

Executive Summary

Steel Lake/ Star Lake - Area 026 Annual Update

Characteristics Based Market Adjustment for 2014 Assessment Roll

Previous Physical Inspection: 2011
Number of Improved Sales: 448
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	\$89,700	\$121,200	\$210,900			11.36%
2014 Value	\$89,700	\$166,100	\$255,800	\$277,100	92.4%	11.08%
\$ Change	+\$0	+\$44,900	+\$44,900			
% Change	+0.0%	+37.0%	+21.3%			

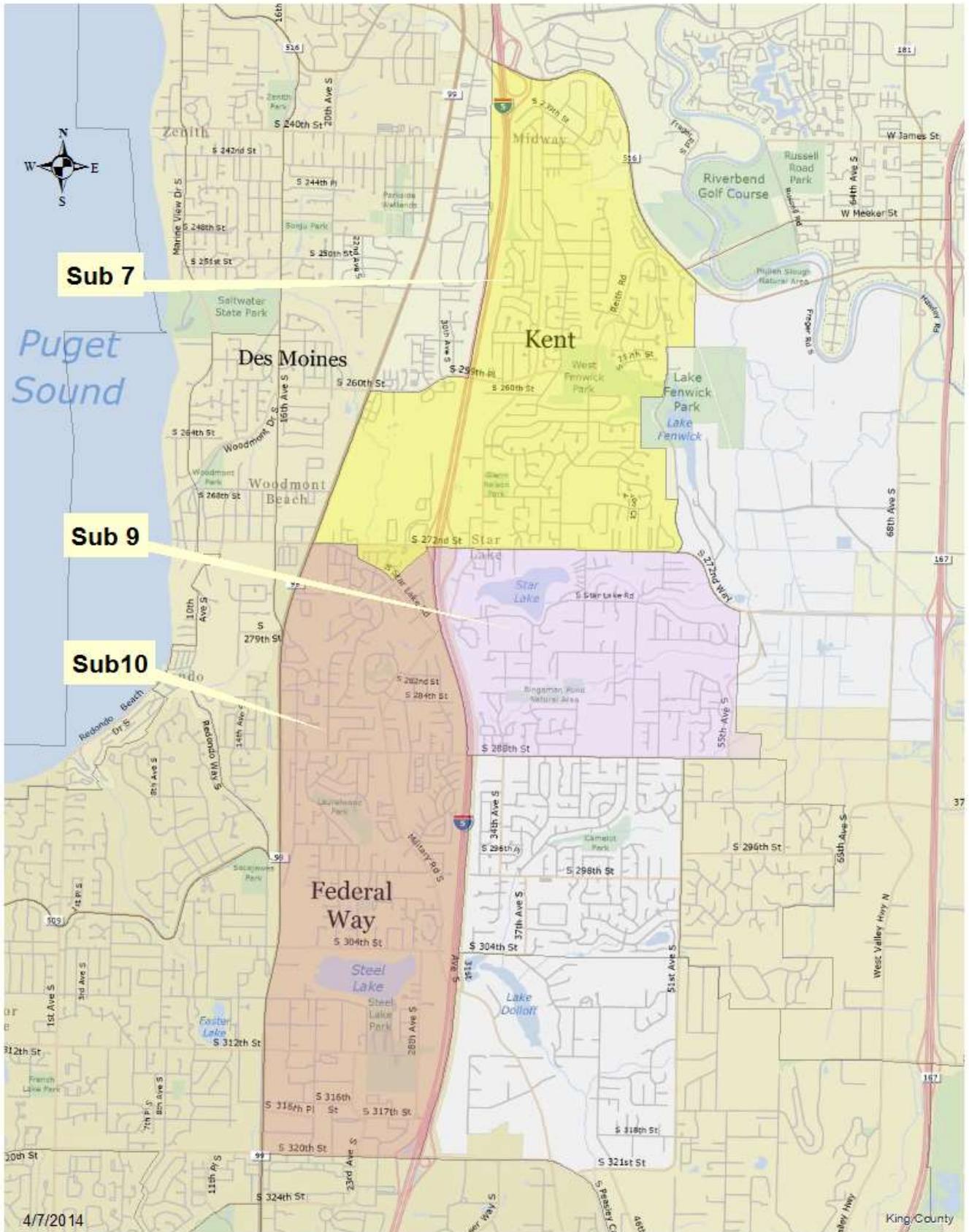
Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2014 COD of 11.08% is an improvement from the previous COD of 11.36%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards 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	\$89,700	\$114,600	\$204,300
2014 Value	\$89,700	\$155,600	\$245,300
% Change	+0.0%	+35.8%	+20.1%

Number of one to three unit residences in the population: 5,833

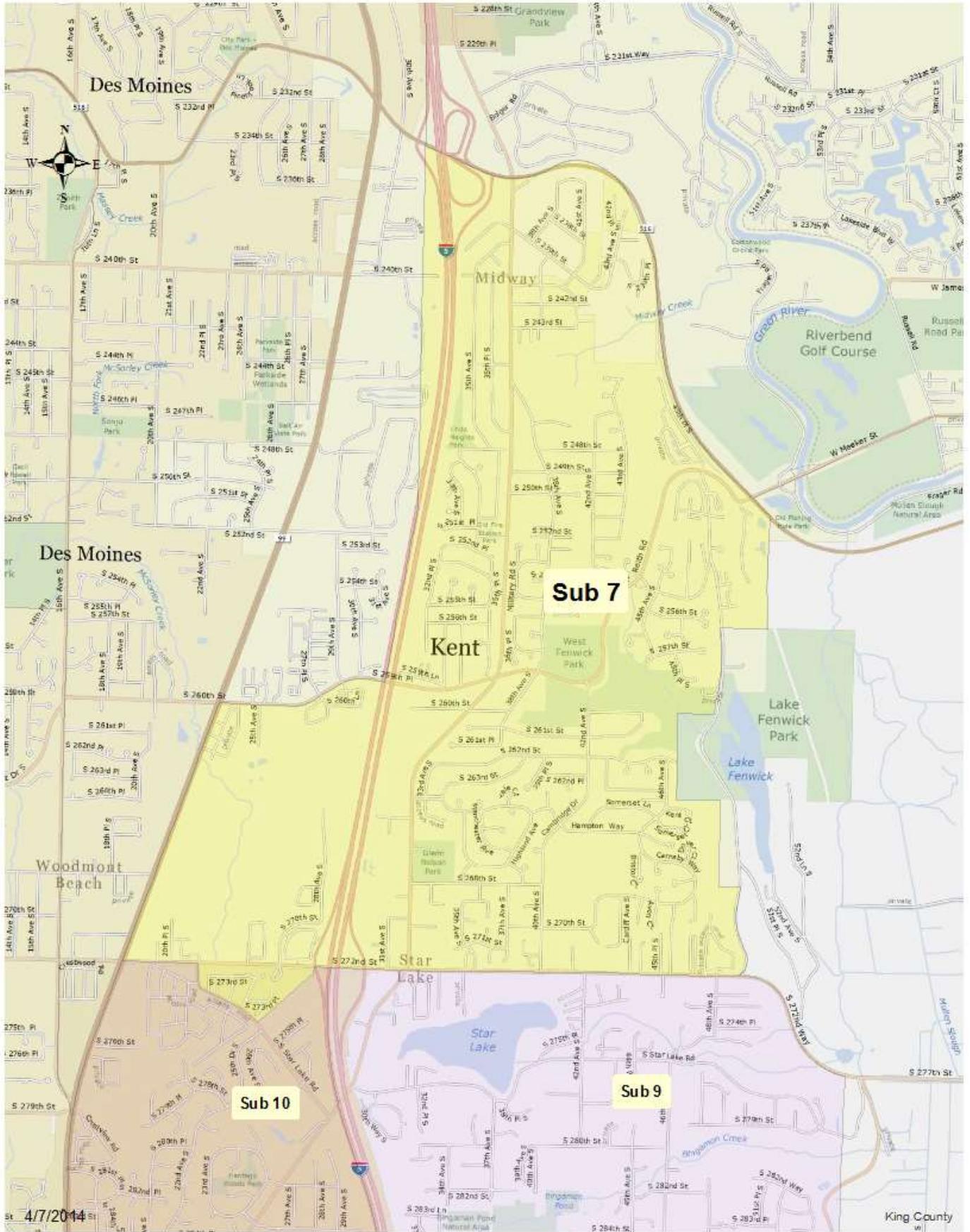
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that characteristic-based and neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Plat 894639 – The Vineyard and Grades>7 (Sub Area 9 only) were generally at lower assessment levels than the rest of the population requiring a greater upward adjustment. This annual update valuation model corrects for these strata differences.

Area 026 - Map

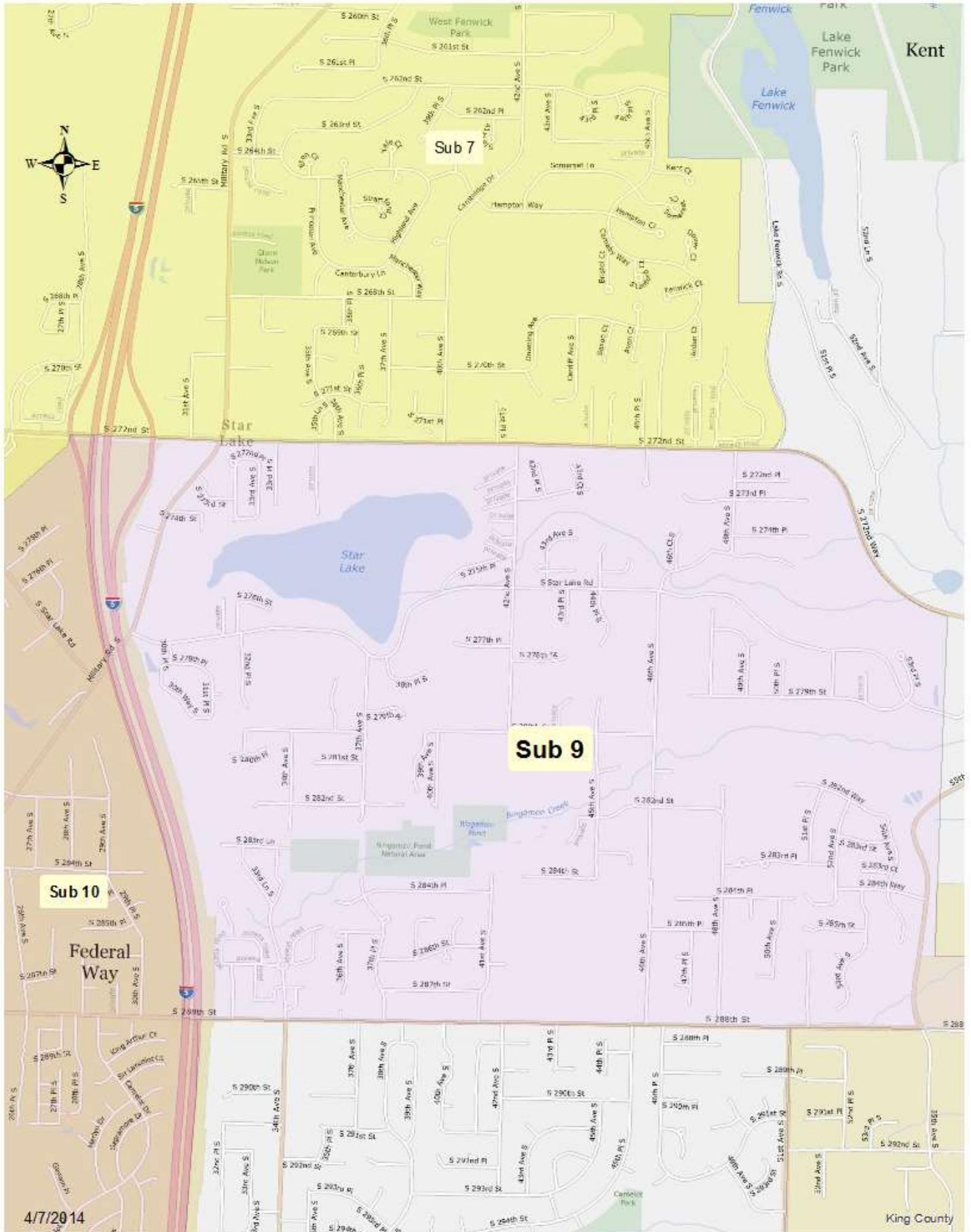


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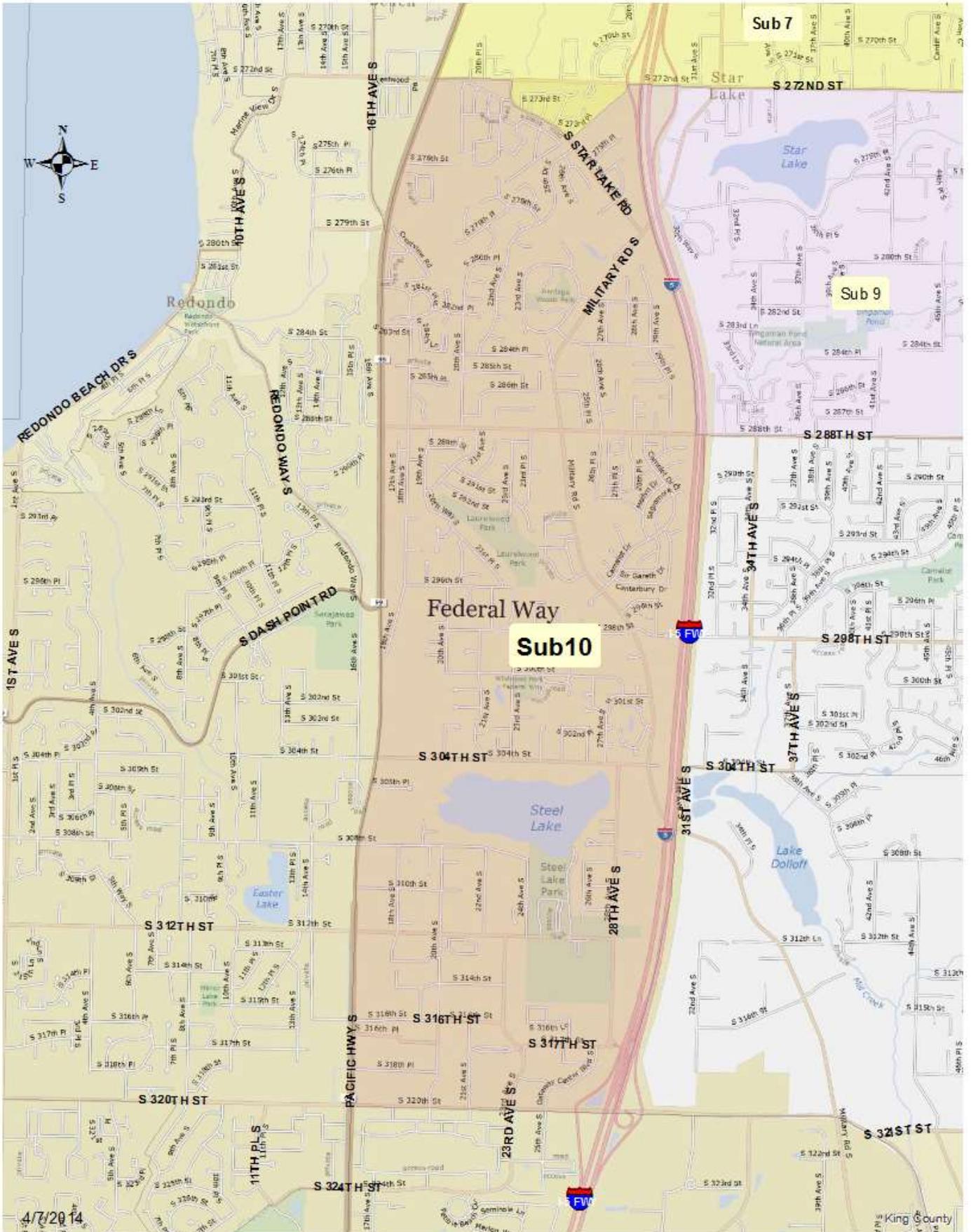
Area 026 - Sub Area 7 Map



Area 026 - Sub Area 9 Map



Area 026 - Sub Area 10 Map



Area 026 - Model Adjustments 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+18.77%	5,165	89%

Due to truncating the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

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

Model Variable	Adj %	# Sales	# in Pop	% Rep
Plat 894639 The Vineyard	+33.14%	20	20	100%
Grades>7 (Sub 9 only)	+27.73%	70	648	11%

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

Generally, Plat 894639 The Vineyard and Grades>7 (Sub 9 only) parcels were at a lower assessment level than the rest of the population. This model corrects for these strata differences.

Area 026 - Plat Map



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Area 026 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% Pop	QSTR	Sub	Range of Building Grades	Range of Year Built
894639	THE VINEYARD	20	20	100%	NW-27-22-4	7	7	2011-2012

Annual Update Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: April 8, 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

Analysis indicates land values are at or below current market levels as of 1/1/2014. No additional adjustment to land value is required.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that characteristic-based and neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Plat 894639 The Vineyard and Grades>7 (Sub 9 only) were generally at lower assessment levels than the rest of the population requiring a greater upward adjustment. This annual update valuation model corrects for these strata differences.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 448 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:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * (1 - 0.06) / (.7914673 - 8.542271E-02 * \text{Plat}894639 - 5.554373E-02 * \text{HighGrade})$$

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 4 sales of mobile homes within Area 026. There was an insufficient number of mobile home sales to establish a specific mobile home adjustment, therefore, the Total % Change indicated by the Area's sales sample as reflected on the Executive Summary page of +21.3% was used. The adjustment formula is:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * 1.213$$
$$2014 \text{ Improvements Value} = 2014 \text{ Total Value} \text{ minus } 2014 \text{ Land Value}$$

Results

The resulting assessment level is 0.924. 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 +20.1%. 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) * 1.213.
- If the site is improved with a house and mobile home, the formula derived from the house is used to arrive at new total value.
- If "accessory improvements only", the Total % Change, as indicated by the sales sample, is used to arrive at a new total value. (2013 Land Value + Previous Improvement Value) * 1.213.
- 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.

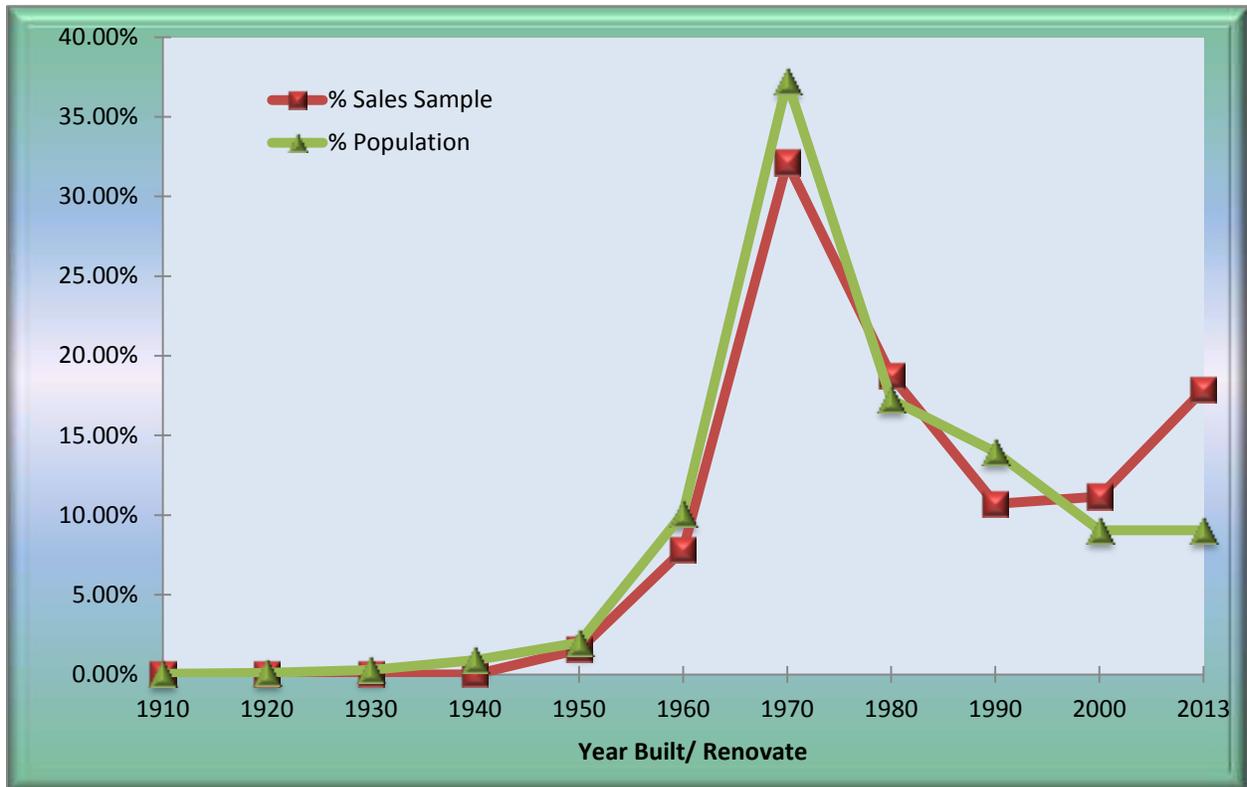
Sales Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	7	1.56%
1960	35	7.81%
1970	144	32.14%
1980	84	18.75%
1990	48	10.71%
2000	50	11.16%
2013	80	17.86%
448		

Population

Year Built/Ren	Frequency	% Population
1910	2	0.03%
1920	6	0.10%
1930	16	0.27%
1940	53	0.91%
1950	117	2.01%
1960	589	10.10%
1970	2,173	37.25%
1980	1,007	17.26%
1990	814	13.96%
2000	528	9.05%
2013	528	9.05%
5,833		



The sales sample frequency distribution follows the population distribution fairly closely with regard to Year Built or Renovated. This distribution is adequate for both accurate analysis and appraisals.

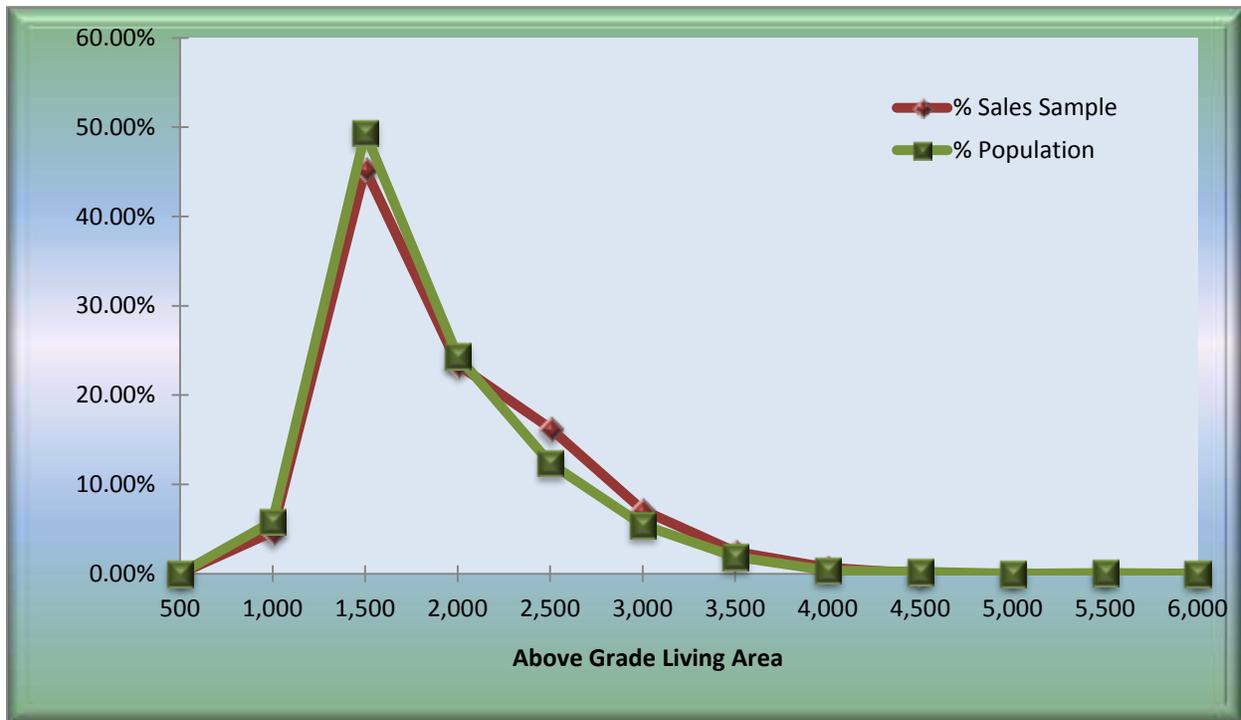
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	21	4.69%
1,500	203	45.31%
2,000	105	23.44%
2,500	73	16.29%
3,000	32	7.14%
3,500	11	2.46%
4,000	3	0.67%
4,500	0	0.00%
5,000	0	0.00%
5,500	0	0.00%
6,000	0	0.00%
448		

Population

AGLA	Frequency	% Population
500	1	0.02%
1,000	341	5.85%
1,500	2,880	49.37%
2,000	1,422	24.38%
2,500	721	12.36%
3,000	319	5.47%
3,500	110	1.89%
4,000	20	0.34%
4,500	12	0.21%
5,000	1	0.02%
5,500	5	0.09%
6,000	1	0.02%
5,833		



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.

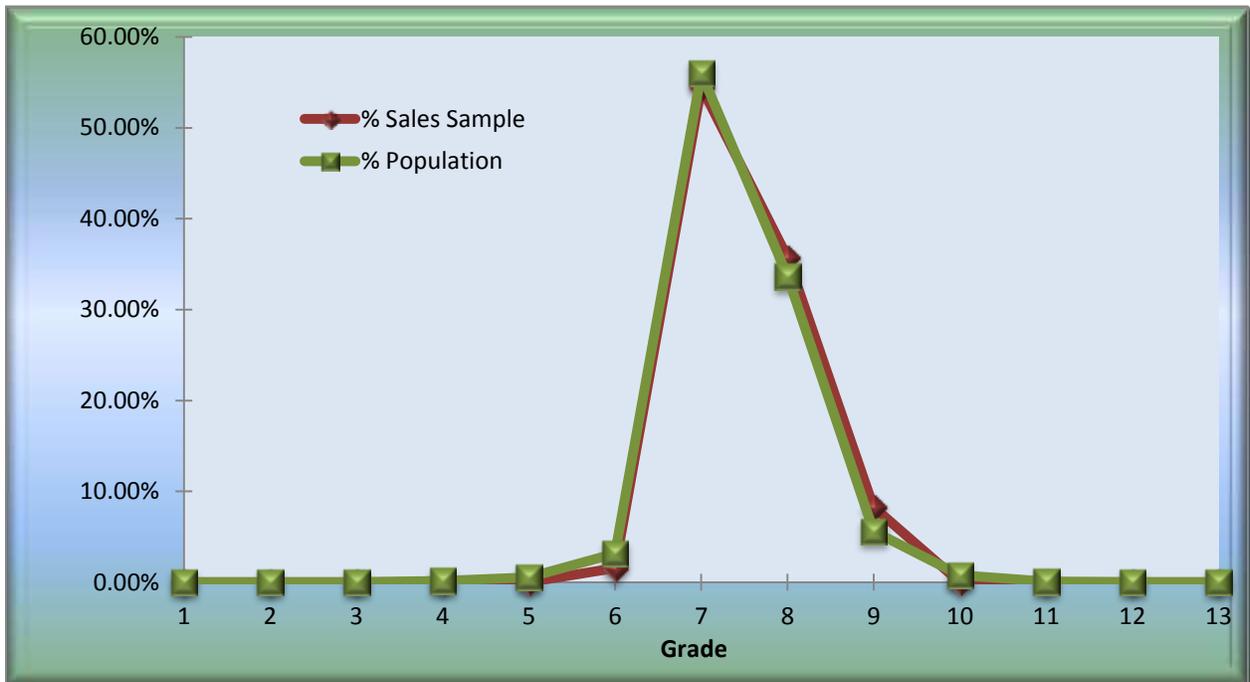
Sales Sample Representation of Population Building Grade

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	7	1.56%
7	244	54.46%
8	160	35.71%
9	37	8.26%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
448		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	8	0.14%
5	32	0.55%
6	185	3.17%
7	3,267	56.01%
8	1,964	33.67%
9	327	5.61%
10	45	0.77%
11	5	0.09%
12	0	0.00%
13	0	0.00%
5,833		



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 026 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 1.220, resulting in an adjusted value of \$579,000 ($\$475,000 * 1.220 = \$579,500$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.160	16.0%
2/1/2011	1.173	17.3%
3/1/2011	1.184	18.4%
4/1/2011	1.195	19.5%
5/1/2011	1.204	20.4%
6/1/2011	1.213	21.3%
7/1/2011	1.221	22.1%
8/1/2011	1.228	22.8%
9/1/2011	1.234	23.4%
10/1/2011	1.239	23.9%
11/1/2011	1.243	24.3%
12/1/2011	1.245	24.5%
1/1/2012	1.247	24.7%
2/1/2012	1.248	24.8%
3/1/2012	1.248	24.8%
4/1/2012	1.247	24.7%
5/1/2012	1.245	24.5%
6/1/2012	1.242	24.2%
7/1/2012	1.238	23.8%
8/1/2012	1.233	23.3%
9/1/2012	1.227	22.7%
10/1/2012	1.220	22.0%
11/1/2012	1.212	21.2%
12/1/2012	1.204	20.4%
1/1/2013	1.194	19.4%
2/1/2013	1.183	18.3%
3/1/2013	1.172	17.2%
4/1/2013	1.159	15.9%
5/1/2013	1.146	14.6%
6/1/2013	1.131	13.1%
7/1/2013	1.115	11.5%
8/1/2013	1.098	9.8%
9/1/2013	1.080	8.0%
10/1/2013	1.062	6.2%
11/1/2013	1.042	4.2%
12/1/2013	1.022	2.2%
1/1/2014	1.000	0.0%

The time adjustment formula for Area 026 is: $(.7914673-5.629811E-04*SaleDay-4.096923E-07*SaleDaySq-8.542271E-02*4.464286E-02-5.554373E-02*0.1584821) / (.7914673-8.542271E-02*4.464286E-02-5.554373E-02*0.1584821)$

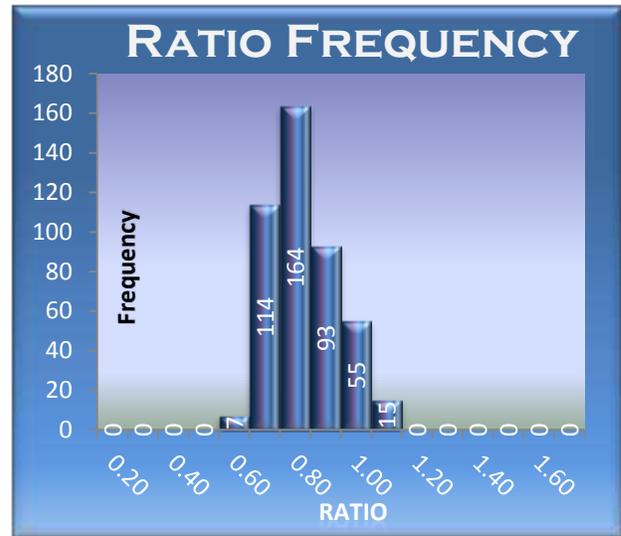
SaleDay = SaleDate - 41640

SaleDaySq = (SaleDate - 41640)^2

Annual Update Ratio Study Report (Before) – 2013 Assessments

District: SW / Team: 2	Appr. Date: 1/1/2013	Date of Report: 4/7/2014	Sales Dates: 1/2011 - 12/2013
Area Name: Steel Lake/ Star Lake	Appr ID: BSIM	Property Type: 1 to 3 Unit	Adjusted for time? YES
Area Number: 26			

SAMPLE STATISTICS	
<i>Sample size (n)</i>	448
<i>Mean Assessed Value</i>	210,900
<i>Mean Adj. Sales Price</i>	277,100
<i>Standard Deviation AV</i>	56,907
<i>Standard Deviation SP</i>	87,150
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.779
<i>Median Ratio</i>	0.762
<i>Weighted Mean Ratio</i>	0.761
UNIFORMITY	
<i>Lowest ratio</i>	0.537
<i>Highest ratio:</i>	1.046
<i>Coefficient of Dispersion</i>	11.36%
<i>Standard Deviation</i>	0.108
<i>Coefficient of Variation</i>	13.85%
<i>Price Related Differential (PRD)</i>	1.024
RELIABILITY	
95% Confidence: Median	
<i>Lower limit</i>	0.749
<i>Upper limit</i>	0.777
95% Confidence: Mean	
<i>Lower limit</i>	0.769
<i>Upper limit</i>	0.789
SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	5833
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.108
Recommended minimum:	19
<i>Actual sample size:</i>	448
Conclusion:	OK
NORMALITY	
Binomial Test	
<i># ratios below mean:</i>	250
<i># ratios above mean:</i>	198
<i>z:</i>	2.457
Conclusion:	Non-normal



COMMENTS:

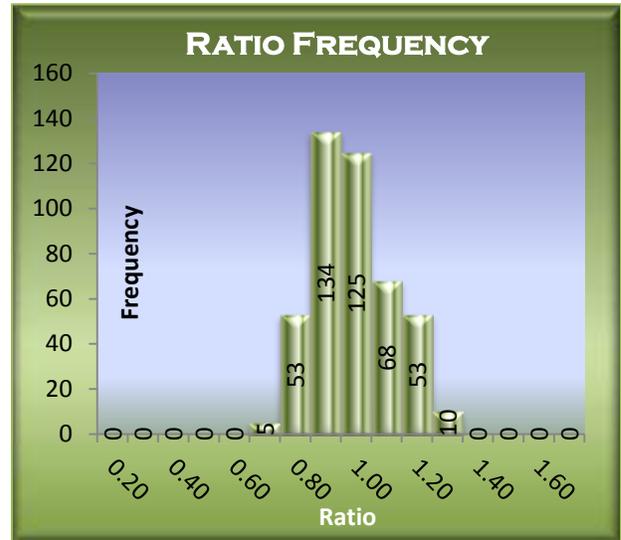
1 to 3 Unit Residences throughout Area 026

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

Annual Update Ratio Study Report (After) - 2014 Assessments

District: SW / Team: 2	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Steel Lake/ Star Lake	1/1/2014	4/7/2014	1/2011 - 12/2013
Area Number: 26	Appr. ID:	Property Type:	Adjusted for time?
	BSIM	1 to 3 Unit	YES

SAMPLE STATISTICS	
Sample size (n)	448
Mean Assessed Value	255,800
Mean Sales Price	277,100
Standard Deviation AV	76,399
Standard Deviation SP	87,150
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.939
Median Ratio	0.924
Weighted Mean Ratio	0.923
UNIFORMITY	
Lowest ratio	0.638
Highest ratio:	1.239
Coefficient of Dispersion	11.08%
Standard Deviation	0.126
Coefficient of Variation	13.46%
Price Related Differential (PRD)	1.017
RELIABILITY	
95% Confidence: Median	
Lower limit	0.908
Upper limit	0.939
95% Confidence: Mean	
Lower limit	0.927
Upper limit	0.950
SAMPLE SIZE EVALUATION	
N (population size)	5833
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.126
Recommended minimum:	26
Actual sample size:	448
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	245
# ratios above mean:	203
z:	1.984
Conclusion:	Non-normal



COMMENTS:

1 to 3 Unit Residences throughout Area 026
 Sales Prices are adjusted for time to the Assessment Date of 1/1/2014.

Improved Sales Used in This Annual Update Analysis Area 026 -- 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
7	1	807540	0640	10/30/12	\$91,000	\$110,000	940	6	1953	Avg	24000	N	N	3707 S 239TH ST
7	0	282204	9085	9/19/11	\$140,000	\$173,000	1,340	6	1954	Avg	16552	N	N	26859 MILITARY RD S
7	2	383271	0800	10/28/13	\$237,000	\$248,000	860	7	1977	Good	8055	N	N	26224 44TH PL S
7	2	796770	0680	3/5/11	\$222,500	\$264,000	880	7	1980	Good	7475	N	N	3512 S 269TH ST
7	2	155520	0150	8/15/12	\$127,100	\$156,000	920	7	1963	Good	7000	N	N	25007 35TH PL S
7	2	155520	0060	10/17/13	\$220,000	\$231,000	940	7	1962	Good	7000	N	N	24809 35TH PL S
7	2	796770	0040	1/23/12	\$215,000	\$268,000	960	7	1980	Avg	7927	N	N	3530 S 269TH ST
7	2	796770	0140	7/21/11	\$193,000	\$237,000	960	7	1980	Good	7947	N	N	26905 36TH CT S
7	2	144070	0210	7/11/12	\$199,900	\$247,000	980	7	1977	Good	8800	N	N	25205 45TH AVE S
7	2	885760	0690	12/3/12	\$148,000	\$178,000	980	7	1961	Avg	7800	N	N	24106 35TH AVE S
7	2	796770	0580	4/8/13	\$169,900	\$196,000	1,000	7	1981	Good	7281	N	N	27013 35TH AVE S
7	2	432450	0350	7/30/12	\$135,000	\$167,000	1,020	7	1961	Good	7700	N	N	24528 35TH AVE S
7	2	155530	0130	6/28/13	\$196,000	\$219,000	1,030	7	1966	Good	7000	N	N	25018 34TH AVE S
7	2	155530	0350	5/28/13	\$154,000	\$174,000	1,030	7	1966	Good	5500	N	N	3310 S 250TH PL
7	2	714941	0120	2/3/11	\$129,950	\$153,000	1,030	7	1978	Avg	7560	N	N	3820 S 261ST ST
7	2	714941	0130	5/16/13	\$155,000	\$176,000	1,030	7	1978	Good	7560	N	N	3812 S 261ST ST
7	2	714941	0290	9/27/13	\$165,000	\$176,000	1,030	7	1978	Avg	7171	N	N	3827 S 261ST ST
7	2	194140	0020	1/30/13	\$180,000	\$213,000	1,040	7	1966	Avg	7840	N	N	26020 42ND AVE S
7	2	383250	0310	4/25/12	\$157,500	\$196,000	1,040	7	1963	Avg	7700	N	N	3425 S 262ND ST
7	2	383271	0740	6/26/13	\$249,950	\$279,000	1,040	7	1978	Good	7366	N	N	26210 43RD PL S
7	0	222204	9156	8/28/13	\$173,000	\$187,000	1,050	7	1961	Avg	10890	N	N	25104 LAKE FENWICK RD S
7	2	886000	0010	10/18/11	\$119,000	\$148,000	1,060	7	1955	Good	9600	Y	N	3610 S 241ST ST
7	2	885760	0620	5/2/12	\$155,500	\$194,000	1,070	7	1962	Good	7425	N	N	24105 35TH PL S
7	2	714940	0070	2/21/13	\$213,500	\$251,000	1,090	7	1977	Avg	7360	N	N	26007 36TH PL S
7	2	125320	0290	7/24/12	\$200,000	\$247,000	1,110	7	1963	Good	9112	N	N	3915 S 248TH ST
7	2	383250	0210	1/20/11	\$230,000	\$269,000	1,110	7	1962	Avg	8800	N	N	26242 33RD AVE S
7	2	383250	0330	10/3/13	\$271,918	\$288,000	1,110	7	1963	VGood	7700	N	N	3505 S 262ND ST
7	2	383250	0730	9/20/12	\$230,000	\$281,000	1,110	7	1963	Avg	9750	N	N	3408 S 262ND ST
7	2	155530	0470	6/7/12	\$161,000	\$200,000	1,120	7	1967	Good	7500	N	N	24907 34TH AVE S
7	2	538760	0070	5/6/13	\$184,900	\$211,000	1,130	7	1969	Avg	9050	N	N	27100 41ST PL S

Improved Sales Used in This Annual Update Analysis Area 026 -- 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
7	2	383271	0420	5/29/13	\$229,000	\$259,000	1,140	7	1978	Avg	7,059	N	N	26228 46TH AVE S
7	2	383271	0690	8/16/13	\$260,000	\$283,000	1,140	7	1977	Good	7,841	N	N	26215 43RD PL S
7	2	155520	0220	8/26/11	\$149,500	\$184,000	1,150	7	1963	Good	7,000	N	N	25010 35TH AVE S
7	2	885760	0880	9/12/12	\$152,000	\$186,000	1,150	7	1962	Good	8,610	N	N	24421 35TH AVE S
7	2	222204	9114	4/16/13	\$144,000	\$166,000	1,170	7	1961	Good	7,405	N	N	4627 S 254TH ST
7	0	272204	9180	9/23/13	\$204,500	\$218,000	1,170	7	1967	Avg	11,761	N	N	26201 MILITARY RD S
7	0	282204	9199	6/6/11	\$128,500	\$156,000	1,170	7	1967	Avg	12,196	N	N	26826 28TH AVE S
7	2	383260	0180	3/6/13	\$165,000	\$193,000	1,170	7	1973	Good	8,320	N	N	26250 39TH PL S
7	0	222204	9191	12/27/13	\$179,000	\$180,000	1,180	7	1985	Avg	7,369	N	N	25115 42ND AVE S
7	2	885760	0360	5/1/13	\$222,600	\$255,000	1,180	7	1959	VGood	7,384	N	N	24318 35TH PL S
7	2	885760	0720	4/29/13	\$183,250	\$210,000	1,180	7	1961	Good	7,875	N	N	24206 35TH AVE S
7	0	222204	9012	4/15/13	\$230,500	\$266,000	1,200	7	1955	Good	19,602	N	N	3741 S 250TH ST
7	2	383270	0250	6/6/13	\$195,000	\$220,000	1,200	7	1985	Avg	7,150	N	N	4110 S 262ND PL
7	2	939250	0120	2/4/13	\$202,000	\$239,000	1,200	7	1962	Avg	9,576	N	N	3719 S 268TH ST
7	2	432450	0320	7/26/12	\$142,000	\$175,000	1,210	7	1961	VGood	8,030	N	N	24504 35TH AVE S
7	2	432450	0340	6/18/12	\$151,000	\$187,000	1,210	7	1961	Good	7,700	N	N	24520 35TH AVE S
7	2	383230	0370	8/5/13	\$157,000	\$172,000	1,220	7	1967	Avg	8,500	N	N	25432 45TH AVE S
7	2	383250	0360	8/28/12	\$197,500	\$243,000	1,220	7	1963	Avg	8,050	N	N	3527 S 262ND ST
7	1	763340	0120	6/15/11	\$177,000	\$215,000	1,220	7	1960	Avg	8,613	N	N	25628 33RD AVE S
7	2	383271	0980	11/6/13	\$244,995	\$255,000	1,240	7	1978	Good	7,209	N	N	4330 S 263RD ST
7	2	714940	0260	5/18/11	\$205,000	\$248,000	1,240	7	1977	Avg	7,015	N	N	3516 S 261ST PL
7	2	714941	0050	12/14/11	\$115,000	\$143,000	1,250	7	1978	Avg	7,560	N	N	4030 S 261ST ST
7	2	714941	0090	4/22/13	\$135,000	\$155,000	1,250	7	1978	Avg	7,560	N	N	4002 S 261ST ST
7	2	714941	0100	11/19/11	\$145,000	\$180,000	1,250	7	1978	Good	7,560	N	N	3836 S 261ST ST
7	2	714941	0250	10/11/13	\$148,000	\$156,000	1,250	7	1978	Avg	8,352	N	N	3643 S 261ST ST
7	0	272204	9024	6/19/12	\$129,000	\$160,000	1,280	7	1954	Good	19,854	N	N	4418 S 272ND ST
7	2	383260	0050	11/29/11	\$208,000	\$259,000	1,280	7	1975	Good	6,600	N	N	26428 YALE CT
7	0	272204	9111	1/6/12	\$120,000	\$150,000	1,300	7	1946	Good	14,810	N	N	3210 S 259TH PL
7	2	383271	0370	9/22/11	\$227,000	\$281,000	1,300	7	1977	Avg	7,657	N	N	4521 S 263RD ST
7	2	432450	0410	8/18/11	\$149,950	\$185,000	1,300	7	1961	Good	8,250	N	N	24710 35TH AVE S

Improved Sales Used in This Annual Update Analysis Area 026 -- 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
7	2	939250	0140	12/7/12	\$170,000	\$204,000	1,300	7	1962	Avg	9,576	N	N	26808 37TH AVE S
7	2	383271	0540	5/10/11	\$270,000	\$326,000	1,350	7	1977	VGood	9,051	N	N	4422 S 262ND ST
7	2	289510	0360	5/1/12	\$227,000	\$283,000	1,360	7	1989	Good	12,150	Y	N	25211 43RD PL S
7	2	383270	0230	7/25/13	\$220,000	\$242,000	1,360	7	1978	Avg	7,150	N	N	4038 S 262ND PL
7	1	807540	0030	6/7/11	\$265,000	\$322,000	1,360	7	1958	VGood	21,000	Y	N	23822 41ST AVE S
7	2	894639	0090	12/11/12	\$260,169	\$312,000	1,378	7	2012	Avg	5,818	N	N	25917 35TH PL S
7	2	714940	0210	1/3/13	\$247,000	\$295,000	1,390	7	1977	Good	6,996	N	N	3503 S 261ST ST
7	2	533570	0080	10/24/11	\$160,000	\$199,000	1,400	7	1961	Good	9,000	N	N	3335 S 269TH ST
7	1	763340	0150	12/12/11	\$155,000	\$193,000	1,400	7	1960	Avg	8,613	N	N	25822 33RD AVE S
7	2	383250	0390	5/10/11	\$157,900	\$191,000	1,410	7	1967	Good	7,700	N	N	3545 S 262ND ST
7	0	293660	0095	12/20/13	\$206,000	\$208,000	1,420	7	1950	Good	36,366	N	N	3005 S 265TH ST
7	1	807540	0080	7/10/12	\$126,500	\$156,000	1,440	7	1954	Good	15,200	Y	N	23672 41ST AVE S
7	2	885760	0040	5/9/12	\$127,000	\$158,000	1,440	7	1959	Good	9,600	N	N	3545 S 244TH ST
7	2	885760	0270	11/8/12	\$205,000	\$248,000	1,440	7	1961	VGood	7,313	N	N	24110 35TH PL S
7	2	885760	0640	8/11/11	\$169,950	\$209,000	1,440	7	1962	Avg	7,350	N	N	24013 35TH PL S
7	2	886020	0015	4/24/13	\$200,500	\$230,000	1,456	7	1956	Good	13,980	Y	N	23921 43RD AVE S
7	2	983580	1180	10/19/11	\$197,000	\$244,000	1,460	7	1967	Good	7,000	N	N	3329 S 252ND PL
7	2	714940	0380	9/25/11	\$205,000	\$254,000	1,467	7	1977	Avg	13,090	N	N	3309 S 261ST PL
7	1	763350	0100	9/23/11	\$145,000	\$179,000	1,500	7	1961	Avg	10,400	N	N	25628 32ND PL S
7	6	131098	0450	8/20/13	\$306,000	\$333,000	1,520	7	1979	Good	7,700	N	N	4610 KENT CT
7	0	780630	0040	3/8/13	\$257,500	\$301,000	1,520	7	1959	Good	17,325	Y	N	3817 S 243RD ST
7	2	886020	0030	10/31/12	\$195,000	\$236,000	1,520	7	1956	Good	13,760	N	N	4122 S 239TH ST
7	2	290890	0080	5/28/13	\$215,000	\$244,000	1,540	7	1998	Avg	4,020	N	N	26822 27TH AVE S
7	2	383271	1000	10/26/12	\$262,000	\$318,000	1,560	7	1978	Good	7,701	N	N	4318 S 263RD ST
7	2	894639	0200	6/11/13	\$277,546	\$312,000	1,592	7	2012	Avg	5,728	N	N	25928 35TH PL S
7	1	807540	0370	12/24/12	\$175,000	\$209,000	1,600	7	1954	VGood	16,920	N	N	23620 38TH AVE S
7	0	780630	0030	7/12/11	\$260,000	\$318,000	1,610	7	1958	Good	19,635	Y	N	3809 S 243RD ST
7	2	886020	0025	7/3/13	\$226,600	\$252,000	1,620	7	1956	Good	14,400	N	N	4130 S 239TH ST
7	2	289470	0620	12/5/11	\$172,000	\$214,000	1,640	7	1968	Avg	10,720	N	N	4211 S 251ST ST
7	2	290890	0010	7/22/11	\$220,000	\$270,000	1,670	7	1998	Avg	4,216	N	N	2728 S 268TH PL

Improved Sales Used in This Annual Update Analysis Area 026 -- 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
7	2	222204	9017	2/25/13	\$246,000	\$289,000	1,673	7	2009	Avg	4,297	N	N	4803 S 251ST CT
7	0	272204	9124	12/2/13	\$210,000	\$214,000	1,680	7	1959	Good	11,325	N	N	25843 33RD AVE S
7	2	222204	9226	1/7/13	\$242,000	\$288,000	1,725	7	2011	Avg	5,857	N	N	4816 S 251ST CT
7	2	886000	0035	3/13/12	\$199,950	\$250,000	1,760	7	1955	Good	9,120	Y	N	3615 S 241ST ST
7	2	885760	1090	2/11/13	\$185,000	\$218,000	1,780	7	1961	Good	12,715	N	N	24005 35TH AVE S
7	2	289511	0060	11/17/12	\$210,000	\$254,000	1,800	7	1995	Avg	12,468	Y	N	25111 REITH RD
7	2	155520	0130	11/7/13	\$181,000	\$188,000	1,810	7	1963	Good	7,000	N	N	24925 35TH PL S
7	0	222204	9074	7/18/12	\$215,000	\$266,000	1,870	7	1959	Good	17,424	N	N	25254 45TH PL S
7	1	763340	0060	8/7/11	\$225,000	\$277,000	1,900	7	1961	Good	9,108	N	N	25817 33RD AVE S
7	2	894639	0010	12/7/12	\$277,000	\$333,000	1,955	7	2012	Avg	5,804	N	N	3503 S 260TH ST
7	2	894639	0150	2/7/12	\$255,000	\$318,000	2,229	7	2012	Avg	5,723	N	N	25918 35TH PL S
7	2	894639	0180	12/14/11	\$260,521	\$325,000	2,342	7	2011	Avg	5,700	N	N	25924 35TH PL S
7	2	894639	0020	7/19/12	\$288,001	\$356,000	2,384	7	2012	Avg	5,708	N	N	25931 35TH PL S
7	2	894639	0160	10/6/11	\$268,126	\$332,000	2,526	7	2011	Avg	5,700	N	N	25920 35TH PL S
7	2	894639	0190	10/12/11	\$271,381	\$337,000	2,526	7	2011	Avg	5,700	N	N	25926 35TH PL S
7	2	894639	0170	11/23/11	\$269,178	\$335,000	2,527	7	2012	Avg	5,700	N	N	25922 35TH PL S
7	2	894639	0110	2/21/13	\$313,500	\$368,000	2,730	7	2012	Avg	7,280	N	N	25913 35TH PL S
7	2	894639	0140	4/23/13	\$301,673	\$347,000	2,738	7	2012	Avg	5,731	N	N	25916 35TH PL S
7	2	894639	0030	5/31/12	\$289,774	\$360,000	2,795	7	2012	Avg	5,790	N	N	25929 35TH PL S
7	2	894639	0100	5/15/13	\$320,008	\$364,000	2,796	7	2012	Avg	6,197	N	N	25915 35TH PL S
7	2	894639	0130	10/26/12	\$316,729	\$385,000	2,872	7	2012	Avg	5,742	N	N	25914 35TH PL S
7	2	894639	0080	7/20/12	\$319,353	\$395,000	2,949	7	2012	Avg	6,333	N	N	25919 35TH PL S
7	2	894639	0120	10/30/12	\$339,489	\$412,000	3,200	7	2012	Avg	5,726	N	N	25912 35TH PL S
7	2	894639	0040	3/5/12	\$281,526	\$351,000	3,206	7	2012	Avg	5,793	N	N	25927 35TH PL S
7	2	894639	0060	10/9/12	\$337,290	\$411,000	3,543	7	2012	Avg	6,169	N	N	25923 35TH PL S
7	2	894639	0050	4/25/12	\$317,616	\$396,000	3,914	7	2012	Avg	6,171	N	N	25925 35TH PL S
7	2	894639	0070	7/2/12	\$331,963	\$411,000	3,926	7	2012	Avg	5,962	N	N	25921 35TH PL S
7	6	131050	0020	8/29/12	\$195,000	\$239,000	1,160	8	1965	Avg	7,140	N	N	3412 HAMPTON WAY
7	2	383271	0060	11/19/13	\$205,950	\$212,000	1,160	8	1978	Avg	7,344	Y	N	26319 42ND AVE S
7	6	131091	0260	4/26/13	\$307,000	\$352,000	1,200	8	1973	Good	8,640	N	N	4224 CARNABY ST

Improved Sales Used in This Annual Update Analysis Area 026 -- 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
7	6	131097	0080	8/20/13	\$238,000	\$259,000	1,240	8	1978	Avg	8,400	N	N	26924 SAXON CT
7	2	289510	0150	7/31/12	\$180,000	\$222,000	1,240	8	1978	Good	10,260	N	N	4303 S 253RD ST
7	2	983580	0590	6/29/13	\$255,900	\$286,000	1,270	8	1968	Good	8,888	N	N	3506 S 256TH ST
7	2	289470	0390	11/28/12	\$249,950	\$301,000	1,300	8	1962	Good	9,100	N	N	4218 S 248TH ST
7	2	983580	0320	5/5/11	\$226,500	\$273,000	1,330	8	1967	Good	8,750	N	N	25301 32ND PL S
7	2	983580	0430	1/27/12	\$175,000	\$218,000	1,330	8	1968	Avg	9,525	N	N	25509 32ND PL S
7	2	983580	0530	3/30/12	\$170,000	\$212,000	1,330	8	1968	Good	7,070	N	N	3401 S 255TH ST
7	6	131050	0590	11/14/13	\$249,999	\$258,000	1,350	8	1966	Good	7,392	N	N	26608 HIGHLAND AVE
7	6	131050	0170	3/18/11	\$205,000	\$244,000	1,390	8	1976	Avg	7,280	N	N	26503 MANCHESTER AVE
7	3	666901	0220	11/12/12	\$225,000	\$272,000	1,400	8	1977	Avg	7,910	N	N	25713 36TH PL S
7	2	666902	0660	8/31/11	\$200,000	\$247,000	1,420	8	1979	Good	8,400	N	N	3705 S 253RD ST
7	6	131091	0050	9/1/11	\$300,000	\$370,000	1,430	8	1972	Good	10,560	N	N	26828 DOWNING AVE
7	2	796770	0310	7/19/13	\$268,000	\$296,000	1,438	8	1985	Good	8,831	N	N	27027 36TH PL S
7	3	666901	0250	6/13/13	\$279,900	\$315,000	1,440	8	1978	Good	10,044	N	N	25729 36TH PL S
7	2	005950	0260	9/25/12	\$224,950	\$275,000	1,450	8	1988	Good	7,045	N	N	3908 S 271ST PL
7	6	131097	0090	8/28/13	\$220,000	\$238,000	1,450	8	1978	Good	8,300	N	N	26922 SAXON CT
7	6	131098	0090	4/23/13	\$245,000	\$282,000	1,460	8	1979	Avg	7,920	N	N	4523 HAMPTON CT
7	2	666902	0330	8/27/13	\$268,950	\$291,000	1,460	8	1978	Good	7,810	N	N	3713 S 254TH PL
7	2	983580	0560	11/20/13	\$235,000	\$242,000	1,460	8	1968	Good	7,474	N	N	3423 S 255TH ST
7	2	796770	0220	10/8/12	\$246,000	\$300,000	1,469	8	1985	Good	8,556	N	N	3515 S 270TH ST
7	6	131096	0380	6/19/12	\$214,750	\$266,000	1,470	8	1977	Avg	7,656	N	N	26709 CARNABY WAY
7	6	131050	0160	11/15/13	\$280,000	\$289,000	1,490	8	1977	Good	7,216	N	N	26429 MANCHESTER AVE
7	3	666901	0330	11/16/12	\$194,950	\$236,000	1,500	8	1978	Avg	9,000	N	N	3719 S 257TH ST
7	2	289470	0660	5/28/13	\$212,500	\$241,000	1,570	8	1965	VGood	7,475	N	N	25117 43RD AVE S
7	6	131097	0310	4/15/11	\$201,950	\$242,000	1,580	8	1978	Avg	7,650	N	N	26817 AVON CT
7	2	289500	0040	6/3/13	\$269,900	\$305,000	1,590	8	1979	Avg	8,100	N	N	4227 S 247TH ST
7	2	289500	0090	12/20/13	\$287,000	\$289,000	1,600	8	1981	Good	25,920	Y	N	24602 43RD AVE S
7	2	666902	0500	10/25/11	\$299,000	\$371,000	1,610	8	1978	Avg	7,350	N	N	3724 S 253RD PL
7	2	383270	0190	8/23/12	\$215,000	\$264,000	1,630	8	1978	Avg	7,035	Y	N	4113 S 262ND PL
7	6	131097	0220	7/22/13	\$240,000	\$265,000	1,640	8	1978	Avg	7,700	N	N	26908 AVON CT

Improved Sales Used in This Annual Update Analysis Area 026 -- 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
7	6	131097	0510	10/17/11	\$249,950	\$310,000	1,650	8	1978	Good	7,210	N	N	26626 CARNABY WAY
7	6	131098	0710	8/2/12	\$190,000	\$234,000	1,650	8	1983	Avg	6,080	N	N	26733 BRISTOL CT
7	2	289470	0100	4/19/12	\$180,000	\$224,000	1,670	8	1968	Good	9,380	N	N	4218 S 251ST ST
7	6	131060	0190	4/17/12	\$197,500	\$246,000	1,680	8	1965	Avg	8,610	N	N	3535 HAMPTON WAY
7	1	807540	0770	2/25/11	\$259,950	\$307,000	1,850	8	1959	Good	14,600	N	N	23904 39TH AVE S
7	2	289510	0170	5/20/13	\$245,000	\$278,000	1,860	8	1980	Avg	9,450	N	N	4319 S 253RD ST
7	2	983610	0130	11/28/12	\$247,000	\$298,000	1,860	8	1975	Good	8,875	N	N	25706 35TH PL S
7	6	131090	0480	10/26/12	\$222,500	\$270,000	1,880	8	1968	Good	7,500	N	N	26426 CAMBRIDGE DR
7	6	131096	0560	9/2/11	\$200,000	\$247,000	1,980	8	1977	Good	7,211	N	N	4524 CARNABY ST
7	2	538760	0010	9/26/13	\$205,000	\$218,000	2,020	8	1991	Avg	9,652	N	N	27130 41ST PL S
7	1	807540	0730	7/5/12	\$220,000	\$272,000	2,060	8	1981	Good	18,500	N	N	3811 S 239TH ST
7	2	666902	0010	11/23/11	\$270,000	\$336,000	2,070	8	1978	Good	8,400	N	N	25226 37TH PL S
7	0	222204	9204	11/8/12	\$379,000	\$459,000	2,080	8	2012	Avg	22,359	N	N	25234 38TH AVE S
7	6	131097	0500	7/13/12	\$224,750	\$278,000	2,110	8	1978	Avg	7,210	N	N	26628 CARNABY WAY
7	3	666901	0080	4/17/13	\$280,000	\$323,000	2,190	8	1978	Avg	8,080	N	N	3720 S 257TH ST
7	2	666902	0490	11/29/12	\$265,000	\$319,000	2,190	8	1978	Avg	9,020	N	N	3732 S 253RD PL
7	6	131070	0130	4/2/13	\$235,000	\$272,000	2,250	8	1966	Good	8,025	N	N	26510 PRINCETON AVE
7	6	131070	0200	7/10/12	\$231,500	\$286,000	2,250	8	1966	Good	8,690	N	N	3642 MANCHESTER WAY
7	6	131096	0150	6/19/12	\$269,000	\$334,000	2,250	8	1977	Good	7,725	N	N	26916 ARDEN CT
7	6	131096	0200	8/16/13	\$307,000	\$335,000	2,250	8	1977	Good	8,050	N	N	26814 ARDEN CT
7	0	272204	9218	1/18/11	\$195,000	\$228,000	2,250	8	1985	Avg	12,000	N	N	4624 S 257TH ST
7	6	131096	0570	11/7/13	\$300,000	\$311,000	2,270	8	1977	Good	7,828	N	N	4523 CARNABY ST
7	2	005950	0320	10/8/12	\$273,500	\$333,000	2,360	8	1988	Good	7,370	N	N	3925 S 271ST ST
7	6	131050	0200	11/6/12	\$231,000	\$280,000	2,360	8	1965	Avg	7,560	N	N	26523 MANCHESTER AVE
7	6	131050	0420	2/4/13	\$330,000	\$390,000	2,410	8	1964	Good	7,800	N	N	26524 MANCHESTER AVE
7	6	131098	0760	7/17/12	\$235,000	\$290,000	2,440	8	1984	Good	7,210	N	N	26714 BRISTOL CT
7	2	289510	0040	7/22/13	\$370,000	\$408,000	2,490	8	1999	Avg	16,240	Y	N	25317 42ND PL S
7	6	131090	0230	1/24/13	\$300,000	\$356,000	2,560	8	1967	Avg	9,200	Y	N	4014 HAMPTON WAY
7	6	131090	0280	3/14/13	\$265,000	\$309,000	2,600	8	1969	Avg	11,584	N	N	4109 SOMERSET LN
7	6	131096	0170	4/19/11	\$228,000	\$274,000	2,620	8	1977	Good	72,10	N	N	26902 ARDEN CT

Improved Sales Used in This Annual Update Analysis Area 026 -- 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
7	0	222204	9189	7/19/13	\$375,000	\$415,000	2,670	8	2001	Avg	14,213	N	N	3805 S 251ST ST
7	3	131099	0100	9/17/12	\$275,000	\$337,000	2,760	8	1980	Avg	9,375	N	N	3915 S 255TH PL
7	2	289500	0100	6/24/13	\$423,000	\$473,000	2,816	8	1980	Good	26,270	Y	N	24516 43RD AVE S
7	0	293660	0065	2/20/13	\$448,000	\$527,000	3,306	8	2009	Avg	17,463	N	N	3012 S 265TH ST
7	0	272204	9229	7/28/11	\$265,000	\$325,000	1,900	9	1988	Avg	9,450	N	N	27111 46TH AVE S
7	2	886020	0005	12/6/13	\$425,000	\$433,000	2,214	9	2013	Avg	9,712	Y	N	23901 43RD AVE S
7	2	948578	0020	8/14/13	\$299,950	\$327,000	2,300	9	1992	Avg	11,009	N	N	27011 CARDIFF AVE
7	2	289510	0100	12/3/13	\$372,000	\$380,000	2,750	9	1992	Avg	13,200	Y	N	25422 42ND PL S
9	0	720590	0020	5/24/11	\$125,000	\$151,000	830	6	1946	Good	10,000	N	N	4421 S 272ND ST
9	0	796760	0200	12/17/13	\$149,675	\$151,000	1,030	6	1942	Good	11,250	N	N	27805 42ND AVE S
9	0	332204	9178	9/9/13	\$180,000	\$194,000	936	7	1967	Good	6,969	N	N	27625 MILITARY RD S
9	2	743620	0180	8/20/12	\$135,000	\$166,000	950	7	1966	Avg	9,669	N	N	28656 51ST PL S
9	2	026940	0070	5/18/11	\$149,950	\$181,000	1,020	7	1966	Avg	12,540	N	N	28123 45TH AVE S
9	0	163460	0081	3/29/11	\$207,000	\$247,000	1,030	7	1959	VGood	11,475	N	N	27823 37TH AVE S
9	0	332204	9083	8/6/13	\$191,000	\$209,000	1,030	7	1958	Good	17,444	N	N	3017 S 274TH ST
9	2	387400	0040	2/26/12	\$190,000	\$237,000	1,060	7	1963	Avg	9,601	N	N	3619 S 285TH PL
9	2	387400	0070	6/13/11	\$148,500	\$181,000	1,060	7	1962	Avg	9,767	N	N	3704 S 286TH ST
9	2	546210	0060	5/25/12	\$225,000	\$280,000	1,060	7	1965	Good	9,471	N	N	4918 S 284TH PL
9	2	387400	0010	11/7/13	\$139,000	\$144,000	1,070	7	1962	Avg	9,719	N	N	28611 37TH PL S
9	2	387390	0290	8/2/13	\$210,000	\$231,000	1,120	7	1961	Avg	11,566	N	N	28701 37TH PL S
9	2	796780	0040	8/15/13	\$190,000	\$207,000	1,120	7	1968	Good	7,241	N	N	3524 S 281ST ST
9	2	387390	0070	5/10/12	\$134,900	\$168,000	1,160	7	1962	Avg	9,874	N	N	28722 37TH PL S
9	2	387400	0330	8/22/11	\$148,000	\$182,000	1,160	7	1962	Avg	9,600	N	N	3721 S 286TH ST
9	2	397760	0190	2/9/12	\$175,000	\$218,000	1,160	7	1968	Avg	6,545	N	N	28617 47TH PL S
9	2	546210	0250	7/17/13	\$192,000	\$212,000	1,190	7	1966	Avg	11,000	N	N	28440 49TH AVE S
9	2	397760	0380	10/29/13	\$206,000	\$215,000	1,200	7	1968	Good	77,25	N	N	28504 47TH PL S
9	0	163460	0035	11/18/13	\$225,000	\$232,000	1,240	7	1948	Avg	23,760	Y	N	3607 S STAR LAKE RD
9	2	387401	0280	7/31/12	\$245,700	\$303,000	1,280	7	1988	Avg	9,607	N	N	28517 39TH AVE S
9	2	387390	0030	12/13/12	\$135,000	\$162,000	1,300	7	1962	Avg	9,600	N	N	28712 41ST AVE S
9	2	387401	0400	8/15/13	\$215,000	\$234,000	1,300	7	1990	Avg	9,608	N	N	3814 S 284TH ST

Improved Sales Used in This Annual Update Analysis Area 026 -- 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
9	2	026940	0020	8/17/12	\$164,500	\$202,000	1,320	7	1965	Avg	9,500	N	N	28015 45TH AVE S
9	2	546210	0300	9/20/13	\$175,000	\$187,000	1,320	7	1962	Avg	9,345	N	N	28430 48TH AVE S
9	2	387390	0050	5/7/12	\$155,000	\$193,000	1,360	7	1962	Avg	11,776	N	N	28630 41ST AVE S
9	2	397760	0030	11/28/12	\$164,800	\$199,000	1,370	7	1968	Avg	7,030	N	N	4702 S 285TH PL
9	2	387401	0500	8/27/12	\$155,000	\$190,000	1,380	7	1981	Good	7,400	N	N	28528 36TH AVE S
9	2	026940	0030	12/2/11	\$145,000	\$181,000	1,440	7	1965	Avg	10,560	N	N	28025 45TH AVE S
9	2	026950	0110	8/25/12	\$207,000	\$254,000	1,440	7	1966	Avg	9,675	N	N	28227 45TH AVE S
9	2	387400	0240	2/22/12	\$129,500	\$162,000	1,440	7	1963	Avg	10,111	N	N	4011 S 286TH ST
9	2	572900	0130	4/11/11	\$255,000	\$306,000	1,460	7	1985	Good	11,234	N	N	27226 33RD PL S
9	2	397760	0480	4/14/11	\$190,000	\$228,000	1,480	7	1968	Good	7,350	N	N	28731 48TH AVE S
9	0	332204	9147	6/28/11	\$160,000	\$195,000	1,500	7	1962	Avg	16,117	N	N	27529 MILITARY RD S
9	2	743620	0030	2/8/13	\$255,000	\$301,000	1,540	7	1966	Good	19,223	N	N	28637 51ST PL S
9	2	387390	0360	12/11/12	\$210,000	\$252,000	1,550	7	1961	Avg	9,680	N	N	3806 S 287TH ST
9	0	342204	9267	1/11/13	\$229,900	\$274,000	1,630	7	1987	Good	10,982	N	N	28545 36TH AVE S
9	5	723759	0150	4/27/12	\$155,000	\$193,000	1,650	7	2004	Avg	2,475	N	N	3042 S 278TH PL
9	5	723759	0160	3/21/12	\$164,950	\$206,000	1,650	7	2004	Avg	2,485	N	N	3036 S 278TH PL
9	5	723759	0380	2/8/13	\$165,250	\$195,000	1,650	7	2004	Avg	3,253	N	N	27923 31ST PL S
9	0	342204	9082	12/12/12	\$330,000	\$396,000	1,800	7	1980	Avg	39,875	Y	Y	3423 S 272ND ST
9	2	397761	0020	2/29/12	\$202,000	\$252,000	1,800	7	1969	Good	7,200	N	N	28518 46TH AVE S
9	5	723759	0370	4/27/12	\$165,000	\$206,000	1,880	7	2004	Avg	2,523	N	N	27906 31ST PL S
9	0	342204	9178	3/30/11	\$260,000	\$310,000	1,950	7	2011	Avg	21,030	N	N	3438 S 288TH ST
9	0	342204	9190	7/1/11	\$175,000	\$214,000	1,960	7	1967	Avg	15,681	N	N	4417 S 272ND ST
9	0	720590	0040	8/5/13	\$300,000	\$329,000	2,020	7	1973	Good	36,300	N	N	27225 45TH PL S
9	0	720590	0050	11/30/11	\$209,950	\$261,000	2,040	7	1973	Avg	32,890	N	N	27229 45TH PL S
9	0	796760	0071	11/8/13	\$230,000	\$239,000	2,260	7	1971	Avg	16,000	N	N	28115 37TH AVE S
9	3	735100	0070	9/8/11	\$250,000	\$309,000	1,280	8	1979	Avg	11,280	N	N	27831 38TH PL S
9	3	418011	0050	7/20/12	\$219,950	\$272,000	1,470	8	1994	Avg	6,000	N	N	27234 32ND PL S
9	3	418011	0070	1/27/12	\$219,000	\$273,000	1,510	8	1994	Avg	6,000	N	N	27246 32ND PL S
9	3	259565	0330	12/6/13	\$297,000	\$302,000	1,620	8	1993	Avg	11,057	N	N	27811 50TH PL S
9	3	887400	0100	5/20/13	\$224,000	\$255,000	1,630	8	1998	Avg	6,514	N	N	3220 S 272ND PL

Improved Sales Used in This Annual Update Analysis Area 026 -- 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
9	3	259565	0610	1/26/12	\$250,000	\$312,000	1,710	8	1993	Avg	11,657	N	N	5003 S 279TH ST
9	3	259565	0150	6/17/13	\$327,000	\$367,000	1,720	8	1993	Good	11,360	N	N	27722 48TH AVE S
9	3	259565	0300	8/16/13	\$330,000	\$360,000	1,720	8	1993	Good	11,244	N	N	27829 50TH PL S
9	3	259565	0300	4/29/11	\$300,000	\$361,000	1,720	8	1993	Good	11,244	N	N	27829 50TH PL S
9	3	259565	0600	10/19/13	\$302,000	\$317,000	1,720	8	1993	Avg	11,657	N	N	4925 S 279TH ST
9	3	796700	0020	5/16/13	\$332,703	\$379,000	1,826	8	2013	Avg	5,003	N	N	4633 S 277TH PL
9	3	796700	0280	3/15/13	\$311,500	\$363,000	1,830	8	2012	Avg	5,000	N	N	4724 S 279TH PL
9	3	259565	0380	8/14/13	\$314,500	\$343,000	1,870	8	1993	Good	11,504	N	N	27828 49TH AVE S
9	0	796760	0005	5/20/13	\$335,000	\$381,000	1,890	8	1978	Good	19,500	N	N	28023 34TH AVE S
9	3	796700	0030	9/20/12	\$324,500	\$397,000	1,903	8	2012	Avg	5,260	N	N	4677 S 277TH PL
9	3	796700	0270	3/7/13	\$324,800	\$380,000	1,912	8	2012	Avg	5,000	N	N	4718 S 279TH PL
9	3	259565	0010	8/25/11	\$289,900	\$357,000	1,920	8	1993	Good	11,338	N	N	27831 48TH AVE S
9	3	735100	0015	4/26/11	\$420,000	\$505,000	1,960	8	1987	Avg	7,200	Y	Y	3802 S STAR LAKE RD
9	3	298950	0080	5/16/11	\$299,000	\$361,000	1,990	8	2001	Avg	7,275	N	N	27645 44TH PL S
9	3	796700	0260	7/1/13	\$334,900	\$373,000	2,058	8	2012	Avg	4,330	N	N	4710 S 279TH PL
9	3	796765	0150	11/26/12	\$288,500	\$348,000	2,068	8	2001	Avg	7,961	N	N	28021 39TH AVE S
9	0	342204	9207	9/6/13	\$275,000	\$296,000	2,080	8	1974	Avg	65,340	N	N	28150 37TH AVE S
9	3	796700	0290	3/12/13	\$328,200	\$383,000	2,129	8	2012	Avg	4,986	N	N	4736 S 279TH PL
9	3	259565	0490	1/9/13	\$294,575	\$351,000	2,130	8	1993	Avg	11,336	N	N	27820 48TH AVE S
9	3	796700	0090	6/25/13	\$358,235	\$401,000	2,132	8	2013	Avg	10,503	N	N	27837 47TH PL S
9	3	796700	0250	9/20/12	\$300,000	\$367,000	2,146	8	2012	Avg	6,328	N	N	4704 S 279TH PL
9	3	796700	0300	11/28/12	\$351,000	\$423,000	2,146	8	2013	Avg	11,074	N	N	4790 S 277TH PL
9	3	259565	0210	3/31/11	\$230,000	\$275,000	2,170	8	1994	Avg	9,970	N	N	27732 49TH AVE S
9	3	327591	0040	2/22/11	\$250,000	\$295,000	2,181	8	2006	Avg	5,970	N	N	3318 S 280TH PL
9	3	327591	0030	5/23/13	\$293,000	\$333,000	2,185	8	2006	Avg	5,883	N	N	28016 33RD AVE S
9	3	298950	0140	7/23/13	\$337,340	\$372,000	2,250	8	2002	Avg	8,522	N	N	27624 44TH PL S
9	3	327591	0180	10/19/12	\$305,000	\$371,000	2,258	8	2006	Avg	4,627	N	N	28003 33RD AVE S
9	3	298950	0110	10/25/12	\$345,000	\$419,000	2,290	8	2002	Avg	10,305	N	N	27657 44TH PL S
9	3	796790	0160	4/28/11	\$300,000	\$361,000	2,370	8	1990	Avg	9,500	N	N	27847 37TH AVE S
9	3	440115	0100	5/8/13	\$285,000	\$326,000	2,370	8	1999	Avg	5,523	N	N	27516 44TH PL S

Improved Sales Used in This Annual Update Analysis Area 026 -- 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
9	3	327591	0080	3/27/13	\$299,000	\$347,000	2,415	8	2006	Avg	4,427	N	N	3323 S 280TH PL
9	3	440115	0080	3/15/11	\$306,000	\$364,000	2,430	8	1998	Avg	6,146	N	N	27519 44TH PL S
9	3	440115	0110	7/3/12	\$298,950	\$370,000	2,430	8	1999	Avg	6,755	N	N	27520 44TH PL S
9	3	796765	0070	5/1/13	\$255,399	\$293,000	2,660	8	2001	Avg	5,929	N	N	28050 39TH AVE S
9	4	951096	0420	3/15/12	\$389,950	\$487,000	1,780	9	2004	Avg	10,472	N	N	5115 S 282ND WAY
9	0	796760	0084	4/24/12	\$295,000	\$367,000	1,940	9	1998	Avg	11,202	N	N	3409 S 280TH ST
9	4	951093	0270	1/27/12	\$340,000	\$424,000	2,120	9	2001	Avg	6,967	Y	N	28350 52ND AVE S
9	0	796760	0062	9/16/11	\$390,000	\$482,000	2,290	9	2007	Avg	34,000	N	N	28221 37TH AVE S
9	4	330404	0080	4/9/12	\$355,000	\$443,000	2,292	9	2011	Avg	6,711	N	N	5240 S 285TH ST
9	4	330403	0280	5/28/13	\$384,500	\$435,000	2,333	9	2005	Avg	8,798	N	N	5222 S 286TH CT
9	4	330404	0100	7/11/12	\$354,900	\$439,000	2,350	9	2012	Avg	6,503	N	N	5235 S 285TH ST
9	4	330404	0090	2/7/11	\$356,000	\$418,000	2,362	9	2010	Avg	6,211	N	N	5234 S 285TH ST
9	4	330404	0070	12/26/12	\$375,250	\$449,000	2,409	9	2012	Avg	5,179	N	N	5246 S 285TH ST
9	4	330404	0160	5/5/11	\$379,500	\$458,000	2,409	9	2010	Avg	4,800	Y	N	5271 S 285TH ST
9	4	330404	0050	1/3/12	\$360,000	\$449,000	2,410	9	2011	Avg	5,149	N	N	5258 S 285TH ST
9	4	951112	0050	4/24/12	\$399,000	\$497,000	2,432	9	2005	Avg	9,391	Y	N	28461 54TH AVE S
9	4	330404	0150	5/8/12	\$347,500	\$432,000	2,449	9	2010	Avg	5,644	Y	N	5265 S 285TH ST
9	4	330404	0170	3/18/13	\$387,500	\$451,000	2,449	9	2011	Avg	5,119	N	N	5277 S 285TH ST
9	4	951093	0470	7/22/13	\$370,000	\$408,000	2,570	9	2001	Avg	10,339	N	N	4825 S 283RD PL
9	4	951093	0130	2/11/11	\$420,000	\$494,000	2,650	9	2001	Avg	7,556	N	N	28215 54TH AVE S
9	4	951093	0200	8/26/13	\$427,000	\$463,000	2,650	9	2000	Avg	8,898	N	N	5314 S 283RD PL
9	4	951093	0290	6/18/12	\$432,500	\$536,000	2,650	9	2000	Avg	7,000	Y	N	28334 52ND AVE S
9	4	951093	0560	9/8/11	\$425,000	\$525,000	2,650	9	2000	Avg	7,615	N	N	5109 S 283RD PL
9	0	342204	9033	3/24/11	\$349,950	\$417,000	2,690	9	1993	Avg	10,3672	Y	N	28329 41ST AVE S
9	4	951096	0040	7/20/12	\$417,000	\$515,000	2,710	9	2003	Avg	9,488	Y	N	5213 S 283RD ST
9	4	951112	0080	9/19/12	\$335,000	\$410,000	2,720	9	2005	Avg	8,762	N	N	28445 54TH AVE S
9	4	951093	0500	8/19/13	\$420,000	\$457,000	2,730	9	2000	Avg	10,524	N	N	4919 S 283RD PL
9	4	330404	0060	1/17/13	\$403,500	\$479,000	2,730	9	2012	Avg	5,247	N	N	
9	4	330403	0340	12/2/11	\$385,000	\$479,000	2,780	9	2007	Avg	6,054	N	N	28427 53RD AVE S
9	4	796775	0130	1/2/13	\$318,000	\$380,000	3,030	9	1994	Avg	15,698	N	N	27502 46TH CT S

Improved Sales Used in This Annual Update Analysis Area 026 -- 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
9	4	951093	0010	4/9/12	\$432,500	\$539,000	3,050	9	2004	Avg	9,613	N	N	28352 54TH AVE S
9	4	330403	0310	10/28/13	\$410,000	\$428,000	3,050	9	2006	Avg	9,160	N	N	5238 S 286TH CT
9	4	330404	0140	4/27/11	\$432,735	\$521,000	3,052	9	2011	Avg	5,725	N	N	5259 S 285TH ST
9	4	330403	0180	5/16/11	\$370,000	\$447,000	3,060	9	2006	Avg	7,675	N	N	28653 53RD AVE S
9	4	951096	0380	5/25/12	\$400,000	\$497,000	3,190	9	2004	Avg	8,150	N	N	5118 S 282ND WAY
9	4	951093	0110	10/1/12	\$418,400	\$511,000	3,230	9	2001	Avg	7,619	Y	N	5330 S 282ND WAY
10	2	053700	0315	2/6/13	\$250,000	\$295,000	850	6	1941	Good	12,833	Y	Y	2018 S 308TH ST
10	0	053700	0395	5/30/13	\$178,000	\$201,000	1,090	6	1943	VGood	8,000	N	N	2041 S 308TH ST
10	1	546280	0015	12/17/13	\$157,800	\$159,000	1,140	6	1957	Good	8,645	N	N	28830 18TH AVE S
10	2	422250	0370	4/15/11	\$174,000	\$209,000	860	7	1963	Avg	7,350	N	N	28844 23RD PL S
10	2	422231	0460	2/19/13	\$165,000	\$194,000	870	7	1975	Avg	7,980	N	N	2008 S 280TH PL
10	2	422230	0080	11/7/13	\$163,000	\$169,000	920	7	1970	Avg	8,900	N	N	28024 22ND AVE S
10	0	053700	0567	3/19/13	\$155,600	\$181,000	940	7	1966	Good	8,393	N	N	30835 22ND AVE S
10	0	367440	0035	6/27/11	\$120,000	\$146,000	970	7	1959	Avg	8,580	N	N	29621 18TH AVE S
10	0	768380	0191	6/13/11	\$167,000	\$203,000	1,000	7	1962	Good	10,125	N	N	2210 S 300TH ST
10	2	798300	0170	2/10/11	\$165,000	\$194,000	1,000	7	1968	Good	7,194	N	N	2024 S 301ST ST
10	2	365500	0320	4/23/12	\$155,000	\$193,000	1,010	7	1968	Good	10,064	N	N	30221 26TH PL S
10	2	422250	0310	6/20/13	\$219,570	\$246,000	1,010	7	1964	Avg	7,260	N	N	29017 23RD PL S
10	2	798310	0110	7/8/11	\$185,000	\$226,000	1,010	7	1969	Good	9,000	N	N	2015 S 299TH ST
10	0	092104	9199	12/1/11	\$210,000	\$262,000	1,040	7	1961	Good	9,147	Y	N	1931 S 304TH ST
10	2	422210	0370	7/14/11	\$185,000	\$226,000	1,040	7	1967	Good	8,436	N	N	2132 S 286TH ST
10	2	422220	0250	9/9/13	\$157,000	\$169,000	1,040	7	1967	Avg	7,210	N	N	2224 S 284TH PL
10	2	422250	0050	7/6/12	\$128,000	\$158,000	1,070	7	1964	Avg	7,776	N	N	28809 23RD AVE S
10	2	422250	0220	5/9/13	\$157,000	\$179,000	1,070	7	1963	Avg	8,633	N	N	28820 23RD AVE S
10	2	422270	0300	5/4/12	\$230,000	\$286,000	1,080	7	1964	Good	8,824	N	N	28856 22ND AVE S
10	2	798310	0160	6/15/12	\$140,000	\$174,000	1,080	7	1969	Good	7,245	N	N	29915 21ST AVE S
10	2	422250	0410	12/13/12	\$175,000	\$210,000	1,100	7	1963	Avg	7,350	N	N	28816 23RD PL S
10	2	730320	0190	3/25/13	\$130,000	\$151,000	1,100	7	1980	Avg	7,208	N	N	2828 S 285TH PL
10	2	730320	0360	12/13/12	\$169,555	\$203,000	1,100	7	1979	Good	7,210	N	N	28512 29TH PL S
10	0	053700	0420	10/11/12	\$200,500	\$244,000	1,110	7	1954	Good	15,600	Y	N	2207 S 308TH ST

Improved Sales Used in This Annual Update Analysis Area 026 -- 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
10	2	768220	0310	1/19/11	\$213,000	\$249,000	1,120	7	1966	Avg	7,500	N	N	29902 26TH AVE S
10	2	422210	0330	6/6/11	\$146,500	\$178,000	1,140	7	1967	Good	9,010	N	N	2147 S 285TH ST
10	2	422231	0190	6/25/12	\$181,500	\$225,000	1,160	7	1976	Avg	7,708	N	N	2675 S 282ND ST
10	2	422231	0530	12/13/11	\$146,000	\$182,000	1,160	7	1976	Avg	7,936	N	N	28101 20TH AVE S
10	2	422231	0630	2/24/11	\$229,950	\$272,000	1,160	7	1976	Avg	7,245	N	N	28305 20TH AVE S
10	2	879800	0075	6/14/11	\$132,199	\$161,000	1,160	7	1955	Avg	11,280	N	N	29630 22ND AVE S
10	0	042104	9191	7/8/11	\$156,000	\$191,000	1,170	7	1965	Good	11,325	N	N	30205 23RD AVE S
10	0	053700	0568	8/9/12	\$165,500	\$204,000	1,170	7	1966	Good	8,393	N	N	30833 22ND AVE S
10	2	422230	0160	11/21/11	\$184,000	\$229,000	1,170	7	1977	Avg	7,560	Y	N	27937 22ND AVE S
10	2	610110	0020	5/15/13	\$159,000	\$181,000	1,180	7	1964	Avg	9,750	N	N	2516 S 286TH ST
10	2	730320	0220	10/4/13	\$246,250	\$261,000	1,180	7	1980	Avg	7,380	N	N	2810 S 285TH PL
10	0	304020	0092	6/6/13	\$243,500	\$275,000	1,196	7	1968	Avg	7,200	N	N	29411 18TH AVE S
10	2	768220	0170	9/18/13	\$225,000	\$241,000	1,200	7	1967	Avg	7,040	N	N	2437 S 298TH ST
10	0	053700	0560	7/25/13	\$128,000	\$141,000	1,220	7	1959	Avg	16,800	N	N	30825 22ND AVE S
10	2	422200	0150	12/14/11	\$169,900	\$212,000	1,220	7	1967	Good	7,848	N	N	28615 21ST AVE S
10	2	027120	0110	10/24/12	\$180,000	\$219,000	1,230	7	1968	Good	7,776	N	N	2242 S 287TH ST
10	2	365500	0260	6/3/13	\$253,000	\$286,000	1,230	7	1968	Good	6,700	N	N	2507 S 302ND PL
10	2	422231	0510	4/23/12	\$165,000	\$206,000	1,230	7	1976	Avg	10,728	N	N	28015 20TH AVE S
10	2	422210	0310	2/22/13	\$170,000	\$200,000	1,240	7	1967	Good	8,436	N	N	2133 S 285TH ST
10	2	798440	0150	10/15/12	\$160,000	\$195,000	1,240	7	1955	Good	7,147	N	N	31105 28TH AVE S
10	2	768220	0090	11/18/13	\$216,000	\$223,000	1,260	7	1966	Avg	6,400	N	N	29852 24TH PL S
10	0	042104	9116	6/6/13	\$139,900	\$158,000	1,280	7	1956	Good	8,712	N	N	2802 S 304TH ST
10	2	422280	0070	10/3/13	\$218,000	\$231,000	1,290	7	1965	Good	8,207	N	N	28814 20TH PL S
10	2	730320	0090	4/25/11	\$160,500	\$193,000	1,290	7	1979	Avg	7,200	N	N	2808 S 284TH PL
10	2	111700	0050	4/29/11	\$221,000	\$266,000	1,300	7	1961	Avg	9,990	N	N	28232 27TH AVE S
10	2	356820	0080	3/8/12	\$239,995	\$300,000	1,300	7	1988	Avg	36,074	N	N	28101 29TH AVE S
10	2	422200	0090	12/27/12	\$189,000	\$226,000	1,300	7	1967	Good	8,550	N	N	28616 21ST AVE S
10	2	422200	0300	6/23/11	\$182,950	\$223,000	1,300	7	1966	Good	7,920	N	N	28503 20TH AVE S
10	2	422200	0310	3/27/13	\$185,000	\$215,000	1,300	7	1966	Avg	7,920	N	N	28509 20TH AVE S
10	2	053700	0320	9/17/12	\$329,900	\$404,000	1,320	7	1958	Good	13,448	Y	Y	2014 S 308TH ST

Improved Sales Used in This Annual Update Analysis Area 026 -- 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
10	2	422300	0310	7/12/12	\$209,500	\$259,000	1,340	7	1966	Good	7,560	N	N	1914 S 289TH ST
10	2	422280	0340	11/5/13	\$229,950	\$239,000	1,350	7	1965	Good	7,812	N	N	28818 21ST AVE S
10	2	231240	0110	9/17/12	\$145,000	\$177,000	1,360	7	1999	Avg	9,782	N	N	28207 27TH AVE S
10	2	422260	0120	3/4/11	\$179,900	\$213,000	1,380	7	1966	Avg	7,810	N	N	29138 23RD PL S
10	2	332204	9140	5/19/11	\$190,000	\$230,000	1,390	7	1988	Avg	10,800	N	N	28212 29TH AVE S
10	2	768220	0360	10/26/12	\$160,000	\$194,000	1,390	7	1967	Avg	8,925	N	N	29804 25TH PL S
10	2	231240	0120	10/2/12	\$140,000	\$171,000	1,410	7	1965	Avg	9,916	N	N	28213 27TH AVE S
10	2	422220	0340	6/22/12	\$204,500	\$253,000	1,450	7	1968	Avg	9,555	N	N	2221 S 284TH ST
10	2	746690	0200	8/7/12	\$200,000	\$246,000	1,450	7	1962	Good	13,125	N	N	28418 26TH AVE S
10	2	092104	9070	11/22/13	\$405,000	\$416,000	1,460	7	1956	Good	10,780	Y	Y	30415 28TH AVE S
10	2	422290	0180	12/6/11	\$161,000	\$201,000	1,470	7	1968	Avg	9,240	N	N	2201 S 292ND ST
10	2	422280	0360	9/27/12	\$145,000	\$177,000	1,480	7	1966	Good	9,965	N	N	28804 21ST AVE S
10	2	660300	0080	8/26/13	\$234,000	\$254,000	1,480	7	1967	Avg	9,384	N	N	29606 21ST PL S
10	2	798380	0080	8/25/11	\$223,000	\$275,000	1,500	7	1985	Good	7,853	N	N	30121 29TH AVE S
10	2	356820	0070	1/6/11	\$249,950	\$291,000	1,510	7	1987	Avg	12,411	N	N	28106 29TH AVE S
10	2	798290	0170	2/7/12	\$205,000	\$256,000	1,550	7	1968	Good	7,210	N	N	30221 21ST AVE S
10	2	730320	0460	11/7/13	\$222,000	\$230,000	1,640	7	1980	Avg	7,280	N	N	2915 S 284TH ST
10	2	422270	0250	6/16/11	\$208,000	\$253,000	1,650	7	1966	Good	8,069	N	N	2222 S 291ST ST
10	2	422260	0040	1/6/11	\$197,000	\$229,000	1,660	7	1964	Avg	10,789	N	N	2305 S 292ND ST
10	2	422280	0020	2/16/11	\$195,000	\$230,000	1,670	7	1965	Avg	7,200	N	N	28811 21ST AVE S
10	2	422280	0085	7/8/13	\$235,500	\$262,000	1,670	7	1965	Good	10,657	N	N	28808 20TH PL S
10	0	053700	0465	6/5/13	\$219,900	\$248,000	1,680	7	1976	Avg	7,437	N	N	2229 S 308TH ST
10	2	746690	0260	9/26/11	\$175,000	\$217,000	1,690	7	1961	VGood	9,796	N	N	28604 26TH AVE S
10	0	304020	0171	11/15/13	\$235,000	\$243,000	1,820	7	1995	Avg	12,600	N	N	29434 19TH AVE S
10	2	751180	0070	3/5/13	\$215,950	\$253,000	1,820	7	1962	Good	10,608	N	N	29605 21ST PL S
10	2	029450	0110	7/17/13	\$171,500	\$190,000	1,840	7	1980	Avg	7,200	N	N	29004 28TH PL S
10	0	332204	9202	2/25/11	\$204,500	\$242,000	1,890	7	1979	Avg	15,808	N	N	28613 30TH AVE S
10	2	798440	0080	4/2/12	\$225,000	\$281,000	2,020	7	1956	Good	11,100	N	N	2610 S 310TH ST
10	2	422300	0030	5/2/11	\$179,000	\$216,000	2,040	7	1966	Avg	10,294	N	N	28819 19TH AVE S
10	2	029450	0010	5/26/11	\$184,000	\$223,000	2,290	7	1979	Avg	6,675	N	N	28825 28TH PL S

Improved Sales Used in This Annual Update Analysis Area 026 -- 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
10	2	029450	0160	3/6/13	\$168,000	\$197,000	2,290	7	1979	Avg	9,100	N	N	28824 28TH PL S
10	0	042104	9265	2/3/12	\$269,000	\$336,000	2,298	7	2011	Avg	7,930	N	N	2320 S 304TH ST
10	2	746690	0290	11/18/13	\$206,000	\$212,000	2,510	7	1961	Good	9,396	N	N	28630 26TH AVE S
10	2	798490	0130	4/25/11	\$171,000	\$206,000	1,100	8	1966	Good	7,200	N	N	30109 27TH AVE S
10	2	798500	0340	6/28/12	\$209,000	\$259,000	1,100	8	1966	Avg	7,980	N	N	2669 S 300TH ST
10	2	798510	0080	12/13/13	\$190,000	\$193,000	1,190	8	1988	Avg	7,353	N	N	30320 24TH PL S
10	2	798510	0150	12/30/13	\$220,000	\$220,000	1,190	8	1988	Avg	6,605	N	N	30309 24TH PL S
10	2	365500	0200	3/15/11	\$194,950	\$232,000	1,210	8	2008	Avg	7,200	N	N	30229 25TH PL S
10	3	757561	0280	11/18/11	\$232,500	\$289,000	1,220	8	1987	Avg	7,269	N	N	27729 23RD AVE S
10	2	798500	0300	6/28/11	\$162,200	\$198,000	1,250	8	1967	Avg	8,100	N	N	30020 26TH PL S
10	3	720440	0010	9/22/11	\$225,400	\$279,000	1,250	8	2000	Avg	11,809	N	N	27605 21ST PL S
10	3	757561	0250	1/10/11	\$219,500	\$256,000	1,290	8	1986	Avg	7,739	N	N	27701 23RD AVE S
10	2	798490	0110	8/27/13	\$225,900	\$245,000	1,290	8	1966	Avg	7,200	N	N	30201 27TH AVE S
10	2	798510	0060	6/20/13	\$220,500	\$247,000	1,310	8	1988	Avg	8,150	N	N	30328 24TH PL S
10	2	798490	0190	6/8/12	\$199,000	\$247,000	1,340	8	1966	Good	6,400	N	N	2804 S 301ST ST
10	2	798500	0360	1/13/12	\$148,500	\$185,000	1,340	8	1966	Avg	8,400	N	N	30005 28TH AVE S
10	2	053700	0165	7/15/13	\$450,000	\$498,000	1,380	8	1987	Avg	12,060	Y	Y	2325 S 304TH ST
10	3	757562	0300	6/26/13	\$192,000	\$215,000	1,460	8	1991	Avg	7,493	N	N	27818 20TH PL S
10	3	757562	0190	3/28/13	\$225,000	\$261,000	1,480	8	1990	Avg	6,803	N	N	2125 S 277TH PL
10	0	042104	9143	7/15/11	\$171,077	\$209,000	1,560	8	1960	Good	11,880	N	N	2226 S 304TH ST
10	3	757561	0630	5/1/11	\$259,950	\$313,000	1,560	8	1987	Avg	5,691	Y	N	2518 S 279TH PL
10	3	757562	0450	12/12/12	\$193,000	\$232,000	1,560	8	1990	Avg	5,621	N	N	2006 S 279TH PL
10	2	798500	0020	6/17/11	\$210,000	\$256,000	1,600	8	1966	Good	9,720	N	N	2676 S 300TH ST
10	2	757560	0330	12/31/13	\$241,000	\$241,000	1,630	8	1987	Good	6,802	N	N	27651 26TH AVE S
10	2	757560	0330	8/1/12	\$230,000	\$284,000	1,630	8	1987	Good	6,802	N	N	27651 26TH AVE S
10	2	757560	0450	5/18/13	\$195,000	\$222,000	1,640	8	1986	Avg	5,435	N	N	27610 26TH AVE S
10	3	757561	0260	11/8/11	\$169,900	\$211,000	1,650	8	1990	Avg	7,851	N	N	27705 23RD AVE S
10	2	757561	0790	6/18/12	\$215,000	\$267,000	1,650	8	1989	Avg	15,957	N	N	27716 25TH DR S
10	2	757560	0220	8/10/12	\$224,950	\$277,000	1,660	8	1987	Avg	5,056	N	N	27528 25TH DR S
10	2	757560	0610	5/12/11	\$232,000	\$280,000	1,660	8	1988	Good	5,250	N	N	2628 S 276TH ST

Improved Sales Used in This Annual Update Analysis Area 026 -- 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
10	3	757561	0530	6/4/13	\$235,000	\$265,000	1,680	8	1987	Avg	5,278	Y	N	2507 S 279TH PL
10	3	757562	0590	6/13/11	\$260,000	\$316,000	1,690	8	1989	Avg	6,661	Y	N	27931 21ST AVE S
10	2	798510	0180	2/23/12	\$163,199	\$204,000	1,720	8	1988	Avg	7,201	N	N	30323 24TH PL S
10	3	757561	0670	11/26/12	\$243,000	\$293,000	1,770	8	1986	Avg	5,103	N	N	27830 25TH DR S
10	3	798280	0030	9/27/13	\$271,350	\$289,000	1,800	8	1992	Avg	7,366	N	N	2018 S 302ND PL
10	3	798280	0050	10/29/12	\$185,000	\$224,000	1,800	8	1992	Avg	8,290	N	N	2026 S 302ND PL
10	3	798280	0070	6/18/13	\$240,000	\$269,000	1,800	8	1992	Avg	8,276	N	N	2031 S 302ND PL
10	2	231240	0220	1/2/13	\$255,000	\$304,000	1,830	8	1998	Avg	7,500	N	N	28230 MILITARY RD S
10	2	757560	0670	6/14/13	\$259,995	\$292,000	1,840	8	1989	Avg	7,066	N	N	2604 S 276TH ST
10	3	326080	0280	8/23/13	\$299,950	\$326,000	1,840	8	1998	Avg	7,219	Y	N	2284 S 280TH PL
10	3	326080	0110	3/8/11	\$267,000	\$317,000	1,850	8	1997	Avg	7,266	N	N	28132 24TH PL S
10	3	131000	0150	10/17/13	\$260,000	\$273,000	1,940	8	1995	Avg	7,241	N	N	29313 19TH PL S
10	3	326081	0640	12/8/11	\$285,000	\$355,000	2,000	8	2000	Avg	8,420	N	N	27982 25TH PL S
10	3	326080	0150	5/3/11	\$311,000	\$375,000	2,010	8	1998	Avg	8,394	N	N	28143 24TH PL S
10	3	720440	0030	11/1/13	\$245,000	\$255,000	2,050	8	2000	Avg	17,311	N	N	27620 21ST PL S
10	3	868040	0080	10/12/11	\$195,000	\$242,000	2,140	8	2003	Avg	5,000	N	N	29738 30TH AVE S
10	3	757561	0350	6/7/13	\$308,950	\$348,000	2,160	8	1988	Avg	6,941	N	N	2319 S 278TH ST
10	0	042104	9113	3/9/11	\$245,000	\$291,000	2,170	8	1954	Avg	15,246	N	N	30224 23RD AVE S
10	3	326080	0450	5/24/12	\$328,000	\$408,000	2,170	8	1999	Avg	7,232	N	N	28124 26TH AVE S
10	3	326081	0200	5/2/13	\$287,000	\$329,000	2,230	8	1999	Avg	8,931	Y	N	2322 S 284TH CT
10	3	326081	0060	10/18/13	\$320,000	\$336,000	2,240	8	2000	Avg	8,645	N	N	28310 26TH AVE S
10	3	326081	0530	8/24/12	\$330,000	\$406,000	2,240	8	1999	Avg	7,984	N	N	2411 S 283RD PL
10	3	796820	0070	12/18/13	\$301,500	\$305,000	2,380	8	2003	Avg	7,246	N	N	2713 S 275TH PL
10	3	796820	0180	8/15/13	\$304,000	\$331,000	2,380	8	2003	Avg	7,316	N	N	2614 S 275TH PL
10	3	326081	0240	3/12/13	\$359,500	\$420,000	2,650	8	1999	Avg	7,238	Y	N	28313 23RD AVE S
10	3	326081	0330	2/7/13	\$310,975	\$367,000	2,650	8	1999	Avg	7,205	N	N	28124 23RD AVE S
10	0	785360	0037	8/23/11	\$349,000	\$430,000	3,130	8	1983	Avg	11,220	N	N	1847 S 310TH ST
10	0	332204	9223	11/25/13	\$391,500	\$402,000	2,960	9	2008	Avg	10,956	Y	N	28524 24TH AVE S

Improved Sales Removed in This Annual Update Analysis Area 026 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	2	000200	0014	4/11/12	\$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ACTIVE PERMIT
7	2	011000	0030	8/3/11	\$110,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
7	2	011000	0110	8/28/13	\$122,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	2	125320	0290	5/22/12	\$182,404	BANKRUPTCY-RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; NON-REP SALE
7	6	131050	0330	6/14/13	\$206,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	6	131090	0190	5/31/13	\$300,000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR; IMP. CHAR. CHANGED SINCE SALE
7	6	131091	0070	5/7/13	\$194,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	6	131097	0080	5/7/13	\$349,290	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	6	131098	0140	6/26/12	\$165,000	NON-REPRESENTATIVE SALE; SHORT SALE
7	6	131098	0420	1/18/12	\$132,415	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
7	6	131098	0450	2/18/13	\$312,675	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY; EXEMPT FROM EXCISE TAX
7	6	131098	0750	11/26/13	\$232,760	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY; EXEMPT FROM EXCISE TAX
7	3	131099	0020	4/22/13	\$254,175	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY; EXEMPT FROM EXCISE TAX
7	3	131099	0020	12/26/13	\$220,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
7	3	131099	0040	3/13/13	\$170,400	BANKRUPTCY-RECEIVER OR TRUSTEE;EXEMPT FROM EXCISE TAX;FIN.INSTIT.RESALE
7	2	155520	0030	4/12/12	\$135,000	DIAGNOSTIC OUTLIER
7	2	155520	0040	6/15/11	\$132,999	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
7	2	155520	0110	1/3/13	\$202,386	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY; EXEMPT FROM EXCISE TAX
7	2	155520	0110	3/11/13	\$135,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
7	2	155520	0110	10/14/13	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ACTIVE PERMIT
7	2	155520	0130	8/14/13	\$354,986	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY; EXEMPT FROM EXCISE TAX
7	2	155520	0150	11/9/11	\$222,857	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY; EXEMPT FROM EXCISE TAX
7	2	155520	0150	2/1/12	\$222,857	GOVERNMENT AGENCY; QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
7	2	155520	0490	3/18/13	\$204,500	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY; EXEMPT FROM EXCISE TAX
7	2	155520	0490	7/19/13	\$233,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
7	2	155520	0540	12/27/12	\$159,000	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
7	2	155520	0540	5/21/13	\$264,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ACTIVE PERMIT
7	2	155520	0610	10/8/13	\$233,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY; EXEMPT FROM EXCISE TAX
7	2	155530	0110	10/31/12	\$115,000	NON-REPRESENTATIVE SALE
7	2	155530	0240	4/18/13	\$125,000	AUCTION SALE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis Area 026 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	2	155530	0380	9/19/12	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ACTIVE PERMIT
7	2	155530	0380	5/21/12	\$103,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
7	2	194140	0020	7/12/12	\$85,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
7	2	194140	0040	8/27/13	\$120,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; ACTIVE PERMIT
7	0	222204	9156	7/9/12	\$239,588	CORPORATE AFFILIATES; BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY
7	0	222204	9160	11/10/11	\$387,500	NO REPRESENTATION FOR GRADE 10
7	0	222204	9189	7/19/13	\$375,000	RELOCATION - SALE TO SERVICE
7	0	222204	9212	12/31/13	\$310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ACTIVE PERMIT
7	0	222204	9215	2/7/13	\$107,500	ESTATE ADMIN., GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR
7	2	222204	9222	11/26/13	\$202,000	NON-REPRESENTATIVE SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
7	0	272204	9074	9/20/12	\$132,750	IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR
7	0	272204	9106	10/11/13	\$275,950	IMP. CHARACTERISTICS CHANGED SINCE SALE; ACTIVE PERMIT
7	0	272204	9106	4/29/13	\$146,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ACTIVE PERMIT
7	0	272204	9116	6/27/12	\$405,000	IMP COUNT
7	0	272204	9176	9/11/13	\$209,256	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY; EXEMPT FROM EXCISE TAX
7	0	272204	9178	10/2/13	\$92,464	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY; EXEMPT FROM EXCISE TAX
7	0	282204	9104	12/12/13	\$135,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	282204	9105	10/30/13	\$159,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
7	0	282204	9108	3/26/12	\$60,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	282204	9179	10/3/12	\$80,000	DOR RATIO; NON-REPRESENTATIVE SALE; SHORT SALE
7	2	289460	0050	2/7/13	\$245,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ACTIVE PERMIT
7	2	289460	0050	10/12/11	\$136,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
7	2	289460	0060	3/8/12	\$172,450	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
7	2	289470	0100	11/10/11	\$159,060	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
7	2	289470	0690	10/22/12	\$180,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
7	2	289480	0020	2/4/13	\$325,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ACTIVE PERMIT
7	2	289510	0080	6/4/13	\$175,001	AUCTION SALE; EXEMPT FROM EXCISE TAX
7	2	289510	0080	2/2/12	\$247,500	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
7	2	289510	0460	8/30/13	\$357,148	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY; EXEMPT FROM EXCISE TAX
7	2	315950	0080	1/17/13	\$105,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis Area 026 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	2	318500	0030	12/17/13	\$414,997	BANKRUPTCY-RECEIVER OR TRUSTEE; GOV'T AGENCY; EXEMPT FROM EXCISE TAX
7	2	383230	0190	6/23/11	\$119,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
7	2	383230	0320	12/11/13	\$115,000	NO REPRESENTATION FOR CONDITION 2 (FAIR)
7	2	383231	0530	6/11/12	\$256,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ACTIVE PERMIT
7	2	383260	0290	8/24/11	\$122,000	NON-REPRESENTATIVE SALE
7	2	383270	0250	3/27/13	\$211,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	2	383271	0540	1/26/11	\$176,550	NON-REPRESENTATIVE SALE
7	2	383271	0920	2/12/13	\$166,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
7	2	383271	1000	12/14/11	\$172,628	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
7	2	383271	1000	4/16/12	\$139,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
7	2	432450	0260	12/5/11	\$137,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
7	2	432450	0340	12/16/11	\$239,228	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
7	2	538760	0040	2/16/12	\$92,000	DOR RATIO; OBSOLESCENCE; BANKRUPTCY - RECEIVER OR TRUSTEE
7	2	538760	0040	10/15/12	\$100,000	DOR RATIO; OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE
7	2	538760	0040	6/17/13	\$261,484	OBSOLESCENCE
7	2	538760	0090	10/4/12	\$144,900	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
7	2	538760	0090	5/16/12	\$135,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
7	2	666902	0130	6/17/11	\$200,000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR
7	2	714640	0050	3/25/13	\$290,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ACTIVE PERMIT
7	2	714640	0150	12/23/13	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ACTIVE PERMIT
7	2	714940	0040	3/15/13	\$105,572	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
7	2	714941	0090	2/21/13	\$226,489	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	2	714941	0110	7/30/13	\$144,500	AUCTION SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
7	2	714941	0220	10/21/13	\$226,151	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY; EXEMPT FROM EXCISE TAX
7	2	714941	0240	9/6/12	\$110,000	NON-REPRESENTATIVE SALE
7	2	714941	0260	5/24/12	\$104,508	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
7	2	714941	0310	7/18/11	\$114,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
7	1	763350	0040	1/9/12	\$238,939	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY; EXEMPT FROM EXCISE TAX
7	1	763350	0040	5/10/12	\$165,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
7	0	768280	0207	12/2/11	\$127,050	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in This Annual Update Analysis

Area 026 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	2	796770	0470	2/20/13	\$146,000	BANKRUPTCY-RECEIVER OR TRUSTEE;EXEMPT FROM EXCISE TAX;FIN.INSTIT.RESALE
7	2	796770	0630	7/30/13	\$176,800	AUCTION SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
7	2	796770	0640	2/27/12	\$140,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
7	2	796770	0640	12/12/11	\$242,292	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
7	2	796770	0720	5/30/12	\$327,102	BANKRUPTCY-RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; NON-REP SALE
7	2	796770	0720	12/21/12	\$135,100	AUCTION SALE; EXEMPT FROM EXCISE TAX
7	2	796770	0720	6/4/12	\$327,102	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
7	2	796860	0015	7/1/11	\$65,200	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	1	807540	0010	10/11/13	\$241,168	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY; EXEMPT FROM EXCISE TAX
7	1	807540	0080	3/22/12	\$128,400	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY; EXEMPT FROM EXCISE TAX
7	1	807540	0640	11/18/11	\$80,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
7	1	807540	0690	10/1/12	\$219,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ACTIVE PERMIT
7	2	885760	0160	9/3/13	\$167,087	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY; EXEMPT FROM EXCISE TAX
7	2	885760	0230	11/9/12	\$150,000	UNFIN AREA
7	2	885760	0290	7/25/13	\$173,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
7	2	885760	0340	9/8/11	\$167,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	2	885760	0360	6/29/12	\$210,292	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY; EXEMPT FROM EXCISE TAX
7	2	885760	0360	6/29/12	\$166,982	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY; EXEMPT FROM EXCISE TAX
7	2	885760	0360	12/3/12	\$121,799	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
7	2	885760	0530	4/23/13	\$179,001	AUCTION SALE; EXEMPT FROM EXCISE TAX
7	2	885760	0650	10/3/11	\$130,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
7	2	885760	0700	8/13/12	\$152,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY; EXEMPT FROM EXCISE TAX
7	2	885760	0700	3/22/13	\$255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ACTIVE PERMIT
7	2	885760	0700	12/18/12	\$114,300	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE; AUCTION SALE
7	2	885760	1040	8/11/12	\$129,000	DIAGNOSTIC OUTLIER
7	2	886000	0025	5/24/12	\$128,000	BANKRUPTCY-RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOV'T AGENCY
7	2	886000	0025	10/31/12	\$125,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
7	2	886000	0045	10/21/13	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ACTIVE PERMIT
7	2	886000	0120	1/29/12	\$205,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	2	939250	0030	5/3/13	\$216,000	AUCTION SALE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis Area 026 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	2	939250	0230	10/29/13	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ACTIVE PERMIT
7	2	948578	0030	8/6/11	\$219,074	GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE
7	2	983580	0090	6/6/13	\$238,802	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY; EXEMPT FROM EXCISE TAX
7	2	983580	0200	3/8/12	\$51,500	DOR RATIO; NON-REPRESENTATIVE SALE
7	2	983580	0260	12/13/11	\$138,700	AUCTION SALE; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
7	2	983580	0460	6/6/12	\$139,401	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY; EXEMPT FROM EXCISE TAX
7	2	983580	0530	1/15/13	\$44,919	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	2	983580	0890	10/13/11	\$178,110	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
7	2	983580	0910	2/6/12	\$151,199	DIAGNOSTIC OUTLIER
7	2	983580	0950	12/3/12	\$153,824	BANKRUPTCY-RECEIVER OR TRUSTEE;EXEMPT FROM EXCISE TAX;FIN.INSTIT.RESALE
7	2	983580	0950	3/6/13	\$384,000	MULTI-PARCEL SALE
7	2	983580	1120	9/11/12	\$175,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
9	2	026940	0050	8/2/11	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	0	154760	0091	3/13/13	\$85,000	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	0	154760	0096	10/9/13	\$358,803	BANKRUPTCY-RECEIVER OR TRUSTEE;EXEMPT FROM EXCISE TAX;FIN.INSTIT.RESALE
9	0	163460	0060	6/13/11	\$256,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
9	3	259565	0490	8/8/12	\$240,999	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY; EXEMPT FROM EXCISE TAX
9	3	259565	0620	7/22/13	\$258,101	AUCTION SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
9	3	327591	0030	12/31/12	\$272,494	BANKRUPTCY-RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOV'T AGENCY
9	4	330403	0250	5/7/12	\$128,500	DOR RATIO; QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
9	4	330404	0120	11/22/13	\$385,000	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
9	0	342204	9083	8/29/13	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ACTIVE PERMIT
9	0	342204	9090	11/8/13	\$505,000	NO REPRESENTATION FOR GRADE 10
9	0	342204	9183	3/22/13	\$165,001	AUCTION SALE; EXEMPT FROM EXCISE TAX
9	0	342204	9199	7/19/13	\$369,700	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	0	342204	9207	2/7/13	\$228,543	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY; EXEMPT FROM EXCISE TAX
9	0	342204	9249	7/29/13	\$250,001	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	0	342204	9265	12/14/12	\$465,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ACTIVE PERMIT
9	0	352204	9045	3/19/12	\$370,000	NO MARKET EXPOSURE
9	2	387390	0010	6/15/11	\$77,946	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in This Annual Update Analysis Area 026 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	2	387390	0070	2/7/12	\$127,359	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY; EXEMPT FROM EXCISE TAX
9	2	387390	0360	2/13/12	\$105,001	BANKRUPTCY-RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; NON-REP SALE
9	2	387400	0050	4/5/13	\$164,051	AUCTION SALE; EXEMPT FROM EXCISE TAX
9	2	387400	0070	3/10/11	\$153,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT EXCISE TAX
9	2	387401	0120	1/30/13	\$389,865	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	2	387401	0240	11/2/12	\$215,200	IMP. CHARACTERISTICS CHANGED SINCE SALE; ACTIVE PERMIT
9	2	387401	0650	10/15/12	\$150,000	NON-REPRESENTATIVE SALE; SHORT SALE
9	2	397760	0050	8/19/13	\$140,500	AUCTION SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
9	2	546210	0060	11/9/11	\$153,500	AUCTION SALE; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
9	2	546210	0250	2/5/13	\$317,769	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY; EXEMPT FROM EXCISE TAX
9	5	723759	0050	7/11/12	\$160,000	BANKRUPTCY-RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOV'T AGENCY
9	5	723759	0050	11/12/12	\$169,900	AUCTION SALE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
9	5	723759	0190	8/28/13	\$155,000	DIAGNOSTIC OUTLIER
9	5	723759	0310	3/19/12	\$138,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AUCTION SALE
9	5	723759	0380	8/16/12	\$165,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
9	5	723759	0400	11/17/11	\$151,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
9	3	735100	0080	8/31/11	\$205,000	NON-REPRESENTATIVE SALE
9	3	796700	0240	9/30/13	\$338,500	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
9	2	796720	0080	12/10/13	\$224,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	2	796720	0250	4/25/13	\$100,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
9	2	796720	0410	4/12/13	\$269,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ACTIVE PERMIT
9	0	796760	0261	9/11/13	\$165,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
9	0	796760	0263	1/21/11	\$159,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR
9	0	796760	0290	2/6/13	\$164,000	PREVIMP<=25K
9	0	796760	0290	10/3/12	\$116,000	PREVIMP<=25K;BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	3	796765	0070	6/18/12	\$309,445	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT EXCISE TAX
9	4	796775	0100	4/20/12	\$361,000	NO REPRESENTATION FOR GRADE 10
9	2	796778	0020	11/21/11	\$165,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
9	2	796800	0030	2/24/12	\$185,670	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY; EXEMPT FROM EXCISE TAX
9	2	796800	0030	8/14/12	\$185,000	AUCTION SALE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis

Area 026 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	3	887400	0100	5/16/13	\$224,000	RELOCATION - SALE TO SERVICE
9	4	951093	0030	11/12/13	\$388,000	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	4	951093	0050	3/25/13	\$72,847	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
9	4	951096	0420	9/15/11	\$389,950	RELOCATION - SALE TO SERVICE
9	4	951096	0540	10/31/13	\$364,690	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY; EXEMPT FROM EXCISE TAX
9	4	951112	0110	4/19/12	\$339,250	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
10	2	027120	0220	8/14/12	\$165,000	IMP. CHAR.CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX; FIN. INSTIT.RESALE
10	2	029450	0110	5/6/13	\$309,417	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	2	029450	0200	11/20/12	\$110,835	BANKRUPTCY-RECEIVER OR TRUSTEE; IMP.CHARACTERISTICS CHANGED SINCE SALE
10	2	029450	0200	1/22/13	\$108,200	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
10	0	042104	9075	7/23/13	\$81,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	042104	9075	11/7/13	\$62,004	EXEMPT FROM EXCISE TAX
10	0	042104	9075	11/7/13	\$62,004	PARTIAL INTEREST (1/3, 1/2, Etc.); EXEMPT FROM EXCISE TAX; STATEMENT TO DOR
10	0	042104	9116	3/11/13	\$255,084	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY; EXEMPT FROM EXCISE TAX
10	2	042104	9159	2/8/12	\$197,062	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY; EXEMPT FROM EXCISE TAX
10	2	042104	9159	4/16/12	\$92,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
10	2	042104	9159	10/10/12	\$174,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ACTIVE PERMIT
10	0	042104	9181	1/23/12	\$113,334	ESTATE ADMIN., GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR
10	2	053700	0085	7/26/11	\$396,500	NO REPRESENTATION FOR YRBLT REN GRP (1931-1940)
10	2	053700	0115	2/16/12	\$318,750	NO REPRESENTATION FOR YRBLT REN GRP (1921-1930)
10	2	053700	0240	7/25/13	\$339,300	IMP. CHARACTERISTICS CHANGED SINCE SALE; ACTIVE PERMIT
10	0	053700	0370	1/28/13	\$222,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ACTIVE PERMIT
10	0	053700	0370	10/12/12	\$120,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
10	0	053700	0569	12/27/12	\$239,143	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
10	0	053700	0569	3/28/13	\$175,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
10	0	053700	0670	6/26/13	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ACTIVE PERMIT
10	0	092104	9075	3/9/12	\$65,000	PREVIMP<=25K; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT EXCISE TAX
10	0	092104	9193	10/11/12	\$132,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis Area 026 -- 1 to 3 Unit Residences

Sub Area	Nggh	Major	Minor	Sale Date	Sale Price	Comments
10	0	092104	9193	3/4/13	\$99,299	NON-REPRESENTATIVE SALE
10	0	092104	9220	5/23/12	\$364,000	DIAGNOSTIC OUTLIER
10	0	092104	9236	1/4/12	\$73,100	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY; EXEMPT FROM EXCISE TAX
10	0	092104	9236	6/20/13	\$214,950	IMP. CHARACTERISTICS CHANGED SINCE SALE; ACTIVE PERMIT
10	0	092104	9315	7/19/12	\$108,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	2	111700	0170	9/12/12	\$145,416	BANKRUPTCY-RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; NON-REP SALE
10	3	131000	0160	5/7/13	\$308,778	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY; EXEMPT FROM EXCISE TAX
10	2	231240	0150	7/25/11	\$107,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	0	304020	0113	6/26/13	\$185,000	AUCTION SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
10	0	304020	0140	6/21/12	\$195,000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR; IMP. CHAR. CHANGED SINCE SALE
10	0	304020	0171	9/17/13	\$50,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, Etc.)
10	0	304020	0171	4/26/13	\$50,000	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
10	3	326081	0040	7/30/13	\$247,500	AUCTION SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
10	3	326081	0110	8/29/13	\$279,100	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	3	326081	0470	9/18/13	\$394,668	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	332204	9077	12/9/11	\$114,900	IMP COUNT
10	0	332204	9203	2/1/12	\$39,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FIN. INSTIT. RESALE
10	2	356820	0080	12/29/11	\$149,100	BANKRUPTCY-RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; NON-REP SALE
10	2	356820	0190	12/17/13	\$211,650	BANKRUPTCY-RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	2	367430	0030	12/12/13	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ACTIVE PERMIT
10	2	367430	0030	5/9/12	\$214,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; ACTIVE PERMIT
10	2	367430	0030	11/14/11	\$95,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
10	0	367440	0185	2/8/12	\$150,000	IMP COUNT
10	0	367440	0186	2/15/13	\$91,000	BANKRUPTCY-RECEIVER OR TRUSTEE;EXEMPT FROM EXCISE TAX;FIN.INSTIT.RESALE
10	0	367440	0186	10/28/13	\$102,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; ACTIVE PERMIT
10	0	367440	0195	12/27/12	\$83,674	DOR RATIO; EXEMPT FROM EXCISE TAX; AUCTION SALE
10	2	422200	0170	10/26/12	\$177,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX; PERMIT
10	2	422200	0250	8/23/13	\$237,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; ACTIVE PERMIT
10	2	422200	0250	4/16/13	\$129,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; ACTIVE PERMIT
10	2	422200	0380	5/16/12	\$68,023	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in This Annual Update Analysis Area 026 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	2	422210	0200	7/7/11	\$136,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
10	2	422210	0230	2/22/13	\$155,908	AUCTION SALE; EXEMPT FROM EXCISE TAX
10	2	422210	0260	6/7/12	\$105,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
10	2	422210	0310	10/17/12	\$281,614	BANKRUPTCY-RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOV'T AGENCY
10	2	422220	0250	12/9/11	\$300,947	BANKRUPTCY-RECEIVER OR TRUSTEE; GOV'T AGENCY; EXEMPT FROM EXCISE TAX
10	2	422220	0480	6/2/11	\$168,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE
10	2	422230	0020	1/5/11	\$145,900	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
10	2	422230	0210	12/6/13	\$135,000	NO REPRESENTATION FOR CONDITION 2 (FAIR)
10	2	422231	0320	7/2/13	\$237,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ACTIVE PERMIT
10	2	422231	0320	2/4/13	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ACTIVE PERMIT
10	2	422231	0420	3/14/13	\$205,600	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AUCTION SALE
10	2	422231	0460	1/3/13	\$233,524	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY; EXEMPT FROM EXCISE TAX
10	2	422231	0500	4/25/12	\$156,650	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE; AUCTION SALE
10	2	422231	0510	12/12/11	\$236,618	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY; EXEMPT FROM EXCISE TAX
10	2	422250	0310	10/31/12	\$248,152	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
10	2	422260	0010	8/23/12	\$210,300	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	2	422260	0200	10/21/13	\$273,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ACTIVE PERMIT
10	2	422270	0300	8/30/11	\$110,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	2	422280	0360	12/2/11	\$128,350	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
10	2	422290	0050	2/27/12	\$135,000	DIAGNOSTIC OUTLIER
10	2	422290	0210	9/24/12	\$134,500	AUCTION SALE; EXEMPT FROM EXCISE TAX
10	2	422300	0140	12/2/13	\$212,500	BANKRUPTCY-RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	2	422300	0250	10/8/12	\$188,000	AUCTION SALE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
10	2	422300	0250	7/14/12	\$206,586	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
10	1	546280	0015	3/21/12	\$100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
10	1	546280	0056	11/15/11	\$85,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; PERMIT
10	1	546280	0056	12/13/13	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ACTIVE PERMIT
10	1	546280	0056	1/23/13	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ACTIVE PERMIT
10	2	552900	0040	8/16/12	\$120,000	NON-REPRESENTATIVE SALE

Improved Sales Removed in This Annual Update Analysis Area 026 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	2	660300	0080	4/24/13	\$112,806	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AUCTION SALE
10	3	720440	0030	2/12/13	\$311,137	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY; EXEMPT FROM EXCISE TAX
10	3	720440	0040	11/21/12	\$233,500	BANKRUPTCY-RECEIVER OR TRUSTEE;EXEMPT FROM EXCISE TAX;FIN.INSTIT.RESALE
10	2	730320	0050	1/10/13	\$132,500	DIAGNOSTIC OUTLIER
10	2	730320	0180	3/14/11	\$135,050	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
10	2	730320	0350	10/29/13	\$140,000	DIAGNOSTIC OUTLIER
10	2	730320	0350	10/23/12	\$186,482	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT EXCISE TAX
10	2	730320	0350	7/15/13	\$151,640	BANKRUPTCY-RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOV'T AGENCY
10	2	746690	0100	7/2/12	\$125,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY; EXEMPT FROM EXCISE TAX
10	2	746690	0200	3/22/12	\$127,700	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
10	2	746690	0450	5/23/13	\$140,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	2	746690	0450	11/5/13	\$219,900	IMP. CHARACTERISTICS CHANGED SINCE SALE; ACTIVE PERMIT
10	2	746690	0450	7/9/13	\$133,650	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
10	3	757561	0230	1/3/12	\$216,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
10	3	757561	0530	1/30/13	\$299,190	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY; EXEMPT FROM EXCISE TAX
10	3	757562	0370	6/17/13	\$252,163	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY; EXEMPT FROM EXCISE TAX
10	3	757562	0580	8/19/11	\$166,000	NON-REPRESENTATIVE SALE
10	0	768380	0014	7/30/13	\$99,578	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY; EXEMPT FROM EXCISE TAX
10	0	768380	0051	12/18/13	\$130,901	BANKRUPTCY-RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	768380	0071	5/15/13	\$57,851	PREVIMP<=25K; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	2	768380	0142	6/20/13	\$91,676	IMP. CHARACTERISTICS CHANGED SINCE SALE; ACTIVE PERMIT
10	0	768380	0192	3/22/11	\$89,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	0	768380	0200	9/29/11	\$125,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	0	768380	0214	5/18/11	\$110,000	NON-REPRESENTATIVE SALE; RELATED PARTY, FRIEND, OR NEIGHBOR
10	0	768380	0270	11/22/11	\$92,000	DOR RATIO; IMP COUNT; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
10	0	785360	0025	8/30/11	\$117,000	NON-REPRESENTATIVE SALE
10	0	785360	0096	12/5/11	\$108,800	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	3	798280	0030	12/13/12	\$220,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
10	3	798280	0030	4/29/13	\$178,500	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
10	2	798300	0100	10/1/13	\$185,450	IMP. CHARACTERISTICS CHANGED SINCE SALE; ACTIVE PERMIT

Improved Sales Removed in This Annual Update Analysis Area 026 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	2	798300	0100	6/14/13	\$95,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ACTIVE PERMIT
10	2	798300	0230	5/18/11	\$126,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	2	798300	0260	6/16/11	\$127,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ACTIVE PERMIT
10	2	798310	0110	2/15/11	\$107,411	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT EXCISE TAX
10	2	798380	0040	7/22/11	\$129,900	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
10	2	798380	0080	8/25/11	\$223,000	RELOCATION - SALE TO SERVICE
10	2	798380	0150	1/12/12	\$177,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
10	2	798380	0190	12/27/13	\$207,261	BANKRUPTCY-RECEIVER OR TRUSTEE; GOV'T AGENCY; EXEMPT FROM EXCISE TAX
10	2	798440	0005	12/9/13	\$133,500	BANKRUPTCY-RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
10	2	798440	0015	5/23/13	\$144,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
10	2	798440	0205	2/13/12	\$145,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	2	798490	0010	9/10/13	\$147,500	BANKRUPTCY-RECEIVER OR TRUSTEE;EXEMPT FROM EXCISE TAX;FIN.INSTIT.RESALE
10	2	798490	0110	2/28/13	\$220,281	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY; EXEMPT FROM EXCISE TAX
10	2	798490	0130	1/5/12	\$28,120	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
10	2	798510	0150	9/12/13	\$223,829	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	3	868040	0290	5/3/11	\$227,627	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	3	868040	0470	6/15/11	\$200,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
10	2	879800	0030	7/30/13	\$163,532	AUCTION SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE

Vacant Sales Used in this Annual Update Analysis
Area 026

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
7	0	222204	9204	4/12/2012	\$67,000	22,359	N	N
10	2	53700	95	5/21/2012	\$90,000	14,430	Y	Y
10	0	92104	9234	9/10/2013	\$75,000	12,128	N	N
10	0	332204	9023	12/6/2011	\$80,000	39,008	N	N
10	0	332204	9127	7/1/2013	\$70,000	7,492	N	N
10	0	367440	135	3/15/2012	\$90,000	32,940	N	N
10	2	941480	60	6/14/2013	\$70,000	9,660	N	N

Vacant Sales Removed in this Annual Update Analysis Area 026

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0000	222204	9027	11/22/13	\$26,000	DOR RATIO; NO MARKET EXPOSURE
7	0000	222204	9152	06/05/12	\$5,000	DOR RATIO; NO MARKET EXPOSURE
7	0000	222204	9155	05/02/12	\$6,000	DOR RATIO; NON-REPRESENTATIVE SALE
7	0000	282204	9041	04/14/11	\$58,000	PLOTTAGE; NON-REPRESENTATIVE SALE
7	0000	282204	9083	11/29/11	\$13,500	DOR RATIO; NON-REPRESENTATIVE SALE
7	0002	886020	0005	10/15/12	\$23,000	DOR RATIO; CORPORATE AFFILIATES; NON-REPRESENTATIVE SALE
7	0002	886020	0006	10/15/12	\$23,000	DOR RATIO; 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, Assessor's Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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

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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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

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

Scope of Work Performed:

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

Certification:

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

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

None

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

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

- Annual Update Model Development and Report Preparation
- Sales Verification
- Appeals Response Preparation / Review
- Appeal Hearing Attendance


Appraiser II

4/8/2014

Date