

Executive Summary

West Hill Auburn - Area 027

Annual Update

Characteristics Based Market Adjustment for 2014 Assessment Roll

Previous Physical Inspection: 2012
Number of Improved Sales: 478
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	\$78,300	\$134,300	\$212,600			6.93%
2014 Value	\$78,300	\$186,700	\$265,000	\$285,000	92.9%	6.83%
\$ Change	+\$0	+\$52,400	+\$52,400			
% Change	+0.0%	+39.0%	+24.6%			

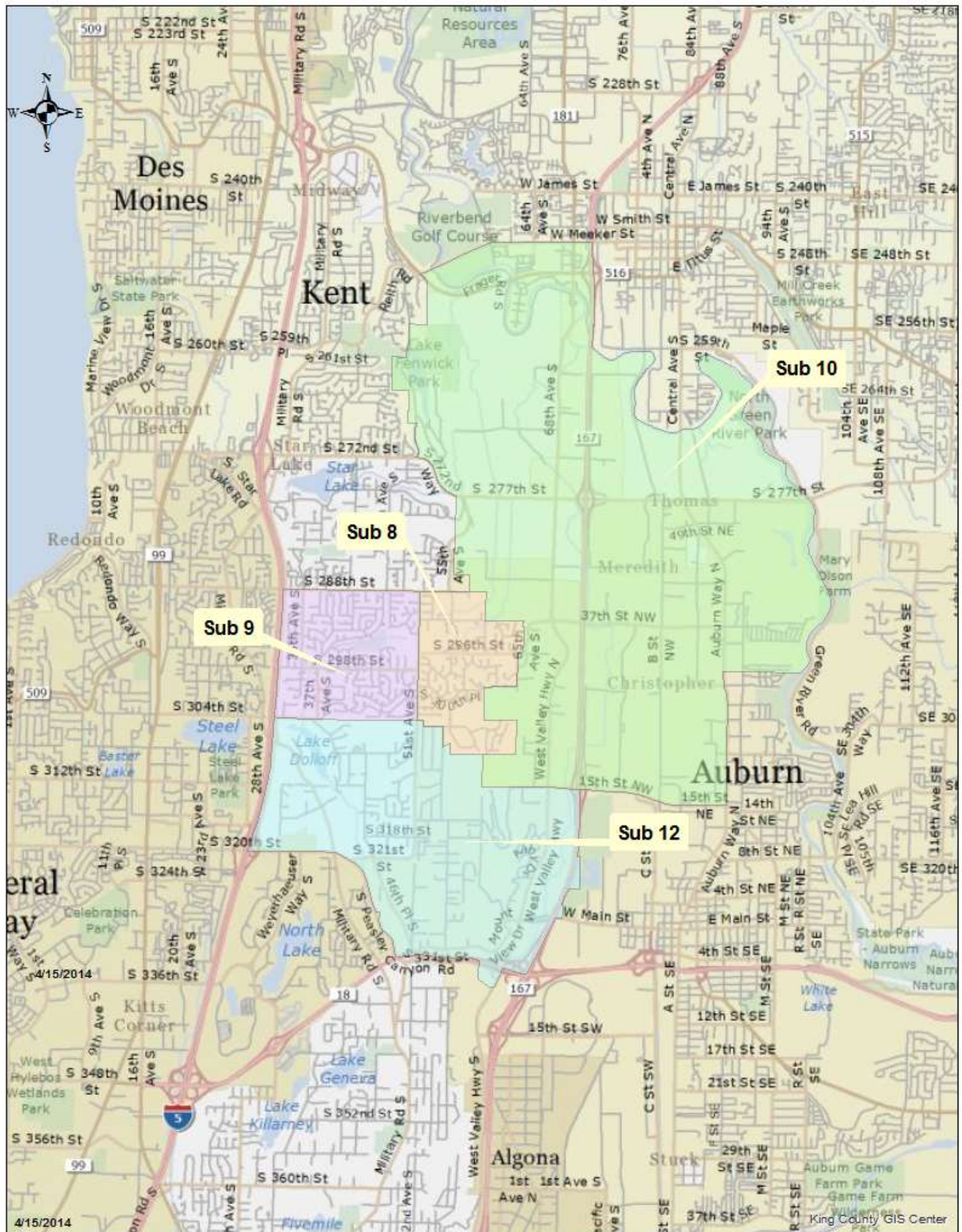
Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2014 COD of 6.83% is an improvement from the previous COD of 6.93%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards 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	\$78,300	\$125,700	\$204,000
2014 Value	\$78,300	\$174,000	\$252,300
% Change	+0.0%	+38.4%	+23.7%

Number of one to three unit residences in the population: 4,966

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 one characteristic-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, a house that's considered to be reflecting OldAge (greater than 45 years old) was generally at a higher assessment level than the rest of the population, therefore needed less of an upward adjustment. This annual update valuation model corrects for these strata differences.

Area 027 Map



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Area 027 - Model Adjustments

1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+25.51%	3,235	65%

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
OldAge>45years	+20.15%	95	1,731	5%

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

Generally, OldAge (greater than 45 years old) parcels were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

Annual Update Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: May 6, 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 one characteristic-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, a house that's considered to be reflecting OldAge (greater than 45 years old) was generally at a higher assessment level than the rest of the population, therefore needed less of an 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 478 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:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * (1 - 0.06) / (.7489192 + 3.340466E-02 * \text{OldAge})$$

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 5 sales of mobile homes within Area 027. Analysis of the mobile home sales indicated a value increase in line with the Total % Change indicated by the Area's sales sample as reflected on the Executive Summary page of +24.6%. The adjustment formula is:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * 1.246$$

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

Results

The resulting assessment level is 0.929. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2014 assessment year (taxes payable in 2015) results in an average total change from the 2013 assessments of +23.7%. This increase is due partly to market changes over time and the previous assessment levels.

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

Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (2013 Land Value + Previous Improvement Value) * 1.246.
- 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) * 1.246.
- 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.



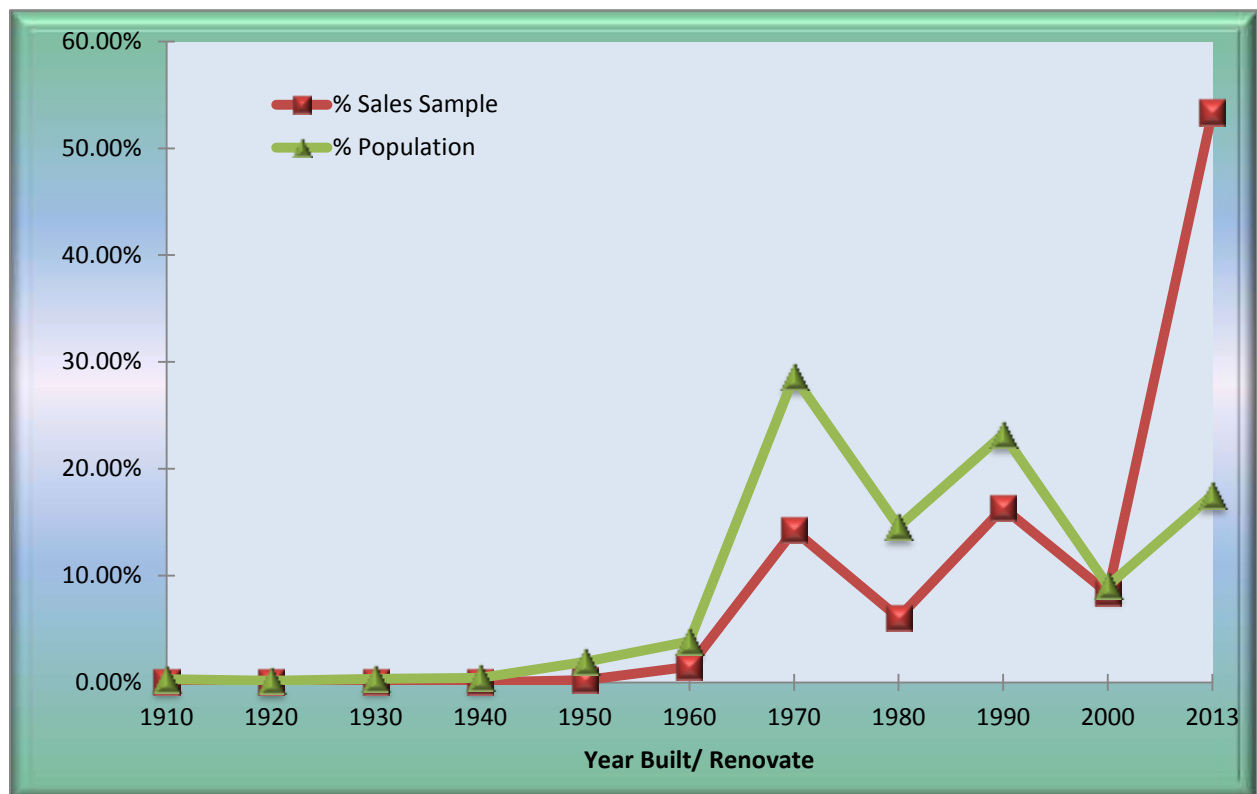
Sales Sample Representation of Population Year Built or Renovated

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	1	0.21%
1960	7	1.46%
1970	68	14.23%
1980	29	6.07%
1990	78	16.32%
2000	40	8.37%
2013	255	53.35%
	478	

Population

Year Built/Ren	Frequency	% Population
1910	15	0.30%
1920	7	0.14%
1930	17	0.34%
1940	21	0.42%
1950	95	1.91%
1960	191	3.85%
1970	1,423	28.65%
1980	724	14.58%
1990	1,153	23.22%
2000	450	9.06%
2013	870	17.52%
	4,966	



Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over - representation was found to lack statistical significance during the modeling process.

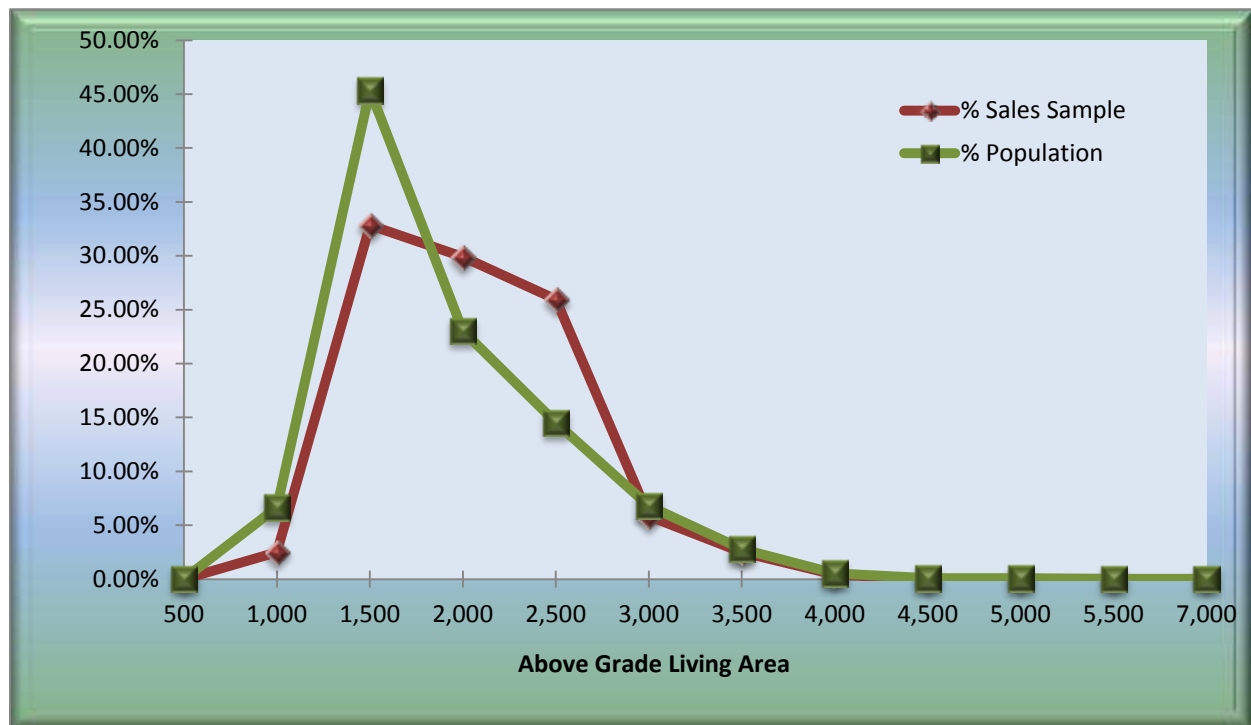
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	12	2.51%
1,500	157	32.85%
2,000	143	29.92%
2,500	124	25.94%
3,000	28	5.86%
3,500	12	2.51%
4,000	2	0.42%
4,500	0	0.00%
5,000	0	0.00%
5,500	0	0.00%
7,000	0	0.00%
478		

Population

AGLA	Frequency	% Population
500	1	0.02%
1,000	330	6.65%
1,500	2,253	45.37%
2,000	1,145	23.06%
2,500	721	14.52%
3,000	338	6.81%
3,500	139	2.80%
4,000	27	0.54%
4,500	4	0.08%
5,000	5	0.10%
5,500	1	0.02%
7,000	2	0.04%
4,966		



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

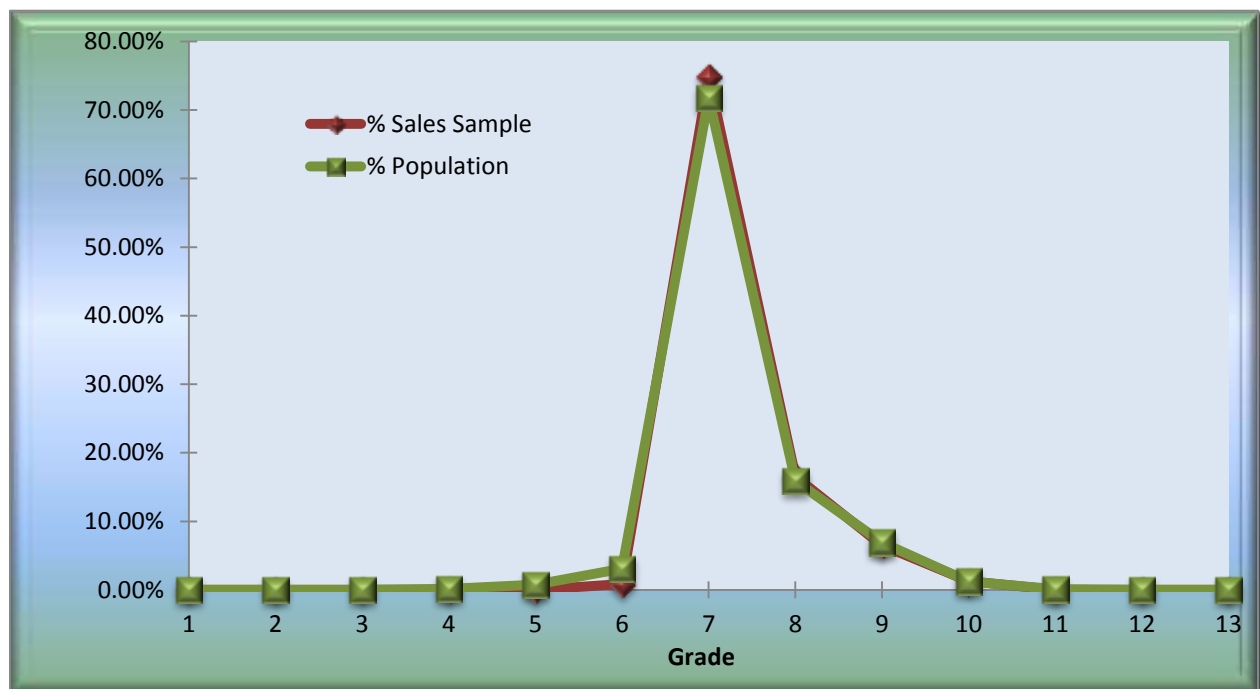
Sales Sample Representation of Population Building Grade

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	4	0.84%
7	358	74.90%
8	79	16.53%
9	31	6.49%
10	6	1.26%
11	0	0.00%
12	0	0.00%
13	0	0.00%
478		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	7	0.14%
5	39	0.79%
6	153	3.08%
7	3,566	71.81%
8	789	15.89%
9	345	6.95%
10	60	1.21%
11	5	0.10%
12	1	0.02%
13	1	0.02%
4,966		



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 027 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 1.176, resulting in an adjusted value of \$558,000 ($\$475,000 \times 1.176 = \$558,600$) – truncated to the nearest \$1000.

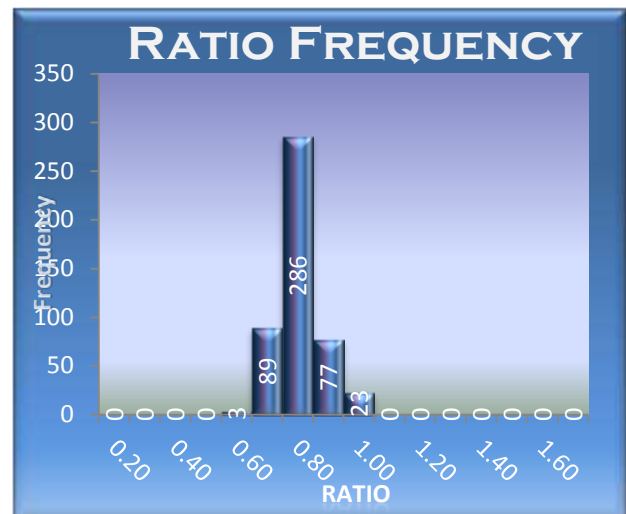
SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.160	16.0%
2/1/2011	1.168	16.8%
3/1/2011	1.175	17.5%
4/1/2011	1.181	18.1%
5/1/2011	1.187	18.7%
6/1/2011	1.192	19.2%
7/1/2011	1.196	19.6%
8/1/2011	1.200	20.0%
9/1/2011	1.203	20.3%
10/1/2011	1.205	20.5%
11/1/2011	1.206	20.6%
12/1/2011	1.207	20.7%
1/1/2012	1.207	20.7%
2/1/2012	1.206	20.6%
3/1/2012	1.205	20.5%
4/1/2012	1.203	20.3%
5/1/2012	1.201	20.1%
6/1/2012	1.197	19.7%
7/1/2012	1.193	19.3%
8/1/2012	1.188	18.8%
9/1/2012	1.183	18.3%
10/1/2012	1.176	17.6%
11/1/2012	1.169	16.9%
12/1/2012	1.162	16.2%
1/1/2013	1.154	15.4%
2/1/2013	1.144	14.4%
3/1/2013	1.135	13.5%
4/1/2013	1.125	12.5%
5/1/2013	1.114	11.4%
6/1/2013	1.102	10.2%
7/1/2013	1.090	9.0%
8/1/2013	1.077	7.7%
9/1/2013	1.062	6.2%
10/1/2013	1.048	4.8%
11/1/2013	1.033	3.3%
12/1/2013	1.017	1.7%
1/1/2014	1.000	0.0%

The time adjustment formula for Area 027 is: $(.7489192 - 4.203136E-04 * \text{SaleDay} - 2.828048E-07 * \text{SaleDaySq} + 3.340466E-02 * 0.1464435) / (.7489192 + 3.340466E-02 * 0.1464435)$
SaleDay = SaleDate - 41640
SaleDaySq = (SaleDate - 41640)^2

Annual Update Ratio Study Report (Before) – 2013 Assessments

District: SW / Team: 2	Appr. Date:	Date of Report:	Sales Dates:
Area Name: West Hill Auburn	1/1/2013	5/6/2014	1/2011 - 12/2013
Area Number: 27	Appr ID:	Property Type:	Adjusted for time?
	BSIM	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	478
Mean Assessed Value	212,600
Mean Adj. Sales Price	285,000
Standard Deviation AV	49,914
Standard Deviation SP	75,304
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.754
Median Ratio	0.743
Weighted Mean Ratio	0.746
UNIFORMITY	
Lowest ratio	0.559
Highest ratio:	1.000
Coefficient of Dispersion	6.93%
Standard Deviation	0.068
Coefficient of Variation	9.01%
Price Related Differential (PRD)	1.011
RELIABILITY	
95% Confidence: Median	
Lower limit	0.738
Upper limit	0.752
95% Confidence: Mean	
Lower limit	0.748
Upper limit	0.760
SAMPLE SIZE EVALUATION	
N (population size)	4966
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.068
Recommended minimum:	7
Actual sample size:	478
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	264
# ratios above mean:	214
z:	2.287
Conclusion:	Non-normal



COMMENTS:

1 to 3 Unit Residences throughout Area 027

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: West Hill Auburn		1/1/2014	5/6/2014	1/2011 - 12/2013
		Appr. ID:	Property Type:	Adjusted for time?
Area Number: 27		BSIM	1 to 3 Unit	YES
SAMPLE STATISTICS				
Sample size (n)	478			
Mean Assessed Value	265,000			
Mean Sales Price	285,000			
Standard Deviation AV	63,688			
Standard Deviation SP	75,304			
ASSESSMENT LEVEL				
Arithmetic Mean Ratio	0.938			
Median Ratio	0.929			
Weighted Mean Ratio	0.930			
UNIFORMITY				
Lowest ratio	0.699			
Highest ratio:	1.200			
Coefficient of Dispersion	6.83%			
Standard Deviation	0.083			
Coefficient of Variation	8.90%			
Price Related Differential (PRD)	1.009			
RELIABILITY				
95% Confidence: Median				
Lower limit	0.922			
Upper limit	0.937			
95% Confidence: Mean				
Lower limit	0.931			
Upper limit	0.946			
SAMPLE SIZE EVALUATION				
N (population size)	4966			
B (acceptable error - in decimal)	0.05			
S (estimated from this sample)	0.083			
Recommended minimum:	11			
Actual sample size:	478			
Conclusion:	OK			
NORMALITY				
Binomial Test				
# ratios below mean:	264			
# ratios above mean:	214			
z:	2.287			
Conclusion:	Non-normal			

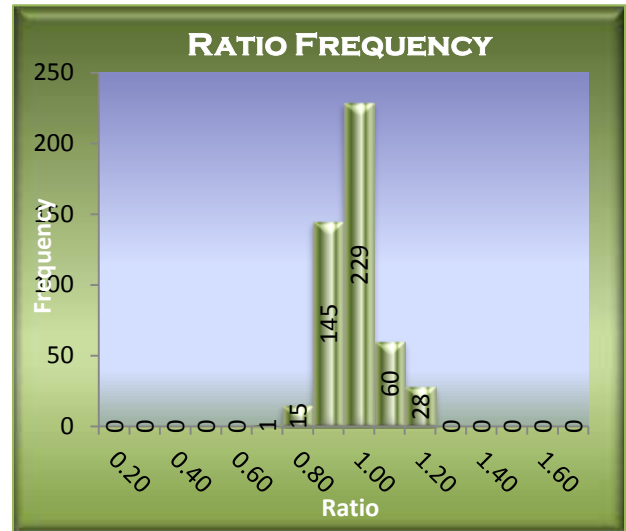
RATIO FREQUENCY

Ratio	Frequency
0.80-0.85	15
0.85-0.90	145
0.90-0.95	229
0.95-1.00	60
1.00-1.05	28
1.05-1.10	0
1.10-1.15	0
1.15-1.20	0
1.20-1.25	0
1.25-1.30	0
1.30-1.35	0
1.35-1.40	0
1.40-1.45	0
1.45-1.50	0
1.50-1.55	0
1.55-1.60	0

COMMENTS:

1 to 3 Unit Residences throughout Area 027

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



COMMENTS:

1 to 3 Unit Residences throughout Area 027

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

Improved Sales Used in This Annual Update Analysis

Area 027 -- 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	0	032104	9212	02/02/12	\$180,000	\$217,000	1,570	7	1993	Avg	8,773	N	N	30027 38TH AVE S
9	0	032104	9031	12/06/11	\$247,000	\$298,000	3,220	7	2003	Avg	40,946	N	N	4615 S 298TH ST
9	2	131030	0020	01/20/11	\$179,000	\$209,000	770	7	1970	Good	7,200	N	N	3386 S 290TH ST
9	2	131100	0180	04/25/12	\$189,500	\$228,000	860	7	1962	Good	7,700	N	N	3719 S 291ST ST
9	2	293500	0260	09/25/12	\$183,000	\$216,000	900	7	1970	Good	6,300	N	N	4303 S 296TH PL
9	2	789550	0600	04/27/11	\$179,999	\$214,000	900	7	1970	Avg	8,184	N	N	29812 43RD PL S
9	2	769663	0430	02/17/11	\$164,000	\$192,000	920	7	1976	Avg	7,524	N	N	4225 S 300TH PL
9	2	131120	0570	12/19/13	\$200,000	\$201,000	950	7	1963	Good	7,350	N	N	29223 45TH AVE S
9	2	131291	0150	09/16/13	\$239,000	\$252,000	950	7	1983	Good	12,000	N	N	4042 S 302ND PL
9	2	131110	0080	03/22/11	\$163,000	\$192,000	970	7	1962	Avg	7,480	N	N	29329 35TH AVE S
9	2	769663	0120	09/06/11	\$190,000	\$229,000	970	7	1976	Avg	7,850	N	N	30012 42ND PL S
9	2	131270	0010	03/15/11	\$228,000	\$269,000	1,010	7	1963	VGood	7,200	N	N	29143 34TH AVE S
9	2	555690	0220	11/12/12	\$150,000	\$175,000	1,010	7	1968	Avg	6,500	N	N	3515 S 292ND ST
9	2	387670	0080	10/23/13	\$167,000	\$173,000	1,020	7	1967	Avg	9,021	N	N	29601 32ND PL S
9	2	387650	0180	06/20/13	\$165,000	\$181,000	1,030	7	1967	Good	8,030	N	N	29304 32ND PL S
9	2	131100	0130	05/13/13	\$138,000	\$153,000	1,040	7	1962	Good	7,560	N	N	29027 38TH AVE S
9	2	131100	0240	10/03/12	\$217,000	\$255,000	1,050	7	1962	Avg	9,200	N	N	3656 S 292ND PL
9	2	131110	0680	08/07/13	\$213,659	\$229,000	1,050	7	1963	Avg	9,204	N	N	29330 36TH AVE S
9	2	131130	0030	12/18/13	\$249,000	\$251,000	1,050	7	1963	Good	7,210	N	N	28820 37TH AVE S
9	2	131140	0230	12/07/11	\$195,000	\$235,000	1,050	7	1964	Good	7,350	N	N	29004 45TH AVE S
9	2	131220	0020	10/01/12	\$152,500	\$179,000	1,050	7	1965	Avg	8,740	N	N	4212 S 288TH PL
9	2	789560	0030	11/18/11	\$170,000	\$205,000	1,050	7	1970	Avg	8,400	N	N	4317 S 300TH ST
9	2	131140	0310	05/05/11	\$215,000	\$255,000	1,060	7	1963	Good	7,245	N	N	4244 S 290TH ST
9	2	769662	0090	02/16/12	\$181,000	\$218,000	1,060	7	1976	Avg	9,134	N	N	30030 45TH CT S
9	2	387650	0290	04/04/12	\$142,000	\$171,000	1,070	7	1967	Avg	6,164	N	N	3211 S 295TH ST
9	2	815963	0010	05/04/11	\$199,999	\$237,000	1,090	7	1977	Avg	13,120	N	N	29126 47TH AVE S
9	2	800110	0030	06/19/12	\$185,000	\$221,000	1,090	7	1996	Avg	5,113	N	N	3354 S 300TH PL
9	2	769663	0330	03/13/12	\$155,500	\$187,000	1,100	7	1976	Avg	7,200	N	N	4236 S 303RD ST
9	2	131181	0070	06/25/13	\$218,000	\$238,000	1,110	7	1968	Avg	10,205	N	N	29655 36TH PL S

Improved Sales Used in This Annual Update Analysis

Area 027 -- 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	131181	0020	10/29/13	\$149,950	\$155,000	1,120	7	1968	Avg	8,820	N	N	29625 36TH PL S
9	2	131180	0160	10/14/13	\$230,000	\$240,000	1,160	7	1967	Good	7,354	N	N	4736 S 295TH PL
9	2	131180	0520	06/20/13	\$229,950	\$252,000	1,160	7	1967	Good	7,225	N	N	4513 S 295TH PL
9	2	131190	0010	09/19/12	\$234,000	\$276,000	1,160	7	1968	Good	8,050	N	N	29830 138TH AVE SE
9	2	387660	0010	10/30/13	\$240,000	\$248,000	1,170	7	1967	VGood	9,020	N	N	29515 32ND PL S
9	2	131280	0060	06/21/12	\$204,000	\$244,000	1,180	7	1966	Good	7,200	N	N	3214 S 291ST ST
9	2	661850	0080	03/07/11	\$197,000	\$232,000	1,180	7	1991	Avg	8,342	N	N	29711 48TH AVE S
9	2	555680	0250	11/06/12	\$140,000	\$164,000	1,190	7	1967	Avg	8,075	N	N	29002 40TH AVE S
9	2	789550	0580	05/01/12	\$148,000	\$178,000	1,200	7	1971	Avg	7,900	N	N	29809 43RD PL S
9	2	131100	0200	03/28/13	\$155,000	\$175,000	1,210	7	1962	Avg	9,025	N	N	29111 38TH AVE S
9	2	800121	0280	06/20/12	\$177,000	\$211,000	1,240	7	1978	Good	8,025	N	N	4637 S 289TH PL
9	2	815963	0380	08/20/12	\$209,000	\$248,000	1,240	7	1977	Good	11,000	N	N	4607 S 292ND ST
9	2	131120	0600	08/12/13	\$190,850	\$205,000	1,250	7	1963	Avg	7,245	N	N	29030 45TH AVE S
9	2	131150	0410	09/26/13	\$211,000	\$222,000	1,250	7	1966	Avg	7,350	N	N	4111 S 294TH ST
9	2	131160	0280	11/19/12	\$190,000	\$221,000	1,250	7	1966	Good	10,500	N	N	4200 S 294TH ST
9	2	131160	0580	08/24/12	\$175,000	\$207,000	1,250	7	1965	Good	7,220	N	N	29014 45TH PL S
9	2	131160	0660	06/28/12	\$197,000	\$235,000	1,250	7	1965	VGood	7,245	N	N	3943 S 293RD ST
9	2	131180	0400	08/14/13	\$214,000	\$229,000	1,250	7	1967	Good	7,650	N	N	4526 S 297TH PL
9	2	131181	0030	07/12/12	\$153,165	\$182,000	1,260	7	1968	Avg	8,820	N	N	29631 36TH PL S
9	2	246050	0180	09/27/12	\$145,500	\$171,000	1,270	7	1968	Avg	7,200	N	N	29711 45TH AVE S
9	2	387660	0120	05/29/12	\$187,000	\$224,000	1,270	7	1967	Good	10,196	N	N	3222 S 295TH PL
9	2	131190	0180	03/01/11	\$185,000	\$217,000	1,290	7	1968	Avg	9,500	N	N	29601 40TH PL S
9	2	131210	0120	06/06/11	\$184,950	\$221,000	1,310	7	1966	Avg	8,450	N	N	3424 S 290TH ST
9	2	800110	0010	03/08/13	\$195,000	\$221,000	1,380	7	1996	Avg	5,987	N	N	29929 34TH AVE S
9	2	789550	0140	08/05/13	\$180,000	\$193,000	1,390	7	1969	Avg	10,765	N	N	29860 42ND AVE S
9	2	414091	0100	05/05/12	\$199,995	\$240,000	1,391	7	2011	Avg	4,505	N	N	3516 S 297TH PL
9	2	387671	0160	04/20/12	\$170,000	\$204,000	1,410	7	1978	Avg	7,500	N	N	29702 32ND PL S
9	2	661850	0060	11/01/13	\$232,000	\$240,000	1,420	7	1991	Avg	8,391	N	N	29723 48TH AVE S
9	2	414091	0090	08/06/12	\$221,886	\$263,000	1,425	7	2012	Avg	4,274	N	N	3549 S 297TH ST

Improved Sales Used in This Annual Update Analysis

Area 027 -- 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	414091	0110	05/09/12	\$214,995	\$258,000	1,425	7	2012	Avg	3,981	N	N	3432 S 297TH PL
9	2	414091	0210	12/10/11	\$227,055	\$274,000	1,425	7	2011	Avg	3,757	N	N	3513 S 296TH PL
9	2	414091	0220	07/12/12	\$220,368	\$263,000	1,425	7	2012	Avg	5,017	N	N	3520 S 297TH PL
9	2	131100	0360	11/16/12	\$165,500	\$193,000	1,430	7	1962	Good	8,470	N	N	29301 39TH AVE S
9	2	131120	0380	04/25/13	\$190,000	\$212,000	1,430	7	1963	Avg	7,210	N	N	29102 43RD AVE S
9	2	131120	0150	01/29/13	\$210,000	\$241,000	1,450	7	1963	Good	7,242	N	N	29123 43RD AVE S
9	2	131160	0120	03/19/12	\$155,500	\$187,000	1,450	7	1965	Good	7,350	N	N	29219 45TH PL S
9	2	131220	0150	02/23/12	\$184,500	\$222,000	1,460	7	1964	Avg	7,200	N	N	4211 S 289TH PL
9	2	541320	0100	07/25/13	\$259,950	\$281,000	1,530	7	1990	Avg	7,311	N	N	3410 S 299TH ST
9	2	274400	0060	03/22/13	\$220,000	\$248,000	1,540	7	1985	Good	9,054	N	N	28841 43RD PL S
9	2	274400	0120	09/06/11	\$205,970	\$248,000	1,540	7	1988	Avg	8,422	N	N	28826 43RD PL S
9	2	414091	0010	06/11/12	\$219,995	\$263,000	1,541	7	2011	Avg	5,040	N	N	3508 S 296TH PL
9	2	414091	0080	08/06/12	\$235,266	\$279,000	1,541	7	2012	Avg	4,274	N	N	3557 S 297TH ST
9	2	414091	0120	07/10/12	\$222,995	\$266,000	1,541	7	2012	Avg	4,175	N	N	3428 S 297TH ST
9	2	414091	0170	02/02/12	\$229,995	\$277,000	1,541	7	2011	Avg	4,347	N	N	3407 S 296TH PL
9	2	414091	0200	06/22/12	\$219,995	\$263,000	1,541	7	2012	Avg	4,368	N	N	3429 S 296TH PL
9	2	769650	0350	05/29/12	\$188,000	\$225,000	1,550	7	1968	Good	9,394	N	N	4534 S 298TH PL
9	2	949180	0050	01/25/11	\$200,000	\$233,000	1,570	7	1990	Avg	10,690	N	N	3227 S 298TH ST
9	2	789550	0290	04/08/11	\$235,000	\$278,000	1,580	7	1971	Good	8,468	N	N	29915 43RD AVE S
9	2	261670	0060	11/15/11	\$170,000	\$205,000	1,600	7	1987	Avg	7,377	N	N	4846 S 301ST DR
9	2	261670	0130	09/28/11	\$189,000	\$228,000	1,600	7	1987	Good	7,501	N	N	4732 S 301ST DR
9	2	274400	0110	04/12/13	\$300,000	\$336,000	1,600	7	1985	Avg	9,132	N	N	4314 S 289TH PL
9	2	387671	0110	11/09/11	\$154,000	\$186,000	1,600	7	1978	Avg	7,200	N	N	29717 33RD AVE S
9	2	131190	0020	08/01/12	\$210,000	\$250,000	1,610	7	1968	Avg	7,735	N	N	4009 S 297TH PL
9	2	769661	0100	07/19/11	\$207,650	\$249,000	1,620	7	1975	Good	7,200	N	N	4816 S 300TH PL
9	2	131292	0060	03/17/11	\$246,000	\$290,000	1,630	7	1991	Avg	10,969	N	N	30236 38TH PL S
9	2	261670	0250	11/19/12	\$207,500	\$242,000	1,640	7	1987	Good	7,500	N	N	4502 S 301ST DR
9	2	789550	0540	10/24/12	\$170,000	\$199,000	1,670	7	1970	Avg	8,640	N	N	29816 43RD AVE S
9	2	414091	0020	08/06/12	\$237,460	\$282,000	1,697	7	2012	Avg	5,049	N	N	3518 S 296TH PL

Improved Sales Used in This Annual Update Analysis

Area 027 -- 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	414091	0030	04/04/12	\$229,995	\$277,000	1,697	7	2011	Avg	5,974	N	N	29511 36TH AVE S
9	2	414091	0150	05/12/12	\$230,995	\$277,000	1,697	7	2012	Avg	5,146	N	N	3404 S 297TH ST
9	2	414091	0180	04/12/12	\$229,995	\$277,000	1,697	7	2011	Avg	4,354	N	N	3419 S 296TH PL
9	2	949180	0180	12/20/11	\$171,199	\$207,000	1,760	7	1990	Avg	11,780	N	N	3304 S 299TH ST
9	2	661850	0170	10/29/13	\$241,500	\$250,000	1,790	7	1991	Avg	8,418	N	N	29734 48TH AVE S
9	2	131160	0170	09/19/11	\$217,300	\$262,000	1,800	7	1966	Good	7,350	N	N	29313 45TH PL S
9	2	414091	0040	01/17/12	\$249,995	\$302,000	1,834	7	2011	Avg	7,105	N	N	3524 S 296TH PL
9	2	414091	0060	12/07/11	\$261,902	\$316,000	1,834	7	2011	Avg	4,586	N	N	29522 36TH AVE S
9	2	414091	0140	03/19/12	\$237,000	\$285,000	1,834	7	2012	Avg	4,400	N	N	3410 S 297TH PL
9	2	414091	0160	03/13/12	\$239,995	\$289,000	1,834	7	2011	Avg	4,179	N	N	3401 S 296TH PL
9	2	246060	0170	05/31/11	\$187,500	\$223,000	1,850	7	1975	Avg	6,888	N	N	29816 45TH AVE S
9	2	800122	0120	06/27/13	\$245,000	\$267,000	1,890	7	1978	Good	7,254	N	N	5034 S 289TH PL
9	2	565150	0040	12/19/13	\$206,215	\$208,000	1,900	7	1989	Avg	8,616	N	N	5021 S 299TH PL
9	2	565150	0120	12/16/11	\$190,000	\$229,000	1,900	7	1989	Avg	9,129	N	N	29919 50TH CT S
9	2	769650	0190	04/15/13	\$249,500	\$279,000	1,980	7	1970	Good	7,210	N	N	4541 S 298TH PL
9	2	815961	0100	08/11/13	\$240,000	\$257,000	2,020	7	1974	Avg	10,924	N	N	29014 50TH AVE S
9	2	949180	0120	08/30/13	\$269,950	\$287,000	2,050	7	1990	Avg	9,942	N	N	29819 34TH AVE S
9	2	800110	0180	08/24/11	\$265,000	\$319,000	2,200	7	1996	Avg	7,190	N	N	3325 S S 300TH PL
9	2	414091	0050	04/12/12	\$249,995	\$301,000	2,236	7	2011	Avg	4,825	N	N	29512 36TH AVE S
9	2	414091	0070	09/10/12	\$249,995	\$295,000	2,236	7	2012	Avg	4,749	N	N	3565 S 297TH PL
9	2	414091	0130	05/07/12	\$254,995	\$306,000	2,236	7	2012	Avg	4,398	N	N	3422 S 297TH ST
9	2	414091	0190	12/07/11	\$289,995	\$350,000	2,236	7	2011	Avg	4,361	N	N	3425 S 296TH PL
9	5	204800	0440	06/26/13	\$185,000	\$202,000	1,520	7	2003	Avg	2,984	N	N	30030 34TH AVE S
9	5	204800	0290	10/16/12	\$160,000	\$188,000	1,600	7	2003	Avg	2,540	N	N	3316 S 301ST PL
9	5	204800	0140	11/01/13	\$183,600	\$190,000	1,610	7	2001	Avg	3,037	N	N	30143 36TH PL S
10	0	242204	9117	06/27/12	\$160,000	\$191,000	1,100	6	1946	Avg	49,740	N	N	25331 68TH AVE S
10	0	272204	9065	10/07/13	\$163,500	\$171,000	990	7	1954	Avg	14,500	N	N	25642 LAKE FENWICK RD S
10	0	889290	0050	05/14/12	\$162,000	\$194,000	1,160	7	1998	Avg	6,003	N	N	3836 I PL NE
10	0	352204	9100	04/04/13	\$200,100	\$225,000	1,300	7	1997	Avg	26,000	N	N	27243 51ST PL S

Improved Sales Used in This Annual Update Analysis

Area 027 -- 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	0	889290	0090	05/16/11	\$190,000	\$226,000	1,410	7	1998	Avg	7,452	N	N	3828 I PL NE
10	0	889290	0110	04/01/13	\$198,000	\$223,000	1,410	7	1998	Avg	8,188	N	N	3822 I PL NE
10	0	866915	0250	08/05/13	\$205,000	\$220,000	1,550	7	2008	Avg	3,815	N	N	1237 50TH ST NE
10	0	866915	0160	02/24/12	\$195,000	\$235,000	1,800	7	2008	Avg	3,379	N	N	1316 51ST ST NE
10	0	866915	0340	08/11/11	\$224,990	\$270,000	1,800	7	2008	Avg	4,466	N	N	1140 51ST ST NE
10	0	866916	0120	08/29/13	\$259,950	\$277,000	1,805	7	2010	Avg	3,230	N	N	1446 51ST ST NE
10	0	866916	0200	04/06/11	\$225,990	\$267,000	1,805	7	2010	Avg	3,402	N	N	1513 50TH ST NE
10	0	866915	0700	03/14/12	\$246,990	\$297,000	1,984	7	2012	Avg	4,460	N	N	1513 51ST ST NE
10	0	866918	0040	09/01/11	\$239,990	\$289,000	1,984	7	2011	Avg	4,275	N	N	1509 49TH ST NE
10	0	866918	0250	03/29/11	\$250,900	\$296,000	1,984	7	2011	Avg	4,682	N	N	4803 O CT NE
10	0	866918	0310	12/20/11	\$240,000	\$290,000	1,984	7	2011	Avg	3,959	N	N	4827 O CT NE
10	0	866918	0400	09/20/11	\$249,990	\$301,000	1,984	7	2011	Avg	4,935	N	N	1528 49TH ST NE
10	0	866918	0460	02/27/12	\$244,990	\$295,000	1,984	7	2011	Avg	4,050	N	N	4924 PIKE ST NE
10	0	866915	0390	08/25/12	\$255,000	\$302,000	2,099	7	2012	Avg	4,362	N	N	1202 50TH ST NE
10	0	866915	0710	09/11/12	\$262,500	\$310,000	2,099	7	2012	Avg	4,103	N	N	1509 51ST ST NE
10	0	866918	0020	03/13/12	\$240,000	\$289,000	2,099	7	2011	Avg	4,275	N	N	1517 49TH ST NE
10	0	866918	0060	05/27/11	\$245,355	\$292,000	2,099	7	2011	Avg	4,275	N	N	1439 49TH ST NE
10	0	866918	0110	03/04/11	\$249,000	\$293,000	2,099	7	2011	Avg	4,275	N	N	1419 49TH ST NE
10	0	866918	0270	04/06/11	\$247,900	\$293,000	2,099	7	2011	Avg	4,401	N	N	4811 O CT NE
10	0	866918	0330	04/04/11	\$257,225	\$304,000	2,099	7	2011	Avg	5,374	N	N	4816 O CT NE
10	0	866918	0370	12/20/11	\$251,850	\$304,000	2,099	7	2011	Avg	6,504	N	N	1516 49TH ST NE
10	0	866918	0410	12/14/11	\$242,990	\$293,000	2,099	7	2011	Avg	4,473	N	N	4904 PIKE ST NE
10	0	866918	0430	05/23/12	\$249,000	\$298,000	2,099	7	2011	Avg	4,244	N	N	4912 PIKE ST NE
10	0	866918	0470	02/18/12	\$242,990	\$293,000	2,099	7	2011	Avg	4,050	N	N	5004 PIKE ST NE
10	0	866915	0290	10/19/11	\$220,000	\$265,000	2,100	7	2008	Avg	3,479	N	N	1221 50TH ST NE
10	0	866915	0360	05/15/13	\$265,000	\$294,000	2,100	7	2008	Avg	4,462	N	N	5013 L ST NE
10	0	866915	0400	03/10/11	\$242,000	\$285,000	2,100	7	2010	Avg	4,362	N	N	1204 50TH ST NE
10	0	866915	0380	04/24/12	\$269,990	\$324,000	2,200	7	2008	Avg	4,362	N	N	5005 L ST NE
10	0	866915	0580	05/20/13	\$250,000	\$277,000	2,200	7	2008	Avg	5,386	N	N	1302 50TH ST NE

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Area 027 -- 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	0	866918	0300	04/07/11	\$263,465	\$312,000	2,200	7	2011	Avg	4,338	N	N	4823 O CT NE
10	0	866918	0350	05/17/11	\$267,900	\$319,000	2,200	7	2011	Avg	4,939	N	N	4824 O CT NE
10	0	866918	0420	06/21/12	\$255,000	\$305,000	2,200	7	2011	Avg	4,162	N	N	4908 PIKE ST NE
10	0	866918	0480	04/12/12	\$254,990	\$307,000	2,200	7	2011	Avg	4,050	N	N	5008 PIKE ST NE
10	0	866918	0030	06/06/12	\$262,500	\$314,000	2,437	7	2011	Avg	4,275	N	N	1513 49TH ST NE
10	0	866918	0070	01/01/11	\$270,025	\$313,000	2,437	7	2010	Avg	4,275	N	N	1435 49TH ST NE
10	0	866918	0260	02/01/11	\$269,900	\$315,000	2,437	7	2010	Avg	7,072	N	N	4807 O CT NE
10	0	866918	0290	05/18/11	\$274,900	\$327,000	2,437	7	2011	Avg	4,210	N	N	4819 O CT NE
10	0	866918	0340	10/25/11	\$250,000	\$302,000	2,437	7	2011	Avg	4,358	N	N	4820 O CT NE
10	0	866918	0390	11/07/11	\$262,000	\$316,000	2,437	7	2011	Avg	5,136	N	N	1524 49TH ST NE
10	0	866918	0440	07/21/12	\$270,000	\$321,000	2,437	7	2011	Avg	3,833	N	N	4916 PIKE ST NE
10	0	866915	0370	04/30/12	\$279,990	\$336,000	2,440	7	2008	Avg	4,186	N	N	5009 L ST NE
10	0	866918	0010	08/03/11	\$262,990	\$316,000	2,477	7	2011	Avg	4,614	N	N	1521 49TH ST NE
10	0	866918	0050	08/30/11	\$249,990	\$301,000	2,477	7	2011	Avg	4,275	N	N	1505 49TH ST NE
10	0	866918	0280	04/05/11	\$291,055	\$344,000	2,477	7	2011	Avg	4,535	N	N	4815 O CT NE
10	0	866918	0320	03/01/11	\$274,835	\$323,000	2,477	7	2011	Avg	6,221	N	N	4812 O CT NE
10	0	866918	0360	05/27/11	\$264,900	\$316,000	2,477	7	2011	Avg	4,995	N	N	1512 49TH ST NE
10	0	866918	0380	08/01/11	\$258,000	\$310,000	2,477	7	2011	Avg	6,995	N	N	1520 49TH ST NE
10	0	866918	0450	01/26/12	\$254,990	\$308,000	2,477	7	2011	Avg	4,050	N	N	4920 PIKE ST NE
10	0	866915	0460	11/22/11	\$207,500	\$250,000	2,480	7	2008	Avg	4,170	N	N	4909 L CT NE
10	0	866915	0690	02/18/12	\$252,500	\$304,000	2,480	7	2011	Avg	4,405	N	N	1517 51ST ST NE
10	0	733822	0360	06/18/12	\$215,000	\$257,000	1,738	8	2012	Avg	3,721	N	N	1449 32ND PL NE
10	0	733822	0400	10/22/12	\$230,000	\$270,000	1,738	8	2012	Avg	3,398	N	N	1156 32ND PL NE
10	0	733822	0340	11/18/11	\$214,900	\$259,000	1,740	8	2011	Avg	3,721	N	N	1441 32ND PL NE
10	0	733822	0740	05/19/11	\$220,000	\$262,000	1,740	8	2011	Avg	3,668	N	N	1432 32ND PL NE
10	0	733822	0870	03/15/12	\$219,950	\$265,000	1,740	8	2011	Avg	3,703	N	N	1434 32ND ST NE
10	0	352204	9083	02/27/13	\$334,000	\$379,000	2,020	8	1966	Good	430,808	Y	N	28030 55TH AVE S
10	0	733822	0840	11/14/12	\$255,000	\$297,000	2,026	8	2012	Avg	4,121	N	N	1439 32ND ST NE
10	0	733822	0010	06/27/12	\$205,000	\$245,000	2,030	8	2006	Avg	5,270	N	N	1145 32ND PL NE

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Area 027 -- 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	0	733822	0540	04/18/11	\$215,000	\$255,000	2,030	8	2006	Avg	3,970	N	N	1206 32ND PL NE
10	0	733822	0660	06/05/12	\$239,300	\$286,000	2,030	8	2006	Avg	4,113	N	N	1259 32ND ST NE
10	0	733822	0670	03/22/11	\$215,000	\$254,000	2,030	8	2006	Avg	4,113	N	N	1311 32ND ST NE
10	0	733822	0730	07/11/12	\$250,000	\$298,000	2,030	8	2010	Avg	3,957	N	N	1426 32ND PL NE
10	0	733822	0830	04/06/11	\$254,800	\$301,000	2,030	8	2010	Avg	4,121	N	N	1435 32ND ST NE
10	0	733822	0850	09/30/11	\$289,000	\$348,000	2,030	8	2011	Avg	4,737	N	N	1443 32ND PL NE
10	0	733822	0920	02/06/12	\$257,282	\$310,000	2,030	8	2011	Avg	4,938	N	N	1358 32ND ST NE
10	0	733822	0350	04/20/12	\$249,950	\$300,000	2,150	8	2011	Avg	3,721	N	N	1445 32ND PL NE
10	0	733822	0760	10/02/12	\$252,000	\$296,000	2,150	8	2011	Avg	5,297	N	N	1440 32ND PL NE
10	0	733822	0820	02/02/11	\$250,000	\$292,000	2,150	8	2010	Avg	3,700	N	N	1429 32ND ST NE
10	0	733822	0900	05/17/11	\$240,000	\$285,000	2,150	8	2011	Avg	3,703	N	N	1420 32ND ST NE
10	0	733822	1110	09/19/12	\$198,000	\$233,000	2,150	8	2006	Avg	3,703	N	N	1162 32ND ST NE
10	0	733822	0140	04/10/12	\$197,000	\$237,000	2,230	8	2006	Avg	3,721	N	N	1209 32ND PL NE
10	0	733822	0330	04/29/11	\$249,500	\$296,000	2,230	8	2010	Avg	3,721	N	N	1437 32ND PL NE
10	0	733822	0370	10/24/11	\$266,367	\$321,000	2,230	8	2011	Avg	4,952	N	N	1453 32ND PL NE
10	0	733822	0750	05/29/12	\$245,000	\$293,000	2,230	8	2011	Avg	3,706	N	N	1436 32ND PL NE
10	0	733822	0880	12/20/11	\$250,000	\$302,000	2,230	8	2011	Avg	3,703	N	N	1428 32ND ST NE
10	0	733822	0910	05/30/13	\$260,000	\$287,000	2,230	8	2007	Avg	3,703	N	N	1412 32ND ST NE
10	0	733822	1100	05/18/12	\$199,000	\$239,000	2,230	8	2006	Avg	3,703	N	N	1164 32ND ST NE
10	0	733822	0860	01/08/13	\$260,000	\$299,000	2,235	8	2012	Avg	5,039	N	N	1438 32ND ST NE
10	0	733822	0410	07/02/12	\$237,900	\$284,000	2,240	8	2006	Avg	3,398	N	N	1162 32ND PL NE
10	0	733822	0320	08/09/11	\$260,000	\$312,000	2,730	8	2011	Avg	4,962	N	N	1433 32ND PL NE
10	0	733822	0930	05/17/11	\$260,000	\$309,000	2,730	8	2010	Avg	4,938	N	N	1346 32ND ST NE
10	0	733822	1080	05/28/13	\$314,000	\$347,000	2,730	8	2006	Avg	4,937	N	N	1168 32ND ST NE
10	2	030140	2280	08/16/13	\$194,950	\$209,000	1,061	7	2013	Avg	2,884	N	N	997 43RD CT NE
10	2	030140	2300	01/18/13	\$184,900	\$212,000	1,061	7	2012	Avg	2,885	N	N	1017 43RD CT NE
10	2	030140	2320	04/19/12	\$174,900	\$210,000	1,061	7	2012	Avg	2,887	N	N	1031 43RD CT NE
10	2	030140	2340	10/19/11	\$174,900	\$211,000	1,061	7	2011	Avg	2,889	N	N	1043 43RD CT NE
10	2	030140	2390	06/10/11	\$176,000	\$210,000	1,061	7	2011	Avg	2,745	N	N	1063 43RD CT NE

Improved Sales Used in This Annual Update Analysis

Area 027 -- 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	030140	2050	07/03/12	\$167,000	\$199,000	1,085	7	2011	Avg	3,453	N	N	1082 43RD CT NE
10	2	030140	2070	06/22/11	\$167,900	\$201,000	1,087	7	2011	Avg	3,228	N	N	1070 43RD CT NE
10	2	030140	2090	01/03/12	\$169,000	\$204,000	1,087	7	2011	Avg	3,028	N	N	1058 43RD CT NE
10	2	030140	2110	05/18/12	\$165,000	\$198,000	1,087	7	2012	Avg	2,820	N	N	1048 43RD CT NE
10	2	030140	2130	11/30/12	\$179,900	\$209,000	1,087	7	2012	Avg	2,820	N	N	1036 43RD CT NE
10	2	030140	2150	05/29/13	\$180,900	\$200,000	1,087	7	2013	Avg	2,820	N	N	1024 43RD CT NE
10	2	030140	2060	05/09/11	\$186,900	\$222,000	1,283	7	2011	Avg	4,748	N	N	1076 43RD CT NE
10	2	030140	2080	05/11/11	\$191,913	\$228,000	1,481	7	2011	Avg	3,049	N	N	1064 43RD CT NE
10	2	030140	2100	08/21/11	\$185,900	\$223,000	1,481	7	2011	Avg	2,841	N	N	1052 43RD CT NE
10	2	030140	2120	04/11/12	\$192,900	\$232,000	1,481	7	2012	Avg	2,820	N	N	1042 43RD CT NE
10	2	030140	2140	02/11/13	\$209,900	\$240,000	1,481	7	2012	Avg	2,820	N	N	1030 43RD CT NE
10	2	030140	2160	06/04/13	\$213,900	\$235,000	1,481	7	2013	Avg	3,492	N	N	1018 43RD CT NE
10	2	030140	2350	09/19/11	\$194,900	\$235,000	1,483	7	2011	Avg	3,371	N	N	1049 43RD CT NE
10	2	030140	2360	04/08/11	\$191,900	\$227,000	1,483	7	2011	Avg	3,370	N	N	1057 43RD CT NE
10	2	030140	0700	07/02/13	\$228,790	\$249,000	1,489	7	2013	Avg	2,800	N	N	1475 42ND ST NE
10	2	030140	0730	03/29/13	\$225,900	\$254,000	1,489	7	2012	Avg	2,800	N	N	1439 42ND ST NE
10	2	030140	0740	03/05/13	\$223,900	\$254,000	1,489	7	2012	Avg	2,800	N	N	1427 42ND ST NE
10	2	030140	0770	10/23/12	\$222,000	\$260,000	1,489	7	2012	Avg	2,800	N	N	1363 42ND AVE NE
10	2	030140	0790	04/30/12	\$220,000	\$264,000	1,489	7	2012	Avg	2,800	N	N	1339 42ND ST NE
10	2	030140	0820	11/21/11	\$205,000	\$247,000	1,489	7	2011	Avg	2,800	N	N	1303 42ND ST NE
10	2	030140	0850	07/29/11	\$208,924	\$251,000	1,489	7	2011	Avg	2,800	N	N	4228 L PL NE
10	2	030140	0880	07/01/11	\$208,900	\$250,000	1,489	7	2011	Avg	2,800	N	N	4262 L PL NE
10	2	030140	0920	02/14/12	\$216,490	\$261,000	1,489	7	2011	Avg	2,800	N	N	1316 43RD ST NE
10	2	030140	0940	07/03/12	\$222,900	\$266,000	1,489	7	2012	Avg	2,800	N	N	1340 43RD ST NE
10	2	030140	0950	09/10/12	\$219,000	\$259,000	1,489	7	2012	Avg	2,800	N	N	1352 43RD ST NE
10	2	030140	0970	12/12/12	\$225,900	\$262,000	1,489	7	2012	Avg	2,800	N	N	1376 43RD ST NE
10	2	030140	0980	02/19/13	\$224,900	\$256,000	1,489	7	2012	Avg	2,800	N	N	1412 43RD ST NE
10	2	030140	1010	06/16/13	\$254,400	\$279,000	1,489	7	2013	Avg	2,800	N	N	1452 43RD ST NE
10	2	030140	1040	07/31/13	\$239,900	\$258,000	1,489	7	2013	Avg	2,800	N	N	1488 43RD ST NE

Improved Sales Used in This Annual Update Analysis

Area 027 -- 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	030140	2170	06/04/13	\$231,900	\$255,000	1,489	7	2013	Avg	3,492	N	N	996 43RD CT NE
10	2	030140	2290	07/02/13	\$215,400	\$235,000	1,537	7	2013	Avg	3,365	N	N	1005 43RD CT NE
10	2	030140	2310	01/11/13	\$212,900	\$245,000	1,537	7	2012	Avg	3,367	N	N	1023 43RD CT NE
10	2	030140	2330	02/24/12	\$201,500	\$243,000	1,537	7	2012	Avg	3,369	N	N	1037 43RD CT NE
10	2	030140	0690	07/23/13	\$264,400	\$286,000	1,584	7	2013	Avg	2,800	N	N	1487 42ND ST NE
10	2	030140	0710	05/03/13	\$249,900	\$278,000	1,584	7	2013	Avg	2,800	N	N	1463 42ND ST NE
10	2	030140	0720	04/05/13	\$245,900	\$276,000	1,584	7	2013	Avg	2,800	N	N	1451 42ND ST NE
10	2	030140	0750	01/23/13	\$243,900	\$280,000	1,584	7	2012	Avg	2,800	N	N	1411 42ND ST NE
10	2	030140	0760	09/28/12	\$235,000	\$277,000	1,584	7	2012	Avg	2,800	N	N	1375 42ND ST NE
10	2	030140	0780	08/10/12	\$237,900	\$282,000	1,584	7	2012	Avg	2,800	N	N	1351 42ND ST NE
10	2	030140	0800	08/14/12	\$239,900	\$284,000	1,584	7	2012	Avg	2,800	N	N	1327 42ND ST NE
10	2	030140	0810	06/24/12	\$227,900	\$272,000	1,584	7	2011	Avg	2,800	N	N	1315 42ND ST NE
10	2	030140	0830	11/15/11	\$232,748	\$281,000	1,584	7	2011	Avg	3,200	N	N	1297 42ND ST NE
10	2	030140	0840	10/04/11	\$235,900	\$284,000	1,584	7	2011	Avg	3,466	N	N	4208 L PL NE
10	2	030140	0860	08/02/11	\$233,900	\$281,000	1,584	7	2011	Avg	2,800	N	N	4242 L PL NE
10	2	030140	0870	06/24/11	\$230,900	\$276,000	1,584	7	2011	Avg	2,800	N	N	4250 L PL NE
10	2	030140	0890	05/09/11	\$227,900	\$271,000	1,584	7	2011	Avg	2,800	N	N	4274 L PL NE
10	2	030140	0900	05/11/12	\$235,900	\$283,000	1,584	7	2011	Avg	3,200	N	N	1292 43RD ST NE
10	2	030140	0930	06/16/12	\$229,900	\$275,000	1,584	7	2012	Avg	2,800	N	N	1328 43RD ST NE
10	2	030140	0960	09/17/12	\$235,000	\$277,000	1,584	7	2012	Avg	2,800	N	N	1364 43RD ST NE
10	2	030140	0990	03/12/13	\$239,900	\$272,000	1,584	7	2013	Avg	2,800	N	N	1428 43RD ST NE
10	2	030140	1000	04/05/13	\$241,900	\$272,000	1,584	7	2013	Avg	2,800	N	N	1440 43RD ST NE
10	2	030140	1020	06/28/13	\$249,900	\$273,000	1,584	7	2013	Avg	2,800	N	N	1464 43RD ST NE
10	2	030140	1030	07/05/13	\$249,900	\$272,000	1,584	7	2013	Avg	2,800	N	N	1476 43RD ST NE
10	2	030140	2370	02/05/13	\$243,900	\$279,000	1,584	7	2012	Avg	3,200	N	N	1387 42ND ST NE
10	2	030140	2380	01/07/13	\$244,900	\$282,000	1,584	7	2012	Avg	3,200	N	N	1388 43RD ST NE
10	2	030140	0550	06/05/13	\$264,900	\$292,000	1,710	7	2013	Avg	4,000	N	N	1386 42ND ST NE
10	2	030140	0560	02/11/13	\$251,900	\$287,000	1,710	7	2013	Avg	4,000	N	N	1410 42ND ST NE
10	2	030140	0380	07/26/11	\$243,900	\$292,000	1,852	7	2011	Avg	3,880	N	N	4245 L PL NE

Improved Sales Used in This Annual Update Analysis

Area 027 -- 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	030140	0540	02/20/13	\$260,900	\$297,000	1,852	7	2012	Avg	4,000	N	N	1374 42ND ST NE
10	2	030140	0570	03/23/13	\$260,900	\$294,000	1,852	7	2013	Avg	4,000	N	N	1426 42ND ST NE
10	2	030140	0640	05/23/13	\$265,000	\$293,000	1,852	7	2013	Avg	4,000	N	N	1526 42ND ST NE
10	2	030140	1150	12/19/12	\$245,000	\$284,000	1,852	7	2012	Avg	4,000	N	N	4242 O PL NE
10	2	030140	1960	07/05/13	\$278,900	\$304,000	1,852	7	2013	Avg	4,114	N	N	1315 43RD ST NE
10	2	030140	2010	06/06/13	\$275,900	\$304,000	1,852	7	2013	Avg	4,111	N	N	1243 43RD ST NE
10	2	030140	0420	05/30/12	\$240,000	\$287,000	1,879	7	2011	Avg	3,645	N	N	1222 42ND ST NE
10	2	030140	0430	11/10/11	\$246,900	\$298,000	1,879	7	2011	Avg	3,600	N	N	1234 42ND ST NE
10	2	030140	0490	03/01/12	\$257,877	\$311,000	1,879	7	2011	Avg	4,000	N	N	1314 42ND ST NE
10	2	030140	1100	10/14/12	\$250,900	\$294,000	1,879	7	2012	Avg	4,000	N	N	4174 O PL NE
10	2	030140	0910	06/13/12	\$229,900	\$275,000	1,884	7	2011	Avg	2,800	N	N	1304 43RD ST NE
10	2	030140	0370	07/21/11	\$235,000	\$282,000	2,166	7	2011	Avg	3,865	N	N	4255 L PL NE
10	2	030140	0390	08/29/11	\$247,000	\$297,000	2,166	7	2011	Avg	3,880	N	N	4231 L PL NE
10	2	030140	0400	10/05/11	\$248,400	\$299,000	2,166	7	2011	Avg	3,888	N	N	4217 L PL NE
10	2	030140	0460	05/03/12	\$249,000	\$299,000	2,166	7	2011	Avg	4,000	N	N	1268 42ND ST NE
10	2	030140	0470	06/10/12	\$255,000	\$305,000	2,166	7	2011	Avg	4,000	N	N	1280 42ND ST NE
10	2	030140	0500	04/18/12	\$258,900	\$311,000	2,166	7	2011	Avg	4,000	N	N	1326 42ND ST NE
10	2	030140	0520	04/27/12	\$257,900	\$310,000	2,166	7	2012	Avg	4,000	N	N	1350 42ND ST NE
10	2	030140	0590	03/22/13	\$265,900	\$300,000	2,166	7	2013	Avg	4,000	N	N	1450 42ND ST NE
10	2	030140	0600	04/05/13	\$266,900	\$300,000	2,166	7	2012	Avg	4,000	N	N	1462 42ND ST NE
10	2	030140	0630	05/15/13	\$267,900	\$297,000	2,166	7	2013	Avg	4,000	N	N	1514 42ND ST NE
10	2	030140	1110	09/19/12	\$258,900	\$305,000	2,166	7	2012	Avg	4,000	N	N	4188 O PL NE
10	2	030140	1120	09/25/12	\$257,900	\$304,000	2,166	7	2012	Avg	4,000	N	N	4202 O PL NE
10	2	030140	1160	02/27/13	\$269,900	\$307,000	2,166	7	2012	Avg	4,000	N	N	4256 O PL NE
10	2	030140	1970	07/22/13	\$287,900	\$311,000	2,166	7	2013	Avg	4,131	N	N	1291 43RD ST NE
10	2	030140	1990	06/23/13	\$272,500	\$298,000	2,166	7	2013	Avg	4,189	N	N	1267 43RD ST NE
10	2	030140	2020	05/29/13	\$269,372	\$297,000	2,166	7	2013	Avg	4,406	N	N	1231 43RD ST NE
10	2	030140	0410	09/26/11	\$280,900	\$338,000	2,475	7	2011	Avg	4,113	N	N	4205 L PL NE
10	2	030140	0440	05/23/12	\$275,000	\$329,000	2,475	7	2011	Avg	4,400	N	N	1246 42ND ST NE

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Area 027 -- 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	030140	0450	02/02/12	\$282,500	\$341,000	2,475	7	2011	Avg	5,934	N	N	1256 42ND ST NE
10	2	030140	0480	06/06/12	\$274,900	\$329,000	2,475	7	2011	Avg	4,000	N	N	1292 42ND ST NE
10	2	030140	0510	06/06/12	\$285,000	\$341,000	2,475	7	2012	Avg	4,000	N	N	1338 42ND ST NE
10	2	030140	0530	01/03/13	\$299,000	\$345,000	2,475	7	2012	Avg	4,000	N	N	1362 42ND ST NE
10	2	030140	0580	03/22/13	\$290,000	\$327,000	2,475	7	2013	Avg	4,000	N	N	1438 42ND ST NE
10	2	030140	0610	04/05/13	\$299,900	\$337,000	2,475	7	2013	Avg	4,000	N	N	1476 42ND ST NE
10	2	030140	0620	04/23/13	\$303,000	\$338,000	2,475	7	2013	Avg	4,000	N	N	1502 42ND ST NE
10	2	030140	1090	11/14/12	\$289,900	\$338,000	2,475	7	2012	Avg	4,500	N	N	4160 O PL NE
10	2	030140	1130	10/14/12	\$284,900	\$334,000	2,475	7	2012	Avg	4,000	N	N	4214 O PL NE
10	2	030140	1140	01/25/13	\$285,900	\$328,000	2,475	7	2012	Avg	4,000	N	N	4228 O PL NE
10	2	030140	1170	01/31/13	\$296,900	\$340,000	2,475	7	2012	Avg	6,541	N	N	4274 O PL NE
10	2	030140	1950	09/10/13	\$292,900	\$310,000	2,475	7	2013	Avg	4,094	N	N	1329 43RD ST NE
10	2	030140	1980	07/02/13	\$313,900	\$342,000	2,475	7	2013	Avg	4,148	N	N	1279 43RD ST NE
10	2	030140	2000	06/14/13	\$305,000	\$335,000	2,475	7	2013	Avg	4,090	N	N	1255 43RD ST NE
11	0	022104	9044	09/29/11	\$277,950	\$335,000	1,300	7	1961	Good	103,672	Y	N	29255 59TH AVE S
11	0	371700	0110	01/23/13	\$299,900	\$344,000	1,901	7	2006	Avg	3,825	N	N	29508 63RD CT S
11	0	371700	0120	12/11/13	\$305,000	\$309,000	1,901	7	2006	Avg	3,644	N	N	29503 63RD CT S
11	0	371700	0060	09/11/13	\$279,900	\$296,000	2,014	7	2005	Avg	3,921	N	N	29542 63RD CT S
11	0	022104	9097	05/21/12	\$320,000	\$383,000	1,693	8	2005	Avg	12,660	Y	N	29416 59TH AVE S
11	0	111560	0070	10/24/12	\$339,500	\$398,000	2,350	9	2011	Avg	6,599	N	N	29658 63RD CT S
11	0	111560	0050	03/03/11	\$376,000	\$442,000	2,588	9	2010	Avg	13,726	N	N	29650 63RD CT S
11	0	111560	0020	10/22/13	\$379,500	\$394,000	2,626	9	2013	Avg	5,774	N	N	29638 63RD CT S
11	0	111560	0080	12/15/11	\$387,500	\$468,000	2,896	9	2011	Avg	6,467	N	N	29662 63RD CT S
11	0	111560	0140	12/04/13	\$426,110	\$433,000	2,915	9	2013	Avg	10,028	N	N	29639 63RD CT S
11	0	111560	0090	03/12/13	\$412,500	\$467,000	2,917	9	2012	Avg	7,540	N	N	29651 63RD CT S
11	1	030300	0190	12/05/12	\$288,500	\$335,000	1,370	8	1986	Good	38,556	N	N	30562 58TH AVE S
11	2	564790	0320	10/07/11	\$182,000	\$219,000	1,040	7	1981	Avg	9,713	N	N	2002 21ST ST NW
11	2	564790	0660	10/26/12	\$226,000	\$265,000	1,040	7	1983	Good	9,427	N	N	2441 T ST NW
11	2	019265	0040	03/29/11	\$199,000	\$235,000	1,056	7	2005	Avg	2,796	N	N	5647 S 295TH PL

Improved Sales Used in This Annual Update Analysis

Area 027 -- 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
11	2	221480	0580	02/14/12	\$180,500	\$218,000	1,060	7	1979	Avg	10,582	N	N	29203 61ST AVE S
11	2	221480	0830	05/11/11	\$204,750	\$243,000	1,060	7	1979	Good	7,260	N	N	29417 60TH PL S
11	2	564790	0460	07/24/13	\$260,000	\$281,000	1,090	7	1983	Avg	8,627	N	N	2220 V ST NW
11	2	286560	0200	09/27/11	\$195,000	\$235,000	1,130	7	1979	Avg	7,468	N	N	5316 S 302ND PL
11	2	221480	0180	07/24/13	\$259,900	\$281,000	1,150	7	1983	Avg	12,096	N	N	6133 S 294TH ST
11	2	332951	0510	09/14/13	\$266,000	\$281,000	1,170	7	1984	Avg	12,807	N	N	30118 53RD AVE S
11	2	332953	0350	05/03/12	\$174,900	\$210,000	1,170	7	1986	Avg	7,153	N	N	5719 S 300TH PL
11	2	332950	0090	06/27/13	\$237,000	\$259,000	1,180	7	1981	Good	10,203	N	N	29703 52ND AVE S
11	2	332952	0380	06/24/11	\$220,000	\$263,000	1,280	7	1984	Avg	8,861	N	N	30033 55TH PL S
11	2	332953	0700	10/18/12	\$225,000	\$264,000	1,280	7	1985	Avg	7,887	Y	N	29935 56TH PL S
11	2	564790	0100	07/22/13	\$260,000	\$281,000	1,280	7	1981	Good	8,313	N	N	2101 W ST NW
11	2	564790	0270	01/26/12	\$219,900	\$265,000	1,280	7	1982	Good	8,080	N	N	2121 V ST NW
11	2	564790	0280	05/10/13	\$227,500	\$253,000	1,280	7	1981	Avg	8,078	N	N	2111 V ST NW
11	2	564790	0890	07/09/13	\$257,702	\$280,000	1,280	7	1983	Good	19,961	N	N	2122 24TH ST NW
11	2	286560	0240	03/20/13	\$231,000	\$261,000	1,360	7	1979	Good	7,210	N	N	5212 S 302ND PL
11	2	332950	0370	05/02/13	\$268,000	\$298,000	1,390	7	1983	Good	8,871	N	N	5314 S 297TH PL
11	2	564790	0340	07/02/12	\$233,000	\$278,000	1,390	7	1982	Good	8,403	N	N	1910 21ST ST NW
11	2	221480	0070	10/02/13	\$265,000	\$278,000	1,400	7	1979	Good	7,540	N	N	6113 S 295TH CT
11	2	332951	0110	06/22/11	\$225,000	\$269,000	1,410	7	1984	Good	6,874	N	N	5223 S 298TH CT
11	2	332951	0530	05/12/11	\$190,000	\$226,000	1,410	7	1984	Avg	9,360	N	N	30106 53RD AVE S
11	2	332951	0580	06/26/12	\$211,000	\$252,000	1,410	7	1984	Good	7,619	N	N	5314 S 301ST CT
11	2	332952	0160	11/07/12	\$229,950	\$269,000	1,410	7	1984	Good	7,243	N	N	29819 55TH PL S
11	2	332953	0400	09/09/11	\$180,000	\$217,000	1,410	7	1986	Avg	9,196	N	N	30015 58TH PL S
11	2	564790	0620	02/08/12	\$265,000	\$320,000	1,420	7	1983	Good	32,896	Y	N	2402 T ST NW
11	2	564790	0630	07/05/13	\$242,550	\$264,000	1,420	7	1983	Good	29,256	Y	N	2412 T ST NW
11	2	332950	0150	07/12/11	\$255,000	\$305,000	1,430	7	1982	Good	7,328	N	N	29722 52ND AVE S
11	2	332953	0080	11/29/12	\$216,000	\$251,000	1,430	7	1986	Avg	7,384	Y	N	5601 S 300TH PL
11	2	564790	0740	10/09/12	\$215,000	\$253,000	1,430	7	1983	Good	9,136	N	N	1901 23RD ST NW
11	2	221480	0420	06/17/13	\$240,000	\$263,000	1,440	7	1979	Avg	6,840	N	N	6129 S 292ND PL

Improved Sales Used in This Annual Update Analysis

Area 027 -- 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
11	2	332953	0100	03/22/13	\$209,000	\$236,000	1,490	7	1986	Good	7,334	N	N	5621 S 300TH PL
11	2	030410	0050	08/27/12	\$215,000	\$254,000	1,500	7	1999	Avg	6,025	N	N	5710 S 294TH PL
11	2	332954	0100	01/24/12	\$229,500	\$277,000	1,510	7	1986	Good	7,713	Y	N	29714 55TH AVE S
11	2	289555	0230	10/07/11	\$210,000	\$253,000	1,550	7	2000	Avg	4,465	N	N	5154 S 303RD PL
11	2	221480	0630	04/09/13	\$215,000	\$241,000	1,560	7	1979	Good	8,280	N	N	6017 S 292ND PL
11	2	332953	0120	05/20/13	\$223,000	\$247,000	1,590	7	1986	Avg	6,654	N	N	5634 S 301ST ST
11	2	332954	0120	09/06/12	\$215,000	\$254,000	1,600	7	1986	Avg	8,046	N	N	29715 56TH CT S
11	2	030410	0140	08/03/11	\$200,000	\$240,000	1,650	7	1999	Avg	6,724	N	N	29424 58TH AVE S
11	2	030410	0130	12/19/12	\$210,000	\$243,000	1,680	7	1999	Avg	7,636	N	N	29428 58TH AVE S
11	2	030410	0020	08/29/13	\$241,500	\$257,000	1,700	7	1999	Avg	6,599	N	N	29417 58TH AVE S
11	2	030410	0030	03/02/12	\$202,500	\$244,000	1,700	7	1999	Avg	6,254	N	N	29423 58TH AVE S
11	2	030410	0040	03/05/12	\$210,000	\$253,000	1,700	7	1999	Avg	9,963	N	N	5716 S 294TH PL
11	2	289555	0100	09/11/13	\$255,000	\$270,000	1,700	7	2000	Avg	4,488	N	N	5161 S 303RD PL
11	2	019265	0130	07/14/11	\$190,000	\$228,000	1,706	7	2005	Avg	2,666	N	N	5668 S 295TH PL
11	2	332681	0040	01/24/11	\$234,350	\$273,000	1,730	7	2002	Avg	4,128	N	N	29124 53RD PL S
11	2	332953	0130	11/20/13	\$250,000	\$256,000	1,790	7	1986	Good	6,640	N	N	5630 S 301ST ST
11	2	019265	0020	01/27/12	\$194,000	\$234,000	1,820	7	2005	Avg	3,096	N	N	5659 S 295TH PL
11	2	019265	0030	02/14/11	\$200,000	\$234,000	1,832	7	2005	Avg	3,096	N	N	5653 S 295TH PL
11	2	332951	0020	12/20/13	\$230,000	\$232,000	2,100	7	1984	Avg	8,101	N	N	5220 S 298TH CT
11	2	664220	0520	01/28/12	\$221,500	\$267,000	1,300	8	1987	Avg	9,614	N	N	29620 58TH PL S
11	2	664220	0430	02/15/13	\$285,000	\$325,000	1,430	8	1986	Good	9,800	N	N	5715 S 296TH PL
11	2	664220	0180	04/16/13	\$315,500	\$353,000	1,720	8	1987	Good	10,004	Y	N	29655 57TH PL S
11	2	928620	0080	07/29/13	\$399,000	\$430,000	1,780	8	2004	Avg	45,738	Y	N	5855 S 292ND ST
11	2	664220	0640	08/08/13	\$280,000	\$301,000	1,980	8	1987	Avg	8,214	N	N	29600 57TH PL S
11	2	332850	0340	01/12/12	\$268,000	\$323,000	2,260	8	1987	Avg	8,050	N	N	28900 52ND PL S
11	2	664220	0510	03/05/13	\$305,000	\$346,000	2,300	8	1986	Good	10,104	N	N	29624 58TH PL S
11	2	664220	0250	03/28/12	\$287,500	\$346,000	2,340	8	1988	Avg	9,601	N	N	5619 S 297TH ST
11	2	664876	0060	06/03/13	\$370,000	\$407,000	2,580	8	1992	Good	10,037	N	N	29247 54TH PL S
11	2	332850	0530	11/06/13	\$308,000	\$317,000	2,600	8	1987	Avg	9,912	N	N	5118 S 289TH PL

Improved Sales Used in This Annual Update Analysis

Area 027 -- 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
11	2	332850	0430	10/24/13	\$340,000	\$352,000	2,920	8	1987	VGood	9,736	N	N	5122 S 288TH PL
11	2	111545	0180	05/18/13	\$316,000	\$350,000	1,790	9	1990	Avg	10,036	N	N	6335 S 298TH PL
11	2	111545	0010	05/23/13	\$306,000	\$338,000	1,900	9	1990	Good	9,604	N	N	6362 S 298TH PL
11	2	111545	0240	06/27/13	\$330,000	\$360,000	2,160	9	1992	Avg	9,528	N	N	29903 64TH AVE S
11	2	664877	0310	09/10/13	\$324,950	\$344,000	2,320	9	1990	Avg	7,615	N	N	29218 55TH AVE S
11	2	664877	0040	09/27/13	\$329,000	\$345,000	2,440	9	1990	Avg	8,910	N	N	29319 55TH AVE S
11	2	664877	0090	04/21/11	\$299,900	\$355,000	2,510	9	1990	Avg	9,385	N	N	29417 55TH AVE S
11	6	146090	0060	05/21/13	\$320,000	\$354,000	2,400	8	2004	Avg	6,462	N	N	29619 55TH PL S
11	6	541900	0050	07/27/11	\$300,000	\$360,000	2,717	8	2005	Avg	4,513	N	N	29544 54TH CT S
12	0	001100	0040	06/05/13	\$279,500	\$308,000	1,510	6	2000	Avg	27,229	Y	N	541 AABY DR
12	0	926280	0348	06/28/13	\$185,000	\$202,000	1,650	6	1957	Avg	16,100	N	N	5511 S 329TH PL
12	0	286820	0040	05/31/12	\$157,000	\$188,000	960	7	1964	Avg	11,110	N	N	5210 S 331ST ST
12	0	790540	0060	05/15/12	\$165,000	\$198,000	1,040	7	1968	Good	9,800	N	N	5145 S 329TH PL
12	0	051050	0020	08/08/12	\$195,000	\$231,000	1,140	7	1969	Good	13,200	N	N	32646 56TH AVE S
12	0	608500	0060	09/23/13	\$193,500	\$204,000	1,140	7	1967	Good	10,710	N	N	5649 S 324TH PL
12	0	608500	0140	10/03/12	\$154,500	\$182,000	1,140	7	1967	Avg	9,639	N	N	5614 S 324TH PL
12	0	790540	0010	12/03/13	\$160,000	\$163,000	1,140	7	1968	Avg	11,200	N	N	5105 S 329TH PL
12	0	051050	0030	04/09/12	\$233,000	\$280,000	1,160	7	1969	Good	12,750	N	N	32638 56TH AVE S
12	0	553000	0020	12/27/12	\$185,000	\$214,000	1,440	7	1967	Good	9,603	N	N	32827 51ST AVE S
12	0	926280	0290	06/21/12	\$250,000	\$299,000	1,440	7	1978	Good	10,018	N	N	32711 57TH AVE S
12	0	926280	0091	07/03/13	\$285,000	\$310,000	1,570	7	1985	Good	17,607	N	N	32019 56TH AVE S
12	0	926280	0277	11/04/11	\$285,000	\$344,000	1,610	7	1963	Good	48,693	N	N	32620 56TH AVE S
12	0	926280	0102	08/14/13	\$240,000	\$257,000	1,760	7	1968	Good	18,589	N	N	5703 S 320TH ST
12	0	896196	0080	07/11/13	\$274,900	\$298,000	1,780	7	2002	Avg	8,703	N	N	1131 PIKE ST NW
12	0	896196	0250	03/26/12	\$225,000	\$271,000	1,780	7	2002	Avg	6,366	Y	N	910 R ST NW
12	0	001100	0070	08/03/11	\$225,000	\$270,000	1,840	7	1977	Avg	15,419	Y	N	502 AABY DR
12	0	926280	0035	11/05/12	\$265,000	\$310,000	2,000	7	1991	Avg	12,220	N	N	31665 56TH AVE S
12	0	926280	0300	02/22/13	\$306,000	\$348,000	1,230	8	1977	Good	46,609	N	N	32720 51ST AVE S
12	0	142104	9047	12/20/11	\$314,000	\$379,000	1,768	8	2009	Avg	46,109	Y	N	128 MOUNTAIN VIEW DR

Improved Sales Used in This Annual Update Analysis

Area 027 -- 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
12	0	896195	0360	07/17/12	\$280,000	\$333,000	1,860	8	1996	Avg	8,890	N	N	1513 8TH ST NW
12	0	669930	0490	08/20/12	\$215,000	\$255,000	1,978	8	2002	Avg	4,849	N	N	5314 S 318TH PL
12	0	926280	0053	08/16/12	\$255,000	\$302,000	2,030	8	2004	Avg	6,124	N	N	31753 51ST CT S
12	0	926280	0270	09/18/12	\$350,000	\$413,000	2,049	8	1990	Avg	97,574	N	N	32619 58TH AVE S
12	0	132950	0150	05/04/12	\$247,500	\$297,000	2,080	8	2003	Avg	4,700	N	N	5530 S 320TH ST
12	0	896195	0390	10/26/12	\$321,000	\$376,000	2,250	8	1996	Avg	9,496	N	N	901 PIKE ST NW
12	0	896195	0410	05/19/11	\$305,000	\$363,000	2,250	8	1998	Avg	7,904	N	N	913 PIKE ST NW
12	0	896196	0140	06/14/12	\$313,000	\$374,000	2,340	8	2002	Avg	6,327	N	N	1101 R ST NW
12	0	669930	0130	10/31/13	\$295,000	\$305,000	2,450	8	2003	Avg	5,834	N	N	32011 52ND AVE S
12	0	669930	0360	11/07/12	\$270,000	\$315,000	2,450	8	2004	Avg	5,509	N	N	31913 53RD PL S
12	0	896195	0540	04/12/12	\$320,000	\$385,000	2,620	8	1997	Avg	9,757	N	N	1507 10TH CT NW
12	0	669930	0370	04/14/11	\$307,000	\$363,000	2,840	8	2003	Avg	6,010	N	N	31919 53RD PL S
12	0	669930	0510	07/17/13	\$290,000	\$314,000	3,290	8	2002	Avg	6,017	N	N	31809 53RD PL S
12	0	896195	0060	05/21/12	\$300,000	\$360,000	3,320	8	2001	Avg	13,288	N	N	906 PIKE ST NW
12	0	926403	0020	07/23/12	\$370,000	\$440,000	1,820	9	2002	Avg	8,635	Y	N	1113 V ST NW
12	0	926403	0030	11/26/12	\$325,000	\$378,000	1,820	9	2002	Avg	10,941	Y	N	1121 V ST NW
12	0	926403	0810	08/27/13	\$395,000	\$421,000	2,390	9	2001	Avg	6,966	Y	N	1318 V ST NW
12	0	926403	0520	08/22/13	\$380,000	\$405,000	2,460	9	2000	Avg	17,669	Y	N	1030 U ST NW
12	0	926403	0010	04/22/13	\$351,000	\$392,000	2,510	9	2002	Avg	8,965	Y	N	1103 V ST NW
12	0	926400	0030	04/10/13	\$427,500	\$480,000	2,660	9	1989	Avg	16,400	Y	N	1214 W ST NW
12	0	926403	0410	08/22/12	\$389,000	\$461,000	2,800	9	2001	Avg	14,881	Y	N	1206 U ST NW
12	0	926403	0200	07/18/12	\$380,000	\$452,000	2,870	9	2002	Avg	10,614	N	N	1423 U CT NW
12	0	896195	0280	10/26/11	\$410,000	\$494,000	2,876	9	2006	Avg	14,800	N	N	1613 9TH CT NW
12	0	926403	0740	09/13/12	\$317,000	\$374,000	2,990	9	2002	Avg	6,220	N	N	1025 U ST NW
12	0	926403	0360	07/28/11	\$479,000	\$574,000	3,140	9	2000	Avg	15,618	Y	N	1310 U ST NW
12	0	926403	0840	03/07/11	\$399,000	\$469,000	3,140	9	2000	Avg	7,584	Y	N	1220 V ST NW
12	0	896195	0300	10/31/12	\$385,000	\$450,000	3,150	9	1998	Avg	12,252	Y	N	901 R ST NW
12	0	926403	0500	03/15/13	\$388,000	\$439,000	3,170	9	2000	Avg	16,229	Y	N	1104 U ST NW
12	0	896196	0170	10/08/12	\$413,000	\$485,000	3,190	9	2000	Avg	18,381	Y	N	1021 R ST NW

Improved Sales Used in This Annual Update Analysis

Area 027 -- 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
12	0	926403	0140	04/15/11	\$465,000	\$551,000	3,368	9	2005	Avg	11,472	N	N	1315 V ST NW
12	0	142104	9083	12/24/12	\$690,100	\$798,000	3,540	9	1979	Avg	215,622	Y	N	714 HI CREST DR
12	0	926403	0420	02/09/11	\$540,000	\$632,000	3,660	9	2002	Avg	14,584	Y	N	1202 U ST NW
12	0	208570	0100	04/06/12	\$385,000	\$463,000	2,520	10	2001	Avg	10,180	N	N	2308 12TH CT NW
12	0	208570	0090	06/27/11	\$350,500	\$419,000	2,540	10	2001	Avg	12,917	N	N	2316 12TH CT NW
12	0	926401	0070	02/23/11	\$490,000	\$575,000	2,840	10	1992	Avg	29,004	Y	N	922 W ST NW
12	0	926401	0060	11/02/12	\$394,500	\$461,000	2,930	10	1992	Avg	28,818	Y	N	918 W ST NW
12	0	926401	0080	10/10/11	\$495,000	\$597,000	3,120	10	1991	Avg	21,837	Y	N	926 W ST NW
12	0	926401	0170	10/25/11	\$545,000	\$657,000	3,280	10	1991	Avg	18,318	Y	N	1108 W ST NW
12	1	030300	0455	06/26/13	\$142,688	\$156,000	1,100	6	1952	Good	14,850	N	N	30566 54TH AVE S
12	1	401440	0276	08/10/11	\$156,000	\$187,000	1,000	7	1958	Good	12,600	N	N	31650 46TH AVE S
12	1	401290	0050	12/14/12	\$199,900	\$232,000	1,050	7	1976	Avg	13,500	N	N	31621 46TH AVE S
12	1	934650	0180	02/21/13	\$180,000	\$205,000	1,130	7	1967	VGood	9,900	N	N	4451 S 314TH ST
12	1	030200	0460	12/05/13	\$189,000	\$192,000	1,160	7	1960	Avg	19,965	N	N	31409 55TH AVE S
12	1	934650	0070	09/24/12	\$177,000	\$208,000	1,200	7	1967	Good	10,350	N	N	31514 45TH AVE S
12	1	934650	0190	09/12/12	\$152,500	\$180,000	1,200	7	1967	Good	10,800	N	N	4456 S 314TH ST
12	1	030200	0420	04/08/11	\$228,000	\$270,000	1,650	7	1968	Good	14,850	N	N	31460 54TH AVE S
12	1	030200	0420	09/24/13	\$250,000	\$263,000	1,650	7	1968	Good	14,850	N	N	31460 54TH AVE S
12	1	401380	0170	12/12/13	\$198,000	\$200,000	1,930	7	1959	Good	15,029	N	N	3829 S 308TH ST
12	1	401440	0297	12/19/13	\$260,000	\$262,000	2,080	7	2010	Avg	9,000	N	N	4732 S 318TH ST
12	1	401380	0040	03/26/13	\$253,000	\$285,000	1,540	8	1951	Avg	33,537	Y	Y	30609 38TH AVE S
12	1	401440	0326	05/08/13	\$315,000	\$350,000	1,710	8	1980	Avg	28,800	N	N	31707 51ST AVE S
12	1	401290	0060	01/09/13	\$237,000	\$273,000	2,540	8	1973	Avg	10,024	N	N	31625 46TH AVE S
12	1	551560	0132	05/08/13	\$405,000	\$450,000	2,570	8	1983	Avg	43,203	N	N	31505 36TH AVE S
12	1	401380	0035	06/06/13	\$535,000	\$589,000	3,150	9	2006	Avg	32,833	Y	Y	30605 38TH AVE S
12	2	608460	0330	10/12/11	\$220,000	\$265,000	1,340	7	1985	Avg	8,511	N	N	30807 47TH AVE S
12	2	608460	0450	07/15/13	\$250,000	\$271,000	1,410	7	1987	Avg	8,768	N	N	4715 S 309TH ST
12	2	401250	0190	05/18/12	\$216,000	\$259,000	1,420	7	1965	Good	10,010	N	N	3823 S 305TH PL
12	2	608460	0150	05/26/13	\$260,000	\$287,000	1,432	7	1987	Good	6,652	N	N	30722 48TH AVE S

Improved Sales Used in This Annual Update Analysis

Area 027 -- 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
12	2	608460	0580	04/25/13	\$196,000	\$219,000	1,432	7	1985	Avg	12,004	N	N	30832 50TH AVE S
12	2	608460	0620	01/24/13	\$209,000	\$240,000	1,432	7	1985	Avg	12,004	N	N	30808 50TH AVE S
12	2	800145	0420	06/04/12	\$285,700	\$342,000	1,350	8	1990	Avg	16,150	N	N	31321 47TH AVE S
12	2	240860	0070	06/07/12	\$210,000	\$251,000	1,424	8	1996	Avg	18,632	N	N	3223 S 314TH PL
12	2	240860	0010	02/28/12	\$255,000	\$307,000	1,432	8	1989	Avg	26,990	N	N	3234 S 316TH ST
12	2	240860	0090	08/24/11	\$250,000	\$300,000	1,616	8	1997	Avg	17,014	N	N	3231 S 314TH PL
12	2	800145	0130	10/10/11	\$240,000	\$289,000	1,840	8	1989	Avg	16,794	N	N	4825 S 313TH ST
12	2	800140	0340	10/27/11	\$235,000	\$283,000	1,850	8	1988	Avg	9,550	N	N	31108 49TH AVE S
12	2	800145	0240	07/04/12	\$237,950	\$284,000	1,860	8	1990	Avg	15,870	N	N	31423 48TH AVE S
12	2	800145	0330	02/12/13	\$260,000	\$297,000	1,860	8	1990	Avg	14,820	N	N	4811 S 315TH PL
12	2	800140	0180	06/25/13	\$301,000	\$329,000	2,140	8	1988	Avg	8,982	N	N	31335 49TH AVE S
12	2	800160	0230	04/20/11	\$260,000	\$308,000	2,170	8	1989	Avg	8,634	N	N	4917 S 315TH PL
12	2	800160	0110	09/07/12	\$309,950	\$366,000	2,200	8	1990	Avg	17,048	N	N	4929 S 314TH CT
12	2	800145	0230	09/24/12	\$320,000	\$377,000	2,590	8	1990	Avg	20,470	N	N	4718 S 315TH PL

Improved Sales Removed in This Annual Update Analysis

Area 027 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	0	032104	9090	08/02/13	\$305,516	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AUCTION SALE
9	0	032104	9097	05/14/13	\$158,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FIN. INSTITUTION RESALE
9	0	032104	9188	04/19/13	\$223,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	0	032104	9130	02/22/13	\$210,674	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
9	0	032104	9102	06/12/13	\$210,000	NON-REPRESENTATIVE SALE; SHORT SALE
9	0	368200	0070	11/15/13	\$369,950	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE; IMP. CHARACTERISTICS CHANGED SINCE SALE
9	0	368200	0080	10/10/13	\$349,950	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE; NO MARKET EXPOSURE
9	2	131100	0660	07/22/13	\$259,352	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
9	2	131100	0270	01/09/12	\$358,927	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
9	2	131100	0270	05/11/12	\$116,500	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
9	2	131100	0270	03/22/13	\$229,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	2	131100	0620	09/13/11	\$150,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
9	2	131110	0250	11/02/12	\$121,000	MODEL DEVELOPMENT EXCLUSION
9	2	131110	0300	12/19/12	\$365,005	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FIN. INSTITUTION RESALE
9	2	131110	0290	03/14/11	\$89,000	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
9	2	131110	0240	05/23/12	\$127,500	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
9	2	131110	0580	07/30/12	\$100,000	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
9	2	131110	0300	02/07/13	\$279,792	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
9	2	131110	0560	12/27/11	\$119,000	NON-REPRESENTATIVE SALE
9	2	131111	0220	09/12/12	\$130,000	NON-REPRESENTATIVE SALE
9	2	131120	0140	08/14/13	\$164,100	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AUCTION SALE
9	2	131120	0380	11/01/12	\$346,465	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
9	2	131120	0450	11/19/12	\$131,201	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
9	2	131120	0310	10/06/11	\$123,000	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
9	2	131120	0660	01/26/12	\$134,000	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
9	2	131120	0420	08/15/12	\$120,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	2	131120	0420	03/11/13	\$239,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	2	131120	0760	05/08/13	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	2	131120	0120	12/10/13	\$154,400	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
9	2	131120	0740	05/17/11	\$137,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in This Annual Update Analysis

Area 027 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	2	131160	0070	10/17/13	\$160,000	STATISTICAL OUTLIER
9	2	131160	0580	05/09/12	\$232,723	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
9	2	131160	0070	03/21/13	\$265,078	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
9	2	131160	0660	02/10/11	\$117,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
9	2	131180	0130	09/17/13	\$146,850	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
9	2	131180	0160	03/06/13	\$215,172	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
9	2	131180	0030	03/07/12	\$122,500	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
9	2	131180	0080	06/04/12	\$140,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
9	2	131191	0090	12/02/11	\$175,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; FORCED SALE
9	2	131191	0220	10/02/13	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	2	131200	0310	04/12/13	\$142,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	2	131200	0260	10/18/13	\$180,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
9	2	131200	0280	05/21/13	\$1,690	DOR RATIO; QUIT CLAIM; PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGH.
9	2	131200	0280	03/05/13	\$161,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	2	131200	0280	07/29/13	\$247,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	2	131220	0030	02/07/12	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	2	131290	0070	03/07/13	\$126,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	2	131290	0070	06/27/13	\$217,300	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	2	131291	0050	08/27/12	\$155,000	OBSERVATION OUTSIDE THE NORM
9	2	131291	0100	12/18/13	\$189,000	RETENTION EXCLUSION FOR THE SAMPLE SET
9	2	131291	0060	12/28/11	\$102,200	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; EXEMPT FROM EXCISE TAX
9	2	131292	0080	01/25/13	\$129,000	NON-NORMAL DISTRIBUTION
9	2	246060	0150	02/05/13	\$211,625	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
9	2	246060	0150	06/21/13	\$170,000	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
9	2	246060	0200	06/06/12	\$140,000	NON-REPRESENTATIVE SALE
9	2	261670	0140	11/27/13	\$175,000	EXCLUSION POINT THAT EXHIBITS A LARGE INFLUENCE ON THE PARAMETERS
9	2	261670	0470	03/09/12	\$155,000	ANOMALY DETECTION
9	2	261670	0140	06/12/13	\$193,887	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
9	2	261670	0140	11/27/13	\$199,000	EXEMPT FROM EXCISE TAX; BANKRUPTCY - RECEIVER OR TRUSTEE
9	2	261670	0250	08/09/11	\$177,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in This Annual Update Analysis

Area 027 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	2	274400	0130	03/01/12	\$175,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
9	2	293500	0150	08/19/13	\$113,299	MODEL DEVELOPMENT EXCLUSION
9	2	293500	0150	12/29/12	\$223,270	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	2	293500	0440	04/05/12	\$116,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR; IMP. CHAR CHANGED SINCE SALE; NON-REP. SALE
9	2	293500	0440	10/31/12	\$193,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	2	387650	0030	06/19/12	\$140,000	STATISTICAL OUTLIER
9	2	387650	0380	05/21/12	\$307,158	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	2	387650	0380	07/19/12	\$307,158	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
9	2	387650	0410	12/23/13	\$116,250	DOR RATIO; QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
9	2	387650	0380	10/09/12	\$137,510	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
9	2	387650	0230	07/15/13	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	2	387650	0260	10/02/13	\$257,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	2	387670	0080	04/02/13	\$168,115	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
9	2	387671	0160	12/07/11	\$257,825	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
9	2	387671	0160	02/15/12	\$100,000	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	2	541320	0110	05/13/13	\$200,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	2	545070	0010	07/28/11	\$431,200	OBSOLESCENCE
9	2	555680	0340	04/03/12	\$129,900	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
9	2	555690	0140	05/09/12	\$108,000	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
9	2	555690	0210	03/05/12	\$113,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
9	2	565150	0040	01/17/13	\$206,991	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FIN. INSTITUTION RESALE
9	2	565150	0050	03/20/13	\$239,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	2	565150	0040	02/06/13	\$190,036	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
9	2	753120	0200	07/06/11	\$127,500	OBSERVATION OUTSIDE THE NORM
9	2	753120	0080	04/13/12	\$146,250	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
9	2	753120	0130	12/28/11	\$90,000	NON-REPRESENTATIVE SALE
9	2	769650	0190	12/13/12	\$282,250	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
9	2	769650	0130	04/15/11	\$155,000	NO MARKET EXPOSURE
9	2	769650	0280	12/22/12	\$150,920	NON-REPRESENTATIVE SALE; SHORT SALE
9	2	769660	0160	07/03/13	\$226,500	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in This Annual Update Analysis

Area 027 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	2	769660	0350	07/29/13	\$187,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	2	769660	0160	02/17/13	\$121,000	NON-REPRESENTATIVE SALE
9	2	769661	0020	06/19/12	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	2	769661	0290	08/10/12	\$209,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	2	769661	0320	08/12/13	\$270,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	2	769661	0110	05/16/13	\$145,000	NON-REPRESENTATIVE SALE
9	2	769662	0060	04/17/13	\$239,841	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
9	2	769662	0110	08/01/13	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	2	769662	0130	01/23/12	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	2	769663	0050	08/12/11	\$135,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
9	2	769663	0090	06/04/13	\$164,000	NON-REPRESENTATIVE SALE; SHORT SALE
9	2	789550	0510	11/23/11	\$101,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FIN. INSTITUTION RESALE
9	2	789550	0390	10/17/13	\$347,858	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	2	789550	0560	01/25/12	\$274,508	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	2	789550	0580	03/01/12	\$287,607	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	2	789550	0210	10/14/13	\$193,133	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
9	2	789550	0540	02/07/12	\$135,342	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
9	2	789550	0560	02/02/12	\$224,733	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
9	2	789550	0590	05/23/13	\$141,000	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
9	2	789550	0560	05/21/12	\$100,001	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
9	2	789550	0560	01/09/13	\$208,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	2	789550	0590	10/23/13	\$234,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	2	789550	0530	12/20/12	\$128,000	NON-REPRESENTATIVE SALE; SHORT SALE
9	2	800110	0060	07/13/12	\$109,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	2	800121	0290	09/19/13	\$222,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	2	800122	0030	07/25/11	\$160,000	NON-REPRESENTATIVE SALE
9	2	800123	0010	07/30/13	\$242,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	2	815961	0040	01/07/13	\$145,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	2	815961	0170	11/30/12	\$263,700	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
9	2	815961	0170	05/09/13	\$171,000	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in This Annual Update Analysis

Area 027 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	2	815961	0040	05/20/13	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	2	815962	0260	12/26/12	\$194,793	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
9	2	815962	0250	09/25/12	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	2	815963	0070	01/29/13	\$205,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
9	2	873235	0180	02/15/13	\$1,135	DOR RATIO
9	2	949180	0140	03/28/11	\$202,000	RETENTION EXCLUSION FOR THE SAMPLE SET
9	2	949180	0180	04/18/11	\$216,881	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; EXEMPT FROM EXCISE TAX
9	2	949180	0020	03/29/12	\$159,900	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
9	5	204800	0330	07/17/12	\$139,000	NON-NORMAL DISTRIBUTION
9	5	204800	0380	04/03/12	\$143,099	EXCLUSION POINT THAT EXHIBITS A LARGE INFLUENCE ON THE PARAMETERS
9	5	204800	0380	12/13/11	\$164,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	5	204800	0450	06/26/12	\$214,997	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	5	204800	0290	06/19/12	\$228,735	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
9	5	204800	0330	02/21/12	\$141,470	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
9	5	204800	0350	02/06/12	\$105,000	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
9	5	204800	0100	11/03/11	\$125,000	NON-REPRESENTATIVE SALE
9	5	204800	0300	08/23/12	\$144,000	NON-REPRESENTATIVE SALE
9	5	204800	0110	06/06/11	\$155,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
9	5	204800	0010	08/06/12	\$125,000	NON-REPRESENTATIVE SALE; SHORT SALE
9	5	204800	0080	10/29/13	\$148,000	NON-REPRESENTATIVE SALE; SHORT SALE
10	0	000460	0020	02/06/13	\$81,000	%NETCONDITION; PREVIMP<=25K
10	0	020000	0140	04/29/13	\$448,703	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
10	0	062105	9012	10/13/11	\$650,000	IMP COUNT
10	0	252204	9019	08/29/12	\$170,000	BOX PLOT
10	0	262204	9011	04/19/11	\$484,750	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	352204	9100	09/17/12	\$148,400	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
10	0	401680	0300	05/23/12	\$589,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	733822	0100	03/08/13	\$195,000	ANOMALY DETECTION
10	0	733822	0410	04/16/12	\$336,839	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
10	0	733822	0910	01/03/13	\$276,556	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis

Area 027 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	0	733822	0060	11/14/13	\$381,663	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
10	0	866915	0560	10/01/12	\$362,536	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FIN. INSTITUTION RESALE
10	0	866915	0640	12/10/13	\$250,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED; SHORT SALE
10	0	866915	0520	05/15/12	\$210,000	NON-REPRESENTATIVE SALE; SHORT SALE
10	0	866916	0040	09/05/13	\$210,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
10	0	889290	0110	01/23/13	\$259,098	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	889290	0040	09/06/12	\$191,000	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
10	0	936000	0128	10/16/13	\$248,212	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FIN. INSTITUTION RESALE
10	0	936000	0127	04/07/11	\$37,950	DOR RATIO; PREVIMP<=25K; IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	936000	0175	11/18/13	\$150,000	PREVIMP<=25K; IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	936000	0175	01/07/13	\$45,500	PREVIMP<=25K; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
10	2	030140	1120	11/26/13	\$202,336	MODEL DEVELOPMENT EXCLUSION
10	2	030140	0670	08/28/13	\$248,900	%COMPLETE
10	2	030140	1910	11/11/13	\$299,900	%COMPLETE
10	2	030140	2180	09/24/13	\$225,900	%COMPLETE
10	2	030140	2190	09/24/13	\$188,435	%COMPLETE
10	2	030140	2270	08/15/13	\$227,900	%COMPLETE
10	2	030140	2260	07/31/13	\$192,900	%COMPLETE; STATEMENT TO DOR
10	2	030140	0650	10/09/13	\$276,900	ACTIVE PERMIT BEFORE SALE>25K; %COMPETE
10	2	030140	0660	10/10/13	\$267,900	ACTIVE PERMIT BEFORE SALE>25K; %COMPETE
10	2	030140	1050	08/15/13	\$271,900	ACTIVE PERMIT BEFORE SALE>25K; %COMPETE
10	2	030140	1060	09/03/13	\$263,412	ACTIVE PERMIT BEFORE SALE>25K; %COMPETE
10	2	030140	1070	09/23/13	\$249,900	ACTIVE PERMIT BEFORE SALE>25K; %COMPETE
10	2	030140	1080	10/16/13	\$272,500	ACTIVE PERMIT BEFORE SALE>25K; %COMPETE
10	2	030140	1180	11/04/13	\$308,900	ACTIVE PERMIT BEFORE SALE>25K; %COMPETE
10	2	030140	1880	10/10/13	\$285,900	ACTIVE PERMIT BEFORE SALE>25K; %COMPETE
10	2	030140	1890	09/23/13	\$272,900	ACTIVE PERMIT BEFORE SALE>25K; %COMPETE
10	2	030140	1900	09/23/13	\$265,900	ACTIVE PERMIT BEFORE SALE>25K; %COMPETE
10	2	030140	1920	08/28/13	\$292,900	ACTIVE PERMIT BEFORE SALE>25K; %COMPETE
10	2	030140	1930	08/15/13	\$281,900	ACTIVE PERMIT BEFORE SALE>25K; %COMPETE

Improved Sales Removed in This Annual Update Analysis

Area 027 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	2	030140	1940	09/05/13	\$301,900	ACTIVE PERMIT BEFORE SALE>25K; %COMPETE
10	2	030140	2030	10/31/13	\$237,900	ACTIVE PERMIT BEFORE SALE>25K; %COMPETE
10	2	030140	2040	10/30/13	\$206,900	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
10	2	030140	1870	10/10/13	\$313,000	ACTIVE PERMIT BEFORE SALE>25K; DOR RATIO; PREVIMP<=25K
10	2	030140	1210	11/22/13	\$299,900	ACTIVE PERMIT BEFORE SALE>25K; PREVIMP<=25K
10	2	030140	1200	12/18/13	\$294,900	ACTIVE PERMIT BEFORE SALE>25K; PREVIMP<=25K
10	2	030140	2220	12/30/13	\$206,900	ACTIVE PERMIT BEFORE SALE>25K; PREVIMP<=25K
10	2	030140	2200	12/12/13	\$230,900	ACTIVE PERMIT BEFORE SALE>25K; PREVIMP<=25K
10	2	030140	1220	11/27/13	\$287,900	ACTIVE PERMIT BEFORE SALE>25K; PREVIMP<=25K
10	2	030140	1440	11/13/13	\$268,900	PREVIMP<=25K; IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	022104	9042	09/12/12	\$207,200	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	022104	9123	03/05/12	\$96,750	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
11	0	022104	9191	03/14/12	\$133,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
11	0	022104	9123	10/29/12	\$245,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	022104	9191	08/23/12	\$272,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
11	0	022104	9140	02/22/13	\$140,000	NON-REPRESENTATIVE SALE
11	0	022104	9190	08/03/12	\$200,000	NON-REPRESENTATIVE SALE
11	0	022104	9101	03/27/13	\$87,600	PREVIMP<=25K
11	0	111560	0030	09/04/13	\$375,000	%COMPLETE; BUILDER OR DEVELOPER SALES
11	1	030300	0340	06/21/13	\$253,500	STATISTICAL OUTLIER
11	1	030300	0340	01/28/13	\$136,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	2	019265	0110	09/23/13	\$311,428	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
11	2	111545	0010	09/13/12	\$255,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	2	111545	0010	09/13/12	\$255,000	CORRECTION DEED; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
11	2	111545	0010	01/18/13	\$195,100	IMP. CHAR. CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
11	2	221480	0640	10/27/11	\$160,000	OBSERVATION OUTSIDE THE NORM
11	2	221480	0070	04/04/13	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
11	2	221480	0110	10/21/11	\$141,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR; FIN. INSTITUTION RESALE
11	2	221480	0080	08/12/11	\$162,000	NO MARKET EXPOSURE; IMP. CHAR. CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
11	2	221480	0530	10/03/12	\$175,000	NON-REPRESENTATIVE SALE

Improved Sales Removed in This Annual Update Analysis

Area 027 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	2	221480	0440	03/18/12	\$163,200	NON-REPRESENTATIVE SALE; SHORT SALE
11	2	221480	0830	03/23/11	\$204,750	RELOCATION - SALE TO SERVICE
11	2	286560	0040	01/31/13	\$171,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FIN. INSTITUTION RESALE
11	2	286560	0140	05/15/12	\$193,000	NON-REPRESENTATIVE SALE; SHORT SALE
11	2	289555	0100	01/08/13	\$212,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	2	332850	0460	09/17/13	\$421,315	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	2	332850	0310	08/06/12	\$51,000	DOR RATIO; QUIT CLAIM DEED
11	2	332850	0430	04/01/13	\$201,299	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
11	2	332950	0150	01/14/11	\$145,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
11	2	332950	0180	07/16/13	\$230,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
11	2	332950	0660	08/09/12	\$171,000	RELATED PARTY, FRIEND, OR NEIGHBOR
11	2	332951	0020	04/16/13	\$220,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	2	332951	0380	05/20/11	\$197,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
11	2	332951	0550	02/23/12	\$180,000	NON-REPRESENTATIVE SALE; SHORT SALE
11	2	332952	0160	06/15/12	\$115,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	2	332953	0700	02/02/12	\$297,860	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	2	332953	0040	12/17/13	\$267,575	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
11	2	332953	0350	12/02/11	\$144,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
11	2	564790	0200	11/30/11	\$165,000	RETENTION EXCLUSION FOR THE SAMPLE SET
11	2	564790	0460	03/13/13	\$314,541	NON-NORMAL DISTRIBUTION
11	2	564790	0830	07/17/13	\$253,400	EXCLUSION POINT THAT EXHIBITS A LARGE INFLUENCE ON THE PARAMETERS
11	2	564790	0240	04/29/12	\$162,100	ANOMALY DETECTION
11	2	564790	0620	04/26/13	\$170,000	RELATED PARTY, FRIEND, OR NEIGHBOR
11	2	664220	0520	11/23/11	\$232,863	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
11	2	664220	0590	09/13/12	\$243,000	NON-REPRESENTATIVE SALE
11	2	664876	0100	07/29/13	\$211,000	NON-REPRESENTATIVE SALE; SHORT SALE
11	2	664876	0100	07/29/13	\$211,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR
11	2	664877	0100	10/25/12	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR
11	2	664925	0240	03/01/12	\$215,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	2	664925	0470	05/14/13	\$370,072	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis

Area 027 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	2	664925	0260	07/05/13	\$430,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	2	664925	0510	12/26/12	\$257,800	NON-REPRESENTATIVE SALE
11	2	664925	0240	05/30/12	\$200,199	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
11	6	146090	0010	07/26/12	\$219,950	NON-REPRESENTATIVE SALE; SHORT SALE
11	6	146090	0100	08/20/12	\$193,000	NON-REPRESENTATIVE SALE; SHORT SALE
11	6	541900	0110	10/29/12	\$270,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
12	0	001100	0085	07/13/12	\$239,000	MODEL DEVELOPMENT EXCLUSION
12	0	102104	9022	01/03/13	\$180,001	STATISTICAL OUTLIER
12	0	102104	9057	08/30/13	\$245,000	OBSERVATION OUTSIDE THE NORM
12	0	132950	0160	08/23/12	\$203,500	RETENTION EXCLUSION FOR THE SAMPLE SET
12	0	142104	9032	03/25/13	\$220,555	NON-NORMAL DISTRIBUTION
12	0	142104	9032	03/30/12	\$276,475	EXCLUSION POINT THAT EXHIBITS A LARGE INFLUENCE ON THE PARAMETERS
12	0	152104	9104	09/26/12	\$147,600	ANOMALY DETECTION
12	0	152104	9092	04/19/12	\$158,000	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
12	0	152104	9063	10/20/11	\$150,199	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
12	0	208570	0090	04/07/11	\$395,000	RELOCATION - SALE TO SERVICE
12	0	286820	0040	09/01/11	\$92,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
12	0	327560	0010	10/30/13	\$394,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
12	0	327570	0070	06/27/13	\$27,916	DOR RATIO; QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); EXEMPT FROM EXCISE TAX
12	0	390830	0030	07/18/13	\$427,383	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
12	0	391400	0045	08/16/13	\$259,985	EXEMPT FROM EXCISE TAX; AUCTION SALE
12	0	391400	0100	03/14/11	\$455,000	UNFINISHED AREA
12	0	401440	0341	09/28/13	\$175,025	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FIN. INSTITUTION RESALE
12	0	401440	0341	12/11/13	\$93,000	DOR RATIO; FINANCIAL INSTITUTION RESALE
12	0	553000	0040	12/13/11	\$171,000	BOX PLOT
12	0	608500	0150	11/18/11	\$158,000	NON-REPRESENTATIVE SALE
12	0	669930	0350	03/29/11	\$72,754	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
12	0	669930	0360	11/05/12	\$270,000	RELOCATION - SALE TO SERVICE
12	0	769600	0120	10/16/13	\$123,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
12	0	896195	0390	05/25/12	\$241,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis

Area 027 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
12	0	896196	0210	05/31/13	\$278,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
12	0	896196	0180	12/16/13	\$325,000	UNFINISHED AREA
12	0	926280	0150	06/16/11	\$400,000	BOX PLOT
12	0	926280	0151	03/14/12	\$265,000	STATISTICAL OUTLIER
12	0	926280	0290	12/15/11	\$305,345	OBSERVATION OUTSIDE THE NORM
12	0	926280	0421	06/19/12	\$223,355	RETENTION EXCLUSION FOR THE SAMPLE SET
12	0	926280	0222	10/16/12	\$97,650	NON-NORMAL DISTRIBUTION
12	0	926280	0222	11/12/13	\$42,936	EXCLUSION POINT THAT EXHIBITS A LARGE INFLUENCE ON THE PARAMETERS
12	0	926280	0352	05/03/12	\$100,000	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
12	0	926280	0421	03/25/13	\$93,000	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
12	0	926280	0349	05/22/13	\$106,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
12	0	926280	0377	12/12/13	\$165,001	IMP COUNT; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
12	0	926280	0126	12/30/13	\$276,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
12	0	926280	0208	08/30/11	\$365,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
12	0	926280	0026	04/08/11	\$208,000	NO MARKET EXPOSURE
12	0	926401	0010	01/24/13	\$1,000,000	LACK OF REPRESENTATION FOR GRADE 11
12	0	926403	0580	09/14/12	\$263,700	BOX PLOT
12	0	926403	0020	05/18/12	\$325,100	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FIN. INSTITUTION RESALE
12	0	926403	0010	09/07/12	\$273,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
12	0	926403	0030	03/16/12	\$333,883	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
12	0	926403	0740	12/02/11	\$293,300	CORPORATE AFFILIATES; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
12	0	926403	0220	02/07/11	\$335,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
12	1	030200	0425	10/01/12	\$119,000	EXCLUSION POINT THAT EXHIBITS A LARGE INFLUENCE ON THE PARAMETERS
12	1	030200	0470	08/08/12	\$128,000	STATISTICAL OUTLIER
12	1	030200	0510	05/10/13	\$112,500	OBSERVATION OUTSIDE THE NORM
12	1	030200	0135	09/12/13	\$266,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
12	1	030200	0420	02/17/11	\$153,001	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
12	1	030300	0455	12/11/12	\$167,889	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
12	1	030300	0455	01/17/13	\$141,159	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
12	1	030300	0525	03/30/12	\$207,358	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in This Annual Update Analysis

Area 027 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
12	1	030300	0445	06/26/13	\$95,000	NON-REPRESENTATIVE SALE
12	1	248250	0040	12/16/11	\$125,000	NON-REPRESENTATIVE SALE
12	1	401280	0010	04/11/13	\$234,968	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
12	1	401280	0010	11/25/13	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
12	1	401290	0050	08/08/12	\$212,432	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
12	1	401320	0115	02/03/11	\$345,000	RETENTION EXCLUSION FOR THE SAMPLE SET
12	1	401380	0190	12/06/11	\$155,000	MODEL DEVELOPMENT EXCLUSION
12	1	401380	0166	10/25/11	\$108,300	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; FORCED SALE
12	1	401380	0020	04/11/13	\$1,139	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
12	1	401380	0214	08/01/11	\$28,237	DOR RATIO; NO MARKET EXPOSURE; QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
12	1	401380	0090	07/27/12	\$628,500	LACK OF REPRESENTATION FOR GRADE 11
12	1	401380	0155	12/04/12	\$185,000	OBSOL;ESTATE ADMIN, GUARDIAN, OR EXECUTOR; IMP. CHAR. CHANGED SINCE SALE
12	1	401440	0125	06/06/13	\$269,950	ANOMALY DETECTION
12	1	401440	0125	11/21/12	\$225,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
12	1	401440	0134	06/17/13	\$181,144	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
12	1	401440	0106	03/22/13	\$190,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; EXEMPT FROM EXCISE TAX
12	1	401440	0115	09/26/13	\$225,593	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
12	1	934650	0160	10/14/13	\$148,000	STATISTICAL OUTLIER
12	1	934650	0160	08/15/13	\$144,997	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
12	1	934650	0180	07/09/12	\$121,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
12	1	934650	0190	11/10/11	\$105,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; EXEMPT FROM EXCISE TAX
12	1	934650	0180	10/24/12	\$120,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
12	1	934650	0020	05/11/11	\$130,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
12	2	608460	0800	08/24/12	\$185,000	MODEL DEVELOPMENT EXCLUSION
12	2	608460	0850	12/07/11	\$168,241	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; FORCED SALE
12	2	608460	0850	02/13/12	\$188,000	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
12	2	608460	0770	11/22/11	\$166,250	NON-REPRESENTATIVE SALE
12	2	608460	0910	09/25/12	\$152,000	NON-REPRESENTATIVE SALE
12	2	608460	0600	09/23/13	\$122,572	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
12	2	800145	0330	09/17/12	\$220,369	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis

Area 027 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
12	2	800145	0420	01/17/12	\$196,250	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX

Vacant Sales Used in this Annual Update Analysis

Area 027

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
9	0	032104	9111	06/19/13	\$46,500	7,840	N	N
10	0	158060	0018	01/24/11	\$10,000	31,200	N	N
10	0	352204	9094	02/25/13	\$412,000	2,445,022	N	N
11	0	022104	9223	01/30/12	\$119,000	40,500	N	N
12	1	030300	0405	05/17/11	\$25,000	13,280	N	N
12	0	926280	0032	07/19/13	\$125,000	41,000	N	N

Vacant Sales Removed in this Annual Update Analysis

Area 027

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	0	022104	9223	05/05/11	\$7,500	NO MARKET EXPOSURE; EASEMENT OR RIGHT-OF-WAY
12	1	030300	0035	04/23/13	\$14,500	NO MARKET EXPOSURE

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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



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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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



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

Scope of Work Performed:

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

Certification:

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

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

None

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

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

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



Appraiser II

05/06/2014

Date