

Executive Summary

Somerset/Eastgate - Area 031

Annual Update

Characteristics Based Market Adjustment for 2014 Assessment Roll

Previous Physical Inspection: 2012

Number of Improved Sales: 792

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	\$312,200	\$304,300	\$616,500			7.66%
2014 Value	\$351,300	\$346,000	\$697,300	\$750,500	93.3%	7.59%
\$ Change	+\$39,100	+\$41,700	+\$80,800			
% Change	+12.5%	+13.7%	+13.1%			

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 7.59% is an improvement from the previous COD of 7.66%. 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:

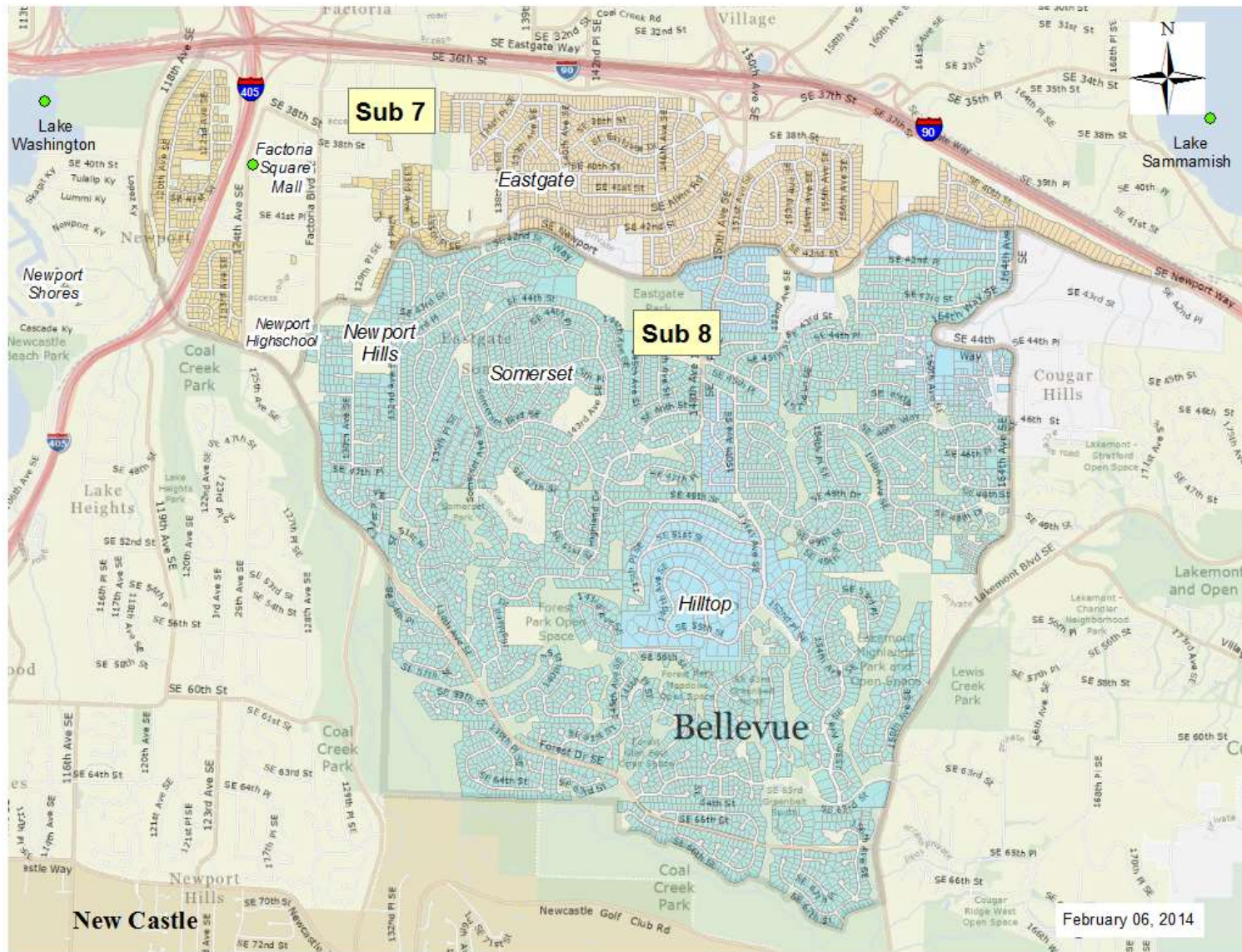
	Land	Improvements	Total
2013 Value	\$310,800	\$289,700	\$600,500
2014 Value	\$349,400	\$329,200	\$678,600
% Change	+12.4%	+13.6%	+13.0%

Number of one to three unit residences in the population: 6,836

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that characteristic-based or neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Sub Area 7 was generally at lower assessment levels than the rest of the population. On the other hand, Neighborhood 8 – Hilltop, indicated the current values are at a reasonable level, therefore there are no adjustments applied to these parcels. This annual update valuation model corrects for these strata differences.

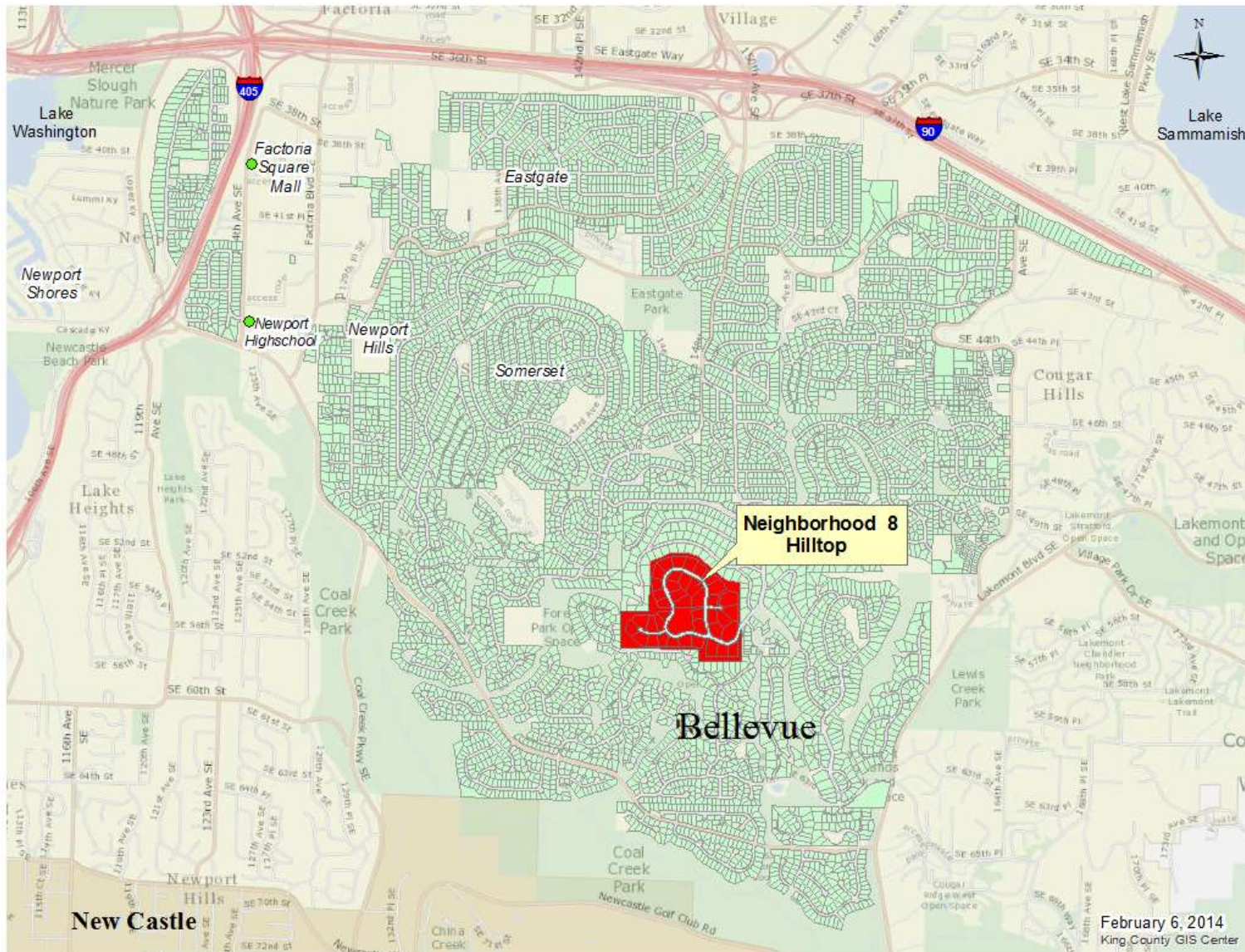


Area 031 – Area Map



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

Area 031 – Neighborhood 8 Map



Area 031 - Model Adjustments

1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+12.70%	5,377	79%

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
Sub Area 7	+16.17%	167	1459	11%

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

Generally, Sub Area 7 parcels were at a lower assessment level than the rest of the population. This model corrects for these strata differences.

Please note: Sales in Neighborhood 8 in Sub Area 8 indicated the current values are at a reasonable level, therefore there are no adjustments applied to these parcels. This neighborhood is located at the south central part of the area, known as "Hilltop". It is a unique, one of a kind plat of estate size lots and older custom homes in the architectural style of Frank Lloyd Wright. The typical grade is 9, built in the mid to late 1950's.

Annual Update Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: July 24, 2014

Sales Screening for Improved Parcel Analysis

In order to ensure that the Assessor's analysis of sales of improved properties best reflects the market value of the majority of the properties within an area, non-typical properties must be removed so a representative sales sample can be analyzed to determine the new valuation level. The following list illustrates examples of non-typical properties which are removed prior to the beginning of the analysis.

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2013
5. Existing residences where the data for 2013 is significantly different than the data for 2014 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of \$25,000 or less posted for the 2013 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

(See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis for more detailed information)

Land Update

Based on the 17 usable land sales available in the area, their 2013 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall +12.4% increase in land assessments in the area for the 2014 Assessment Year. The formula is:

2014 Land Value = 2013 Land Value * 1.127, with the result truncated to the next \$1,000.

If Neighborhood = 8, then 2014 Land Value = 2013 Land Value * 1.00.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that characteristic-based or neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Sub Area 7 was generally at lower assessment levels than the rest of the population. On the other hand, Neighborhood 8 – Hilltop, indicated the current values are at a reasonable level, therefore there are no adjustments applied to these parcels. 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 792 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:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * (1 - 0.06) / (.8340681 - .0249014 * \text{Sub7})$$

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

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

Mobile Home Update

There were no recent fair market sales of mobile homes within Area 031; therefore, mobile homes received the Total % Change indicated by the sales sample as reflected on the Executive Summary page of +13.1%. There is only one mobile home parcel in the population. The adjustment formula is:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * 1.131$$

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

Results

The resulting assessment level is 0.933. 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 +13.0%. 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) * 1.131.
- 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) * 1.131.
- 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.

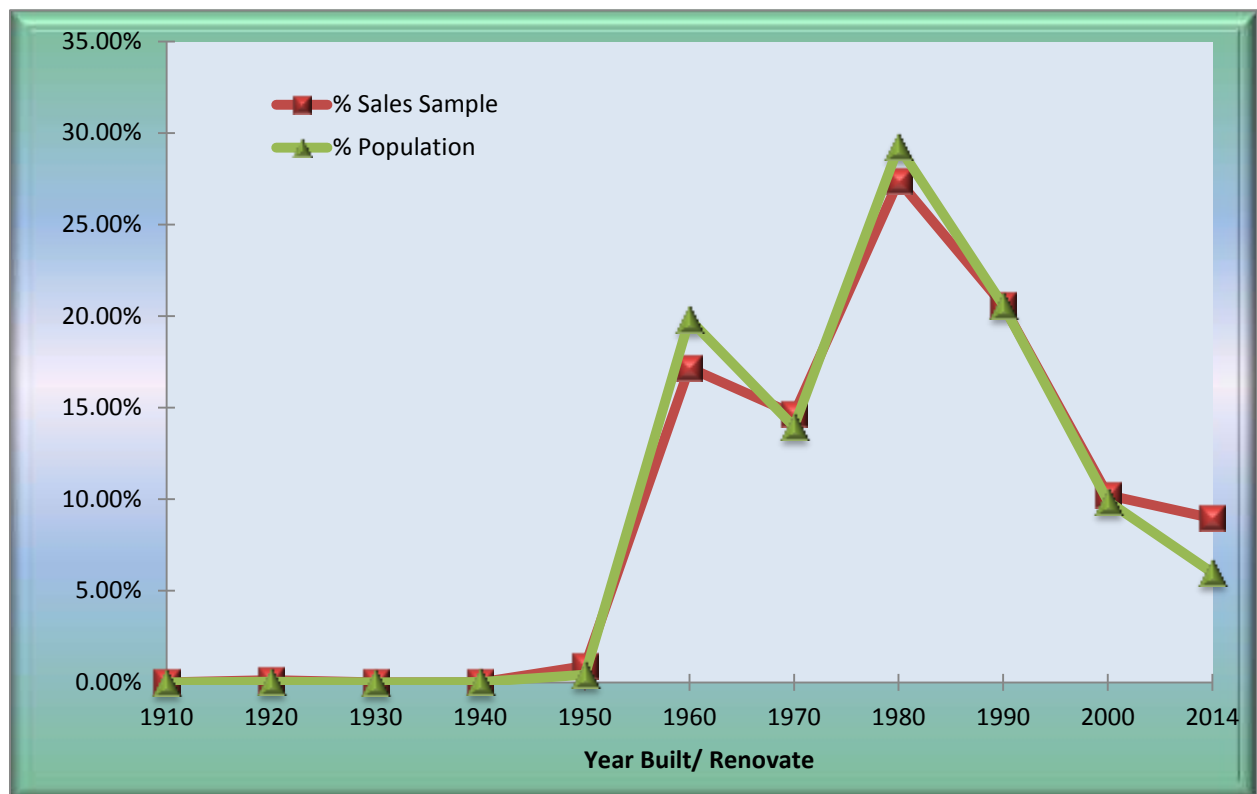
Sales Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.13%
1930	0	0.00%
1940	0	0.00%
1950	7	0.88%
1960	136	17.17%
1970	116	14.65%
1980	217	27.40%
1990	163	20.58%
2000	81	10.23%
2013	71	8.96%
	792	

Population

Year Built/Ren	Frequency	% Population
1910	0	0.00%
1920	2	0.03%
1930	0	0.00%
1940	1	0.01%
1950	29	0.42%
1960	1,356	19.84%
1970	954	13.96%
1980	2,001	29.27%
1990	1,407	20.58%
2000	676	9.89%
2013	410	6.00%
	6,836	



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

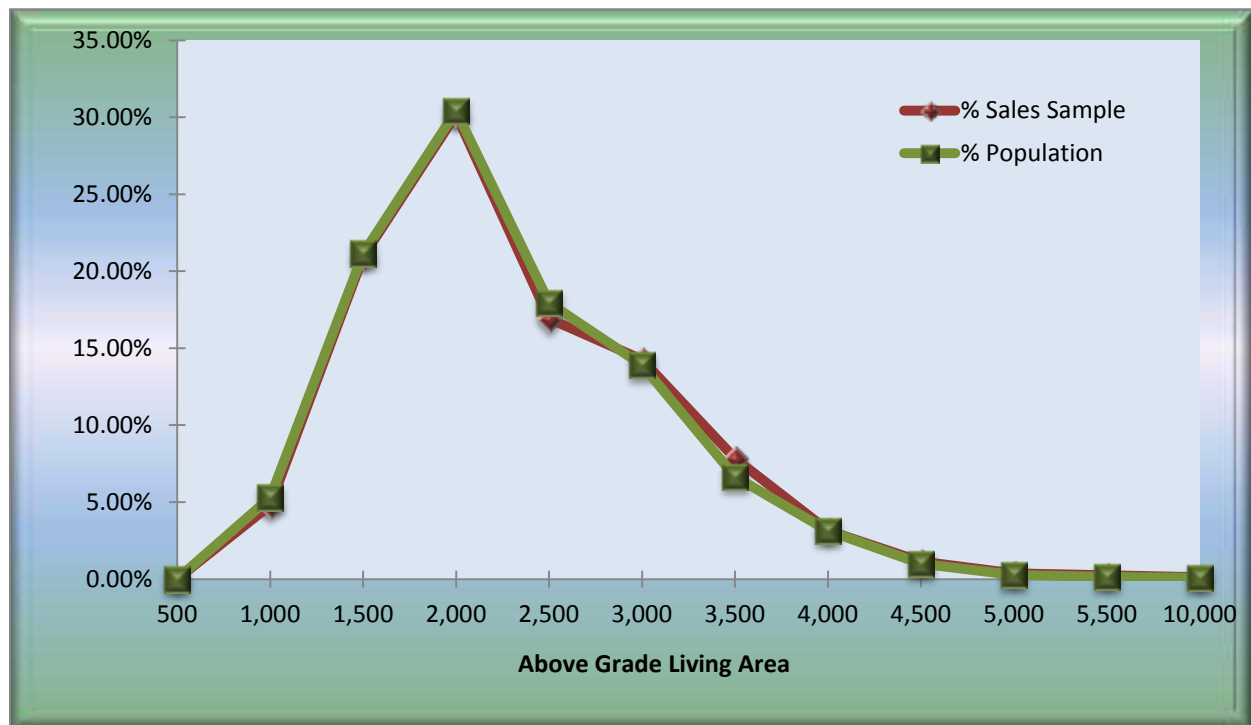
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	38	4.80%
1,500	166	20.96%
2,000	239	30.18%
2,500	134	16.92%
3,000	113	14.27%
3,500	62	7.83%
4,000	25	3.16%
4,500	9	1.14%
5,000	3	0.38%
5,500	2	0.25%
10,000	1	0.13%
792		

Population

AGLA	Frequency	% Population
500	0	0.00%
1,000	363	5.31%
1,500	1,446	21.15%
2,000	2,079	30.41%
2,500	1,226	17.93%
3,000	950	13.90%
3,500	455	6.66%
4,000	214	3.13%
4,500	68	0.99%
5,000	19	0.28%
5,500	10	0.15%
10,000	6	0.09%
6,836		



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

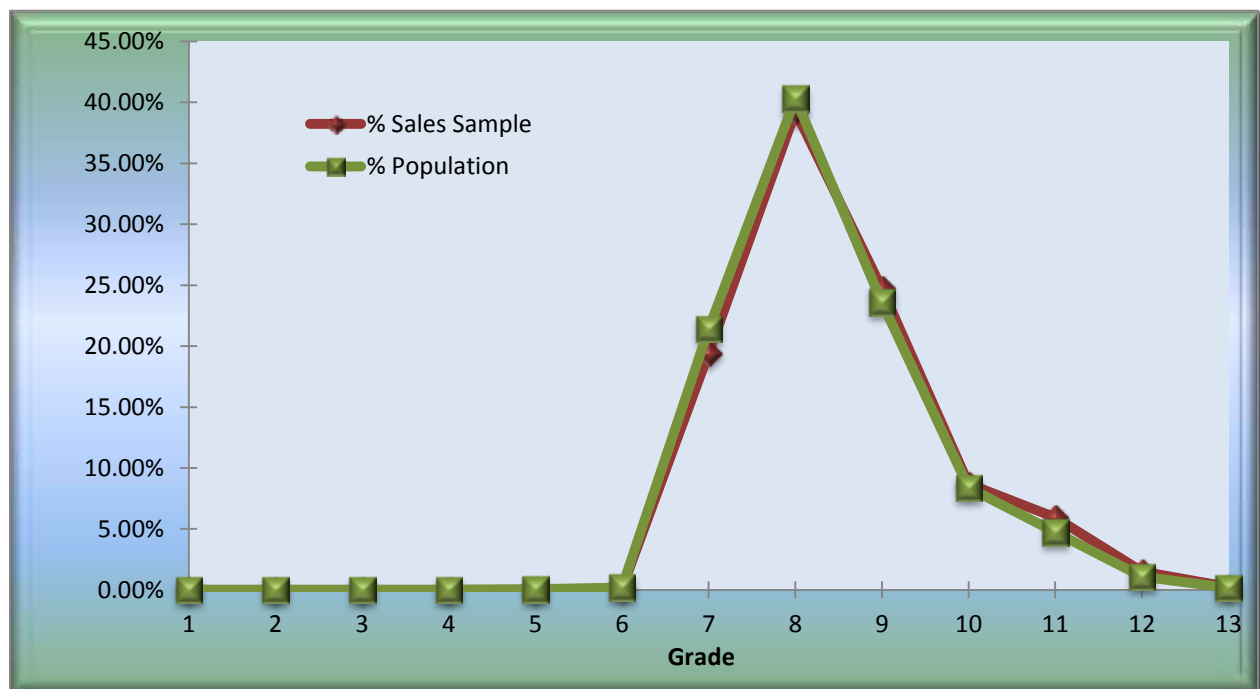
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	1	0.13%
7	154	19.44%
8	311	39.27%
9	196	24.75%
10	69	8.71%
11	47	5.93%
12	12	1.52%
13	2	0.25%
	792	

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	5	0.07%
6	13	0.19%
7	1,463	21.40%
8	2,758	40.35%
9	1,615	23.62%
10	573	8.38%
11	324	4.74%
12	74	1.08%
13	11	0.16%
	6,836	



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 031 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 1.165, resulting in an adjusted value of \$553,000 ($\$475,000 \times 1.165 = \$553,375$) – truncated to the nearest \$1000.

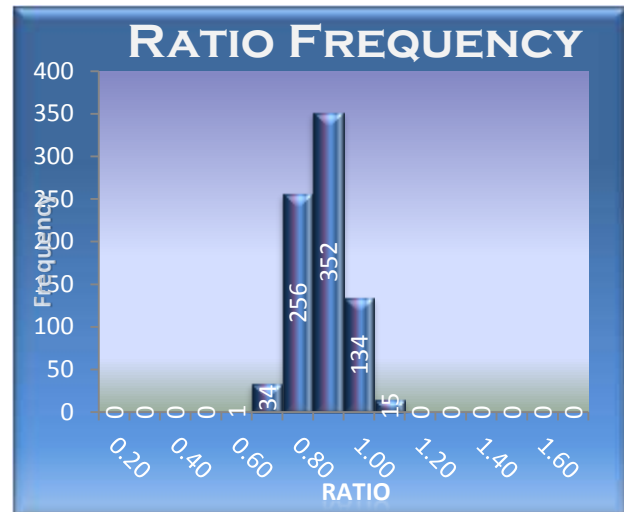
SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.286	28.6%
2/1/2011	1.283	28.3%
3/1/2011	1.280	28.0%
4/1/2011	1.277	27.7%
5/1/2011	1.273	27.3%
6/1/2011	1.269	26.9%
7/1/2011	1.265	26.5%
8/1/2011	1.260	26.0%
9/1/2011	1.255	25.5%
10/1/2011	1.250	25.0%
11/1/2011	1.245	24.5%
12/1/2011	1.239	23.9%
1/1/2012	1.233	23.3%
2/1/2012	1.226	22.6%
3/1/2012	1.220	22.0%
4/1/2012	1.213	21.3%
5/1/2012	1.206	20.6%
6/1/2012	1.198	19.8%
7/1/2012	1.190	19.0%
8/1/2012	1.182	18.2%
9/1/2012	1.174	17.4%
10/1/2012	1.165	16.5%
11/1/2012	1.156	15.6%
12/1/2012	1.147	14.7%
1/1/2013	1.137	13.7%
2/1/2013	1.127	12.7%
3/1/2013	1.118	11.8%
4/1/2013	1.107	10.7%
5/1/2013	1.097	9.7%
6/1/2013	1.085	8.5%
7/1/2013	1.074	7.4%
8/1/2013	1.063	6.3%
9/1/2013	1.051	5.1%
10/1/2013	1.039	3.9%
11/1/2013	1.026	2.6%
12/1/2013	1.013	1.3%
1/1/2014	1.000	0.0%

The time adjustment formula for Area 031 is: $(.8340681 - 3.589845E-04 * \text{SaleDay} - 1.300304E-07 * \text{SaleDaySq} - .0249014 * 0.2083333) / (.8340681 - .0249014 * 0.2083333)$
SaleDay = SaleDate - 41640
SaleDaySq = (SaleDate - 41640)^2

Annual Update Ratio Study Report (Before) – 2013 Assessments

District: SE / Team: 1	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Somerset/Eastgate	1/1/2013	7/24/2014	1/2011 - 12/2013
Area Number: 31	Appr ID:	Property Type:	Adjusted for time?
	MTIA	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	792
Mean Assessed Value	616,500
Mean Adj. Sales Price	750,500
Standard Deviation AV	213,969
Standard Deviation SP	272,392
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.829
Median Ratio	0.824
Weighted Mean Ratio	0.821
UNIFORMITY	
Lowest ratio	0.551
Highest ratio:	1.074
Coefficient of Dispersion	7.66%
Standard Deviation	0.079
Coefficient of Variation	9.59%
Price Related Differential (PRD)	1.009
RELIABILITY	
95% Confidence: Median	
Lower limit	0.816
Upper limit	0.832
95% Confidence: Mean	
Lower limit	0.823
Upper limit	0.834
SAMPLE SIZE EVALUATION	
N (population size)	6836
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.079
Recommended minimum:	10
Actual sample size:	792
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	414
# ratios above mean:	378
z:	1.279
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

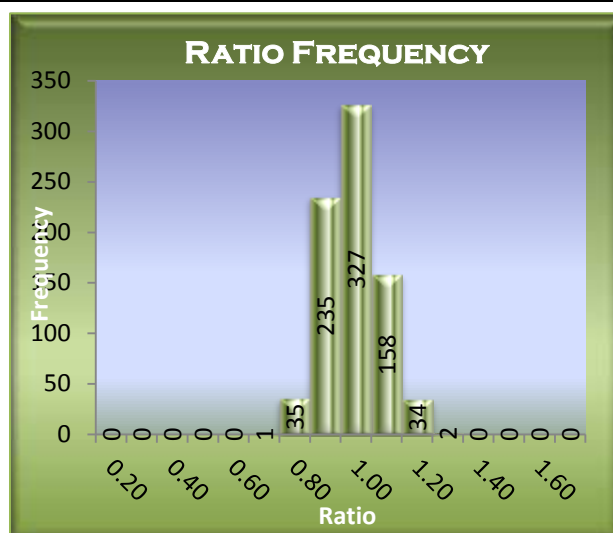
1 to 3 Unit Residences throughout Area 031

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

Annual Update Ratio Study Report (After) – 2014 Assessments

District: SE / Team: 1	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Somerset/Eastgate	1/1/2014	7/24/2014	1/2011 - 12/2013
Area Number: 31	Appr. ID:	Property Type:	Adjusted for time?
	MTIA	1 to 3 Unit	YES

SAMPLE STATISTICS	
Sample size (n)	792
Mean Assessed Value	697,300
Mean Sales Price	750,500
Standard Deviation AV	238,880
Standard Deviation SP	272,392
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.939
Median Ratio	0.933
Weighted Mean Ratio	0.929
UNIFORMITY	
Lowest ratio	0.621
Highest ratio:	1.209
Coefficient of Dispersion	7.59%
Standard Deviation	0.089
Coefficient of Variation	9.52%
Price Related Differential (PRD)	1.011
RELIABILITY	
95% Confidence: Median	
Lower limit	0.927
Upper limit	0.941
95% Confidence: Mean	
Lower limit	0.933
Upper limit	0.945
SAMPLE SIZE EVALUATION	
N (population size)	6836
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.089
Recommended minimum:	13
Actual sample size:	792
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	419
# ratios above mean:	373
z:	1.635
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 031

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

Improved Sales Used in This Annual Update Analysis

Area 031 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	1	942950	0096	01/12/11	\$305,000	\$392,000	940	6	1948	Good	21,282	Y	N	16830 SE NEWPORT WAY
7	1	220570	0655	12/05/11	\$325,000	\$402,000	850	7	1955	Good	5,004	N	N	14256 SE 37TH ST
7	1	220150	0655	01/27/11	\$358,000	\$460,000	850	7	1954	VGood	10,644	N	N	4135 154TH AVE SE
7	1	220150	1185	11/05/13	\$430,000	\$440,000	850	7	1954	Good	11,908	N	N	15436 SE 38TH ST
7	1	220570	0670	04/26/13	\$350,000	\$384,000	850	7	1955	Good	11,786	N	N	14318 SE 37TH ST
7	1	220150	1075	11/13/13	\$404,000	\$412,000	850	7	1954	Good	6,459	N	N	15421 SE 41ST ST
7	1	220150	0100	11/16/12	\$350,000	\$403,000	850	7	1954	Good	15,980	N	N	3925 151ST AVE SE
7	1	220150	0475	08/12/11	\$309,000	\$389,000	850	7	1954	Good	8,837	N	N	4142 151ST AVE SE
7	1	220150	1250	02/14/12	\$328,000	\$401,000	850	7	1954	Good	11,206	N	N	4052 156TH AVE SE
7	1	220570	0345	04/12/11	\$330,199	\$421,000	850	7	1955	VGood	8,640	Y	N	3711 140TH AVE SE
7	1	220570	0610	05/14/12	\$285,000	\$343,000	850	7	1955	Good	16,265	N	N	14026 SE 37TH ST
7	1	220150	0495	11/30/11	\$280,500	\$348,000	850	7	1954	Good	10,080	N	N	15131 SE 41ST ST
7	1	220700	0020	05/10/13	\$450,000	\$492,000	880	7	1958	Good	9,399	N	N	13506 SE 37TH ST
7	1	220570	0650	10/10/13	\$412,000	\$426,000	880	7	1955	Good	16,659	N	N	14248 SE 37TH ST
7	1	220550	0090	10/23/13	\$400,000	\$412,000	910	7	1956	Avg	31,950	N	N	4008 148TH PL SE
7	1	220250	0265	07/31/13	\$375,000	\$399,000	950	7	1954	Good	9,550	N	N	3964 154TH AVE SE
7	1	220570	0330	04/11/13	\$455,000	\$502,000	950	7	1955	VGood	8,850	N	N	13930 SE 40TH ST
7	1	220450	0025	11/20/12	\$348,000	\$400,000	950	7	1955	Good	13,438	N	N	4003 147TH AVE SE
7	1	220250	0310	06/12/13	\$340,000	\$368,000	950	7	1954	Good	12,567	N	N	3900 154TH AVE SE
7	1	220150	0490	10/29/12	\$313,000	\$362,000	950	7	1954	Good	10,080	N	N	15121 SE 41ST ST
7	1	220450	0090	11/13/13	\$358,000	\$365,000	950	7	1954	Good	9,598	N	N	14724 SE ALLEN RD
7	1	220450	0070	10/07/13	\$360,000	\$373,000	950	7	1954	Good	9,399	N	N	14646 SE ALLEN RD
7	1	220450	0105	07/22/12	\$312,000	\$370,000	950	7	1955	VGood	16,600	N	N	4010 147TH PL SE
7	1	220570	0170	06/22/11	\$267,888	\$339,000	950	7	1955	VGood	8,803	N	N	3868 142ND PL SE
7	1	220450	0435	12/02/13	\$515,500	\$522,000	960	7	1954	VGood	9,914	N	N	14435 SE 42ND ST
7	1	038400	0055	08/19/11	\$334,950	\$421,000	990	7	1955	Good	10,440	N	N	14261 SE 40TH ST
7	1	038400	0235	04/01/13	\$495,000	\$548,000	1,000	7	1955	Good	11,296	N	N	14222 SE ALLEN RD
7	1	220550	0340	06/24/13	\$430,000	\$463,000	1,000	7	1955	Good	9,840	N	N	3711 146TH AVE SE
7	1	220570	0055	11/02/12	\$344,000	\$398,000	1,000	7	1955	Good	12,310	N	N	14400 SE EASTGATE DR
7	1	220570	0390	07/15/13	\$360,000	\$385,000	1,000	7	1955	Good	8,464	N	N	14017 SE 37TH ST
7	1	220650	0565	04/20/13	\$350,000	\$385,000	1,000	7	1955	Good	8,747	N	N	3814 139TH AVE SE
7	1	220650	0060	04/08/11	\$296,200	\$378,000	1,010	7	1955	Good	9,580	N	N	13672 SE 37TH ST
7	1	220250	0095	02/05/13	\$319,000	\$359,000	1,020	7	1954	Good	8,607	N	N	3947 154TH AVE SE
7	1	942950	0100	03/05/13	\$330,000	\$368,000	1,040	7	1943	Good	24,020	N	N	16920 SE NEWPORT WAY
7	1	220450	0180	06/07/13	\$353,000	\$382,000	1,040	7	1954	Good	12,308	N	N	14646 SE 42ND ST

Improved Sales Used in This Annual Update Analysis

Area 031 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	1	220550	0445	03/24/11	\$290,000	\$371,000	1,040	7	1955	VGood	10,750	N	N	3711 147TH AVE SE
7	1	220450	0010	09/14/11	\$268,000	\$336,000	1,070	7	1954	Good	11,200	N	N	4010 146TH AVE SE
7	1	220570	0605	04/10/13	\$339,000	\$374,000	1,080	7	1955	Avg	13,316	N	N	14018 SE 37TH ST
7	1	220650	0345	03/11/11	\$325,000	\$416,000	1,100	7	1967	Good	11,214	N	N	3823 136TH PL SE
7	1	220150	1160	03/25/13	\$398,000	\$442,000	1,120	7	1954	Good	11,528	N	N	15404 SE 38TH ST
7	1	038400	0070	11/01/13	\$388,000	\$398,000	1,120	7	1954	Good	10,440	N	N	14250 SE 41ST ST
7	1	038400	0010	11/19/12	\$371,000	\$427,000	1,130	7	1954	VGood	8,640	N	N	4012 142ND AVE SE
7	1	220700	0075	05/06/12	\$428,000	\$516,000	1,170	7	1958	Good	9,450	N	N	3726 135TH AVE SE
7	1	220650	0615	09/06/12	\$435,000	\$510,000	1,180	7	1955	VGood	9,646	N	N	3882 139TH AVE SE
7	1	220550	0180	10/18/13	\$357,000	\$368,000	1,180	7	1955	Avg	9,440	N	N	3773 147TH AVE SE
7	1	220450	0370	11/20/13	\$379,000	\$386,000	1,200	7	1955	Good	10,286	N	N	4202 145TH AVE SE
7	1	220570	0635	03/08/13	\$417,100	\$465,000	1,200	7	1955	VGood	18,314	N	N	14228 SE 37TH ST
7	1	220150	1115	04/15/13	\$283,000	\$312,000	1,200	7	1954	Good	10,000	N	N	4026 155TH AVE SE
7	1	220150	0160	04/03/11	\$345,000	\$440,000	1,210	7	1954	Good	11,400	N	N	4137 151ST AVE SE
7	1	220550	0470	07/23/12	\$320,000	\$379,000	1,210	7	1955	Good	10,500	N	N	14620 SE EASTGATE DR
7	1	038400	0185	08/20/13	\$380,000	\$401,000	1,210	7	1988	Good	10,097	N	N	14249 SE 41ST ST
7	1	424600	0250	04/18/12	\$300,000	\$363,000	1,210	7	1959	Good	10,400	N	N	4028 161ST AVE SE
7	1	424600	0320	12/01/11	\$330,000	\$409,000	1,220	7	1973	Good	13,429	N	N	4023 162ND AVE SE
7	1	220550	0215	06/03/11	\$350,000	\$444,000	1,230	7	2005	Avg	8,577	N	N	3790 146TH AVE SE
7	1	220570	0315	06/05/12	\$428,000	\$512,000	1,240	7	1955	Good	9,766	N	N	3819 142ND AVE SE
7	1	152405	9001	11/08/11	\$460,000	\$572,000	1,240	7	1955	Good	26,000	N	N	14425 SE ALLEN RD
7	1	220650	0585	07/02/13	\$525,000	\$564,000	1,250	7	1955	VGood	9,541	N	N	3835 139TH PL SE
7	1	220650	0085	01/03/13	\$400,000	\$455,000	1,250	7	1955	Good	9,000	N	N	3712 139TH AVE SE
7	1	152405	9051	10/30/12	\$340,000	\$393,000	1,260	7	1957	Good	12,632	N	N	13865 SE 40TH ST
7	1	220570	0485	03/11/13	\$322,000	\$359,000	1,260	7	1955	Good	8,663	N	N	14036 SE 38TH ST
7	1	220150	1005	02/27/11	\$270,000	\$346,000	1,260	7	1954	Good	10,000	N	N	4055 156TH AVE SE
7	1	220550	0195	11/18/13	\$375,000	\$382,000	1,280	7	1955	Good	11,923	N	N	3901 147TH AVE SE
7	1	220570	0480	12/02/13	\$385,000	\$390,000	1,280	7	1955	Good	8,875	N	N	14200 SE 38TH ST
7	1	220570	0145	10/19/12	\$288,000	\$334,000	1,300	7	1955	Avg	9,488	N	N	14401 SE EASTGATE DR
7	1	220650	0045	07/13/13	\$453,363	\$485,000	1,310	7	1956	Good	9,950	N	N	13650 SE 37TH ST
7	1	424600	0120	06/28/13	\$475,000	\$511,000	1,310	7	1964	Good	14,506	N	N	4032 162ND AVE SE
7	1	220050	0290	08/13/13	\$351,220	\$372,000	1,310	7	1954	Good	11,866	N	N	4092 149TH AVE SE
7	1	152405	9003	09/09/13	\$450,000	\$471,000	1,320	7	1946	Good	27,442	N	N	14239 SE ALLEN RD
7	1	220650	0395	05/10/11	\$270,000	\$343,000	1,340	7	1956	Good	10,224	N	N	3825 138TH AVE SE
7	1	038400	0140	01/15/13	\$431,000	\$488,000	1,370	7	1954	Good	12,650	N	N	4035 142ND AVE SE

Improved Sales Used in This Annual Update Analysis

Area 031 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	1	220050	0450	08/23/12	\$360,000	\$423,000	1,380	7	1954	Good	10,799	N	N	4029 149TH AVE SE
7	1	220450	0080	11/01/13	\$335,000	\$344,000	1,380	7	1954	Good	9,950	N	N	14708 SE ALLEN RD
7	1	220570	0430	10/04/11	\$325,000	\$406,000	1,400	7	1955	VGood	8,700	N	N	14241 SE 37TH ST
7	1	220550	0581	05/22/13	\$305,000	\$332,000	1,420	7	1960	Avg	8,460	N	N	3606 146TH AVE SE
7	1	220450	0480	10/06/11	\$394,000	\$492,000	1,430	7	1954	VGood	8,640	N	N	14432 SE 42ND ST
7	1	220570	0410	11/19/13	\$455,000	\$463,000	1,430	7	1955	Good	9,630	N	N	14211 SE 37TH ST
7	1	220550	0635	10/21/13	\$505,000	\$520,000	1,430	7	1963	Good	10,393	N	N	14402 SE 37TH ST
7	1	220550	0045	10/08/13	\$440,000	\$456,000	1,440	7	1955	VGood	18,600	N	N	14753 SE 39TH ST
7	1	220150	0195	05/16/13	\$359,900	\$393,000	1,480	7	1954	Good	10,985	N	N	3904 151ST AVE SE
7	1	221410	0010	08/01/11	\$459,000	\$578,000	1,495	7	1956	VGood	11,439	N	N	4043 139TH AVE SE
7	1	220650	0635	07/12/11	\$285,000	\$360,000	1,500	7	1955	Good	10,750	N	N	13912 SE 38TH PL
7	1	220150	0645	10/17/12	\$345,000	\$400,000	1,570	7	1954	VGood	10,000	N	N	4119 154TH AVE SE
7	1	424600	0150	03/12/13	\$435,000	\$485,000	1,590	7	1961	VGood	10,269	N	N	16216 SE NEWPORT WAY
7	1	220570	0270	08/09/12	\$415,000	\$490,000	1,600	7	1955	VGood	8,231	N	N	14230 SE 40TH ST
7	1	220690	0040	09/12/13	\$438,000	\$458,000	1,620	7	1956	Good	10,525	N	N	4004 140TH AVE SE
7	1	152405	9043	07/05/13	\$434,000	\$466,000	1,630	7	1943	Good	8,276	N	N	14231 SE ALLEN RD
7	1	220650	0365	07/25/11	\$345,000	\$435,000	1,680	7	1957	Good	9,500	N	N	13506 SE 40TH ST
7	1	517630	0007	06/14/13	\$473,000	\$511,000	1,690	7	1977	Good	11,300	N	N	15908 SE NEWPORT WAY
7	1	220250	0115	07/12/11	\$315,000	\$398,000	1,690	7	1954	Good	9,945	N	N	3975 154TH AVE SE
7	1	220150	0150	11/15/11	\$279,000	\$347,000	1,690	7	1954	Good	11,535	N	N	4121 151ST AVE SE
7	1	424600	0390	05/20/13	\$430,000	\$469,000	1,710	7	1962	VGood	10,400	N	N	4027 161ST AVE SE
7	1	424600	0390	02/23/11	\$337,000	\$432,000	1,710	7	1962	VGood	10,400	N	N	4027 161ST AVE SE
7	1	152405	9057	11/10/13	\$520,000	\$531,000	1,740	7	1968	VGood	12,750	N	N	14219 SE ALLEN RD
7	1	220690	0030	11/05/13	\$504,000	\$516,000	1,760	7	1955	VGood	12,170	N	N	4039 140TH AVE SE
7	1	221410	0065	08/02/13	\$478,210	\$508,000	1,920	7	1955	Good	10,831	N	N	4017 139TH AVE SE
7	1	220150	1130	08/21/13	\$400,000	\$422,000	1,980	7	1954	Good	10,000	N	N	4002 155TH AVE SE
7	1	220250	0240	02/17/12	\$385,000	\$471,000	2,030	7	1954	VGood	9,357	N	N	4039 155TH AVE SE
7	1	142405	9139	05/06/11	\$400,000	\$509,000	2,200	7	1992	Avg	59,169	N	N	15433 SE 42ND ST
7	1	942950	0098	09/24/13	\$447,000	\$465,000	2,520	7	1976	Good	22,459	Y	N	16906 SE NEWPORT WAY
7	1	220650	0435	05/02/11	\$640,000	\$815,000	2,920	7	1990	VGood	28,675	N	N	3805 136TH PL SE
7	1	220550	0140	09/07/11	\$382,550	\$480,000	1,490	8	1955	Good	10,250	N	N	14745 SE EASTGATE DR
7	1	269400	0070	06/08/12	\$394,000	\$471,000	1,730	8	1967	Good	13,125	N	N	13909 SE ALLEN RD
7	1	424600	0331	06/20/11	\$480,000	\$608,000	1,910	8	2011	Avg	8,718	N	N	4037 162ND AVE SE
7	1	517630	0020	09/05/13	\$519,950	\$545,000	1,920	8	1969	VGood	12,581	N	N	15924 SE NEWPORT WAY
7	1	269410	0110	04/23/13	\$450,000	\$495,000	2,040	8	1968	Good	10,454	N	N	13827 SE ALLEN RD

Improved Sales Used in This Annual Update Analysis

Area 031 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	1	269400	0010	08/09/13	\$468,875	\$497,000	2,540	8	1967	Good	17,360	N	N	14013 SE ALLEN RD
7	1	220250	0041	10/17/12	\$595,000	\$690,000	2,960	8	2011	Avg	5,633	N	N	3951 153RD AVE SE
7	1	220250	0036	10/25/12	\$610,000	\$706,000	2,960	8	2011	Avg	7,204	N	N	3949 153RD AVE SE
7	1	220650	0150	11/06/13	\$680,000	\$696,000	2,570	9	2011	Avg	5,175	N	N	3735 138TH PL SE
7	1	220650	0151	06/25/12	\$649,950	\$775,000	3,000	9	2012	Avg	6,823	N	N	3737 138TH PL SE
7	2	607320	0070	02/12/13	\$344,000	\$386,000	990	7	1955	Good	9,800	N	N	12015 SE 42ND ST
7	2	607320	0060	12/28/12	\$296,000	\$337,000	990	7	1955	Good	9,800	N	N	12031 SE 42ND ST
7	2	607320	0025	09/13/11	\$282,500	\$354,000	1,020	7	1955	Good	9,840	N	N	12032 SE 42ND ST
7	2	556610	0015	04/06/11	\$330,000	\$421,000	1,180	7	1958	Good	9,975	N	N	12300 SE 42ND ST
7	2	556610	0235	11/15/11	\$272,000	\$338,000	1,250	7	1958	Good	10,250	N	N	4340 123RD AVE SE
7	2	556610	0050	09/26/11	\$269,000	\$337,000	1,380	7	1956	Good	9,450	N	N	4215 122ND AVE SE
7	2	556610	0040	11/08/12	\$351,000	\$405,000	1,420	7	1956	Avg	11,850	N	N	4201 122ND AVE SE
7	2	556610	0195	08/23/13	\$561,000	\$591,000	1,490	7	1957	Good	12,000	N	N	4242 123RD AVE SE
7	2	556610	0030	12/11/13	\$510,000	\$515,000	1,490	7	2013	Avg	14,800	N	N	12210 SE 42ND ST
7	2	556610	0055	07/11/13	\$401,000	\$429,000	1,560	7	1956	Good	9,820	N	N	4221 122ND AVE SE
7	2	607320	0065	09/04/12	\$385,000	\$452,000	1,580	7	1955	Good	9,800	N	N	12023 SE 42ND ST
7	2	556610	0020	07/23/12	\$425,000	\$503,000	1,590	7	1957	Good	10,033	N	N	12224 SE 42ND ST
7	2	064330	0020	04/25/13	\$421,800	\$463,000	1,820	7	1960	Good	9,975	N	N	12116 SE 44TH PL
7	2	556610	0175	04/13/12	\$411,000	\$497,000	2,310	7	1958	Good	12,000	N	N	4212 123RD AVE SE
7	2	556610	0160	09/13/13	\$525,500	\$550,000	2,460	7	1957	Good	11,904	N	N	4212 122ND AVE SE
7	2	556610	0230	07/23/13	\$479,000	\$511,000	2,590	7	1956	VGood	11,650	N	N	4332 123RD AVE SE
7	2	556610	0185	02/02/11	\$440,000	\$565,000	2,800	7	1958	VGood	12,000	N	N	4226 123RD AVE SE
7	3	162405	9121	12/11/12	\$450,000	\$515,000	1,290	7	1953	VGood	10,658	N	N	4256 LAKE WASHINGTON BLVD SE
7	3	544830	0120	04/05/11	\$505,000	\$645,000	1,330	7	1961	Good	25,500	Y	N	3721 120TH AVE SE
7	3	560380	0030	03/22/12	\$495,000	\$602,000	2,180	7	1963	Good	9,166	N	N	4103 135TH PL SE
7	3	162405	9140	07/11/13	\$570,000	\$610,000	2,200	7	1911	VGood	23,527	N	N	4304 LAKE WASHINGTON BLVD
7	3	544830	0155	09/15/11	\$414,000	\$519,000	1,270	8	1958	Good	25,000	N	N	3515 120TH AVE SE
7	3	560380	0170	02/28/11	\$510,000	\$653,000	1,290	8	1965	VGood	12,100	N	N	4239 135TH PL SE
7	3	560370	0010	08/27/13	\$550,500	\$579,000	1,390	8	1961	Good	16,074	N	N	13311 SE 42ND ST
7	3	560350	0040	03/01/12	\$538,000	\$656,000	1,510	8	1960	VGood	13,110	N	N	4157 133RD AVE SE
7	3	560380	0180	08/15/13	\$607,000	\$642,000	1,540	8	1964	VGood	9,268	N	N	4235 135TH PL SE
7	3	560380	0180	08/17/11	\$458,000	\$576,000	1,540	8	1964	VGood	9,268	N	N	4235 135TH PL SE
7	3	152405	9105	07/25/13	\$707,000	\$753,000	1,590	8	1964	VGood	11,761	Y	N	4001 133RD AVE SE
7	3	560350	0085	11/05/12	\$474,000	\$547,000	1,620	8	1960	VGood	11,120	N	N	4124 133RD AVE SE
7	3	244210	0330	08/23/13	\$410,000	\$432,000	1,831	8	1997	Avg	9,480	N	N	12217 SE 36TH ST

Improved Sales Used in This Annual Update Analysis

Area 031 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	3	244210	0085	05/22/12	\$436,000	\$523,000	1,970	8	1997	Avg	7,200	N	N	12219 SE 38TH ST
7	3	291170	0055	09/12/13	\$1,068,800	\$1,118,000	2,180	8	2003	Avg	16,131	Y	N	4237 120TH AVE SE
7	3	162405	9328	01/11/13	\$440,000	\$499,000	2,210	8	1998	Avg	7,686	N	N	4012 122ND AVE SE
7	3	056500	0050	08/13/13	\$535,000	\$566,000	2,220	8	1991	Avg	14,050	N	N	12042 SE 42ND CT
7	3	560350	0110	10/12/12	\$425,000	\$494,000	2,220	8	1960	Good	14,148	N	N	13305 SE 42ND ST
7	3	560380	0050	12/18/13	\$649,950	\$654,000	2,260	8	1964	Good	9,400	N	N	4112 135TH PL SE
7	3	544830	0324	09/04/13	\$730,000	\$766,000	2,530	8	1998	Avg	7,269	N	N	12175 SE 38TH PL
7	3	244210	0910	08/01/11	\$508,000	\$640,000	2,530	8	1997	Avg	7,674	N	N	12205 SE 39TH PL
7	3	560350	0060	09/19/13	\$935,000	\$976,000	3,330	8	2008	Avg	12,460	N	N	13232 SE NEWPORT WAY
7	3	291170	0045	12/06/12	\$935,000	\$1,071,000	1,910	9	1995	Good	21,080	Y	N	4201 120TH AVE SE
7	3	560370	0060	05/07/12	\$575,000	\$693,000	2,280	9	1960	Good	11,320	N	N	4015 134TH AVE SE
7	3	544830	0105	06/27/12	\$650,000	\$774,000	2,430	9	1970	Good	25,000	Y	N	3825 120TH AVE SE
7	3	066295	0140	08/09/13	\$674,000	\$714,000	2,630	9	2001	Avg	7,539	N	N	12133 SE 41ST ST
7	3	162405	9349	02/10/11	\$740,000	\$949,000	2,830	9	2003	Avg	7,255	Y	N	4308 120TH AVE SE
7	3	162405	9349	10/19/12	\$758,000	\$879,000	2,830	9	2003	Avg	7,255	Y	N	4308 120TH AVE SE
7	3	066295	0240	04/28/11	\$670,000	\$853,000	2,840	9	2001	Avg	7,193	N	N	12025 SE 41ST ST
7	3	056500	0080	04/24/13	\$910,000	\$1,000,000	3,010	9	2005	Avg	7,907	Y	N	12019 SE 42ND CT
7	3	066295	0030	06/26/13	\$800,000	\$861,000	3,030	9	2001	Avg	7,487	N	N	12060 SE 41ST ST
7	3	813400	0010	07/03/12	\$888,000	\$1,057,000	3,510	10	2000	Avg	23,435	N	N	3697 134TH AVE SE
7	4	092405	9267	01/07/13	\$902,462	\$1,025,000	2,945	9	2012	Avg	20,720	N	N	11830 SE 40TH CIR
7	4	092405	9265	12/31/12	\$888,950	\$1,011,000	2,950	9	2012	Avg	26,675	N	N	11850 SE 40TH CIR
7	4	092405	9144	01/30/13	\$818,000	\$923,000	2,950	9	2012	Avg	13,592	N	N	11860 SE 40TH CIR
7	4	092405	9266	11/19/13	\$1,060,000	\$1,079,000	3,240	9	2012	Avg	28,038	N	N	11840 SE 40TH CIR
7	4	092405	9266	12/31/12	\$948,950	\$1,079,000	3,240	9	2012	Avg	28,038	N	N	11840 SE 40TH CIR
7	4	092405	9268	01/02/13	\$914,279	\$1,039,000	3,240	9	2013	Avg	28,258	N	N	11821 SE 40TH CIR
8	1	220350	0570	12/13/12	\$378,000	\$432,000	850	7	1954	Good	10,642	N	N	15004 SE 44TH ST
8	1	220350	0165	05/11/11	\$362,000	\$460,000	850	7	1954	VGood	9,750	N	N	4257 151ST AVE SE
8	1	220670	0185	08/26/13	\$385,000	\$405,000	1,000	7	1955	Good	6,840	N	N	4515 150TH PL SE
8	1	220670	0025	11/14/12	\$369,000	\$425,000	1,010	7	1956	Good	18,600	N	N	4411 149TH AVE SE
8	1	220670	0515	11/23/11	\$325,000	\$403,000	1,010	7	1957	VGood	12,650	N	N	14803 SE 45TH PL
8	1	220670	0560	01/24/12	\$357,000	\$438,000	1,010	7	2010	VGood	10,023	N	N	14820 SE 46TH ST
8	1	220500	0010	04/20/12	\$375,000	\$453,000	1,020	7	1960	Good	14,300	N	N	14911 SE 43RD ST
8	1	220500	0045	11/21/13	\$402,000	\$409,000	1,060	7	1957	Good	9,494	N	N	14912 SE 43RD ST
8	1	220350	0470	11/20/13	\$408,000	\$415,000	1,090	7	1954	Good	10,380	N	N	15026 SE 44TH ST
8	1	220670	0160	06/22/12	\$340,000	\$406,000	1,190	7	1955	Good	8,750	N	N	14926 SE 45TH PL

Improved Sales Used in This Annual Update Analysis

Area 031 -- 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
8	1	220350	0190	04/27/13	\$380,000	\$417,000	1,200	7	1954	Good	9,809	N	N	15120 SE 42ND PL
8	1	220670	0045	09/23/13	\$495,000	\$516,000	1,210	7	1952	Good	10,915	N	N	14920 SE 44TH PL
8	1	220350	0460	02/24/11	\$420,000	\$538,000	1,210	7	1954	VGood	9,421	N	N	15038 SE 44TH ST
8	1	220350	0270	12/17/13	\$295,000	\$297,000	1,210	7	1954	Avg	9,720	N	N	4308 150TH AVE SE
8	1	220350	0465	08/03/11	\$342,500	\$432,000	1,230	7	1954	VGood	10,784	N	N	15032 SE 44TH ST
8	1	220670	0210	11/26/13	\$355,000	\$360,000	1,280	7	1955	Good	10,450	N	N	4516 150TH PL SE
8	1	220670	0235	07/29/13	\$390,000	\$415,000	1,280	7	1956	Good	19,300	N	N	4500 150TH PL SE
8	1	220350	0295	08/24/12	\$366,000	\$430,000	1,350	7	1954	VGood	10,570	N	N	15037 SE 43RD ST
8	1	220350	0120	10/24/12	\$286,000	\$331,000	1,380	7	1954	Good	12,090	N	N	4409 150TH AVE SE
8	1	220350	0345	09/18/13	\$320,000	\$334,000	1,380	7	1954	Good	10,745	N	N	15048 SE 43RD PL
8	1	220350	0115	03/09/11	\$326,500	\$418,000	1,740	7	1954	Good	11,200	N	N	4403 150TH AVE SE
8	1	220350	0515	07/23/13	\$525,000	\$560,000	1,800	7	1999	Avg	14,027	Y	N	15085 SE 44TH ST
8	1	220670	0385	09/05/12	\$415,000	\$487,000	1,930	7	1955	VGood	10,125	N	N	15045 SE 45TH PL
8	1	220500	0050	04/04/11	\$450,000	\$574,000	1,200	8	2010	Avg	14,850	N	N	14910 SE 43RD ST
8	1	220500	0050	12/03/13	\$545,000	\$552,000	1,200	8	2010	Avg	14,850	N	N	14910 SE 43RD ST
8	1	220670	0293	05/23/13	\$539,950	\$588,000	2,120	8	1993	Avg	11,465	N	N	15051 SE 46TH ST
8	2	602800	0060	04/26/12	\$451,000	\$544,000	1,370	7	1967	Good	9,000	N	N	4126 161ST AVE SE
8	2	602800	0205	11/02/12	\$426,500	\$493,000	1,410	7	1992	Avg	9,777	N	N	4105 161ST AVE SE
8	2	602800	0045	05/01/13	\$485,000	\$532,000	1,430	7	1961	Good	12,900	N	N	4112 161ST AVE SE
8	2	602800	0075	05/10/13	\$427,000	\$467,000	1,570	7	1967	Good	16,578	N	N	16114 SE 42ND ST
8	2	602800	0230	05/08/13	\$390,000	\$427,000	1,690	7	1960	Good	12,000	N	N	4147 164TH AVE SE
8	2	177760	0720	08/17/11	\$560,000	\$704,000	1,150	8	1973	VGood	10,400	N	N	15651 SE 43RD ST
8	2	177750	0080	11/23/12	\$495,000	\$569,000	1,390	8	1968	Good	9,375	N	N	15818 SE 42ND PL
8	2	602800	0065	08/14/13	\$499,000	\$528,000	1,400	8	1966	Good	9,000	N	N	4144 161ST AVE SE
8	2	177760	0240	07/17/13	\$469,000	\$501,000	1,430	8	1968	Good	10,488	N	N	15619 SE 42ND CT
8	2	602800	0015	05/03/12	\$400,000	\$482,000	1,460	8	1964	VGood	15,502	N	N	16209 SE NEWPORT WAY
8	2	177760	0530	06/02/11	\$525,000	\$666,000	1,490	8	1968	Good	10,264	N	N	15820 SE 43RD ST
8	2	177760	0360	07/27/12	\$510,000	\$604,000	1,530	8	1968	Good	9,625	N	N	4236 159TH AVE SE
8	2	177750	0110	06/18/12	\$440,000	\$525,000	1,550	8	1966	Good	9,804	N	N	4204 158TH AVE SE
8	2	177750	0120	10/31/13	\$640,000	\$657,000	1,580	8	1968	VGood	9,775	N	N	15811 SE 42ND PL
8	2	177760	0220	12/29/12	\$600,000	\$683,000	1,610	8	1967	VGood	11,296	N	N	15607 SE 42ND CT
8	2	177760	0220	09/21/11	\$542,700	\$679,000	1,610	8	1967	VGood	11,296	N	N	15607 SE 42ND CT
8	2	177760	0190	04/06/12	\$515,000	\$624,000	1,610	8	1967	Good	10,516	N	N	15620 SE 42ND CT
8	2	177760	0300	06/27/13	\$542,000	\$583,000	1,610	8	1969	Good	12,061	N	N	4220 158TH AVE SE
8	2	177760	0710	11/02/12	\$510,000	\$589,000	1,620	8	1971	Good	12,400	N	N	15647 SE 43RD ST

Improved Sales Used in This Annual Update Analysis

Area 031 -- 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
8	2	602800	0215	07/15/11	\$365,000	\$461,000	1,620	8	1973	Good	13,287	N	N	4225 164TH AVE SE
8	2	177760	0310	06/23/11	\$489,950	\$620,000	1,650	8	1970	Good	10,170	N	N	4216 158TH AVE SE
8	2	177760	0580	07/07/11	\$545,000	\$689,000	1,660	8	1970	VGood	10,125	N	N	15636 SE 43RD ST
8	2	177760	0270	10/28/13	\$450,000	\$462,000	1,660	8	1965	Good	9,779	N	N	15643 SE 42ND CT
8	2	549520	0090	06/06/13	\$499,000	\$541,000	1,670	8	1970	Good	12,400	N	N	16210 SE 42ND CT
8	2	344700	0110	06/14/13	\$487,000	\$526,000	1,800	8	1963	Good	26,076	N	N	15931 SE 41ST PL
8	2	344700	0140	11/15/11	\$515,000	\$640,000	1,850	8	1974	Good	15,552	N	N	15945 SE 41ST PL
8	2	344700	0130	02/17/11	\$580,000	\$743,000	1,940	8	1965	Good	17,224	N	N	15941 SE 41ST PL
8	2	177750	0040	06/14/12	\$550,000	\$657,000	1,960	8	1967	Good	9,375	N	N	15916 SE 42ND PL
8	2	602800	0160	06/18/13	\$530,000	\$572,000	2,090	8	1967	Good	9,480	N	N	16119 SE 42ND ST
8	2	549520	0130	05/16/13	\$500,000	\$546,000	2,490	8	1968	Good	14,400	N	N	4266 163RD AVE SE
8	2	607050	0015	12/16/13	\$544,500	\$548,000	1,410	9	1954	Good	36,734	N	N	16035 SE 43RD ST
8	2	177760	0420	11/22/13	\$561,000	\$571,000	2,400	9	1967	Good	9,737	N	N	4227 160TH AVE SE
8	3	142405	9058	05/26/11	\$351,000	\$446,000	860	7	1941	Good	23,086	N	N	4515 164TH AVE SE
8	3	152405	9149	03/28/12	\$460,000	\$558,000	1,270	7	1957	VGood	10,890	Y	N	4248 NEWPORT WAY
8	3	934700	0020	03/12/13	\$500,000	\$557,000	1,320	7	1950	VGood	8,009	N	N	4439 158TH AVE SE
8	3	162405	9093	10/28/13	\$400,000	\$411,000	1,470	7	1984	Avg	29,185	N	N	4645 129TH LN SE
8	3	214132	0130	11/20/13	\$419,000	\$427,000	1,270	8	1976	Avg	7,092	N	N	15155 SE 48TH DR
8	3	260011	0320	05/13/13	\$690,000	\$754,000	1,280	8	1979	VGood	8,968	N	N	13942 SE 60TH ST
8	3	168791	0370	06/02/11	\$353,000	\$448,000	1,300	8	1985	Avg	12,248	N	N	16335 SE 48TH ST
8	3	260011	0560	01/15/13	\$595,000	\$674,000	1,310	8	1980	Avg	10,232	N	N	5618 140TH PL SE
8	3	214131	0510	09/18/13	\$617,000	\$644,000	1,320	8	1977	Good	9,604	Y	N	4823 155TH AVE SE
8	3	168790	0030	05/16/13	\$545,000	\$595,000	1,330	8	1985	Good	7,637	N	N	16308 SE 46TH WAY
8	3	214132	0150	01/18/13	\$488,000	\$552,000	1,340	8	1976	Good	7,890	N	N	4847 152ND PL SE
8	3	214132	0260	12/05/11	\$450,000	\$557,000	1,340	8	1977	VGood	9,123	N	N	15210 SE 48TH DR
8	3	214132	0340	01/21/11	\$460,500	\$591,000	1,350	8	1976	VGood	7,287	N	N	4813 152ND PL SE
8	3	226840	0330	06/25/13	\$620,000	\$668,000	1,360	8	1976	Good	7,809	N	N	4914 131ST PL SE
8	3	214132	0220	05/20/13	\$535,000	\$583,000	1,370	8	1976	VGood	7,236	N	N	4848 152ND PL SE
8	3	168791	0240	07/30/12	\$500,000	\$591,000	1,380	8	1984	Avg	8,229	N	N	4715 161ST AVE SE
8	3	214132	0430	06/12/12	\$432,000	\$516,000	1,390	8	1976	VGood	7,210	N	N	15108 SE 48TH DR
8	3	856280	0590	05/24/13	\$400,000	\$435,000	1,390	8	1972	Good	7,750	N	N	14908 SE 46TH PL
8	3	260003	0050	06/26/12	\$469,000	\$559,000	1,390	8	1984	Good	10,614	N	N	13280 SE 55TH PL
8	3	934698	0110	07/12/13	\$599,000	\$641,000	1,410	8	1977	Good	6,700	N	N	15734 SE 45TH CT
8	3	111550	0050	10/17/12	\$620,500	\$720,000	1,420	8	1974	Good	7,600	N	N	13127 SE 47TH ST
8	3	167200	0200	06/27/12	\$595,000	\$709,000	1,420	8	1965	Good	10,789	N	N	13213 SE 42ND PL

Improved Sales Used in This Annual Update Analysis

Area 031 -- 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
8	3	111550	0110	07/11/12	\$565,000	\$671,000	1,420	8	1974	Good	7,400	N	N	13028 SE 47TH ST
8	3	226840	0210	03/20/12	\$537,000	\$653,000	1,440	8	1976	Good	9,826	N	N	4927 131ST PL SE
8	3	226840	0020	12/02/13	\$550,000	\$557,000	1,440	8	1975	Good	9,251	N	N	12922 SE 48TH PL
8	3	260004	0110	05/19/12	\$440,000	\$529,000	1,440	8	1984	Avg	9,940	N	N	13307 SE 54TH PL
8	3	168790	0060	06/12/12	\$450,850	\$539,000	1,440	8	1983	Good	8,567	N	N	4607 163RD CT SE
8	3	934691	0050	01/11/13	\$575,000	\$652,000	1,450	8	1973	Good	7,150	N	N	15001 SE 47TH PL
8	3	934691	0090	08/08/12	\$490,000	\$578,000	1,450	8	1973	Good	8,250	N	N	15031 SE 47TH PL
8	3	934691	0220	05/20/11	\$441,700	\$561,000	1,450	8	1973	Good	7,748	N	N	4643 152ND PL SE
8	3	162405	9294	04/16/12	\$460,000	\$556,000	1,470	8	1979	Avg	11,876	N	N	4601 130TH AVE SE
8	3	272350	0050	04/16/13	\$765,000	\$843,000	1,480	8	1968	VGood	12,812	N	N	12819 SE 45TH PL
8	3	345940	0260	10/21/11	\$445,000	\$555,000	1,500	8	1973	Good	10,913	Y	N	4420 153RD AVE SE
8	3	934690	0340	04/07/11	\$415,000	\$530,000	1,500	8	1972	Good	6,885	N	N	15029 SE 46TH WAY
8	3	934690	0130	06/29/12	\$595,000	\$709,000	1,510	8	1972	Good	9,500	Y	N	4670 150TH PL SE
8	3	934691	0110	03/20/12	\$510,000	\$620,000	1,510	8	1973	VGood	8,250	N	N	15117 SE 47TH PL
8	3	214130	0360	10/30/12	\$455,000	\$526,000	1,510	8	1976	VGood	16,100	N	N	4961 145TH AVE SE
8	3	934691	0030	05/16/13	\$540,000	\$589,000	1,520	8	1974	Good	9,100	N	N	4719 150TH PL SE
8	3	934690	0280	07/19/12	\$505,000	\$599,000	1,520	8	1972	VGood	8,500	N	N	15016 SE 46TH PL
8	3	934690	0400	11/27/11	\$462,000	\$573,000	1,530	8	1975	Good	7,410	N	N	15141 SE 46TH WAY
8	3	934693	0090	09/24/13	\$530,000	\$552,000	1,530	8	1976	Good	8,666	N	N	15803 SE 47TH ST
8	3	214133	0310	09/01/11	\$509,000	\$639,000	1,540	8	1979	Good	8,636	N	N	15914 SE 48TH DR
8	3	934698	0080	04/20/11	\$400,000	\$510,000	1,540	8	1977	Avg	9,000	N	N	15739 SE 45TH CT
8	3	934691	0230	03/15/12	\$485,000	\$590,000	1,550	8	1973	Good	7,150	N	N	4651 152ND PL SE
8	3	934697	0090	06/21/13	\$631,500	\$681,000	1,560	8	1976	Good	12,688	N	N	15808 SE 46TH WAY
8	3	260010	0200	08/23/12	\$500,000	\$588,000	1,560	8	1978	Avg	8,437	N	N	13210 SE 57TH ST
8	3	168790	0440	03/08/13	\$520,000	\$580,000	1,560	8	1981	Avg	7,770	N	N	16308 SE 46TH PL
8	3	934690	0310	11/19/12	\$485,000	\$558,000	1,560	8	1972	Good	9,350	N	N	4650 150TH PL SE
8	3	214133	0400	01/20/11	\$489,000	\$628,000	1,570	8	1979	Good	8,502	N	N	4813 158TH AVE SE
8	3	214133	0400	06/15/13	\$467,500	\$505,000	1,570	8	1979	Good	8,502	N	N	4813 158TH AVE SE
8	3	856280	0510	07/13/11	\$425,000	\$537,000	1,580	8	1972	VGood	7,950	N	N	14906 SE 46TH CT
8	3	111550	0020	11/02/11	\$638,000	\$794,000	1,590	8	1974	VGood	8,500	N	N	13109 SE 47TH ST
8	3	260012	0190	08/24/11	\$585,000	\$735,000	1,590	8	1981	Good	13,521	N	N	5805 134TH PL SE
8	3	214130	0150	12/11/12	\$625,000	\$715,000	1,600	8	1976	Good	9,752	Y	N	14620 SE 49TH ST
8	3	934691	0390	07/06/12	\$485,000	\$577,000	1,600	8	1973	Good	11,050	N	N	15127 SE 47TH ST
8	3	934694	0030	09/19/13	\$485,000	\$506,000	1,600	8	1976	Good	10,000	N	N	4741 158TH AVE SE
8	3	260010	0150	06/19/13	\$680,000	\$734,000	1,610	8	1977	Good	9,000	N	N	13308 SE 57TH ST

Improved Sales Used in This Annual Update Analysis

Area 031 -- 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
8	3	934690	0370	12/12/12	\$512,000	\$585,000	1,610	8	1974	Good	7,505	N	N	15107 SE 46TH WAY
8	3	934694	0190	04/23/11	\$515,000	\$656,000	1,620	8	1977	VGood	8,221	N	N	15842 SE 47TH PL
8	3	955270	0240	06/12/13	\$595,800	\$644,000	1,620	8	1985	Good	11,846	N	N	14420 SE 63RD ST
8	3	934692	0430	03/06/13	\$600,000	\$670,000	1,620	8	1975	VGood	12,977	N	N	15338 SE 46TH WAY
8	3	934690	0220	05/18/11	\$400,000	\$508,000	1,620	8	1973	Good	7,950	N	N	4650 151ST CT SE
8	3	260010	0440	05/03/13	\$611,000	\$670,000	1,630	8	1978	Good	10,677	N	N	13520 SE 57TH ST
8	3	167200	0210	01/26/11	\$602,311	\$773,000	1,640	8	1972	Good	12,428	N	N	13209 SE 42ND PL
8	3	162405	9271	02/13/13	\$621,600	\$698,000	1,640	8	1976	Avg	13,503	N	N	12904 SE 45TH LN
8	3	214133	0390	05/31/11	\$492,000	\$625,000	1,650	8	1978	Good	8,035	N	N	4807 158TH AVE SE
8	3	168790	0040	06/16/11	\$424,950	\$538,000	1,650	8	1984	Good	12,888	N	N	4606 163RD CT SE
8	3	934697	0010	10/18/13	\$495,000	\$511,000	1,650	8	1976	Avg	7,200	N	N	15928 SE 46TH WAY
8	3	167200	0150	09/05/12	\$665,000	\$780,000	1,660	8	1969	Good	12,550	Y	N	4269 133RD AVE SE
8	3	168791	0080	05/14/13	\$550,000	\$601,000	1,660	8	1987	Good	8,605	N	N	4725 163RD CT SE
8	3	260010	0410	05/23/13	\$543,000	\$591,000	1,660	8	1977	Avg	9,852	N	N	13521 SE 57TH ST
8	3	214134	0080	05/16/12	\$580,000	\$697,000	1,670	8	1979	Good	31,358	Y	N	15341 SE 49TH PL
8	3	214130	0410	02/25/13	\$575,000	\$644,000	1,680	8	1976	Good	14,900	N	N	4912 145TH AVE SE
8	3	934692	0160	03/08/13	\$585,000	\$653,000	1,680	8	1975	Avg	9,344	N	N	15501 SE 46TH WAY
8	3	955270	0110	11/08/12	\$600,000	\$692,000	1,680	8	1985	Good	9,676	N	N	6320 142ND AVE SE
8	3	934692	0470	06/01/11	\$500,000	\$635,000	1,680	8	1976	Good	10,324	N	N	15314 SE 46TH WAY
8	3	934692	0250	01/14/13	\$525,100	\$595,000	1,690	8	1975	Good	8,750	N	N	4609 158TH AVE SE
8	3	934694	0010	02/09/12	\$463,000	\$567,000	1,690	8	1976	Good	9,529	N	N	4729 158TH AVE SE
8	3	214133	0740	11/21/11	\$450,000	\$558,000	1,700	8	1979	Good	10,104	Y	N	15704 SE 50TH ST
8	3	637800	0020	05/25/12	\$580,000	\$696,000	1,720	8	1979	Avg	9,492	N	N	13027 SE 46TH ST
8	3	260011	0160	05/23/11	\$685,000	\$870,000	1,730	8	1979	VGood	8,892	N	N	14017 SE 60TH ST
8	3	168790	0400	09/18/13	\$684,500	\$714,000	1,740	8	1981	Good	11,328	N	N	4624 162ND AVE SE
8	3	272350	0110	07/17/13	\$756,000	\$808,000	1,780	8	1962	VGood	12,600	N	N	12840 SE 45TH PL
8	3	934693	0150	03/12/12	\$470,000	\$572,000	1,780	8	1976	Good	9,846	N	N	15853 SE 47TH ST
8	3	934691	0180	07/25/13	\$620,000	\$660,000	1,780	8	1974	VGood	9,350	N	N	4702 152ND PL SE
8	3	168790	0270	08/17/11	\$513,000	\$645,000	1,800	8	1981	VGood	9,895	N	N	16027 SE 46TH PL
8	3	214133	0530	07/18/11	\$505,000	\$638,000	1,810	8	1978	VGood	7,500	N	N	4824 158TH PL SE
8	3	162405	9319	08/19/13	\$620,000	\$654,000	1,860	8	1989	Avg	7,567	Y	N	4351 130TH PL SE
8	3	162405	9319	08/22/11	\$510,000	\$641,000	1,860	8	1989	Avg	7,567	Y	N	4351 130TH PL SE
8	3	260010	0040	07/29/13	\$540,000	\$574,000	1,860	8	1977	Avg	10,997	N	N	13406 SE 56TH PL
8	3	168790	0610	09/13/11	\$445,000	\$558,000	1,860	8	1983	Good	9,495	N	N	16307 SE 46TH PL
8	3	934692	0190	03/07/13	\$582,000	\$649,000	1,880	8	1975	Good	9,459	N	N	15523 SE 46TH WAY

Improved Sales Used in This Annual Update Analysis

Area 031 -- 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
8	3	226840	0390	02/19/13	\$619,500	\$695,000	1,900	8	1976	Avg	10,875	N	N	4809 131ST PL SE
8	3	260003	0190	06/10/13	\$648,000	\$701,000	1,910	8	1984	Good	9,732	N	N	13325 SE 55TH PL
8	3	214132	0290	09/10/13	\$535,000	\$560,000	1,920	8	1976	Good	7,909	N	N	4810 152ND PL SE
8	3	214133	0350	03/31/11	\$520,000	\$664,000	1,950	8	1979	Good	7,925	N	N	15808 SE 48TH DR
8	3	856280	0190	07/22/11	\$400,000	\$505,000	1,970	8	1970	Good	9,100	N	N	4745 149TH AVE SE
8	3	226840	0220	06/13/12	\$557,000	\$666,000	1,990	8	1976	Good	16,131	N	N	4931 131ST PL SE
8	3	152405	9110	05/21/13	\$590,000	\$643,000	2,010	8	1964	Good	10,227	N	N	13243 SE NEWPORT WAY
8	3	345941	0410	02/05/13	\$661,500	\$745,000	2,070	8	1986	Good	10,251	N	N	15506 SE 44TH PL
8	3	934694	0180	10/12/11	\$525,000	\$655,000	2,070	8	1976	VGood	8,250	N	N	4669 159TH AVE SE
8	3	345942	0160	03/29/13	\$640,000	\$709,000	2,130	8	1983	Avg	13,480	N	N	4505 152ND LN SE
8	3	934694	0210	06/20/12	\$531,050	\$634,000	2,130	8	1976	Good	7,132	N	N	15822 SE 47TH PL
8	3	260012	0280	09/09/13	\$700,000	\$733,000	2,130	8	1983	VGood	9,793	N	N	5920 134TH PL SE
8	3	934694	0100	07/21/11	\$490,000	\$618,000	2,130	8	1977	Good	10,200	N	N	15905 SE 47TH CT
8	3	934810	0130	07/31/12	\$615,000	\$727,000	2,160	8	1984	Good	9,632	N	N	15720 SE 45TH PL
8	3	168790	0480	05/19/11	\$525,000	\$667,000	2,160	8	1981	VGood	8,335	N	N	16204 SE 46TH PL
8	3	260011	0440	02/07/13	\$761,000	\$856,000	2,170	8	1979	Good	11,553	N	N	5705 141ST PL SE
8	3	162405	9295	05/28/12	\$539,500	\$647,000	2,180	8	1979	Good	11,643	N	N	4609 130TH AVE SE
8	3	260012	0300	05/20/11	\$605,000	\$769,000	2,180	8	1984	VGood	8,130	N	N	13401 SE 59TH ST
8	3	345940	0120	09/04/13	\$615,000	\$645,000	2,220	8	1973	Good	11,605	N	N	4550 153RD AVE SE
8	3	260003	0090	11/08/11	\$580,000	\$721,000	2,260	8	1984	Good	13,693	N	N	13220 SE 55TH PL
8	3	934694	0120	08/02/13	\$625,000	\$664,000	2,270	8	1976	VGood	9,400	N	N	15911 SE 47TH CT
8	3	260012	0140	03/14/12	\$595,000	\$724,000	2,270	8	1983	Good	8,259	N	N	5830 134TH PL SE
8	3	345941	0260	10/21/13	\$755,000	\$778,000	2,290	8	2013	Avg	10,425	N	N	4417 156TH PL SE
8	3	934690	0480	04/10/13	\$561,850	\$620,000	2,300	8	1974	VGood	11,100	N	N	15034 SE 46TH WAY
8	3	167200	0010	10/04/13	\$752,000	\$780,000	2,310	8	1965	VGood	18,748	N	N	13208 SE 42ND PL
8	3	345940	0180	04/15/11	\$545,000	\$695,000	2,310	8	1975	Good	10,891	N	N	15311 SE 45TH ST
8	3	260003	0020	04/09/13	\$711,500	\$786,000	2,320	8	1984	Good	10,802	N	N	13320 SE 55TH PL
8	3	167200	0090	04/22/11	\$560,000	\$714,000	2,330	8	1970	Good	10,400	N	N	4295 133RD AVE SE
8	3	934691	0430	05/23/11	\$500,000	\$635,000	2,330	8	1974	Good	7,800	N	N	15106 SE 47TH PL
8	3	856280	0260	07/02/13	\$631,133	\$678,000	2,350	8	1975	VGood	10,000	N	N	14917 SE 47TH PL
8	3	345941	0220	10/03/13	\$650,000	\$675,000	2,360	8	1976	Good	9,788	N	N	15515 SE 44TH PL
8	3	214130	0400	06/09/12	\$696,000	\$833,000	2,430	8	1984	Good	17,800	N	N	4928 145TH AVE SE
8	3	934696	0080	02/12/13	\$582,500	\$654,000	2,440	8	1977	Good	8,940	N	N	4656 159TH AVE SE
8	3	856280	0320	05/23/13	\$502,500	\$547,000	2,550	8	1977	Good	12,550	N	N	14906 SE 47TH PL
8	3	260011	0090	05/03/12	\$632,000	\$762,000	2,620	8	1979	Good	10,740	N	N	13929 SE 60TH ST

Improved Sales Used in This Annual Update Analysis

Area 031 -- 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
8	3	260012	0330	05/02/11	\$585,000	\$745,000	2,630	8	1980	Good	8,542	N	N	5903 135TH PL SE
8	3	934810	0020	01/23/13	\$680,100	\$769,000	2,730	8	1984	Good	7,482	N	N	15706 SE 45TH ST
8	3	168790	0150	12/03/12	\$569,900	\$653,000	2,770	8	1980	Avg	9,079	N	N	16102 SE 46TH WAY
8	3	260011	0500	09/17/13	\$782,500	\$817,000	2,780	8	1979	Good	9,506	N	N	5815 141ST PL SE
8	3	260010	0350	07/25/13	\$589,929	\$628,000	2,780	8	1977	Avg	10,020	N	N	13411 SE 57TH ST
8	3	214133	0680	08/24/11	\$590,500	\$742,000	2,990	8	1980	Good	10,130	N	N	15820 SE 50TH ST
8	3	162405	9027	02/23/12	\$415,000	\$507,000	1,340	9	1981	Good	11,600	N	N	12818 SE 47TH PL
8	3	214130	0050	11/10/11	\$406,673	\$505,000	1,610	9	1975	Avg	12,103	N	N	14910 SE 49TH ST
8	3	214131	0830	06/20/11	\$457,500	\$579,000	1,690	9	1978	Good	12,784	N	N	15222 SE 48TH DR
8	3	214131	0520	02/01/12	\$593,500	\$728,000	1,700	9	1977	Good	9,730	Y	N	4831 155TH AVE SE
8	3	345941	0380	04/14/13	\$660,000	\$728,000	1,710	9	1975	VGood	8,753	Y	N	15530 SE 44TH PL
8	3	214133	0010	06/21/11	\$625,000	\$791,000	1,740	9	1979	VGood	12,300	Y	N	15527 SE 48TH DR
8	3	345941	0440	09/11/12	\$699,000	\$818,000	1,850	9	1978	VGood	9,723	N	N	15412 SE 44TH PL
8	3	322450	0220	09/20/12	\$759,000	\$887,000	1,910	9	1979	Good	12,697	Y	N	4730 154TH PL SE
8	3	214131	0210	05/08/12	\$600,000	\$722,000	1,920	9	1977	Good	21,884	N	N	5115 155TH PL SE
8	3	214131	0590	05/17/12	\$580,000	\$697,000	2,030	9	1977	VGood	16,495	N	N	15244 SE 49TH ST
8	3	214131	0260	01/02/13	\$650,000	\$739,000	2,080	9	1977	Good	13,000	Y	N	5028 156TH AVE SE
8	3	214133	0490	08/29/11	\$510,000	\$640,000	2,090	9	1978	VGood	8,100	N	N	4848 158TH PL SE
8	3	322451	0040	05/13/13	\$890,000	\$972,000	2,100	9	1979	Good	8,760	Y	N	15429 SE 47TH PL
8	3	214131	0430	06/12/12	\$580,000	\$693,000	2,110	9	1977	Good	8,435	N	N	15527 SE 50TH ST
8	3	214133	0600	10/18/11	\$575,000	\$717,000	2,230	9	1978	Good	10,300	N	N	15819 SE 49TH ST
8	3	214131	0480	12/13/12	\$650,000	\$743,000	2,290	9	1978	Good	9,900	Y	N	15507 SE 50TH ST
8	3	214131	0200	10/17/13	\$625,500	\$646,000	2,310	9	1978	Avg	14,272	N	N	5109 155TH PL SE
8	3	183698	0010	04/25/11	\$585,000	\$745,000	2,620	9	1999	Avg	4,856	N	N	4536 162ND WAY SE
8	3	214131	0390	03/17/11	\$624,950	\$799,000	2,640	9	1978	VGood	8,080	Y	N	4828 155TH AVE SE
8	3	345941	0270	07/12/12	\$710,000	\$843,000	2,690	9	1976	Good	10,000	Y	N	4423 156TH PL SE
8	3	345941	0250	10/23/12	\$650,000	\$753,000	2,690	9	1976	VGood	12,450	N	N	4411 156TH PL SE
8	3	322451	0100	09/10/13	\$784,000	\$821,000	2,750	9	1987	Good	17,023	N	N	4756 155TH PL SE
8	3	162405	9240	06/03/13	\$650,000	\$705,000	2,770	9	2003	Avg	13,000	N	N	4428 FACTORIA BLVD SE
8	3	214133	0760	05/31/13	\$735,000	\$798,000	2,930	9	1980	Good	14,732	Y	N	4916 157TH AVE SE
8	3	142405	9081	08/06/12	\$713,871	\$843,000	3,040	9	2012	Avg	7,644	N	N	4667 163RD LN SE
8	3	142405	9169	02/16/12	\$649,000	\$794,000	3,060	9	2012	Avg	7,654	N	N	4678 163RD LN SE
8	3	162405	9361	06/07/11	\$765,000	\$970,000	3,220	9	2010	Avg	6,677	N	N	12989 SE 46TH PL
8	3	142405	9167	09/24/12	\$649,000	\$758,000	3,230	9	2012	Avg	9,600	N	N	4643 163RD LN SE
8	3	142405	9168	10/09/12	\$665,000	\$773,000	3,310	9	2012	Avg	9,600	N	N	4646 163RD LN SE

Improved Sales Used in This Annual Update Analysis

Area 031 -- 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
8	3	162405	9365	09/24/13	\$760,177	\$792,000	3,360	9	2013	Avg	8,542	N	N	12949 SE 46TH PL
8	3	162405	9367	11/19/13	\$900,000	\$916,000	3,430	9	2013	Avg	8,051	N	N	12964 SE 46TH PL
8	3	162405	9372	06/07/13	\$760,000	\$823,000	2,910	10	2012	Avg	7,629	N	N	13016 SE 46TH CT
8	3	214133	0780	10/21/13	\$788,800	\$813,000	3,050	10	1979	Good	21,376	Y	N	4836 157TH AVE SE
8	3	152405	9163	04/22/12	\$770,000	\$930,000	3,290	10	2012	Good	10,339	N	N	13371 SE NEWPORT WAY
8	3	345975	0030	10/29/13	\$802,500	\$824,000	3,560	10	1990	Good	8,369	Y	N	4311 155TH PL SE
8	3	162405	9374	05/21/13	\$957,978	\$1,044,000	4,500	10	2012	Avg	7,681	N	N	13006 SE 46TH CT
8	4	259220	0190	11/05/12	\$465,000	\$537,000	1,500	7	1981	Good	10,114	N	N	6135 145TH PL SE
8	4	260000	0560	04/03/13	\$625,000	\$692,000	1,110	8	1978	Good	9,611	N	N	13416 SE 52ND ST
8	4	932361	0530	01/27/11	\$540,000	\$693,000	1,230	8	1980	Good	13,679	N	N	13604 SE 54TH PL
8	4	260000	0590	04/16/12	\$556,000	\$672,000	1,260	8	1978	Good	9,228	N	N	13336 SE 52ND ST
8	4	785670	0200	03/19/13	\$532,000	\$591,000	1,280	8	1975	Good	8,600	N	N	4526 146TH AVE SE
8	4	259220	0150	08/16/13	\$620,000	\$655,000	1,310	8	1982	Good	9,550	N	N	6025 145TH PL SE
8	4	260001	0600	11/02/11	\$521,000	\$648,000	1,340	8	1982	Good	10,005	N	N	13200 SE 49TH ST
8	4	785670	1100	07/13/12	\$560,000	\$665,000	1,360	8	1972	Good	8,400	N	N	4520 145TH AVE SE
8	4	785670	0260	12/21/12	\$588,000	\$671,000	1,390	8	1969	Good	11,600	N	N	14631 SE 45TH ST
8	4	259220	0720	05/20/13	\$645,000	\$703,000	1,430	8	1982	Good	8,400	Y	N	14745 SE 63RD PL
8	4	785670	0920	08/29/11	\$525,000	\$659,000	1,430	8	1972	Good	11,500	N	N	4410 145TH AVE SE
8	4	785670	0340	11/19/13	\$520,000	\$530,000	1,430	8	1967	Avg	8,400	N	N	4551 148TH AVE SE
8	4	259222	0360	11/16/11	\$570,000	\$708,000	1,480	8	1985	Avg	10,657	N	N	6327 151ST AVE SE
8	4	785657	0220	06/07/13	\$740,000	\$802,000	1,500	8	1979	Good	8,894	N	N	14210 SE 52ND PL
8	4	785655	0520	08/27/12	\$612,000	\$719,000	1,500	8	1979	Good	16,700	N	N	4994 HIGHLAND DR SE
8	4	785670	0740	08/04/11	\$520,000	\$655,000	1,500	8	1972	Good	9,900	N	N	4405 145TH AVE SE
8	4	785670	0220	08/13/13	\$655,000	\$693,000	1,510	8	1970	Avg	9,500	N	N	14605 SE 45TH ST
8	4	785670	1060	02/25/12	\$532,200	\$650,000	1,510	8	1969	Avg	9,100	N	N	14512 SE 45TH PL
8	4	785655	0120	04/26/12	\$670,000	\$809,000	1,520	8	1979	Good	9,200	Y	N	14012 SE 49TH PL
8	4	932360	0200	11/13/13	\$730,000	\$745,000	1,550	8	1980	Avg	13,800	N	N	13833 SE 58TH PL
8	4	259220	0310	04/23/13	\$725,000	\$797,000	1,570	8	1982	Good	13,914	N	N	14601 SE 60TH ST
8	4	785670	1150	05/08/12	\$553,100	\$666,000	1,600	8	1971	Avg	8,200	N	N	4452 145TH AVE SE
8	4	785656	0110	09/14/12	\$450,000	\$527,000	1,610	8	1979	Avg	8,200	Y	N	14006 SE 50TH ST
8	4	785670	0670	06/19/12	\$590,000	\$704,000	1,650	8	1970	Avg	8,400	N	N	14503 SE 45TH PL
8	4	785670	0410	04/04/11	\$480,000	\$613,000	1,660	8	1967	Good	9,800	N	N	14725 SE 45TH CT
8	4	259220	0230	08/23/12	\$659,000	\$775,000	1,670	8	1981	Avg	10,064	N	N	6120 145TH PL SE
8	4	785670	0590	07/12/13	\$613,000	\$656,000	1,720	8	1967	Good	8,642	N	N	14617 SE 46TH ST
8	4	785670	0440	12/09/11	\$485,000	\$600,000	1,720	8	1967	Good	8,300	N	N	14720 SE 46TH ST

Improved Sales Used in This Annual Update Analysis

Area 031 -- 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
8	4	259220	0020	05/09/12	\$689,000	\$829,000	1,740	8	1985	Good	9,917	N	N	14225 SE 60TH ST
8	4	785655	0460	05/23/11	\$570,000	\$724,000	1,760	8	1979	Good	8,035	N	N	14205 SE 50TH ST
8	4	785670	0840	08/16/13	\$698,000	\$738,000	1,790	8	1971	Good	9,500	N	N	4509 145TH AVE SE
8	4	260000	0310	11/26/12	\$639,000	\$734,000	1,800	8	1977	Avg	12,011	N	N	5300 135TH PL SE
8	4	785670	0040	08/23/11	\$507,000	\$637,000	1,800	8	1977	Good	9,200	N	N	14720 SE 45TH PL
8	4	785656	0430	04/03/12	\$591,000	\$717,000	1,850	8	1979	Good	15,100	N	N	5132 HIGHLAND DR SE
8	4	785656	0160	09/04/12	\$800,000	\$938,000	1,860	8	1979	VGood	8,900	N	N	14015 SE 50TH ST
8	4	785670	0580	05/23/13	\$702,000	\$764,000	1,890	8	1972	Good	8,651	N	N	14701 SE 46TH ST
8	4	955270	0380	10/22/13	\$739,000	\$761,000	1,940	8	1983	Avg	10,421	N	N	6142 142ND AVE SE
8	4	932360	0140	06/23/11	\$735,000	\$931,000	1,940	8	1979	VGood	12,937	Y	N	13715 SE 58TH PL
8	4	259220	1370	06/13/12	\$685,000	\$819,000	1,970	8	1981	Good	17,301	N	N	5814 146TH AVE SE
8	4	785655	0540	04/05/12	\$530,000	\$642,000	2,170	8	1979	Good	8,500	N	N	4960 HIGHLAND DR SE
8	4	260000	0400	04/29/11	\$646,000	\$823,000	2,200	8	1977	Good	10,325	N	N	13401 SE 52ND ST
8	4	259222	0420	05/05/11	\$637,000	\$811,000	2,200	8	1985	Good	8,161	N	N	15112 SE 63RD ST
8	4	785655	0550	02/05/13	\$602,950	\$679,000	2,200	8	1979	Good	13,900	N	N	4950 HIGHLAND DR SE
8	4	259220	0680	05/29/13	\$670,000	\$728,000	2,220	8	1980	VGood	8,536	N	N	14625 SE 63RD ST
8	4	259220	0880	08/01/11	\$700,000	\$882,000	2,230	8	1983	Avg	8,050	Y	N	14753 SE 63RD ST
8	4	785656	0100	06/26/12	\$640,000	\$763,000	2,290	8	1979	Good	8,900	N	N	4933 141ST AVE SE
8	4	785655	0480	04/10/12	\$570,000	\$690,000	2,310	8	1979	Avg	9,300	N	N	5000 HIGHLAND DR SE
8	4	259220	0210	04/11/13	\$643,000	\$710,000	2,330	8	1981	Good	10,503	N	N	6130 145TH PL SE
8	4	259220	1080	08/23/13	\$850,000	\$896,000	2,340	8	1983	Good	9,506	N	N	6245 147TH PL SE
8	4	955270	0550	05/01/12	\$568,000	\$685,000	2,360	8	1983	Avg	12,987	N	N	6163 144TH PL SE
8	4	955270	0560	07/11/13	\$775,000	\$830,000	2,440	8	1983	Good	13,307	N	N	6162 144TH PL SE
8	4	259220	0330	09/26/12	\$709,000	\$827,000	2,440	8	1981	Good	12,997	N	N	14611 SE 60TH ST
8	4	259751	0340	11/05/13	\$675,000	\$691,000	2,550	8	1989	Avg	11,085	N	N	14718 SE 65TH ST
8	4	785655	0320	07/05/13	\$755,000	\$810,000	2,590	8	1979	Good	8,400	N	N	14203 SE 49TH PL
8	4	955270	0850	09/18/13	\$780,000	\$814,000	2,670	8	1983	Good	9,502	N	N	14120 SE 61ST PL
8	4	259220	0400	12/02/11	\$627,500	\$777,000	2,810	8	1981	Good	9,750	N	N	6105 147TH AVE SE
8	4	259220	1170	11/20/13	\$715,000	\$728,000	2,820	8	1981	Avg	8,400	N	N	6118 147TH AVE SE
8	4	932360	0370	09/06/11	\$640,000	\$803,000	3,220	8	1979	Good	9,201	N	N	5560 HIGHLAND DR
8	4	785662	0880	06/10/11	\$625,000	\$792,000	3,260	8	1978	Good	7,900	N	N	4679 HIGHLAND DR SE
8	4	932361	0460	04/01/13	\$693,319	\$768,000	1,380	9	1981	Good	9,209	N	N	5215 137TH PL SE
8	4	345960	0280	05/16/12	\$661,000	\$795,000	1,430	9	1978	Good	9,500	N	N	14620 SE 47TH PL
8	4	345960	0350	04/12/12	\$571,001	\$691,000	1,430	9	1978	Avg	8,470	N	N	14503 SE 47TH PL
8	4	345960	0050	06/26/13	\$650,000	\$700,000	1,560	9	1978	Avg	11,000	N	N	4621 HIGHLAND DR SE

Improved Sales Used in This Annual Update Analysis

Area 031 -- 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
8	4	259220	1290	08/06/13	\$698,000	\$740,000	1,630	9	1981	Good	10,004	N	N	5835 146TH PL SE
8	4	785662	0730	03/27/13	\$753,000	\$835,000	1,680	9	1979	Good	8,800	N	N	4678 144TH PL SE
8	4	260000	0200	08/10/12	\$688,000	\$812,000	1,690	9	1977	Good	11,114	N	N	5334 134TH AVE SE
8	4	259753	0360	09/29/13	\$680,000	\$707,000	1,760	9	1995	Avg	14,055	N	N	6715 155TH PL SE
8	4	345960	0230	03/13/12	\$541,900	\$660,000	1,760	9	1994	Avg	10,500	N	N	4651 147TH PL SE
8	4	259220	1680	08/24/12	\$685,000	\$806,000	1,770	9	1981	Good	10,014	N	N	5827 143RD PL SE
8	4	345960	0380	09/19/12	\$607,500	\$710,000	1,790	9	1978	Avg	9,900	N	N	4737 146TH PL SE
8	4	785662	0440	05/17/13	\$591,000	\$645,000	1,800	9	1978	Good	10,600	N	N	4725 HIGHLAND DR
8	4	785662	0570	10/27/12	\$762,500	\$883,000	1,810	9	1979	Avg	10,200	N	N	14500 SE 47TH PL
8	4	932360	0320	08/16/11	\$630,399	\$793,000	1,820	9	1979	VGood	10,700	Y	N	5710 137TH PL SE
8	4	413970	0220	04/19/12	\$510,000	\$616,000	1,830	9	2011	Avg	3,440	N	N	16249 SE 51ST PL
8	4	932360	0440	02/17/11	\$685,000	\$878,000	1,860	9	1980	Good	13,850	N	N	13600 SE 55TH PL
8	4	345960	0390	07/20/12	\$685,000	\$812,000	1,870	9	1978	Avg	15,900	N	N	4741 146TH PL SE
8	4	260001	0100	10/10/13	\$798,460	\$826,000	1,910	9	1979	Good	12,150	Y	N	13406 SE 50TH PL
8	4	260014	0150	08/08/12	\$749,500	\$885,000	1,960	9	1989	Avg	9,450	N	N	14000 SE 64TH ST
8	4	932360	0630	06/17/13	\$770,000	\$831,000	2,000	9	1980	Good	12,265	N	N	5617 134TH AVE SE
8	4	785656	0150	08/28/12	\$800,000	\$940,000	2,010	9	1986	Good	11,100	Y	N	14009 SE 50TH ST
8	4	932360	0670	10/25/13	\$812,200	\$836,000	2,020	9	1983	Avg	12,900	N	N	5775 HIGHLAND DR SE
8	4	785662	0040	09/05/13	\$700,000	\$734,000	2,020	9	1979	Good	13,500	N	N	4502 145TH PL SE
8	4	259221	0440	01/24/11	\$715,000	\$918,000	2,030	9	1982	VGood	12,002	Y	N	14915 SE 58TH ST
8	4	413970	0130	06/13/12	\$620,000	\$741,000	2,050	9	2011	Avg	3,669	N	N	16169 SE 51ST PL
8	4	260014	0450	05/03/12	\$705,000	\$850,000	2,060	9	1988	Avg	9,737	N	N	6223 139TH PL SE
8	4	413970	0310	06/17/11	\$596,889	\$756,000	2,170	9	2010	Avg	4,585	N	N	5200 163RD PL SE
8	4	413970	0200	03/26/12	\$560,000	\$680,000	2,180	9	2010	Avg	3,698	N	N	5112 162ND PL SE
8	4	259221	0250	10/31/12	\$700,000	\$809,000	2,190	9	1984	Avg	15,672	N	N	14943 SE 60TH ST
8	4	785656	0390	06/25/12	\$610,000	\$727,000	2,190	9	1979	Good	8,800	N	N	5105 HIGHLAND DR SE
8	4	259753	0440	02/12/13	\$555,420	\$624,000	2,200	9	1995	Avg	9,168	N	N	6678 156TH AVE SE
8	4	259221	0230	08/06/13	\$750,000	\$795,000	2,240	9	1984	Good	12,313	N	N	14931 SE 60TH ST
8	4	259752	0520	04/03/12	\$568,000	\$689,000	2,300	9	1989	Good	11,125	N	N	14850 SE 66TH ST
8	4	259221	0470	06/19/12	\$770,000	\$919,000	2,320	9	1984	Good	18,674	N	N	14931 SE 58TH ST
8	4	260013	0560	09/20/11	\$630,000	\$789,000	2,340	9	1986	Avg	9,189	N	N	13833 SE 62ND ST
8	4	259220	1540	05/22/13	\$885,000	\$964,000	2,350	9	1981	Good	17,150	Y	N	5955 145TH AVE SE
8	4	260013	0150	06/01/11	\$700,000	\$888,000	2,380	9	1987	Avg	9,373	N	N	6113 139TH PL SE
8	4	259220	0110	01/18/11	\$760,000	\$976,000	2,400	9	1984	Good	9,010	N	N	14521 SE 60TH ST
8	4	260013	0390	05/17/11	\$670,000	\$852,000	2,420	9	1987	Avg	10,680	N	N	13889 SE 64TH ST

Improved Sales Used in This Annual Update Analysis

Area 031 -- 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
8	4	260013	0340	03/07/13	\$750,000	\$837,000	2,420	9	1987	Good	12,051	N	N	13810 SE 62ND ST
8	4	260014	0020	09/11/13	\$752,000	\$787,000	2,420	9	1988	Avg	12,123	N	N	6251 141ST AVE SE
8	4	259746	0150	11/14/13	\$900,000	\$918,000	2,430	9	1985	Good	11,800	N	N	14775 SE 56TH ST
8	4	955270	0670	11/11/12	\$624,750	\$720,000	2,440	9	1981	Good	17,339	N	N	14414 SE 61ST ST
8	4	260000	0150	08/20/12	\$825,000	\$971,000	2,460	9	1977	Good	13,050	N	N	5301 135TH PL SE
8	4	259220	1560	12/12/12	\$715,000	\$818,000	2,460	9	1981	Good	16,250	N	N	5808 143RD PL SE
8	4	785656	0300	08/28/13	\$798,000	\$840,000	2,460	9	2013	Avg	19,000	N	N	14007 SE 51ST PL
8	4	413970	0160	08/01/11	\$670,000	\$844,000	2,470	9	2010	Avg	5,040	N	N	5101 162ND PL SE
8	4	259221	0570	03/26/13	\$770,000	\$854,000	2,470	9	1983	Good	12,648	N	N	5710 149TH AVE SE
8	4	259220	1520	06/24/11	\$729,900	\$924,000	2,480	9	1981	Avg	10,152	Y	N	5995 145TH AVE SE
8	4	259752	0960	02/20/13	\$685,000	\$768,000	2,500	9	1989	Good	14,258	N	N	14913 SE 65TH ST
8	4	413970	0190	03/31/11	\$645,000	\$824,000	2,500	9	2010	Avg	4,814	N	N	5122 162ND PL SE
8	4	259222	0510	10/08/12	\$675,000	\$785,000	2,500	9	1987	Good	7,654	N	N	6209 151ST AVE SE
8	4	259221	0420	01/17/12	\$695,000	\$854,000	2,500	9	1984	Good	12,011	Y	N	14905 SE 58TH ST
8	4	413970	0250	03/24/11	\$655,000	\$837,000	2,510	9	2010	Avg	3,656	N	N	5141 163RD PL SE
8	4	260013	0580	09/20/11	\$670,000	\$839,000	2,520	9	1987	Avg	10,050	N	N	13841 SE 62ND ST
8	4	259752	0940	12/21/11	\$683,500	\$844,000	2,530	9	1989	Good	9,048	N	N	6503 150TH PL SE
8	4	259752	0280	08/08/12	\$591,000	\$698,000	2,530	9	1989	Avg	10,781	N	N	15142 SE 66TH ST
8	4	259221	0310	06/23/11	\$681,000	\$862,000	2,550	9	1986	Good	15,243	N	N	14944 SE 60TH ST
8	4	260014	0260	12/20/11	\$678,000	\$837,000	2,550	9	1988	VGood	10,125	N	N	13895 SE 64TH ST
8	4	259751	0240	07/12/11	\$560,000	\$707,000	2,600	9	1989	Avg	10,527	N	N	14803 SE 66TH ST
8	4	260014	0010	09/18/12	\$642,000	\$750,000	2,600	9	1989	Avg	10,807	N	N	6231 141ST AVE SE
8	4	413970	0260	05/02/12	\$704,900	\$850,000	2,610	9	2008	Avg	3,705	N	N	5161 163RD PL SE
8	4	413970	0170	02/14/12	\$680,000	\$832,000	2,610	9	2010	Avg	3,355	N	N	5105 162ND PL SE
8	4	413970	0140	12/13/11	\$657,000	\$812,000	2,610	9	2011	Avg	4,021	N	N	16179 SE 51ST PL
8	4	413970	0150	06/08/12	\$680,000	\$814,000	2,610	9	2011	Avg	5,139	N	N	16199 SE 51ST PL
8	4	259745	0040	09/28/12	\$625,475	\$729,000	2,610	9	1984	Good	14,948	N	N	5802 146TH AVE SE
8	4	413970	0100	01/26/11	\$660,000	\$847,000	2,620	9	2010	Avg	4,086	N	N	16178 SE 51ST PL
8	4	260014	0160	10/23/13	\$822,000	\$846,000	2,620	9	1989	Good	10,800	N	N	13920 SE 64TH ST
8	4	413970	0320	04/18/11	\$627,500	\$800,000	2,620	9	2010	Avg	4,662	N	N	5180 163RD PL SE
8	4	260013	0600	10/22/13	\$780,000	\$803,000	2,620	9	1987	Avg	10,050	N	N	13853 SE 62ND ST
8	4	413970	0240	11/16/11	\$590,000	\$733,000	2,620	9	2009	Avg	3,906	N	N	5121 163RD PL SE
8	4	413970	0080	05/15/12	\$660,000	\$794,000	2,620	9	2010	Avg	4,167	N	N	16208 SE 51ST PL
8	4	259221	0110	05/17/12	\$845,000	\$1,016,000	2,630	9	1984	Good	8,222	N	N	14905 SE 61ST CT
8	4	260013	0160	08/13/13	\$836,000	\$884,000	2,660	9	1987	Avg	12,391	N	N	6119 139TH PL SE

Improved Sales Used in This Annual Update Analysis

Area 031 -- 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
8	4	259221	0520	11/10/11	\$775,000	\$963,000	2,670	9	1983	Good	12,366	Y	N	5740 149TH AVE SE
8	4	260001	0620	04/17/12	\$740,000	\$895,000	2,670	9	1979	VGood	19,450	Y	N	4809 SOMERSET DR SE
8	4	259752	0020	11/16/12	\$650,000	\$748,000	2,680	9	1989	Avg	9,774	N	N	14841 SE 66TH ST
8	4	932360	0050	11/13/12	\$743,888	\$857,000	2,680	9	1979	Good	10,200	Y	N	5719 137TH PL SE
8	4	414093	0050	05/04/12	\$600,000	\$723,000	2,680	9	2001	Avg	8,227	Y	N	4468 163RD PL SE
8	4	260002	0020	05/01/13	\$870,000	\$954,000	2,690	9	1989	Good	9,371	N	N	13511 SE 50TH PL
8	4	259220	1550	10/13/11	\$685,000	\$855,000	2,720	9	1980	Avg	19,535	N	N	5840 143RD PL SE
8	4	260014	0210	03/29/13	\$791,000	\$877,000	2,720	9	1988	Avg	9,450	N	N	13894 SE 64TH ST
8	4	260014	0520	04/24/13	\$730,000	\$802,000	2,720	9	1989	Avg	11,653	N	N	6320 139TH PL SE
8	4	260014	0030	10/17/12	\$615,000	\$714,000	2,760	9	1988	Avg	9,804	N	N	14060 SE 63RD ST
8	4	260014	0480	06/21/11	\$684,000	\$866,000	2,790	9	1988	Avg	9,405	N	N	6331 139TH PL SE
8	4	259751	0270	09/05/13	\$731,000	\$767,000	2,790	9	1989	Avg	12,186	N	N	14826 SE 66TH ST
8	4	259752	0650	03/22/11	\$595,000	\$760,000	2,790	9	1988	Avg	9,027	N	N	15038 SE 65TH ST
8	4	260001	0605	07/05/13	\$1,000,000	\$1,073,000	2,840	9	2003	Avg	10,005	N	N	13208 SE 49TH ST
8	4	259752	0880	08/25/11	\$639,950	\$804,000	2,870	9	1989	Avg	9,386	N	N	6508 150TH PL SE
8	4	259752	0540	07/09/13	\$710,000	\$761,000	2,890	9	1989	Avg	9,881	N	N	14834 SE 66TH ST
8	4	259752	0760	01/26/12	\$640,000	\$786,000	2,900	9	1988	Avg	12,799	N	N	6519 152ND AVE SE
8	4	259221	0350	01/04/12	\$725,454	\$894,000	2,900	9	1983	Good	14,418	N	N	14900 SE 60TH ST
8	4	955270	0740	03/01/12	\$689,900	\$842,000	2,910	9	1985	Good	13,135	N	N	6004 142ND CT SE
8	4	259221	0490	06/11/12	\$769,950	\$921,000	2,940	9	1983	Good	21,050	N	N	14922 SE 58TH ST
8	4	259220	1620	10/08/13	\$993,880	\$1,029,000	2,950	9	1980	VGood	15,628	N	N	5705 143RD PL SE
8	4	259751	0150	06/09/12	\$671,500	\$803,000	3,000	9	1988	Avg	14,168	N	N	14743 SE 66TH ST
8	4	259220	1390	07/05/13	\$740,000	\$794,000	3,030	9	1981	Good	9,243	N	N	5711 146TH AVE SE
8	4	259752	0130	03/25/13	\$738,000	\$819,000	3,040	9	1989	Avg	17,130	N	N	15137 SE 66TH ST
8	4	259752	0370	09/10/12	\$660,000	\$773,000	3,060	9	1989	Avg	9,793	N	N	6593 151ST PL SE
8	4	414093	0120	09/11/12	\$683,500	\$800,000	3,060	9	2001	Avg	7,232	N	N	4473 163RD PL SE
8	4	259221	0810	07/24/12	\$770,000	\$912,000	3,070	9	1983	Good	21,761	N	N	5915 149TH AVE SE
8	4	260013	0100	09/25/13	\$762,500	\$794,000	3,070	9	1987	Avg	10,844	N	N	6112 139TH PL SE
8	4	750270	0170	05/20/13	\$815,000	\$888,000	3,140	9	2000	Avg	9,009	N	N	15122 SE 54TH PL
8	4	259221	0500	04/12/12	\$760,000	\$920,000	3,160	9	1984	Good	12,103	Y	N	14910 SE 58TH ST
8	4	750270	0120	07/11/13	\$825,000	\$883,000	3,210	9	1998	Avg	10,684	N	N	15193 SE 54TH PL
8	4	785656	0310	07/06/12	\$805,100	\$957,000	3,300	9	1980	Good	22,300	N	N	14011 SE 51ST PL
8	4	259753	0490	10/07/13	\$757,000	\$784,000	3,310	9	1994	Avg	10,138	N	N	6648 156TH AVE SE
8	4	414093	0090	09/20/12	\$667,500	\$780,000	3,400	9	2002	Avg	10,784	N	N	4455 163RD PL SE
8	4	259221	0890	07/09/13	\$840,000	\$900,000	3,550	9	1983	Good	16,122	N	N	14824 SE 62ND CT

Improved Sales Used in This Annual Update Analysis

Area 031 -- 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
8	4	785662	0070	09/06/13	\$725,000	\$760,000	3,550	9	1978	Avg	11,500	N	N	4515 145TH PL SE
8	4	259221	0820	05/30/12	\$840,000	\$1,007,000	3,660	9	1985	Good	22,614	N	N	5840 146TH PL SE
8	4	260002	0420	04/18/12	\$688,500	\$832,000	2,070	10	1981	Good	11,400	Y	N	4911 136TH PL SE
8	4	259746	0060	02/08/11	\$830,000	\$1,065,000	2,190	10	1983	Good	17,330	Y	N	14635 SE 56TH ST
8	4	259753	0500	05/10/13	\$801,000	\$876,000	2,300	10	1994	Avg	9,440	N	N	6644 156TH AVE SE
8	4	260002	0070	04/08/11	\$724,888	\$925,000	2,340	10	1986	Good	8,050	Y	N	13601 SE 50TH PL
8	4	259220	0060	06/27/12	\$752,000	\$896,000	2,360	10	1982	Good	10,460	N	N	14415 SE 60TH ST
8	4	615495	0020	09/11/13	\$725,000	\$759,000	2,370	10	1985	Good	11,041	N	N	4444 156TH PL SE
8	4	615495	0180	07/12/13	\$655,000	\$701,000	2,390	10	1985	Avg	7,616	N	N	4535 157TH AVE SE
8	4	259745	0200	11/19/13	\$950,000	\$967,000	2,440	10	1987	Good	13,311	Y	N	5702 145TH AVE SE
8	4	615495	0130	10/09/13	\$698,000	\$723,000	2,510	10	1985	Avg	7,263	N	N	15607 SE 45TH PL
8	4	259752	0100	03/28/13	\$645,000	\$715,000	2,550	10	1989	Avg	9,820	N	N	15051 SE 66TH ST
8	4	260002	0310	10/10/13	\$950,000	\$983,000	2,570	10	1982	Good	17,650	Y	N	4924 136TH PL SE
8	4	259746	0080	09/03/13	\$985,000	\$1,034,000	2,580	10	1983	Good	9,375	Y	N	14675 SE 56TH ST
8	4	615495	0070	10/29/12	\$680,000	\$787,000	2,590	10	1985	Good	8,009	N	N	15621 SE 45TH ST
8	4	932361	0280	06/25/12	\$940,000	\$1,121,000	2,760	10	1979	Good	10,306	Y	N	13805 SE 52ND PL
8	4	259753	0940	04/12/11	\$690,000	\$880,000	2,770	10	1991	Avg	10,182	N	N	15421 SE 67TH PL
8	4	259753	0730	09/10/13	\$745,000	\$780,000	2,770	10	1992	Avg	11,089	Y	N	15560 SE 67TH PL
8	4	259753	0970	12/20/11	\$676,150	\$835,000	2,980	10	2001	Avg	9,543	Y	N	15427 SE 67TH PL
8	4	259753	0910	02/14/12	\$602,000	\$737,000	3,130	10	1992	Avg	9,465	N	N	15442 SE 67TH ST
8	4	259752	0300	05/14/13	\$770,000	\$841,000	3,170	10	1988	Avg	9,600	N	N	6596 151ST PL SE
8	4	955270	0630	11/08/13	\$737,300	\$754,000	3,260	10	1989	Good	9,214	N	N	14440 SE 61ST ST
8	4	260002	0210	09/15/11	\$824,000	\$1,032,000	3,370	10	1987	Good	23,950	N	N	5002 139TH PL SE
8	4	259753	0100	09/19/12	\$681,725	\$797,000	3,380	10	1991	Good	10,348	N	N	6622 153RD PL SE
8	4	259746	0070	10/29/12	\$900,000	\$1,041,000	3,500	10	1983	Good	9,280	Y	N	14655 56TH ST SE
8	4	260002	0250	05/24/11	\$926,000	\$1,176,000	3,540	10	1984	Good	14,625	N	N	5015 139TH PL SE
8	4	260002	0530	11/16/11	\$868,000	\$1,078,000	3,600	10	1991	Avg	12,700	N	N	13606 SE 51ST PL
8	4	260002	0130	10/17/11	\$960,000	\$1,197,000	4,420	11	1990	Good	15,950	Y	N	13807 SE 51ST PL
8	4	260002	0540	10/09/12	\$1,290,000	\$1,500,000	5,030	11	1984	Good	26,550	Y	N	13524 SE 50TH PL
8	5	345990	0345	04/09/12	\$685,000	\$830,000	1,360	8	2004	Avg	20,000	N	N	5122 150TH PL SE
8	5	346030	0010	03/20/13	\$700,000	\$778,000	1,560	8	2009	Avg	31,150	N	N	5008 151ST AVE SE
8	5	345990	0090	11/09/12	\$600,000	\$692,000	1,580	8	1969	Good	19,185	N	N	5147 150TH PL SE
8	5	346030	0270	06/27/12	\$530,000	\$632,000	1,800	8	1960	Good	27,900	Y	N	15109 53RD PL SE
8	5	346030	0080	04/10/13	\$600,000	\$662,000	1,980	8	1959	Good	47,188	Y	N	15150 SE 53RD PL
8	5	346030	0140	05/10/12	\$715,000	\$861,000	1,550	9	1960	Good	22,600	Y	N	5304 153RD PL SE

Improved Sales Used in This Annual Update Analysis

Area 031 -- 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
8	5	345990	0290	09/10/12	\$770,000	\$902,000	1,720	9	1966	VGood	19,100	Y	N	14526 SE 50TH ST
8	5	346030	0310	06/22/11	\$737,000	\$933,000	1,760	9	1964	VGood	25,810	N	N	5436 153RD AVE SE
8	5	413960	0300	08/08/11	\$585,000	\$737,000	2,530	9	1992	Good	17,186	N	N	6045 158TH AVE SE
8	5	413960	0360	09/03/13	\$800,000	\$840,000	2,840	9	1994	VGood	15,408	N	N	6170 156TH AVE SE
8	5	345990	0075	03/25/13	\$888,800	\$986,000	3,130	9	1995	Avg	22,163	Y	N	5105 150TH PL SE
8	5	345990	0200	08/01/13	\$910,000	\$967,000	2,220	10	1979	Good	19,429	Y	N	14811 SE 50TH ST
8	5	413960	0080	11/19/12	\$690,000	\$794,000	2,470	10	1997	Avg	18,065	N	N	6012 158TH AVE SE
8	5	037830	0090	03/22/12	\$660,000	\$802,000	3,060	10	1999	Avg	8,135	N	N	4429 160TH AVE SE
8	5	413938	0050	03/30/12	\$750,000	\$910,000	3,280	10	2007	Avg	6,603	N	N	16048 SE 45TH PL
8	5	413938	0030	06/26/12	\$690,000	\$822,000	3,340	10	2007	Avg	7,336	N	N	16066 SE 45TH PL
8	5	413966	0460	05/29/13	\$860,000	\$934,000	3,670	10	1996	Avg	14,651	N	N	5803 158TH AVE SE
8	5	770145	0140	12/02/11	\$1,020,000	\$1,264,000	3,710	10	1998	Avg	19,034	Y	N	15840 SE 45TH ST
8	5	413966	0080	11/19/12	\$815,000	\$938,000	3,760	10	1996	Avg	12,799	N	N	5800 158TH AVE SE
8	5	770145	0130	09/23/13	\$1,285,000	\$1,339,000	4,310	10	1994	Avg	13,359	Y	N	15831 SE 45TH ST
8	5	413966	0240	01/08/13	\$921,500	\$1,046,000	4,420	10	1998	Avg	18,450	Y	N	5483 159TH PL SE
8	5	413966	0060	04/13/11	\$845,500	\$1,078,000	4,590	10	1997	Avg	14,420	N	N	15890 SE 59TH PL
8	5	185475	0040	01/04/13	\$825,000	\$937,000	3,150	11	1999	Avg	8,071	Y	N	4532 160TH AVE SE
8	5	413966	0210	05/13/11	\$898,000	\$1,142,000	3,160	11	1999	Avg	36,804	N	N	5484 159TH PL SE
8	5	412850	0280	08/18/12	\$787,000	\$927,000	3,160	11	1999	Avg	11,625	N	N	4988 160TH CT SE
8	5	412850	0310	03/11/13	\$878,000	\$978,000	3,210	11	1999	Avg	9,407	Y	N	16023 SE 48TH DR
8	5	412850	0260	10/17/12	\$772,000	\$896,000	3,210	11	1999	Avg	8,319	N	N	4991 160TH CT SE
8	5	412850	0010	06/25/12	\$695,000	\$828,000	3,430	11	2001	Avg	8,804	N	N	16398 SE 48TH DR
8	5	412850	0480	01/07/13	\$847,500	\$962,000	3,460	11	1998	Avg	12,433	N	N	4998 163RD PL SE
8	5	412850	0420	06/20/12	\$872,000	\$1,041,000	3,500	11	1998	Avg	8,445	N	N	4839 163RD PL SE
8	5	412850	0350	12/27/12	\$674,500	\$768,000	3,500	11	2000	Avg	9,593	N	N	4885 162ND PL SE
8	5	412850	0100	06/15/13	\$935,000	\$1,010,000	3,520	11	2000	Avg	10,306	N	N	4812 162ND PL SE
8	5	412850	0460	06/06/12	\$765,000	\$916,000	3,520	11	1998	Avg	8,522	N	N	4961 163RD PL SE
8	5	412850	0400	08/09/12	\$755,000	\$891,000	3,520	11	1998	Avg	7,595	N	N	16293 SE 48TH ST
8	5	412850	0300	11/09/12	\$875,000	\$1,009,000	3,540	11	1999	Avg	9,186	Y	N	4882 160TH CT SE
8	5	413966	0380	07/25/13	\$934,500	\$996,000	3,850	11	1996	Avg	21,642	Y	N	15802 SE 58TH ST
8	6	785560	0620	07/26/12	\$575,000	\$681,000	1,300	8	1962	Avg	8,800	Y	N	13360 SE 43RD PL
8	6	785660	1370	12/23/11	\$500,000	\$617,000	1,300	8	1972	Good	11,300	N	N	4582 144TH AVE SE
8	6	785560	0341	11/03/11	\$535,000	\$666,000	1,360	8	1962	Good	8,993	Y	N	13313 SE 43RD ST
8	6	785580	1710	08/28/13	\$840,000	\$884,000	1,390	8	1968	Good	10,400	Y	N	4725 SOMERSET DR SE
8	6	785560	0520	07/01/13	\$840,000	\$902,000	1,390	8	1961	VGood	8,990	Y	N	4241 135TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 031 -- 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
8	6	785580	0840	07/16/13	\$720,000	\$769,000	1,430	8	1968	VGood	8,400	Y	N	4508 132ND AVE SE
8	6	785580	0800	08/14/13	\$788,000	\$833,000	1,440	8	1963	Good	8,800	Y	N	13210 SE 46TH ST
8	6	785580	0440	06/20/13	\$775,000	\$836,000	1,450	8	1969	Good	10,450	Y	N	4532 133RD AVE SE
8	6	785580	0210	02/21/13	\$861,000	\$965,000	1,470	8	1968	VGood	12,150	Y	N	13320 SE 44TH PL
8	6	785580	0420	10/25/12	\$690,000	\$799,000	1,480	8	1963	Good	9,300	Y	N	4546 133RD AVE SE
8	6	785580	0750	05/16/11	\$786,000	\$999,000	1,490	8	1963	VGood	8,715	Y	N	4511 133RD AVE SE
8	6	785560	0500	06/06/13	\$720,000	\$780,000	1,500	8	1966	Avg	11,800	Y	N	4223 135TH AVE SE
8	6	785660	0610	06/16/11	\$625,000	\$792,000	1,500	8	1968	Good	8,925	N	N	14164 SE 45TH PL
8	6	785642	0070	05/05/11	\$640,000	\$815,000	1,510	8	1977	Good	13,500	Y	N	4232 136TH PL SE
8	6	785560	0640	07/24/13	\$708,000	\$754,000	1,510	8	1970	Avg	9,264	Y	N	13353 SE 43RD ST
8	6	785580	0850	08/12/11	\$635,000	\$799,000	1,510	8	1972	Good	8,400	Y	N	4500 132ND AVE SE
8	6	785530	0530	04/19/13	\$820,000	\$903,000	1,530	8	1967	Good	9,925	Y	N	13711 SOMERSET LN
8	6	785580	1620	03/27/12	\$643,000	\$781,000	1,530	8	1976	Good	8,470	Y	N	4630 133RD AVE SE
8	6	785580	1450	02/04/11	\$580,000	\$744,000	1,530	8	1973	Good	8,400	Y	N	4670 132ND AVE SE
8	6	785560	0540	04/15/11	\$800,000	\$1,020,000	1,540	8	1962	Good	9,078	Y	N	13430 SE 43RD ST
8	6	785660	0300	12/19/13	\$800,000	\$804,000	1,540	8	1968	Good	11,000	Y	N	14138 SE 45TH ST
8	6	785641	0190	05/03/11	\$670,000	\$853,000	1,540	8	1974	Good	17,573	Y	N	4603 135TH PL SE
8	6	785660	0750	12/27/11	\$675,000	\$833,000	1,560	8	1968	Good	9,200	N	N	14175 SE 45TH PL
8	6	785540	0170	05/20/13	\$785,000	\$856,000	1,560	8	1962	Avg	9,750	Y	N	4479 139TH AVE SE
8	6	785580	0940	12/07/11	\$665,000	\$823,000	1,570	8	1962	VGood	10,130	Y	N	13320 SE 43RD PL
8	6	785660	0670	10/22/13	\$725,000	\$747,000	1,580	8	1967	Good	9,450	N	N	14115 SE 45TH ST
8	6	785580	0790	11/20/13	\$899,880	\$916,000	1,590	8	1963	Good	11,050	Y	N	4539 133RD AVE SE
8	6	785530	0480	08/18/11	\$585,000	\$736,000	1,590	8	1964	Good	8,200	Y	N	4538 138TH AVE SE
8	6	785664	0020	06/10/13	\$700,000	\$758,000	1,600	8	1979	Good	19,660	N	N	13727 SE 42ND PL
8	6	785666	0120	11/07/11	\$850,000	\$1,057,000	1,610	8	1977	Good	13,874	Y	N	14020 SE 44TH ST
8	6	785580	0490	07/06/12	\$825,000	\$981,000	1,610	8	1971	VGood	8,472	Y	N	4500 133RD AVE SE
8	6	785560	0030	07/30/12	\$680,000	\$804,000	1,610	8	1973	Good	12,984	Y	N	4228 135TH AVE SE
8	6	785661	0420	07/10/13	\$780,000	\$835,000	1,630	8	2014	Avg	8,714	Y	N	14027 SOMERSET BLVD SE
8	6	785580	1030	08/11/11	\$769,000	\$968,000	1,630	8	1968	VGood	9,900	Y	N	13251 SE 43RD PL
8	6	785560	0710	10/06/11	\$705,000	\$881,000	1,630	8	1963	Good	10,300	Y	N	4305 SOMERSET BLVD SE
8	6	785660	1200	05/11/11	\$725,000	\$922,000	1,640	8	1978	Avg	11,700	Y	N	4424 144TH AVE SE
8	6	785520	0200	08/13/13	\$825,000	\$873,000	1,640	8	1968	Good	9,450	Y	N	14001 SOMERSET BLVD SE
8	6	785560	0250	10/11/12	\$700,000	\$814,000	1,670	8	1961	Good	9,317	Y	N	4267 134TH AVE SE
8	6	785500	0010	05/03/13	\$905,000	\$992,000	1,670	8	1962	VGood	12,073	Y	N	13652 SE 43RD ST
8	6	785580	1740	07/10/13	\$900,000	\$964,000	1,670	8	1975	Good	10,932	Y	N	4749 SOMERSET DR SE

Improved Sales Used in This Annual Update Analysis

Area 031 -- 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
8	6	152405	9141	08/16/13	\$615,000	\$650,000	1,690	8	1978	VGood	8,712	N	N	13700 SE 42ND ST
8	6	785660	1260	12/19/12	\$680,000	\$776,000	1,760	8	1972	Good	9,800	N	N	4460 144TH AVE SE
8	6	785560	0470	04/10/12	\$615,000	\$745,000	1,760	8	1970	Good	10,800	N	N	13419 SE 42ND PL
8	6	785580	1120	09/18/11	\$762,000	\$954,000	1,770	8	1966	VGood	8,800	N	N	4525 132ND AVE SE
8	6	785660	0660	02/21/11	\$658,000	\$843,000	1,790	8	1968	Good	9,314	Y	N	14107 SE 45TH ST
8	6	785660	1230	05/08/13	\$680,000	\$744,000	1,790	8	1971	VGood	10,500	N	N	4442 144TH AVE SE
8	6	785580	0820	09/27/11	\$680,000	\$851,000	1,820	8	1963	VGood	10,750	Y	N	4524 132ND AVE SE
8	6	785660	0710	03/07/11	\$582,000	\$745,000	1,840	8	1968	Good	9,300	N	N	14201 SE 45TH ST
8	6	785580	1720	07/06/11	\$727,000	\$919,000	1,840	8	1972	VGood	10,400	Y	N	4733 SOMERSET DR SE
8	6	785660	1250	05/17/12	\$725,000	\$871,000	1,850	8	1972	Good	10,700	N	N	4454 144TH AVE SE
8	6	785660	1020	08/15/13	\$625,000	\$661,000	1,850	8	1970	Good	8,925	N	N	4541 144TH AVE SE
8	6	785530	0250	03/04/11	\$725,000	\$928,000	1,870	8	1961	Good	8,737	Y	N	4531 138TH AVE SE
8	6	785580	0400	04/06/11	\$700,000	\$893,000	1,900	8	1967	VGood	8,700	Y	N	13310 SE 46TH ST
8	6	785530	0220	09/11/13	\$950,000	\$994,000	1,910	8	1962	Good	9,700	Y	N	13720 SOMERSET LN
8	6	785660	1350	10/23/12	\$685,000	\$794,000	1,920	8	1973	Good	11,400	N	N	4572 144TH AVE SE
8	6	785660	0480	10/09/12	\$780,000	\$907,000	1,960	8	1969	VGood	10,000	N	N	4501 143RD AVE SE
8	6	785660	0480	06/29/11	\$712,100	\$901,000	1,960	8	1969	VGood	10,000	N	N	4501 143RD AVE SE
8	6	785580	0680	08/21/12	\$695,000	\$818,000	1,980	8	1965	Good	8,850	Y	N	4401 133RD AVE SE
8	6	785540	0020	08/11/11	\$800,000	\$1,007,000	1,990	8	1962	VGood	9,950	Y	N	4413 138TH AVE SE
8	6	785540	0660	09/15/11	\$795,000	\$996,000	2,060	8	1974	Good	8,985	Y	N	4408 140TH AVE SE
8	6	785661	0510	10/27/11	\$600,000	\$747,000	2,080	8	1976	VGood	8,512	Y	N	14002 SE 46TH ST
8	6	785540	0540	04/22/13	\$951,888	\$1,047,000	2,690	8	2009	Avg	8,900	Y	N	13926 SE 45TH PL
8	6	785660	0780	10/29/12	\$660,000	\$764,000	3,060	8	1969	Avg	10,600	N	N	14213 SE 45TH PL
8	6	785660	0590	06/02/12	\$816,000	\$978,000	3,180	8	1968	VGood	11,600	N	N	14176 SE 45TH PL
8	6	785666	0210	03/20/12	\$750,000	\$912,000	1,210	9	1977	Good	14,796	Y	N	13800 SE 44TH ST
8	6	785520	0080	06/02/13	\$1,062,000	\$1,152,000	1,400	9	2012	Avg	8,900	Y	N	4566 SOMERSET BLVD SE
8	6	785641	0150	09/06/11	\$815,000	\$1,022,000	1,440	9	1976	Good	9,050	Y	N	4547 135TH PL SE
8	6	785600	0020	06/03/13	\$1,120,000	\$1,215,000	1,590	9	1969	VGood	8,250	Y	N	4507 141ST AVE SE
8	6	785650	0120	04/11/12	\$615,000	\$745,000	1,660	9	1977	Good	16,000	N	N	14026 SE 47TH ST
8	6	785641	0050	05/13/13	\$808,000	\$883,000	1,670	9	1975	Avg	14,422	Y	N	4543 135TH AVE SE
8	6	785500	0420	08/08/11	\$784,000	\$987,000	1,720	9	1974	VGood	9,460	Y	N	4460 SOMERSET BLVD SE
8	6	785540	0160	06/07/13	\$991,000	\$1,074,000	1,740	9	1963	Good	8,950	Y	N	13830 SOMERSET LN
8	6	785661	0290	07/06/12	\$657,000	\$781,000	1,740	9	1977	Good	10,200	N	N	4707 142ND PL SE
8	6	785500	0360	02/07/12	\$749,500	\$918,000	1,750	9	1961	Good	12,800	Y	N	4408 136TH AVE SE
8	6	785520	0161	06/18/13	\$1,110,000	\$1,198,000	1,800	9	1966	Good	9,150	Y	N	13910 SOMERSET BLVD SE

Improved Sales Used in This Annual Update Analysis

Area 031 -- 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
8	6	785540	0440	10/08/13	\$1,200,000	\$1,243,000	1,840	9	1963	Good	8,282	Y	N	4449 140TH AVE SE
8	6	785530	0120	09/28/11	\$875,000	\$1,094,000	1,930	9	1962	VGood	8,730	Y	N	4510 137TH AVE SE
8	6	785666	0010	10/18/12	\$702,000	\$814,000	1,940	9	1977	Avg	19,358	N	N	14226 SE 44TH ST
8	6	785666	0110	06/16/12	\$742,000	\$886,000	1,970	9	1977	Avg	13,874	Y	N	14028 SE 44TH ST
8	6	785580	0090	08/16/11	\$858,800	\$1,080,000	1,980	9	1968	Good	11,200	Y	N	4538 SOMERSET DR SE
8	6	785640	0500	07/11/12	\$1,215,000	\$1,443,000	2,010	9	1973	VGood	9,900	Y	N	4615 139TH AVE SE
8	6	785664	0450	08/21/13	\$930,000	\$981,000	2,120	9	1979	Good	14,000	Y	N	13715 SE 43RD ST
8	6	785540	0710	08/23/11	\$975,000	\$1,225,000	2,200	9	1971	VGood	9,014	Y	N	4442 140TH AVE SE
8	6	785661	0240	11/22/13	\$680,000	\$692,000	2,280	9	1976	Avg	10,000	N	N	14115 SE 46TH ST
8	6	785650	0110	05/14/12	\$735,000	\$884,000	2,390	9	1978	Good	10,500	N	N	14023 SE 47TH ST
8	6	785650	0110	08/02/13	\$780,000	\$829,000	2,390	9	1978	Good	10,500	N	N	14023 SE 47TH ST
8	6	785530	0150	07/05/13	\$1,125,000	\$1,207,000	2,440	9	1965	VGood	11,850	Y	N	4538 137TH AVE SE
8	6	785540	0810	06/21/11	\$713,243	\$903,000	2,490	9	1965	Good	8,737	Y	N	4520 140TH AVE SE
8	6	785664	0400	03/12/12	\$673,950	\$821,000	2,730	9	1979	Avg	11,051	Y	N	13816 SE 42ND PL
8	6	785590	0150	05/02/13	\$1,090,000	\$1,195,000	2,840	9	1977	Avg	11,337	Y	N	14133 SE 44TH ST
8	6	785660	1180	06/11/12	\$900,000	\$1,076,000	1,590	10	1972	Good	13,969	Y	N	4408 144TH AVE SE
8	6	785660	1170	11/04/13	\$970,000	\$994,000	1,640	10	2010	Avg	15,600	N	N	4400 144TH AVE SE
8	6	785666	0070	06/03/13	\$1,080,000	\$1,172,000	1,900	10	1977	Avg	13,874	Y	N	14116 SE 44TH ST
8	6	785540	0250	03/28/12	\$950,000	\$1,153,000	1,950	10	1976	Good	9,315	Y	N	4421 139TH AVE SE
8	6	785580	0020	11/20/13	\$1,100,000	\$1,120,000	2,230	10	2010	Avg	11,200	Y	N	4426 SOMERSET DR SE
8	6	785664	0160	07/10/13	\$775,880	\$831,000	2,260	10	1987	Good	30,850	N	N	14106 SE 42ND ST
8	6	785641	0290	11/15/11	\$705,000	\$876,000	2,420	10	1971	Good	13,200	Y	N	4730 134TH PL SE
8	6	785641	0250	03/14/11	\$940,000	\$1,202,000	2,560	10	1972	Good	15,650	Y	N	4711 135TH PL SE
8	6	785666	0040	04/10/13	\$1,500,000	\$1,656,000	2,610	10	2011	Avg	13,874	Y	N	14202 SE 44TH ST
8	6	785664	0150	11/21/11	\$795,000	\$986,000	2,930	10	1986	Good	24,550	N	N	14103 SE 42ND ST
8	6	785650	0150	08/06/13	\$960,000	\$1,018,000	1,370	11	1977	Good	14,500	Y	N	14008 SE 47TH ST
8	6	785650	0130	08/20/12	\$736,000	\$866,000	1,390	11	1979	Good	10,600	Y	N	14020 SE 47TH ST
8	6	785650	0010	07/25/12	\$1,300,000	\$1,539,000	1,650	11	1999	Avg	11,350	Y	N	13901 SE 47TH ST
8	6	785650	0230	10/15/11	\$1,130,000	\$1,410,000	1,910	11	1979	Good	15,650	Y	N	13906 SE 47TH ST
8	6	785520	0030	02/09/11	\$1,047,600	\$1,344,000	2,170	11	1989	Avg	8,301	Y	N	4526 SOMERSET BLVD SE
8	6	785540	0110	07/25/13	\$1,054,000	\$1,123,000	2,430	11	1968	Good	9,400	Y	N	4401 139TH AVE SE
8	6	785650	0040	08/23/11	\$1,540,000	\$1,935,000	2,520	12	1990	Avg	9,794	Y	N	13921 SE 47TH ST
8	6	152405	9147	09/06/11	\$2,450,000	\$3,073,000	9,430	13	1992	Avg	135,243	Y	N	14003 SE 43RD ST
8	7	259745	0450	07/06/11	\$800,000	\$1,011,000	1,840	10	1983	Good	17,681	N	N	5302 143RD AVE SE
8	7	808103	0290	04/23/12	\$740,000	\$894,000	2,680	10	1988	Avg	16,804	Y	N	5722 155TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 031 -- 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
8	7	808102	0120	07/31/13	\$1,150,000	\$1,222,000	2,720	10	1989	Avg	11,149	Y	N	5570 152ND PL SE
8	7	808103	0370	02/14/13	\$782,000	\$878,000	2,810	10	1990	Avg	11,236	N	N	6237 155TH PL SE
8	7	808950	0240	08/22/13	\$899,000	\$948,000	2,820	10	1998	Avg	12,118	N	N	6599 153RD AVE SE
8	7	808103	0340	08/25/12	\$725,000	\$852,000	2,920	10	1989	Avg	10,866	N	N	6125 155TH PL SE
8	7	808102	0080	03/23/12	\$720,000	\$875,000	2,930	10	1989	Avg	8,955	N	N	15248 SE 58TH ST
8	7	808100	0260	11/20/13	\$1,075,000	\$1,094,000	2,950	10	1987	Good	11,458	Y	N	15410 SE 54TH CT
8	7	808951	0370	05/01/12	\$690,000	\$832,000	3,030	10	1998	Avg	10,263	N	N	6591 156TH AVE SE
8	7	808951	0140	04/05/12	\$869,000	\$1,053,000	3,150	10	1996	Avg	13,788	N	N	6584 156TH AVE SE
8	7	808104	0140	10/04/12	\$850,000	\$990,000	3,180	10	1995	Avg	10,369	N	N	6038 155TH PL SE
8	7	808102	0110	10/15/13	\$1,030,888	\$1,065,000	3,200	10	1989	Avg	11,759	Y	N	5586 152ND PL SE
8	7	808951	0180	10/07/13	\$885,000	\$917,000	3,230	10	1996	Avg	9,885	N	N	6546 156TH AVE SE
8	7	928600	0300	04/20/11	\$920,000	\$1,173,000	3,990	10	2000	Avg	18,224	N	N	5801 152ND AVE SE
8	7	808951	0250	11/15/12	\$950,000	\$1,094,000	4,000	10	1996	Avg	11,607	N	N	6544 156TH AVE SE
8	7	808102	0040	10/23/12	\$951,000	\$1,102,000	4,100	10	1998	Avg	9,519	Y	N	15408 SE 58TH ST
8	7	808104	0200	07/24/13	\$1,275,000	\$1,359,000	4,150	10	2002	Avg	11,886	N	N	6045 155TH PL SE
8	7	808104	0090	09/09/13	\$1,150,000	\$1,204,000	2,040	11	1997	Avg	19,350	Y	N	15465 SE 60TH PL
8	7	808100	0560	12/27/13	\$1,025,000	\$1,027,000	2,080	11	1991	Avg	11,877	Y	N	5523 154TH AVE SE
8	7	808101	0380	07/24/13	\$1,050,000	\$1,119,000	2,160	11	1987	Avg	10,390	N	N	5329 156TH AVE SE
8	7	808102	0330	06/12/13	\$1,240,888	\$1,342,000	2,270	11	1989	Avg	11,843	Y	N	15273 SE 58TH ST
8	7	808102	0210	11/26/12	\$1,255,000	\$1,441,000	2,330	11	1990	Avg	26,835	Y	N	15339 SE 59TH ST
8	7	808101	0020	06/12/12	\$960,000	\$1,148,000	2,370	11	1987	Avg	20,251	Y	N	5448 156TH AVE SE
8	7	808950	0200	03/02/11	\$751,250	\$962,000	2,500	11	1997	Good	11,020	N	N	6581 153RD AVE SE
8	7	259745	0500	11/05/12	\$1,280,000	\$1,478,000	2,520	11	1985	VGood	15,155	Y	N	5515 142ND AVE SE
8	7	259745	0320	05/09/11	\$1,078,000	\$1,371,000	2,570	11	1991	Avg	12,008	Y	N	5430 143RD AVE SE
8	7	808100	0350	11/29/11	\$1,190,000	\$1,475,000	2,680	11	1987	Good	17,563	Y	N	15352 SE 53RD ST
8	7	808100	0470	12/20/11	\$1,157,000	\$1,429,000	2,750	11	1988	Good	15,499	Y	N	5335 154TH AVE SE
8	7	928600	0320	08/24/11	\$750,000	\$942,000	2,820	11	1999	Avg	16,900	N	N	5869 152ND AVE SE
8	7	808100	0550	11/20/11	\$925,000	\$1,148,000	3,060	11	1996	Avg	14,002	Y	N	5517 154TH AVE SE
8	7	808951	0090	12/07/12	\$942,355	\$1,079,000	3,240	11	1999	Avg	10,967	Y	N	6532 155TH AVE SE
8	7	928600	0400	05/31/11	\$900,000	\$1,142,000	3,310	11	1998	Avg	27,250	N	N	6201 152ND AVE SE
8	7	808103	0130	01/11/12	\$877,750	\$1,080,000	3,350	11	1989	Avg	20,252	Y	N	6024 155TH AVE SE
8	7	808950	0040	07/23/12	\$800,000	\$948,000	3,370	11	1996	Avg	17,557	N	N	6562 153RD AVE SE
8	7	808103	0270	06/20/13	\$1,042,000	\$1,124,000	3,490	11	1998	Avg	11,502	Y	N	5768 155TH AVE SE
8	7	808104	0030	06/05/12	\$1,199,900	\$1,436,000	3,630	11	1998	Avg	11,525	Y	N	15460 SE 60TH PL
8	7	928600	0380	04/12/11	\$925,000	\$1,180,000	3,670	11	2000	Avg	35,945	N	N	6011 152ND AVE SE

Improved Sales Used in This Annual Update Analysis

Area 031 -- 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
8	7	928600	0410	11/22/11	\$850,000	\$1,055,000	3,740	11	1998	Avg	25,314	N	N	6247 152ND AVE SE
8	7	928600	0350	01/09/13	\$875,000	\$993,000	3,800	11	1999	Avg	10,956	N	N	5923 152ND AVE SE
8	7	808101	0070	06/18/13	\$1,167,500	\$1,260,000	3,990	11	1991	Avg	11,977	Y	N	15603 SE 54TH ST
8	7	808100	0140	06/15/12	\$1,215,000	\$1,451,000	4,330	11	1999	Good	10,399	Y	N	5563 156TH AVE SE
8	7	071350	0040	12/29/11	\$970,000	\$1,196,000	4,450	11	2010	Avg	29,726	Y	N	5325 145TH PL SE
8	7	808100	0430	12/05/12	\$1,425,000	\$1,633,000	2,250	12	1989	Avg	9,636	Y	N	15343 SE 53RD ST
8	7	808101	0120	12/18/11	\$1,116,000	\$1,379,000	2,390	12	1998	Avg	25,098	Y	N	15633 SE 54TH ST
8	7	808101	0110	09/09/11	\$945,902	\$1,186,000	2,410	12	1998	Avg	20,306	Y	N	15627 SE 54TH ST
8	7	808101	0100	11/16/12	\$1,160,000	\$1,336,000	2,920	12	1988	Avg	20,251	Y	N	15621 SE 54TH ST
8	7	808100	0290	09/14/11	\$1,130,000	\$1,416,000	3,010	12	2001	Avg	10,048	Y	N	5326 154TH AVE SE
8	7	808101	0140	04/08/13	\$1,971,500	\$2,178,000	3,740	12	1991	Good	22,255	Y	N	15647 SE 54TH ST
8	7	808101	0240	10/09/13	\$1,410,000	\$1,460,000	3,920	12	1986	Avg	9,062	Y	N	5314 156TH AVE SE
8	7	808103	0160	06/25/12	\$990,000	\$1,180,000	4,300	12	1990	Avg	18,498	Y	N	5978 155TH AVE SE
8	7	808100	0380	07/25/12	\$2,188,000	\$2,591,000	4,530	12	1991	Avg	26,492	Y	N	5215 153RD CT SE
8	7	259745	0520	06/12/12	\$1,450,000	\$1,733,000	4,650	12	1997	Avg	15,390	Y	N	5527 142ND AVE SE
8	7	808951	0330	07/25/11	\$1,150,000	\$1,451,000	5,310	12	1996	Good	15,181	N	N	6589 156TH AVE SE
8	7	808102	0280	05/31/13	\$1,215,000	\$1,319,000	3,800	13	1990	Avg	9,732	Y	N	15379 SE 58TH ST
8	8	337790	0025	09/24/13	\$635,000	\$661,000	870	7	1960	Good	30,800	N	N	14601 SE 55TH ST
8	8	337790	0105	12/19/12	\$650,000	\$742,000	1,150	8	1957	Good	40,000	Y	N	5264 148TH AVE SE
8	8	337790	0005	04/20/11	\$650,000	\$829,000	1,150	9	1950	Good	36,550	N	N	14827 SE 55TH ST
8	8	337790	0060	02/01/12	\$700,000	\$858,000	1,590	9	1957	Good	35,000	Y	N	5425 146TH AVE SE
8	8	337790	0070	08/02/11	\$780,000	\$983,000	1,660	9	1953	VGood	31,500	Y	N	5337 146TH AVE SE

Improved Sales Removed in This Annual Update Analysis
Area 031 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	1	038400	0230	09/21/12	\$279,900	SAS DIAGNOSTIC OUTLIER; BOX PLOT
7	1	038400	0230	05/31/12	\$290,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
7	1	152405	9056	10/25/12	\$250,000	DOR RATIO;GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
7	1	220050	0030	08/15/11	\$193,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
7	1	220050	0260	04/13/13	\$78,150	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
7	1	220150	0325	07/11/13	\$360,000	%COMPL
7	1	220150	0440	07/10/13	\$4,000	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
7	1	220150	0465	07/08/11	\$650,000	IMP COUNT;RELATED PARTY, FRIEND, OR NEIGHBOR
7	1	220150	0480	12/23/13	\$432,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	1	220150	0970	12/04/12	\$391,015	%COMPL;BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
7	1	220150	0970	03/26/13	\$275,000	%COMPL;TEAR DOWN; NO MARKET EXPOSURE; GOVERNMENT AGENCY
7	1	220150	1160	05/22/12	\$265,000	NO MARKET EXPOSURE; QUIT CLAIM DEED
7	1	220150	1280	01/26/12	\$264,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
7	1	220150	1412	04/09/12	\$250,000	NO MARKET EXPOSURE
7	1	220250	0200	10/18/11	\$280,000	UNFIN AREA;NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
7	1	220250	0270	02/14/13	\$350,000	NO MARKET EXPOSURE; QUIT CLAIM DEED
7	1	220250	0280	07/06/11	\$300,000	NON-REPRESENTATIVE SALE; SHORT SALE
7	1	220250	0295	01/25/11	\$237,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
7	1	220450	0060	11/21/13	\$260,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
7	1	220450	0105	03/21/12	\$135,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
7	1	220450	0280	12/07/11	\$57,000	DOR RATIO;NO MARKET EXPOSURE; QUIT CLAIM DEED
7	1	220450	0550	03/26/13	\$300,000	NON-REPRESENTATIVE SALE
7	1	220450	0580	03/05/12	\$281,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	1	220550	0035	03/19/12	\$230,000	DOR RATIO;OBSOL;NON-REPRESENTATIVE SALE
7	1	220550	0175	08/29/13	\$387,576	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
7	1	220570	0095	05/02/11	\$270,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	1	220570	0170	02/09/11	\$165,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
7	1	220570	0410	05/31/13	\$374,487	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
7	1	220570	0625	11/01/11	\$250,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
7	1	220650	0420	07/03/12	\$86,040	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
7	1	220650	0580	12/21/11	\$281,888	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
7	1	220690	0030	11/10/11	\$310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in This Annual Update Analysis

Area 031 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	1	220700	0005	09/27/13	\$410,800	NON-REPRESENTATIVE SALE
7	1	424600	0010	07/14/11	\$255,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
7	1	424600	0120	01/23/13	\$305,146	CORPORATE AFFILIATES; NO MARKET EXPOSURE
7	1	424600	0410	01/09/12	\$265,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
7	1	517630	0018	07/11/13	\$310,800	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; QUIT CLAIM DEED
7	1	942950	0005	02/23/11	\$350,000	NON-REPRESENTATIVE SALE; SHORT SALE
7	2	064330	0160	03/11/13	\$377,000	NO MARKET EXPOSURE; QUIT CLAIM DEED
7	2	607320	0042	04/04/11	\$169,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
7	3	056500	0020	02/02/11	\$315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
7	3	162405	9349	10/19/12	\$758,000	RELOCATION - SALE TO SERVICE
7	3	560350	0040	02/04/12	\$538,000	RELOCATION - SALE TO SERVICE
7	3	560350	0050	07/22/13	\$600,000	NON-REPRESENTATIVE SALE
7	3	560380	0180	07/23/13	\$607,000	RELOCATION - SALE TO SERVICE
8	1	220350	0270	06/08/13	\$335,535	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	1	220350	0475	01/19/11	\$265,000	SAS DIAGNOSTIC OUTLIER; STATISTICAL OUTLIER
8	1	220670	0315	12/09/11	\$244,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
8	1	220670	0470	04/05/13	\$362,000	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
8	1	220670	0480	11/27/12	\$77,377	DOR RATIO; NO MARKET EXPOSURE; PARTIAL INTEREST (1/3, 1/2, Etc.)
8	2	177750	0120	02/21/13	\$403,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	2	517580	0032	02/22/12	\$300,000	NON-REPRESENTATIVE SALE
8	2	549520	0040	01/06/12	\$577,726	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	2	549520	0040	04/17/12	\$435,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
8	2	549520	0140	12/02/13	\$440,000	SAS DIAGNOSTIC OUTLIER; STATISTICAL OUTLIER
8	2	549520	0150	05/18/11	\$324,500	SAS DIAGNOSTIC OUTLIER; BOX PLOTS
8	2	549520	0190	06/28/11	\$207,500	DOR RATIO; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON REPRESENTATIVE SALE
8	2	549520	0190	06/28/11	\$207,500	DOR RATIO; RELATED PARTY, FRIEND OR NEIGHBOR
8	2	602800	0045	04/27/13	\$485,000	RELOCATION - SALE TO SERVICE
8	2	602800	0130	04/20/12	\$282,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
8	2	607050	0045	01/28/11	\$460,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	3	111550	0050	10/17/12	\$620,500	RELOCATION - SALE TO SERVICE

Improved Sales Removed in This Annual Update Analysis

Area 031 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	3	111570	0030	01/28/13	\$450,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
8	3	142405	9112	06/05/12	\$392,000	OBSOL;NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
8	3	142405	9158	08/24/11	\$140,000	DOR RATIO;NON-REPRESENTATIVE SALE
8	3	162405	9093	08/06/12	\$362,600	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
8	3	162405	9142	08/01/13	\$550,000	PREVIMP<=25K
8	3	162405	9143	11/18/12	\$375,000	DOR RATIO
8	3	162405	9163	04/25/11	\$285,000	OBSOLESCENCE
8	3	162405	9226	12/11/13	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	3	162405	9363	01/11/12	\$290,000	DOR RATIO
8	3	162405	9368	04/10/13	\$735,000	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K;CORPORATE AFFILIATES
8	3	162405	9374	02/23/12	\$331,500	DOR RATIO
8	3	214131	0010	06/11/13	\$450,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
8	3	214131	0480	07/13/12	\$450,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	3	214132	0120	04/10/13	\$464,200	NO MARKET EXPOSURE; QUIT CLAIM DEED
8	3	214132	0350	11/28/12	\$355,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
8	3	214133	0040	02/15/11	\$485,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR
8	3	214133	0620	11/05/13	\$619,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	3	214133	0750	03/25/11	\$550,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED; NON-REPRESENTATIVE SALE
8	3	226840	0060	07/27/12	\$150,575	DOR RATIO;NO MARKET EXPOSURE; QUIT CLAIM DEED
8	3	226840	0060	07/24/12	\$112,575	DOR RATIO;NO MARKET EXPOSURE; QUIT CLAIM DEED
8	3	226840	0060	07/23/12	\$22,800	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
8	3	226840	0360	02/08/11	\$370,001	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	3	260010	0070	10/10/13	\$518,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	3	260010	0140	07/13/12	\$390,700	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED; NON-REPRESENTATIVE SALE
8	3	260010	0180	05/17/11	\$204,000	DOR RATIO;QUIT CLAIM DEED;RELATED PARTY, FRIEND, OR NEIGHBOR
8	3	260011	0050	05/15/12	\$480,000	NON-REPRESENTATIVE SALE; RELATED PARTY, FRIEND, OR NEIGHBOR
8	3	322450	0220	09/14/12	\$765,000	RELOCATION - SALE TO SERVICE
8	3	326059	0100	05/21/12	\$500,000	SHORT SALE; NON REPRESENTATIVE SALE
8	3	345941	0260	05/21/13	\$440,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	3	345942	0160	03/28/13	\$640,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed in This Annual Update Analysis

Area 031 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	3	856280	0090	11/19/13	\$559,130	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
8	3	934691	0020	07/19/12	\$401,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
8	3	934692	0370	05/31/12	\$405,000	SAS DIAGNOSTIC OUTLIER;BOX PLOTS
8	3	934692	0430	12/20/12	\$533,200	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	3	934696	0080	11/28/12	\$452,200	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	3	955270	0170	04/13/13	\$548,600	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; QUIT CLAIM DEED
8	4	259220	0670	08/09/11	\$485,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	4	259752	0440	02/25/11	\$491,200	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
8	4	259752	0720	08/24/12	\$401,900	NON-REPRESENTATIVE SALE
8	4	259753	0490	10/07/13	\$757,000	NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE
8	4	260000	0470	01/27/11	\$1,320,000	SAS DIAGNOSTIC OUTLIER;STATISTICAL OUTLIER
8	4	260000	0710	09/17/11	\$245,000	DOR RATIO;NON-REPRESENTATIVE SALE
8	4	260013	0340	03/05/13	\$750,000	RELOCATION - SALE TO SERVICE
8	4	260014	0260	09/07/11	\$310,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
8	4	260014	0340	05/03/12	\$633,250	BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REPRESENTATIVE SALE; STATEMENT TO DOR
8	4	785655	0200	06/28/13	\$1,015,000	NON-REPRESENTATIVE SALE
8	4	785656	0170	02/11/13	\$518,250	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; QUIT CLAIM DEED
8	4	785670	0280	08/12/13	\$163,772	DOR RATIO;NO MARKET EXPOSURE; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
8	4	785670	0920	04/21/11	\$365,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	4	932360	0450	12/06/11	\$600,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
8	4	932361	0280	06/25/12	\$940,000	RELOCATION - SALE TO SERVICE
8	5	185475	0020	03/20/13	\$770,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	5	345990	0235	04/10/13	\$450,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
8	5	345990	0255	10/26/11	\$202,592	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
8	5	413960	0080	11/15/12	\$722,500	RELOCATION - SALE TO SERVICE
8	5	413966	0040	06/12/12	\$545,000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
8	5	413966	0060	01/29/11	\$845,500	RELOCATION - SALE TO SERVICE
8	6	152405	9141	07/20/13	\$634,000	RELOCATION - SALE TO SERVICE
8	6	785500	0120	12/16/11	\$575,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	6	785530	0110	10/10/12	\$627,300	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in This Annual Update Analysis

Area 031 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	6	785530	0380	08/10/12	\$200,000	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; SECURING OF DEBT
8	6	785530	0480	06/19/12	\$625,000	NO MARKET EXPOSURE
8	6	785540	0070	09/19/11	\$700,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	6	785540	0120	08/22/13	\$1,050,000	NON-REPRESENTATIVE SALE
8	6	785540	0690	05/02/13	\$970,000	IMP COUNT
8	6	785540	0760	06/01/11	\$555,000	CORPORATE AFFILIATES; NO MARKET EXPOSURE
8	6	785560	0480	01/28/11	\$420,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR
8	6	785580	0170	03/08/12	\$517,000	QUIT CLAIM DEED
8	6	785580	0310	11/11/13	\$802,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	6	785580	0660	06/21/11	\$635,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	6	785580	1470	05/09/11	\$608,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	6	785640	0170	04/03/12	\$1,200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	6	785640	0380	03/30/11	\$760,000	SAS DIAGNOSTIC OUTLIER;STATISTICAL OUTLIER
8	6	785640	0430	05/09/13	\$760,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
8	6	785641	0110	03/05/12	\$715,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
8	6	785641	0270	06/18/11	\$760,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	6	785641	0350	01/25/11	\$505,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
8	6	785650	0220	02/12/13	\$875,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	6	785660	0330	03/08/11	\$799,999	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	6	785660	1170	11/04/13	\$970,000	RELOCATION - SALE TO SERVICE
8	6	785660	1190	01/28/11	\$650,000	CORPORATE AFFILIATES; NO MARKET EXPOSURE
8	6	785661	0500	08/27/11	\$690,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	6	785664	0170	06/14/13	\$694,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	6	785666	0080	05/17/11	\$872,388	OBSOLESCENCE
8	6	785666	0220	09/20/13	\$1,203,000	NON-REPRESENTATIVE SALE
8	7	808100	0170	10/25/12	\$930,000	NON-REPRESENTATIVE SALE
8	7	808100	0310	11/25/13	\$2,000,000	SAS DIAGNOSTIC OUTLIER;NON NORMAL DISTRIBUTION
8	7	808102	0330	03/08/11	\$1,145,000	SAS DIAGNOSTIC OUTLIER;NON NORMAL DISTRIBUTION
8	7	808103	0130	01/11/12	\$890,000	RELOCATION - SALE TO SERVICE
8	7	808104	0200	06/05/12	\$1,026,000	NON-REPRESENTATIVE SALE

Improved Sales Removed in This Annual Update Analysis

Area 031 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	7	928600	0410	11/22/11	\$25,000	DOR RATIO;RELOCATION - SALE TO SERVICE; STATEMENT TO DOR
8	7	928600	0410	11/17/11	\$850,000	RELOCATION - SALE TO SERVICE
8	8	337790	0140	08/29/12	\$134,400	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
8	8	337790	0185	06/07/11	\$690,000	IMP COUNT

Vacant Sales Used in this Annual Update Analysis

Area 031

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
7	1	152405	9164	12/02/11	\$190,000	11,026	N	N
7	1	220150	1076	12/11/13	\$250,000	6,037	N	N
7	1	220250	0041	03/28/11	\$135,000	5,633	N	N
7	3	162405	9357	02/15/12	\$337,000	7,213	N	N
8	2	549520	0010	07/18/13	\$205,000	11,500	N	N
8	3	142405	9081	05/10/11	\$565,000	7,644	N	N
8	3	152405	9007	04/16/13	\$655,000	20,037	Y	N
8	3	162405	9078	11/16/11	\$255,000	7,575	N	N
8	3	162405	9179	12/13/12	\$299,950	8,993	N	N
8	3	162405	9362	01/23/12	\$270,000	6,714	N	N
8	3	162405	9364	06/27/12	\$320,000	7,115	N	N
8	3	162405	9365	10/29/12	\$335,900	8,542	N	N
8	3	162405	9367	05/15/13	\$360,000	8,051	N	N
8	3	162405	9371	05/14/12	\$335,000	7,227	N	N
8	3	162405	9372	06/27/12	\$335,000	7,629	N	N
8	3	162405	9373	12/31/12	\$350,000	7,336	N	N
8	7	928600	0010	10/24/11	\$202,000	28,742	N	N

Vacant Sales Removed in this Annual Update Analysis

Area 031

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	1	220570	0657	11/09/12	\$65,000	DOR RATIO;PREVIMP<=25K;CORPORATE AFFILIATES; NO MARKET EXPOSURE
7	4	092405	9144	03/11/11	\$702,000	SEGREGATION AND/OR MERGER; FINANCIAL INSTITUTION RESALE
8	0	142405	9170	06/11/13	\$179,000	PREVIMP<=25K;QUESTIONABLE PER SALES IDENTIFICATION; CORPORATE AFFILIATES
8	2	549520	0010	05/11/12	\$161,450	PREVIMP<=25K;BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
8	7	928600	0010	05/11/11	\$30,000	DOR RATIO;PREVIMP<=25K;NO MARKET EXPOSURE
8	8	337790	0075	05/05/11	\$350,000	PREVIMP<=25K;NON-REPRESENTATIVE SALE

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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



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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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



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

Scope of Work Performed:

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

Certification:

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

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

None

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

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

- Annual Update Model Development and Report Preparation
- Data Collection
- Sales Verification
- Appeals Response Preparation / Review
- New Construction Evaluation

Maui "Mindy" Tianson

7/24/2014

Appraiser II

Date