12 | \$295,000 | NO MARKET EXPOSURE |
| 5 | 20 | 734060 | 0124 | 06/10/11 | \$194,000 | NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE |
| 5 | 30 | 217200 | 0120 | 08/24/13 | \$107,000 | LACK OF REPRESENTATION GRADE 5 |
| 5 | 30 | 217200 | 0226 | 10/02/13 | \$369,950 | ACTIVE PERMIT BEFORE SALE>25K;%COMPL |
| 5 | 30 | 217200 | 0230 | 10/22/13 | \$378,000 | ACTIVE PERMIT BEFORE SALE>25K;%COMPL |
| 5 | 30 | 217200 | 0231 | 10/23/13 | \$369,864 | ACTIVE PERMIT BEFORE SALE>25K;%COMPL |

Improved Sales Removed in This Annual Update Analysis Area 024 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|-----------|------------|--|
| 5 | 30 | 217200 | 0229 | 10/28/13 | \$364,950 | ACTIVE PERMIT BEFORE SALE>25K;%COMPL |
| 5 | 30 | 217200 | 0227 | 09/24/13 | \$340,000 | ACTIVE PERMIT BEFORE SALE>25K;%COMPL |
| 5 | 30 | 217200 | 0045 | 08/23/12 | \$150,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARS CHANGED SINCE SALE |
| 5 | 30 | 217200 | 0175 | 10/28/13 | \$275,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 5 | 30 | 217200 | 0228 | 12/10/13 | \$383,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 5 | 30 | 217200 | 0265 | 09/20/13 | \$195,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 5 | 30 | 217200 | 0265 | 04/10/13 | \$91,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 5 | 30 | 217200 | 0215 | 05/22/12 | \$240,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE; |
| 5 | 30 | 217200 | 0320 | 05/31/11 | \$82,500 | NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE |
| 5 | 30 | 734400 | 0110 | 10/31/11 | \$120,000 | DOR RATIO; NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 40 | 000280 | 0020 | 02/26/13 | \$142,300 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 5 | 40 | 000280 | 0024 | 10/12/12 | \$125,000 | DOR RATIO |
| 5 | 40 | 000300 | 0029 | 11/16/12 | \$314,911 | BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 5 | 40 | 000300 | 0062 | 09/10/13 | \$257,000 | BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 5 | 40 | 000300 | 0086 | 08/15/13 | \$217,450 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 5 | 40 | 000300 | 0085 | 09/13/12 | \$264,560 | NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 5 | 40 | 000320 | 0015 | 03/26/12 | \$98,000 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE |
| 5 | 40 | 000320 | 0018 | 07/18/12 | \$120,000 | GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX |
| 5 | 40 | 076100 | 0090 | 09/22/13 | \$290,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 5 | 40 | 076100 | 0190 | 10/29/13 | \$330,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 5 | 40 | 167040 | 0167 | 08/09/12 | \$110,000 | BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX |
| 5 | 40 | 167040 | 0148 | 10/15/12 | \$112,000 | DOR RATIO |
| 5 | 40 | 167040 | 0065 | 07/27/11 | \$87,000 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE |
| 5 | 40 | 336590 | 1180 | 11/02/11 | \$171,000 | BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 5 | 40 | 336590 | 0550 | 01/03/12 | \$89,998 | DOR RATIO;GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 40 | 336590 | 0345 | 09/13/12 | \$142,300 | DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX |
| 5 | 40 | 336590 | 0651 | 02/27/12 | \$114,950 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE |
| 5 | 40 | 336590 | 0520 | 12/26/12 | \$140,000 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE |
| 5 | 40 | 336590 | 1165 | 12/05/13 | \$268,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 5 | 40 | 336590 | 0505 | 08/06/12 | \$182,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |

**Improved Sales Removed in This Annual Update Analysis
Area 024 -- 1 to 3 Unit Residences**

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|-----------|------------|--|
| 5 | 40 | 336590 | 1090 | 07/20/12 | \$111,500 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 40 | 336590 | 0745 | 04/29/13 | \$175,000 | OBSOLESCENCE |
| 5 | 40 | 336590 | 0720 | 02/25/13 | \$103,000 | PREVIMP<=25K |
| 5 | 40 | 336590 | 0905 | 09/16/13 | \$176,000 | PREVIMP<=25K |
| 5 | 40 | 336590 | 0041 | 09/04/12 | \$135,000 | IMP CHARACTERITICS CHANGED SINCE SALE; SHORT SALE |
| 5 | 40 | 359700 | 0340 | 11/22/11 | \$176,700 | PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE |
| 5 | 40 | 359700 | 0405 | 05/22/12 | \$77,000 | PREVIMP<=25K;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE |
| 5 | 40 | 377930 | 0180 | 03/15/12 | \$194,500 | NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE |
| 5 | 40 | 766160 | 0240 | 08/23/12 | \$460,000 | LACK OF REPRESENTATION LARGE LOT |
| 5 | 40 | 799960 | 0065 | 04/13/11 | \$5,000 | DOR RATIO;PREVIMP<=25K;NO MARKET EXPOSURE; EASEMENT OR RIGHT-OF-WAY |
| 5 | 40 | 808860 | 0065 | 05/21/13 | \$140,000 | NON-REPRESENTATIVE SALE; SHORT SALE |
| 5 | 40 | 868780 | 0097 | 01/31/12 | \$175,000 | DIAGNOSTIC OUTLIER/OBSERVATION OUTSIDE THE NORM |
| 5 | 40 | 868780 | 0150 | 12/02/13 | \$208,000 | BANKRUPTCY; NO MARKET EXPOSUREEXEMPT FROM EXCISE TAX |
| 5 | 40 | 868780 | 0139 | 03/25/11 | \$193,957 | GOVERNMENT AGENCY; CORRECTION DEED; IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 40 | 868780 | 0139 | 06/14/11 | \$120,000 | GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX |
| 5 | 40 | 873300 | 0080 | 05/14/13 | \$83,600 | %NETCOND;PREVIMP<=25K;BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; |
| 5 | 40 | 873300 | 0075 | 07/24/12 | \$170,000 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE |

Vacant Sales Used in this Annual Update Analysis Area 024

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Lot Size | View | Waterfront |
|----------|------|--------|-------|-----------|------------|----------|------|------------|
| 1 | 60 | 537920 | 0072 | 10/03/12 | \$100,000 | 10,500 | N | N |
| 1 | 60 | 537980 | 0175 | 07/14/11 | \$88,000 | 9,800 | N | N |
| 1 | 60 | 812520 | 0045 | 07/26/13 | \$130,000 | 10,027 | N | N |
| 1 | 60 | 812520 | 0480 | 03/07/12 | \$77,000 | 6,650 | Y | N |
| 1 | 60 | 812520 | 0482 | 09/17/12 | \$114,101 | 7,319 | Y | N |
| 2 | 50 | 443560 | 0260 | 04/17/12 | \$75,000 | 8,700 | N | N |
| 3 | 10 | 212304 | 9544 | 06/26/13 | \$82,500 | 8,686 | N | N |
| 3 | 10 | 212304 | 9547 | 01/29/13 | \$82,500 | 7,252 | N | N |
| 3 | 10 | 392340 | 0015 | 08/04/11 | \$140,000 | 45,006 | N | N |
| 3 | 10 | 608240 | 0145 | 05/30/13 | \$85,000 | 9,692 | N | N |
| 3 | 10 | 609940 | 0276 | 10/09/12 | \$86,000 | 9,883 | N | N |
| 3 | 10 | 609940 | 0390 | 02/26/13 | \$115,000 | 12,675 | N | N |
| 3 | 10 | 735860 | 0140 | 11/04/11 | \$65,000 | 6,000 | N | N |
| 3 | 10 | 735860 | 0310 | 03/12/12 | \$70,000 | 9,000 | N | N |
| 4 | 20 | 152304 | 9072 | 03/05/13 | \$119,000 | 75,138 | N | N |
| 4 | 40 | 4000 | 0512 | 05/09/13 | \$92,500 | 6,902 | Y | N |
| 4 | 40 | 4000 | 0575 | 07/08/11 | \$180,000 | 39,060 | N | N |
| 4 | 40 | 4100 | 0652 | 03/11/13 | \$120,000 | 27,852 | N | N |
| 4 | 40 | 4200 | 0071 | 05/30/12 | \$75,000 | 10,635 | N | N |
| 5 | 20 | 334740 | 1130 | 08/21/13 | \$110,000 | 20,000 | N | N |
| 5 | 20 | 734060 | 0144 | 06/12/13 | \$65,000 | 9,430 | N | N |
| 5 | 40 | 359700 | 0082 | 09/04/13 | \$112,500 | 18,020 | N | N |
| 5 | 40 | 359700 | 0090 | 09/04/13 | \$112,500 | 7,830 | N | N |
| 5 | 40 | 868780 | 0055 | 03/01/13 | \$100,000 | 12,960 | N | N |

Vacant Sales Removed in this Annual Update Analysis Area 024

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|-----------|------------|--|
| 1 | 50 | 537980 | 3372 | 04/23/12 | \$101,000 | NO MARKET EXPOSURE |
| 1 | 50 | 537980 | 3372 | 11/19/12 | \$80,000 | NO MARKET EXPOSURE |
| 1 | 60 | 115720 | 0100 | 04/22/11 | \$23,000 | NON-REPRESENTATIVE SALE |
| 1 | 60 | 222304 | 9115 | 07/20/11 | \$68,000 | NO MARKET EXPOSURE |
| 1 | 60 | 537920 | 0072 | 01/04/12 | \$90,000 | NO MARKET EXPOSURE |
| 1 | 60 | 812520 | 0480 | 08/23/11 | \$68,000 | NO MARKET EXPOSURE |
| 1 | 60 | 812520 | 0130 | 09/30/11 | \$241,600 | MULTI-PARCEL SALE |
| 1 | 60 | 812520 | 0135 | 09/30/11 | \$241,600 | MULTI-PARCEL SALE |
| 2 | 50 | 537980 | 0719 | 02/24/12 | \$15,000 | MULTI-PARCEL SALE |
| 2 | 50 | 537980 | 0723 | 02/24/12 | \$15,000 | MULTI-PARCEL SALE |
| 2 | 50 | 538100 | 0017 | 05/08/12 | \$78,000 | MULTI-PARCEL SALE |
| 2 | 50 | 870960 | 0055 | 08/22/12 | \$79,500 | MULTI-PARCEL SALE |
| 2 | 70 | 342304 | 9345 | 12/06/11 | \$95,000 | NO MARKET EXPOSURE; MULTI-PARCEL SALE |
| 2 | 70 | 342304 | 9346 | 12/06/11 | \$95,000 | NO MARKET EXPOSURE; MULTI-PARCEL SALE |
| 3 | 10 | 004000 | 0088 | 05/27/11 | \$70,000 | NO MARKET EXPOSURE |
| 3 | 10 | 212304 | 9239 | 03/14/12 | \$110,000 | MULTI-PARCEL SALE |
| 3 | 10 | 212304 | 9577 | 03/14/12 | \$110,000 | MULTI-PARCEL SALE |
| 3 | 10 | 212304 | 9462 | 11/14/12 | \$94,923 | NO MARKET EXPOSURE |
| 3 | 10 | 212304 | 9463 | 11/14/12 | \$94,923 | NO MARKET EXPOSURE |
| 3 | 10 | 359860 | 0059 | 01/13/12 | \$100,000 | SEGREGATION AND/OR MERGER |
| 3 | 10 | 392340 | 0015 | 08/27/13 | \$540,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 3 | 10 | 609940 | 0276 | 04/27/12 | \$30,000 | QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.) |
| 3 | 10 | 734660 | 0266 | 07/22/11 | \$257,000 | MULTI-PARCEL SALE |
| 3 | 10 | 734660 | 0268 | 07/22/11 | \$257,000 | MULTI-PARCEL SALE |
| 4 | 20 | 152304 | 9041 | 09/26/11 | \$21,000 | NON-REPRESENTATIVE SALE |
| 4 | 20 | 734060 | 0485 | 03/01/11 | \$95,000 | MULTI-PARCEL SALE |
| 4 | 20 | 734060 | 0661 | 03/01/11 | \$95,000 | MULTI-PARCEL SALE |
| 4 | 20 | 734060 | 0662 | 03/01/11 | \$95,000 | MULTI-PARCEL SALE |
| 4 | 20 | 734060 | 0485 | 06/25/12 | \$95,000 | MULTI-PARCEL SALE |
| 4 | 20 | 734060 | 0661 | 06/25/12 | \$95,000 | MULTI-PARCEL SALE |



Vacant Sales Removed in this Annual Update Analysis Area 024

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|-----------|------------|------------------------------------|
| 4 | 20 | 734060 | 0662 | 06/25/12 | \$95,000 | MULTI-PARCEL SALE |
| 4 | 20 | 734060 | 0666 | 06/25/12 | \$95,000 | MULTI-PARCEL SALE |
| 4 | 20 | 734060 | 0667 | 06/25/12 | \$95,000 | MULTI-PARCEL SALE |
| 4 | 20 | 734060 | 0668 | 06/25/12 | \$95,000 | MULTI-PARCEL SALE |
| 4 | 20 | 734060 | 0669 | 06/25/12 | \$95,000 | MULTI-PARCEL SALE |
| 4 | 20 | 734560 | 0566 | 07/23/12 | \$487,000 | NO MARKET EXPOSURE |
| 4 | 20 | 735960 | 0160 | 09/28/11 | \$15,000 | NON-REPRESENTATIVE SALE |
| 4 | 20 | 736060 | 0532 | 04/08/13 | \$24,000 | DOR RATIO |
| 4 | 40 | 004100 | 0640 | 06/29/11 | \$270,000 | MULTI-PARCEL SALE |
| 4 | 40 | 004100 | 0641 | 06/29/11 | \$270,000 | MULTI-PARCEL SALE |
| 4 | 40 | 004100 | 0161 | 08/03/11 | \$40,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 5 | 20 | 017900 | 2230 | 03/08/11 | \$179,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 5 | 20 | 017900 | 1340 | 09/23/11 | \$47,250 | MULTI-PARCEL SALE |
| 5 | 20 | 017900 | 1345 | 09/23/11 | \$47,250 | MULTI-PARCEL SALE |
| 5 | 20 | 017900 | 1340 | 11/30/11 | \$54,500 | MULTI-PARCEL SALE |
| 5 | 20 | 017900 | 1345 | 11/30/11 | \$54,500 | MULTI-PARCEL SALE |
| 5 | 20 | 017900 | 2330 | 08/20/12 | \$11,000 | NO MARKET EXPOSURE |
| 5 | 20 | 017900 | 2690 | 06/24/13 | \$6,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 5 | 20 | 334740 | 0320 | 07/16/11 | \$20,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 5 | 20 | 334740 | 0275 | 10/15/12 | \$49,900 | MULTI-PARCEL SALE |
| 5 | 20 | 334740 | 0795 | 05/09/13 | \$30,626 | QUIT CLAIM; PARTIAL INTEREST |
| 5 | 20 | 335140 | 0625 | 03/24/11 | \$196,000 | MULTI-PARCEL SALE |
| 5 | 20 | 335140 | 0800 | 03/24/11 | \$196,000 | MULTI-PARCEL SALE |
| 5 | 20 | 335140 | 0555 | 02/13/12 | \$68,550 | QUIT CLAIM DEED; MULTI-PARCEL SALE |
| 5 | 20 | 335140 | 0570 | 02/13/12 | \$68,550 | QUIT CLAIM DEED; MULTI-PARCEL SALE |
| 5 | 20 | 335140 | 0575 | 02/13/12 | \$68,550 | QUIT CLAIM DEED; MULTI-PARCEL SALE |
| 5 | 20 | 335140 | 0205 | 04/26/12 | \$90,100 | MULTI-PARCEL SALE |
| 5 | 20 | 335140 | 0210 | 04/26/12 | \$90,100 | MULTI-PARCEL SALE |
| 5 | 20 | 335140 | 0205 | 05/02/12 | \$125,902 | MULTI-PARCEL SALE |
| 5 | 20 | 335140 | 0210 | 05/02/12 | \$125,902 | MULTI-PARCEL SALE |

Vacant Sales Removed in this Annual Update Analysis Area 024

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|-----------|------------|--------------------|
| 5 | 20 | 335140 | 0210 | 01/18/13 | \$209,000 | MULTI-PARCEL SALE; |
| 5 | 30 | 217200 | 0226 | 10/09/12 | \$390,000 | MULTI-PARCEL SALE |
| 5 | 30 | 217200 | 0227 | 10/09/12 | \$390,000 | MULTI-PARCEL SALE |
| 5 | 30 | 217200 | 0228 | 10/09/12 | \$390,000 | MULTI-PARCEL SALE |
| 5 | 30 | 217200 | 0229 | 10/09/12 | \$390,000 | MULTI-PARCEL SALE |
| 5 | 30 | 217200 | 0230 | 10/09/12 | \$390,000 | MULTI-PARCEL SALE |
| 5 | 30 | 217200 | 0231 | 10/09/12 | \$390,000 | MULTI-PARCEL SALE |
| 5 | 30 | 217200 | 0233 | 10/09/12 | \$390,000 | MULTI-PARCEL SALE |
| 5 | 40 | 000280 | 0021 | 03/22/11 | \$157,000 | NO MARKET EXPOSURE |
| 5 | 40 | 000280 | 0023 | 03/22/11 | \$157,000 | NO MARKET EXPOSURE |
| 5 | 40 | 167040 | 0025 | 05/14/12 | \$212,040 | MULTI-PARCEL SALE |
| 5 | 40 | 167040 | 0027 | 05/14/12 | \$212,040 | MULTI-PARCEL SALE |
| 5 | 40 | 167040 | 0025 | 07/19/12 | \$229,000 | MULTI-PARCEL SALE |
| 5 | 40 | 167040 | 0027 | 07/19/12 | \$229,000 | MULTI-PARCEL SALE |
| 5 | 40 | 336590 | 0347 | 07/12/11 | \$48,000 | FORCED SALE |
| 5 | 40 | 336590 | 1330 | 05/10/12 | \$65,000 | MULTI-PARCEL SALE |
| 5 | 40 | 359700 | 0091 | 07/11/13 | \$225,000 | MULTI-PARCEL SALE |
| 5 | 40 | 359700 | 0092 | 07/11/13 | \$225,000 | MULTI-PARCEL SALE |

Mobile Home Sales Used in this Annual Update Analysis
Area 024

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | Living Area | Class | Year Built | Cond | Lot Size | View | Situs Address |
|----------|------|--------|-------|-----------|------------|----------------|-------------|-------|------------|------|----------|------|---------------------|
| 1 | 50 | 537980 | 3037 | 12/09/13 | \$150,000 | \$150,000 | 1,568 | 3 | 1989 | 4 | 12,030 | N | 4252 S 166TH ST |
| 1 | 50 | 537980 | 4556 | 04/23/12 | \$61,000 | \$61,000 | 1,344 | 3 | 1976 | 2 | 8,276 | N | 4742 S 172ND ST |
| 2 | 50 | 537980 | 5111 | 11/11/13 | \$150,050 | \$150,050 | 1,780 | 4 | 1990 | 4 | 9,962 | N | 17233 MILITARY RD S |
| 2 | 50 | 538100 | 0095 | 04/24/12 | \$175,000 | \$175,000 | 1,680 | 3 | 1985 | 3 | 16,700 | N | 3750 S 170TH ST |
| 3 | 10 | 101700 | 0020 | 06/09/11 | \$150,000 | \$150,000 | 1,344 | 3 | 1985 | 6 | 8,798 | N | 14023 33RD PL S |
| 3 | 10 | 212304 | 9143 | 12/03/13 | \$102,000 | \$102,000 | 1,056 | 3 | 1968 | 3 | 16,500 | N | 14425 31ST AVE S |
| 3 | 10 | 212304 | 9159 | 07/03/12 | \$128,000 | \$128,000 | 1,344 | 3 | 1982 | 4 | 9,250 | N | 14714 25TH CT S |
| 3 | 10 | 609940 | 0014 | 03/08/13 | \$95,000 | \$95,000 | 1,020 | 3 | 1978 | 1 | 18,047 | N | 14017 33RD AVE S |

Mobile Home Sales Removed in this Annual Update Analysis Area 024

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|-----------|------------|---|
| 1 | 50 | 538160 | 0114 | 03/15/12 | \$59,000 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE |
| 2 | 50 | 099600 | 0025 | 02/17/12 | \$99,500 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; MULTI-PARCEL SALE; MOBILE HOME |
| 2 | 50 | 537980 | 5111 | 05/07/13 | \$154,228 | FORCED SALE; NO MARKET EXPOSURE EXEMPT FROM EXCISE TAX; MOBILE HOME |
| 2 | 50 | 537980 | 5111 | 03/11/13 | \$154,228 | FORCED SALE; NO MARKET EXPOSURE EXEMPT FROM EXCISE TAX; MOBILE HOME |
| 2 | 50 | 537980 | 1692 | 07/05/11 | \$38,080 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE; MOBILE HOME; |
| 3 | 10 | 101700 | 0020 | 01/24/11 | \$73,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE; MOBILE HOME; FINANCIAL INSTITUTION RESALE; |
| 3 | 10 | 152304 | 9298 | 06/01/11 | \$30,000 | NO MARKET EXPOSURE; MOBILE HOME; |
| 3 | 10 | 559900 | 0015 | 12/13/12 | \$32,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE |
| 3 | 10 | 609940 | 0172 | 09/23/11 | \$55,000 | NO MARKET EXPOSURE; MOBILE HOME; |
| 3 | 10 | 735860 | 0290 | 05/08/12 | \$221,360 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 4 | 20 | 736060 | 0355 | 08/26/11 | \$60,000 | NON-REPRESENTATIVE SALE; MOBILE HOME; FINANCIAL INSTITUTION RESALE; |
| 4 | 40 | 004100 | 0631 | 08/25/11 | \$60,000 | IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS |
| 5 | 20 | 734060 | 0182 | 12/27/13 | \$60,750 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY |
| 5 | 20 | 734060 | 0100 | 12/11/12 | \$61,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE |

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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

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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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

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

Scope of Work Performed:

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

Certification:

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

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

None

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

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

- Sales Verification
- Appeals Response Preparation / Review



4-16-2014

Appraiser II

Date