

Executive Summary Physical Inspection Mercer Island - Area 034 Physical Inspection

Appraisal Date: 1/1/2014
Previous Physical Inspection: 2008
Number of Improved Sales: 745
Range of Sale Dates: 1/1/2011 – 12/31/2013 Sales were time adjusted to 1/1/2014

Sales – Improved Valuation Change Summary

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
2013 Value	\$682,900	\$367,800	\$1,050,700			10.73%
2014 Value	\$723,600	\$459,500	\$1,183,100	\$1,277,300	94.1%	7.96%
Change	+\$40,700	+\$91,700	+\$132,400			
% Change	+6.0%	+24.9%	+12.6%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2014 COD of 7.96% is an improvement from the previous COD of 10.73%. 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. Sales from 1/1/2011 to 12/31/2013 (at a minimum) were considered in all analysis. Sales were time adjusted to 1/1/2014

Population – Improved Valuation Change Summary

Population - Improved Parcel Summary Data:			
	Land	Improvements	Total
2013 Value	\$711,300	\$332,500	\$1,043,800
2014 Value	\$751,900	\$406,900	\$1,158,800
% Change	+5.7%	+22.4%	+11.0%

Number of one to three unit residences in the population: 6,736

Physical Inspection Area:

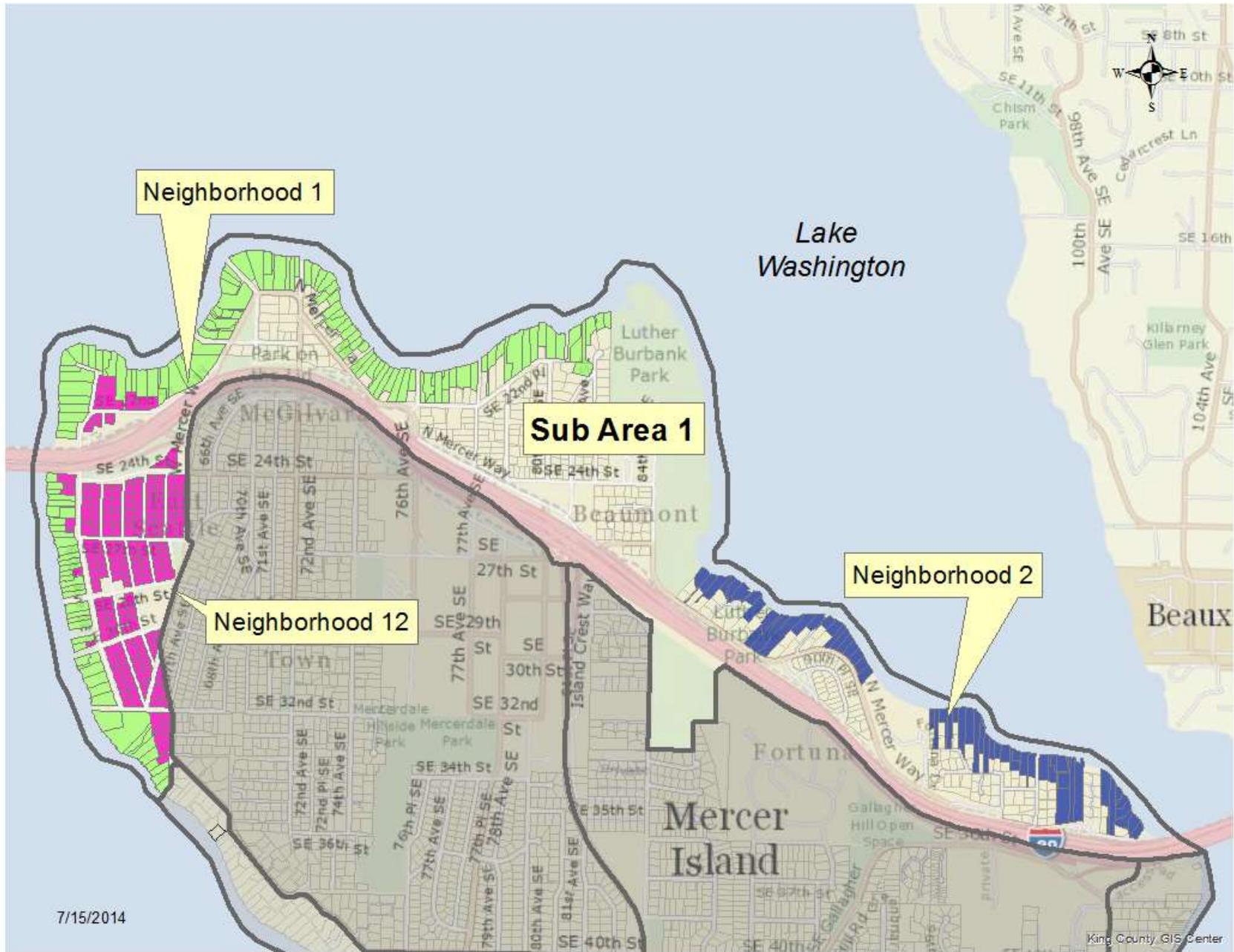
State law requires that each property be physically inspected at least once during a 6 year revaluation cycle. During the recent inspection of Area 034 – Mercer Island, appraisers were in the area, confirming data characteristics, developing new valuation models and selecting a new value for each property for the assessment year. For each of the subsequent years, the previous property values are statistically adjusted during each assessment period. Taxes are paid on total value, not on the separate amounts allocated to land and improvements. The current physical inspection analysis for Area 034 indicated a substantial change was needed in the allocation of the land and improvement value as part of the total. Land is valued as though vacant and at its highest and best use. The improvement value is a residual remaining when land is subtracted from total value.

Area 034 Map

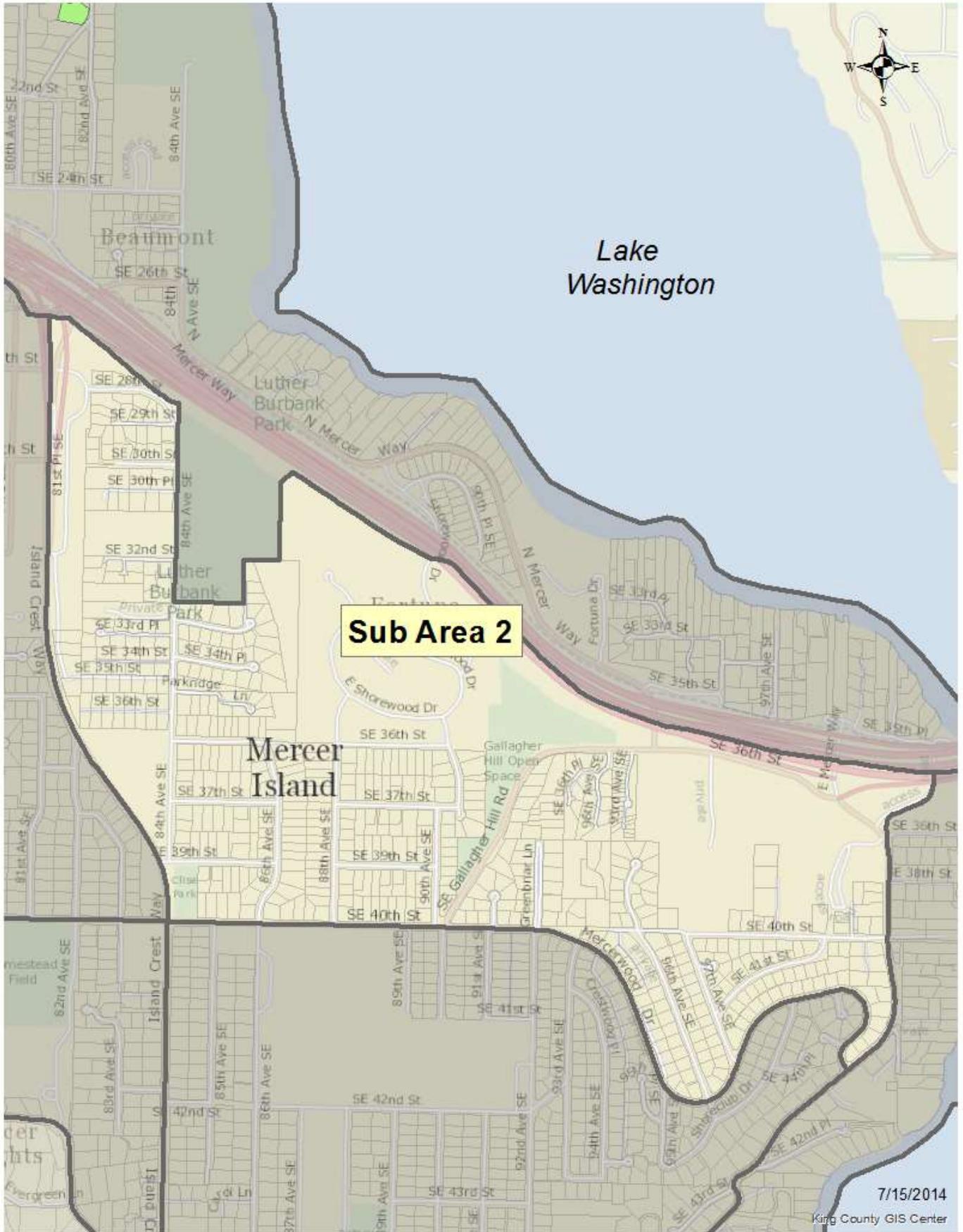


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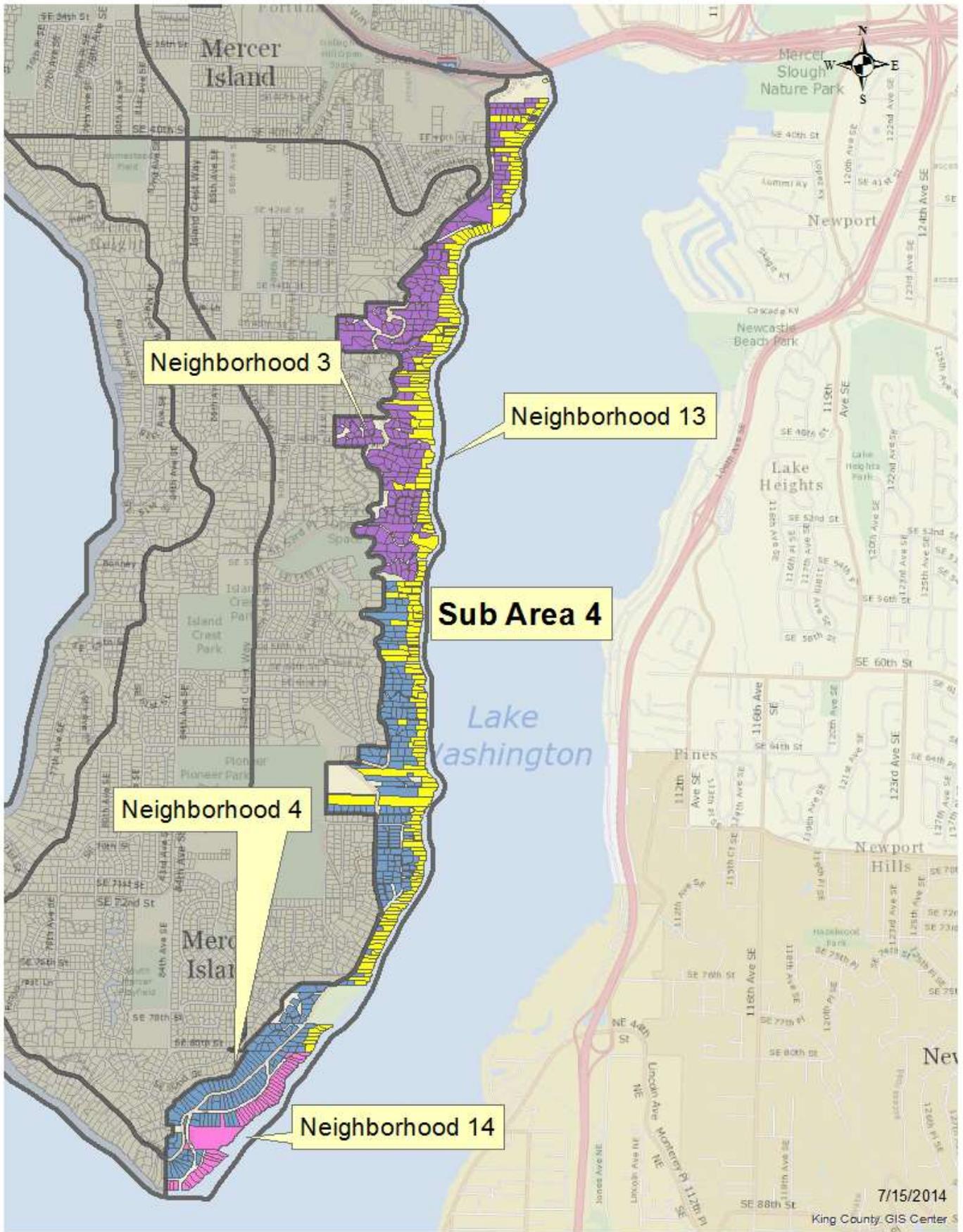
Area 034 - Sub Area 1 Map



Area 034 - Sub Area 2 Map



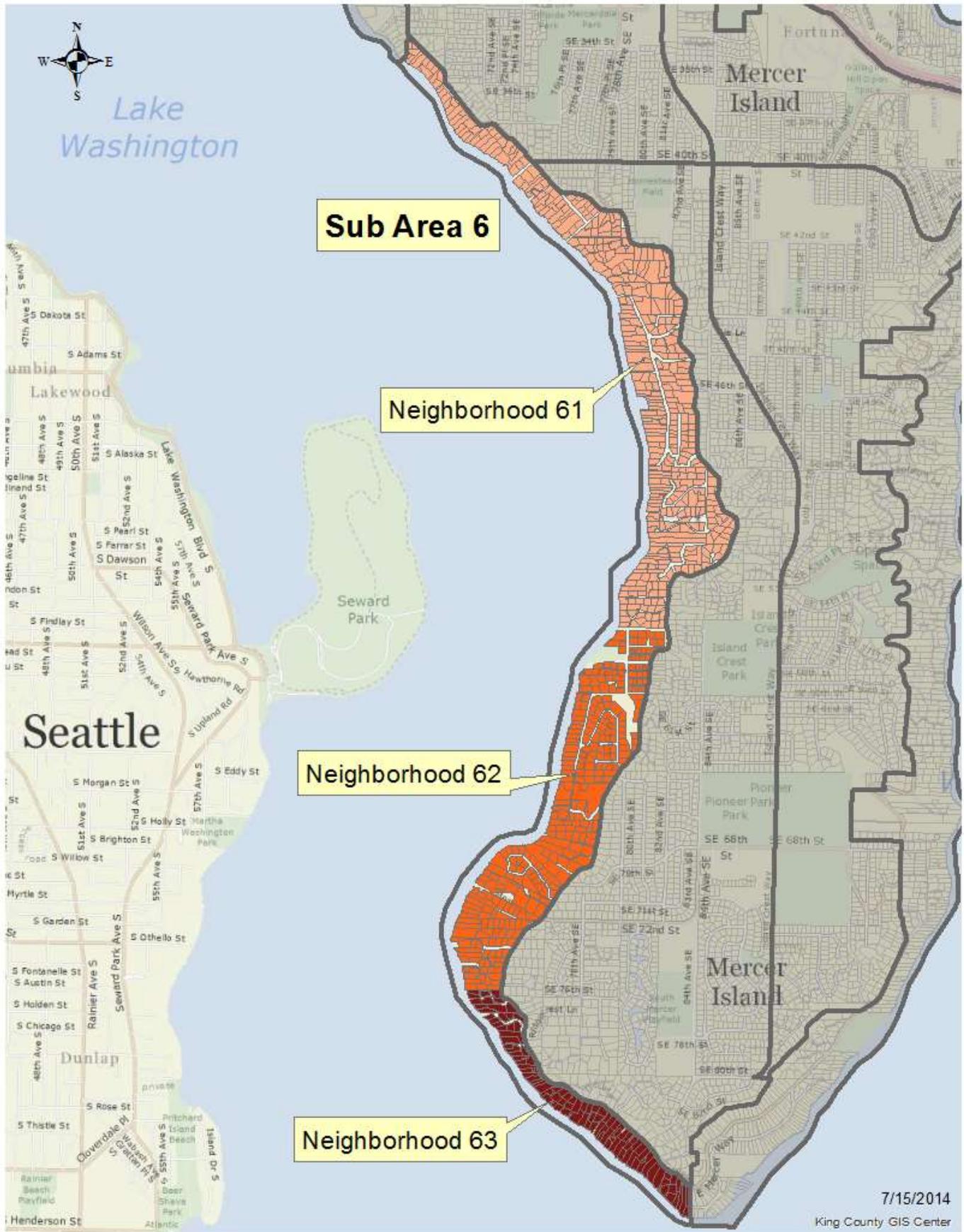
Area 034 - Sub Area 4 Map



Area 034 - Sub Area 5 Map



Area 034 - Sub Area 6 Map



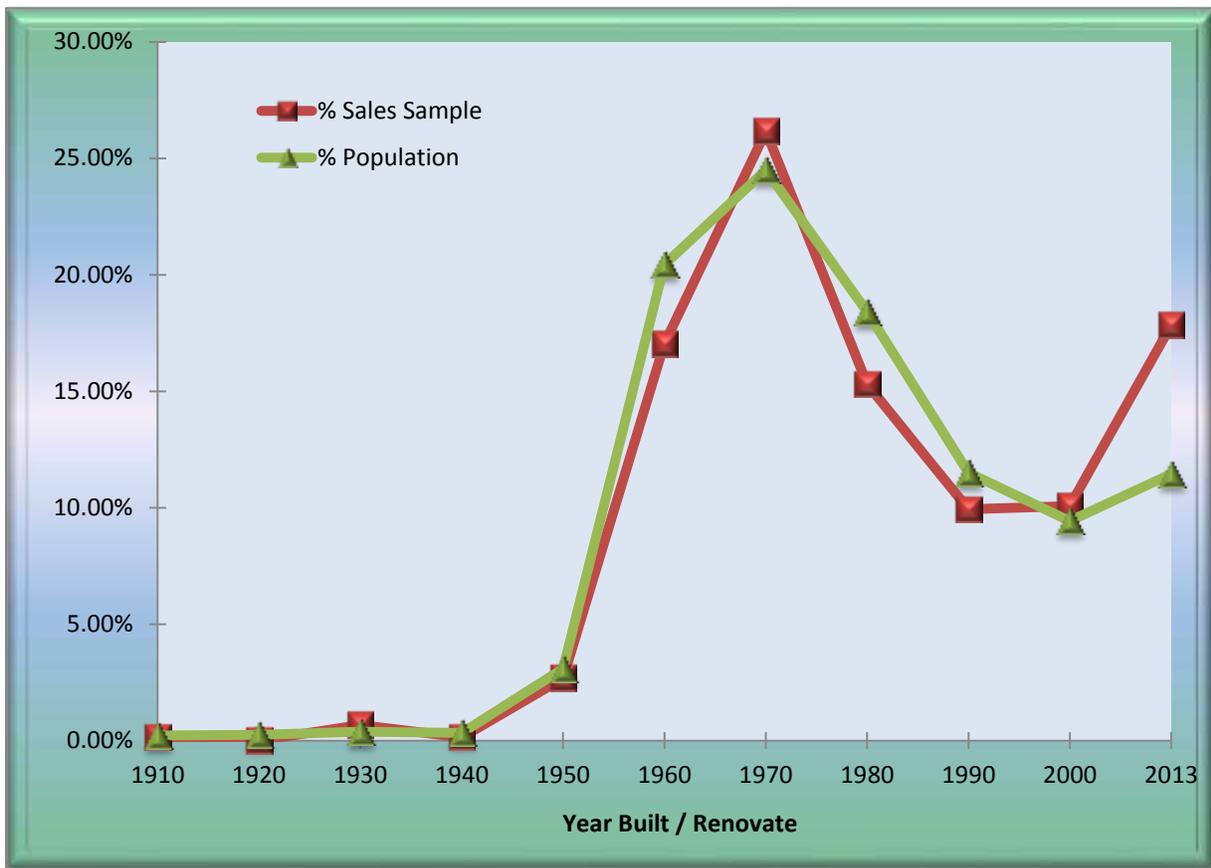
Sales Sample Representation of Population Year Built or Renovated

Sales

Year Built/Ren	Frequency	% Sales Sample
1910	1	0.13%
1920	0	0.00%
1930	5	0.67%
1940	1	0.13%
1950	20	2.68%
1960	127	17.05%
1970	195	26.17%
1980	114	15.30%
1990	74	9.93%
2000	75	10.07%
2013	133	17.85%
745		

Population

Year Built/Ren	Frequency	% Population
1910	15	0.22%
1920	17	0.25%
1930	26	0.39%
1940	22	0.33%
1950	208	3.09%
1960	1,377	20.44%
1970	1,650	24.50%
1980	1,240	18.41%
1990	775	11.51%
2000	635	9.43%
2013	771	11.45%
6,736		



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

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

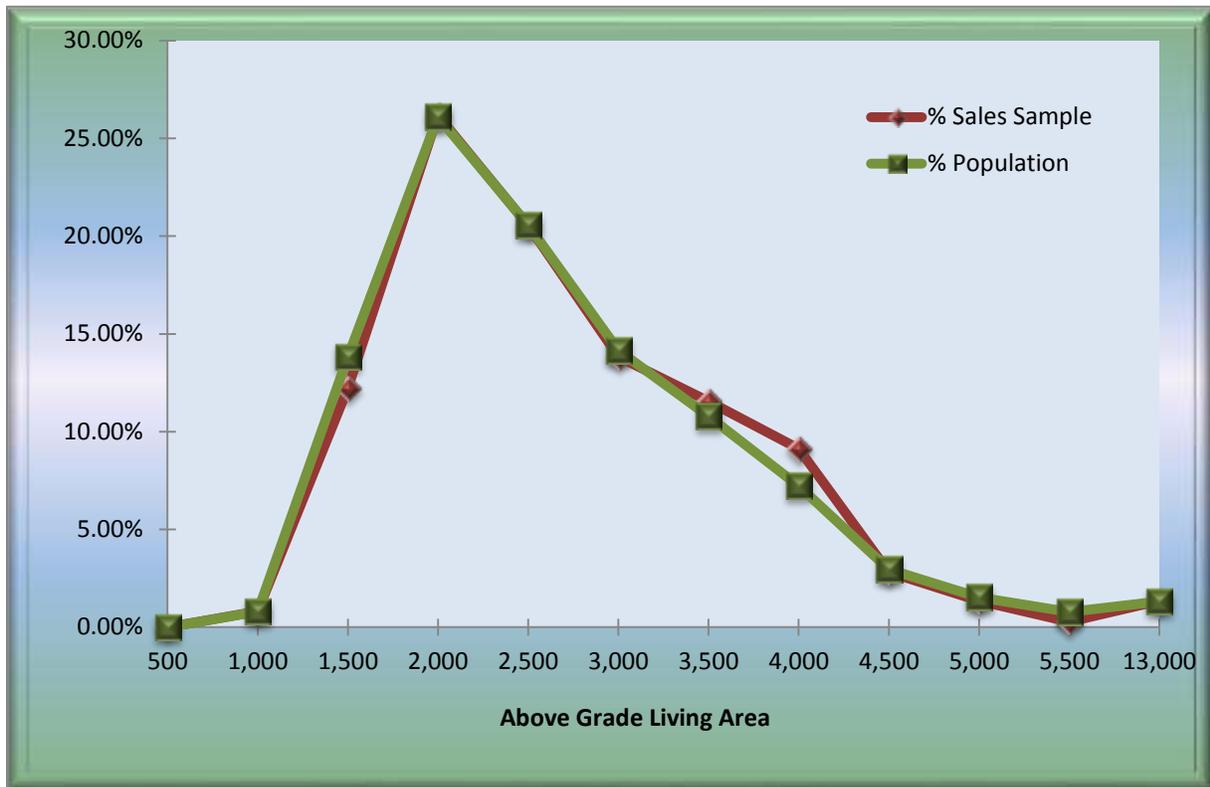
Sales Sample Representation of Population Above Grade Living Area

Sales

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	6	0.81%
1,500	91	12.21%
2,000	195	26.17%
2,500	153	20.54%
3,000	103	13.83%
3,500	86	11.54%
4,000	68	9.13%
4,500	21	2.82%
5,000	10	1.34%
5,500	2	0.27%
13,000	10	1.34%
	745	

Population

AGLA	Frequency	% Population
500	0	0.00%
1,000	53	0.79%
1,500	931	13.82%
2,000	1,758	26.10%
2,500	1,384	20.55%
3,000	954	14.16%
3,500	727	10.79%
4,000	486	7.21%
4,500	199	2.95%
5,000	103	1.53%
5,500	52	0.77%
13,000	89	1.32%
	6,736	



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.

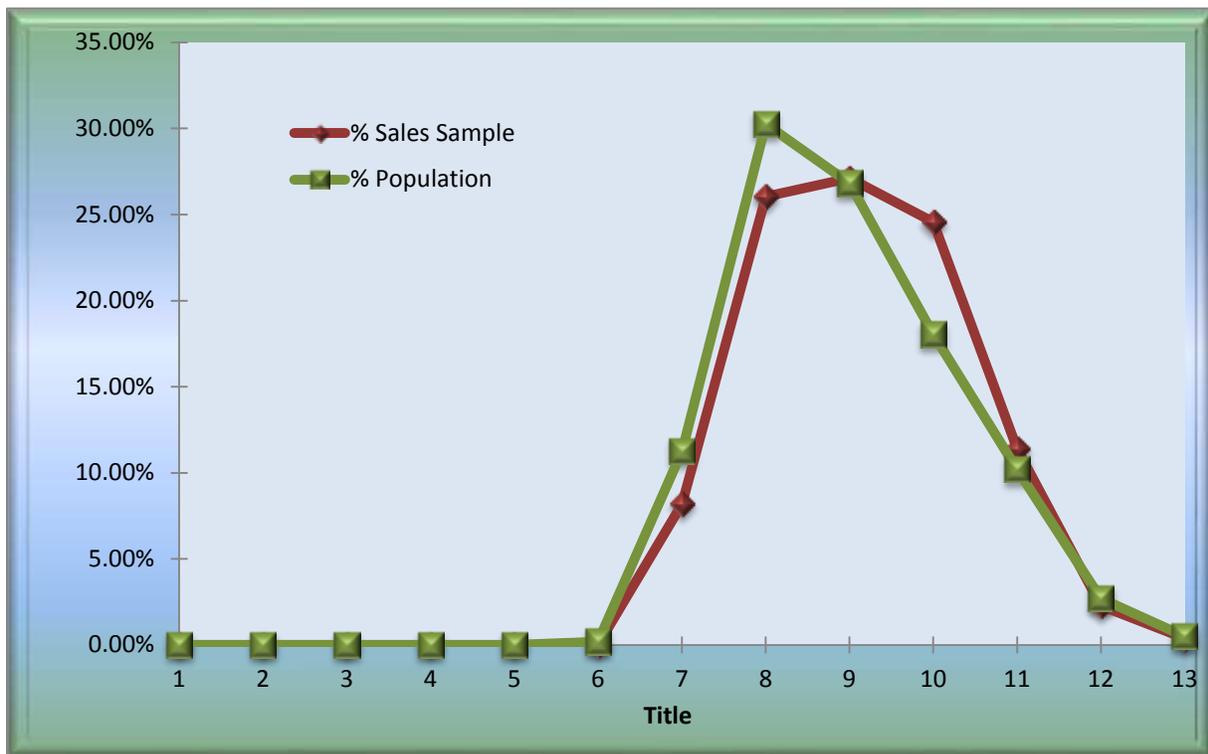
Sales Sample Representation of Population Building Grade

Sales

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	0	0.00%
7	61	8.19%
8	194	26.04%
9	202	27.11%
10	183	24.56%
11	85	11.41%
12	17	2.28%
13	3	0.40%
745		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.01%
5	0	0.00%
6	13	0.19%
7	758	11.25%
8	2,038	30.26%
9	1,807	26.83%
10	1,215	18.04%
11	688	10.21%
12	182	2.70%
13	34	0.50%
6,736		



The sales sample frequency distribution follows the population distribution fairly closely with regard to Building Grades. This distribution is adequate for both accurate analysis and appraisals.

Physical Inspection Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: July 2, 2014

Appraisal Team Members and Participation

The valuation for this area was done by the following Appraisal Team. The degree of participation varied according to individual skill in relevant areas and depending on the time they joined the team.

- Judith Metcalf – Appraiser II: Team lead, coordination, valuation model development and testing. Land and total valuation appraisals. Sales verification, physical inspection and report writing.
- Carolyn Liepelt – Appraiser II: Training, land and total valuation appraisals, sales verification, physical inspection and maintenance.
- Terry White – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation for Sub Area 1.
- Brian Ogilvie – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation for Sub Areas 2 and 5.
- Brendon George – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation for Sub Area 3.
- Debra Clark – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation for Sub Area 4.
- Eric Todd – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation for Sub Area 6.
- Robert Moore – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation for Sub Area 7.

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 \$10,000 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 Physical Inspection Analysis and Improved Sales Removed from this Physical Inspection Analysis for more detailed information)

Highest and Best Use Analysis

As If Vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis for the valuation of that specific parcel.

As If Improved: Where any value for improvements is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy

Sales were verified with the purchaser, seller or real estate agent where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

We maintain uniformity with respect to building characteristics such as year-built, quality, condition, living area, stories, and land characteristics such as location (sub-area and plat), lot size, views, and waterfront. Other variables that are unique to the specific areas are also investigated. This approach ensures that values are equitable for all properties with respect to all measurable characteristics, whether the houses are larger or smaller, higher or lower quality, remodeled or not, with or without views or waterfront, etc.

Special Assumptions and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value. Therefore the income approach is not applicable in this appraisal as these properties are not typically leased, but rather owner occupied. The income approach to value was not considered in the valuation of this area.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/1/2011 to 12/31/2013 (at minimum) were considered in all analyses.
- Sales were time adjusted to 1/1/2014.
- This report is intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.

Identification of the Area

Name or Designation:

Area 034 - Mercer Island

Boundaries:

Mercer Island is just over five miles long and two miles wide. The island is surrounded by Lake Washington, and located between the central Seattle core on the west, Bellevue to the north and east, and Renton to the south and southeast.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

The City of Mercer Island has been widely recognized as one of the premier residential communities in the State of Washington. The I-90 corridor running east and west bisects the island on the north end, creating excellent access to both the greater Seattle area and the Bellevue business community. The population, according to the 2012 census was 23,661. Mercer Island was incorporated in July, 1960 and is a true island community consisting of a commercial district including restaurants, shopping and other amenities, high-rise condominiums and apartments, high quality residential areas, preserved parks and open space, as well as miles of developed shoreline.

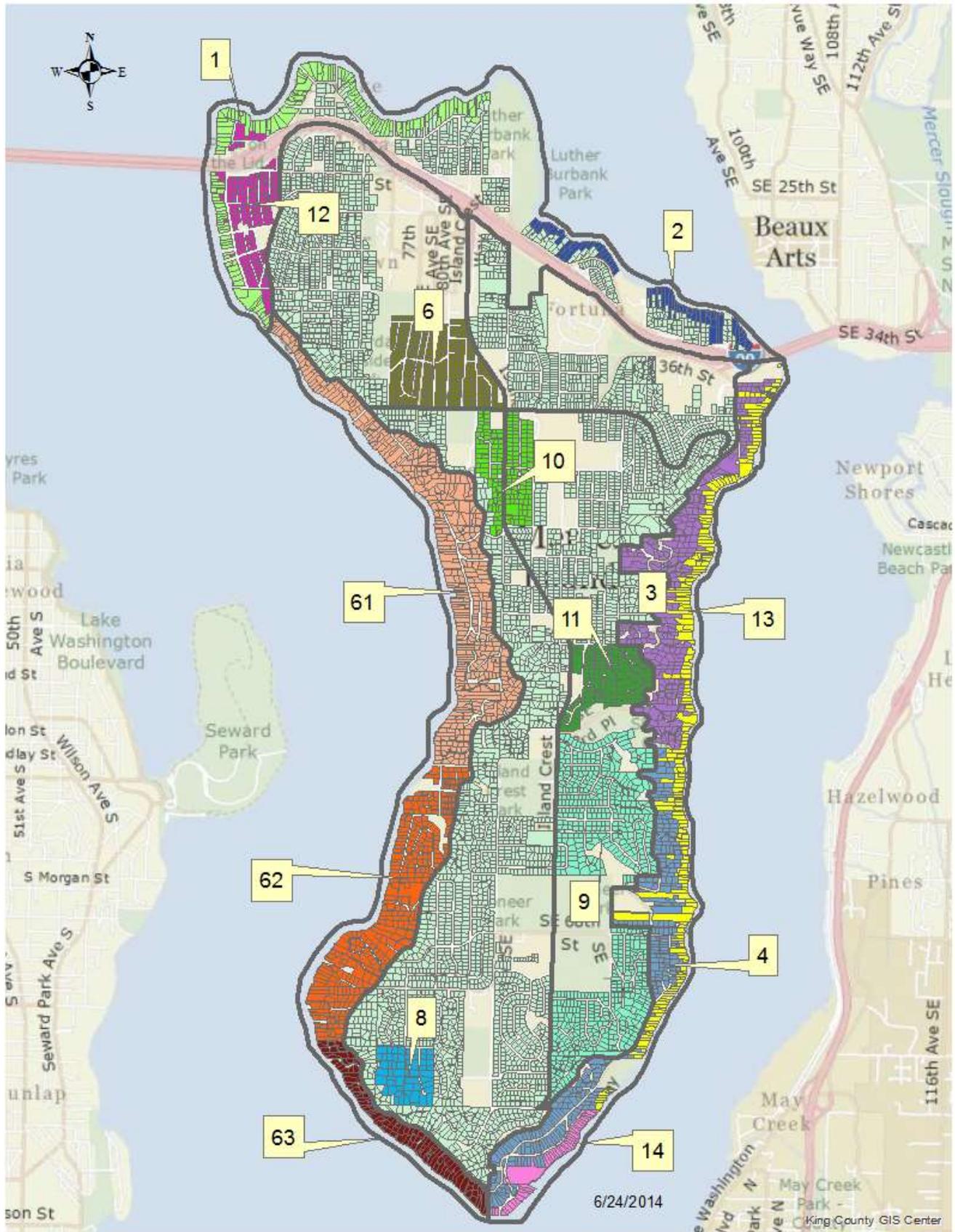
Long known for its affluence and famous residents, Mercer Island ranks as one of the wealthiest cities in Washington State based on per capita income, and is home to Paul Allen, the co-founder of Microsoft. There are mansions with estate size lots nestled along Mercer Island waterfront. The highest priced property that has sold on the island is \$21,625,000.

There are seven sub areas on the island; three waterfront and four uplands areas. Sub areas 1, 4, and 6 have waterfront properties and sub areas 2, 3, 5, and 7 contain most of the upland parcels. The north and west side of the island are considered the most desirable areas of the island with excellent Lake Washington views and many with City of Seattle views. Overall, the south end and east side of the island waterfront are considered slightly inferior due to the inferior views (Cities of Bellevue and Renton rather than the City of Seattle), the lengthy, twisting, narrow access road along East Mercer Way, the lack of the afternoon sun, and heavily treed areas resulting in filtered sunlight throughout the day. Most of the trees cannot be cut down due to their use in stabilizing the lots with topography and steep slopes. Improvements on the Island range from older grade 6 homes to grade 20 mansions in estate settings. With a lack of vacant, buildable sites, much of the development has involved demolition of existing houses or major renovations to existing homes. A premium is paid for sites with waterfront, views, and larger lots; however, even smaller sites with limited or no views are being purchased and existing improvements demolished or extensively remodeled. Many of the remaining vacant land sites are impacted with topography and/or water problems.

Another main attraction to Mercer Island is its superior public schools, where students can attend local schools and obtain an excellent education.

The Island has over 35 parks and open space areas boasting over 400 acres and trails in excess of 50 miles. Luther Burbank Park, at the north end of the island, covers 77 acres of land and has $\frac{3}{4}$ of a mile of waterfront. The park has a public boat dock and fishing pier, a swimming beach, an amphitheater, tennis courts, barbecues and picnic facilities, and an off-leash dog area. There are also two private beach clubs on the island that provide swimming pools, tennis courts, and summer activities for the family.

Area 034 - Neighborhood Map



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Land Valuation

Vacant sales from 1/1/2011 to 12/31/2013 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2014. There are a total of 7546 parcels in Mercer Island (Area 34), 7072 of these parcels are improved with single family homes, 62 have accessory improvements only, and 326 are vacant parcels.

All land sales were physically inspected and verified in the field with effort to contact the buyer or seller when necessary or possible. Due to the upward swing in the economy and the desirable area of Mercer Island, builders have been actively purchasing teardown properties. There were 80 sales on the Island that were considered good land sales, including 65 teardown sales. There were also 28 multi parcel sales which were also analyzed to help determine market value for the land. Due to the limited number of vacant parcels on the Island, most of the land sales are teardowns, which is extremely common to this area. In addition to the market data approach, the land allocation and abstraction methods were also utilized in the land model analysis for additional support and validation. The characteristics of each sale were compared and categorized for the purpose of estimating land values and establishing adjustments for additional amenities or impacts affecting value. The most influential characteristics identified affecting sales price included location on the Island, Lake Washington views as well as City of Seattle and Mt. Rainier, waterfront footage, lot size, traffic, road access, walk-ins, and topography. All land was valued at its highest and best use.

There is a great diversity on Mercer Island with sites that vary in location, waterfront, size and quality. During the overall review and analysis of Area 34, attention was taken to identify unique neighborhoods, locations, and amenities. Fifteen neighborhoods were identified.

NEIGHBORHOOD 1 – This neighborhood consists of waterfront parcels located in Sub Area 1, and west of Luther Burbank Park. This area affords superior/additional views (City of Seattle), more estate sized lots, and close proximity to the Mercer Island City Center. It contains some of the most prestigious homes on Mercer Island. The highest waterfront sale in this area was a home on 2.93 acres of property that sold for \$21,625,000 in 2012.

NEIGHBORHOOD 2 – This neighborhood consists of waterfront parcels located in Sub Area 1 that are located east of Luther Burbank Park. The waterfront views in this area are more limited and most face Meydenbauer Bay and/or the City of Bellevue. The area consists of smaller/narrower lots, more medium and high bank waterfront, and is less convenient to the Mercer Island City Center.

NEIGHBORHOOD 3 -- This neighborhood consists of upland lots located in Sub Area 4, which is on the east side of the Island. The area is accessed via East Mercer Way, which is a moderately travelled, winding, two-lane paved road that follows the east coastline of the island. Some of the upland lots have views of Lake Washington, some are heavily treed, and some are accessed by steep drives.

NEIGHBORHOOD 4 – This neighborhood consists of upland lots located in the southern part of Sub Area 4, which is on the east side of the Island. It is further south on the Island; however, some of the lots in the south end of the Island have views of Mt. Rainier and are located in more of a plat-like setting with easier access.

NEIGHBORHOOD 6 – This is an isolated plat in Sub Area 5 located just north of S.E. 40th Street and west of Island Crest Drive; however, it is more similar to the slightly inferior Sub Area 2 in physical appearance and values.

NEIGHBORHOOD 8 – This is considered a premium area and is located in the southern portion of Sub Area 7. The boundaries are approximately S.E. 76th Street to the north, 80th Ave. S.E. to the east, 78th Ave. S.E. to the south, and S.E. 76th Street to the west. Many of these properties have larger flat lots or estate-type settings.

NEIGHBORHOOD 9 – This neighborhood consists of upland properties located in the southern portion of Sub Area 3. This neighborhood is located south of S.E. 53rd Place. This area does not receive the premium value as it is impacted by longer than typical driving times and limited access as it does not conform to the street pattern of the north end. In addition, the area is also impacted by topography.

NEIGHBORHOOD 10 – This neighborhood is located in both Sub Area 3 and Sub Area 7. Neighborhood 10 is impacted by heavier than typical traffic noise due to its proximity to the main arterials of Island Crest Way and S. E. 40th Street. The Mercer Island High School is also located in this area which causes congestion on the side streets due to an excessive amount of traffic during peak school hours. In addition, it is impacted with limited access, as the majority of the neighborhood is only accessible from Island Crest Way or S. E. 40th Street.

NEIGHBORHOOD 11 – This neighborhood is located in Sub Area 3 midway down the Island. The boundaries for this neighborhood include S.E. 48th Street to the north and S. E. 53rd Place to the south. Neighborhood 11 does not conform to the street pattern of the north end causing reduced access. It is also impacted by topography and water issues related to Ellis Pond. The combination of these impacts appears to result in Neighborhood 11 receiving slightly less than the premium value of the north end.

NEIGHBORHOOD 12 -- This neighborhood is located in the upland areas known as “East Seattle” and “Fabon Point” in the northwest section of the Island. It typically commands a premium over other areas of the island due to several neighborhood waterfront parks, restored older homes, teardowns with newer high grade homes and proximity to the Mercer Island City Center and I-90.

NEIGHBORHOOD 13 – This neighborhood is comprised of waterfront lots in the north and middle section on the east side of Mercer Island. The view quality in Neighborhood 13 is inferior to the west side of the Island. The views are to the east and look out over Lake Washington, Hwy. 405, Bellevue, the Seahawks training facilities, and Renton. Many of the parcels have steep access and/or limited parking.

NEIGHBORHOOD 14 – This neighborhood is comprised of south end waterfront parcels located on the east side of the Island. The two main communities are known as Avalon and Benotho. They are mostly comprised of low bank waterfront lots with higher end homes. The access roads are generally wider than and not as steep as Neighborhood 13. Their views face east and south and look out over Lake Washington, Renton, and I-405, but many also have views of Mt. Rainier.

NEIGHBORHOOD 61 -- This neighborhood is in the north section of Sub Area 6 and the most desirable neighborhood for this sub area. The boundaries on the north are S.E. 34th Street and Brook Bay Road on the south. The neighborhood is comprised of both waterfront and upland parcels that have good

access and, if waterfront, are normally low to no-bank waterfront. Most of the homes are higher grade and well maintained. The views are facing west toward Lake Washington, Seattle and the Olympic mountains. The highest waterfront sale price within the last three years in this neighborhood sold for \$13,250,000.

NEIGHBORHOOD 62 -- This neighborhood is the middle section of Sub Area 6. The boundary on the north is Brook Bay Road, and S.E. 76th Street on the south. This neighborhood is also comprised of both waterfront and upland parcels. This area has some walk-in properties and other parcels with steeper access roads and/or more topography issues with the lots. The views are facing west toward Lake Washington, Seattle and Seward Park area.

NEIGHBORHOOD 63 – This neighborhood is at the south end of Sub Area 6. The boundary on the north is S.E. 76th Street and on the south is the southern tip of the island. This area has more topography with steep access roads, steep driveways, slide areas, and some high bank waterfront. Properties are more moderately priced to account for these nuisances. The views are facing south and west towards Lake Washington, Mt. Rainier, South Seattle, and Renton. This area is at the south end of the Island, making it inferior in access to the Mercer Island Business Center and the freeways.

In conclusion, there is a varied range of land values on Mercer Island, depending on the sub area, neighborhood, and waterfront/non-waterfront lot status. The overall average waterfront lot value on Mercer Island is \$2,223,000; however, it varies depending on what Sub Area the parcel is located in. The average waterfront lot in Sub Area 1 is \$2,948,000, Sub Area 4 is \$1,631,000 and Sub Area 6 is \$2,307,000. A typical upland lot averages \$600,000; a non-view lot is approximately \$562,000, and a typical upland view lot is \$718,000. Base land values have been adjusted with consideration given for view, waterfront footage, lot size, traffic noise, topography, and access. A complete list of the adjustments made and value impacts are noted in the land model on the following pages.

Land Model

Model Development, Description and Conclusions:

As stated previously, values on Mercer Island are varied depending on location and amenities. Upland land models were developed for the sub areas and neighborhoods on Mercer Island. These were used for the majority of the upland properties on the island and the values were determined by site size. There was also a list of plats on the Island that were given a flat plat value where the lots were considered to be comparable to each other in amenities, and size or net utility.

There was also waterfront land models developed for the area. Sub Area 1 was separated by Luther Burbank Park into two neighborhoods. Neighborhood 1 was superior to Neighborhood 2 due to superior view amenities, low bank waterfront and some larger estate size lots. Sub Area 4 waterfront was also broken up into two neighborhoods; Neighborhoods 13 and 14. Neighborhood 14 consisted mainly of two subdivisions, Avalon and Benotho, and was considered superior due to its Mt. Rainier view amenities and good street access. In Sub Area 6, Neighborhoods 61 and 62 shared the same waterfront land model due to similar waterfront characteristics. Neighborhood 63 had a lower land schedule based on the south-end location which had inferior view amenities, steep driveways and slide areas. An excellent waterfront view was included as a component of the base land waterfront model. If the degree of the view was inferior, then an adjustment was made to the base land value.

There were adjustments given to the land model for views, waterfront banks, traffic nuisances, community waterfront, extreme steep driveways/streets, walk-ins, topography, steep slopes, slide

areas, easements, and lack of parking. Adjustments for these conditions were developed using paired sales analysis, appraisal experience, and knowledge of the area.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Land Value Model Calibration

UPLAND LAND SCHEDULE

LOT SQUARE FEET FROM	LOT SQUARE FEET TO	SUBS 1, 3, 5, & 7 (EXCEPT NGHB 8, 9, 10, 11,12)	NGHB 61 (in SUB 6)	NGHB 3 (in SUB 4)	NGHB 62 (in SUB 6)
2,000	3,999	\$375,000	\$375,000	\$325,000	\$325,000
4,000	4,999	\$400,000	\$400,000	\$350,000	\$350,000
5,000	5,999	\$425,000	\$425,000	\$375,000	\$375,000
6,000	6,999	\$450,000	\$450,000	\$400,000	\$400,000
7,000	8,999	\$500,000	\$500,000	\$450,000	\$450,000
9,000	11,999	\$550,000	\$550,000	\$500,000	\$500,000
12,000	14,999	\$625,000	\$600,000	\$550,000	\$550,000
15,000	17,999	\$675,000	\$650,000	\$600,000	\$600,000
18,000	19,999	\$725,000	\$700,000	\$650,000	\$650,000
20,000	24,999	\$825,000	\$750,000	\$700,000	\$700,000
25,000	29,999	\$975,000	\$900,000	\$750,000	\$850,000
30,000	34,999	\$1,175,000	\$1,050,000	\$800,000	\$1,000,000
35,000	39,999	1,375,000	\$1,250,000	\$850,000	\$1,200,000
40,000	43,559	\$1,575,000	\$1,450,000	\$900,000	\$1,400,000
43,560 (1 ACRE)	65,339	1,775,000	\$1,650,000	\$950,000	\$1,600,000
65,400 (1.5 ACS)	87,119	\$2,075,000	\$1,850,000	\$1,150,000	\$1,800,000
87,200 (2 ACRES)	108,899	\$2,575,000	\$2,350,000	\$1,350,000	\$2,300,000
108,900 (2.5 ACS)	130,679	\$3,075,000	\$2,850,000	\$1,550,000	\$2,500,000
130,680 (3 ACS)	152,459	\$3,575,000	\$3,350,000	\$1,750,000	\$2,700,000
152,460 (3.5 ACS)	174,239	\$4,075,000	\$3,850,000	\$1,950,000	\$2,900,000
174,240 (4 ACS)	196,019	\$4,575,000	\$4,350,000	\$2,150,000	\$3,100,000
196,020 (4.5ACS))	217,799	\$5,075,000	\$4,850,000	\$2,350,000	\$3,300,000
217,800 (5 ACS)	239,579	\$5,575,000	\$5,350,000	\$2,550,000	\$3,500,000
239,580 (5.5ACS)	261,259	\$6,075,000	\$5,850,000	\$2,750,000	\$3,700,000
261,360 (6 ACS)	304,920	\$6,575,000	\$6,350,000	\$2,950,000	\$3,900,000

UPLAND LAND SCHEDULE

LOT SQUARE FEET FROM	LOT SQUARE FEET TO	All SUB 2 NGHB 9 (in SUB 3) NGHB 6 (in SUB 5)	NGHB 4 (in SUB 4) NGHB 63 (in SUB 6)	NGHB 12 (in SUB 1) NGHB 8 (in SUB 7)	NGHB 10 (in SUBS 3 & 7) NGHB 11 (in SUB 3)
2,000	3,999	\$250,000	\$200,000	\$425,000	\$350,000
4,000	4,999	\$300,000	\$250,000	\$450,000	\$375,000
5,000	5,999	\$350,000	\$300,000	\$475,000	\$400,000
6,000	6,999	\$400,000	\$350,000	\$500,000	\$425,000
7,000	8,999	\$450,000	\$400,000	\$550,000	\$475,000
9,000	11,999	\$500,000	\$450,000	\$600,000	\$525,000
12,000	14,999	\$550,000	\$500,000	\$675,000	\$600,000
15,000	17,999	\$600,000	\$550,000	\$725,000	\$650,000
18,000	19,999	\$650,000	\$600,000	\$775,000	\$700,000
20,000	24,999	\$750,000	\$650,000	\$875,000	\$800,000
25,000	29,999	\$800,000	\$700,000	\$1,025,000	\$950,000
30,000	34,999	\$1,050,000	\$750,000	\$1,225,000	\$1,150,000
35,000	39,999	\$1,250,000	\$800,000	\$1,425,000	\$1,350,000
40,000	43,559	\$1,450,000	\$850,000	\$1,625,000	\$1,550,000
43,560 (1 ACRE)	65,339	\$1,650,000	\$900,000	\$1,775,000	\$1,750,000
65,400 (1.5 ACS)	87,119	\$1,850,000	\$1,100,000	\$2,075,000	\$2,050,000
87,200 (2 ACRES)	108,899	\$2,350,000	\$1,300,000	\$2,575,000	\$2,550,000
108,900 (2.5 ACS)	130,679	\$2,850,000	\$1,500,000	\$3,075,000	\$3,050,000
130,680 (3 ACS)	152,459	\$3,350,000	\$1,700,000	\$3,575,000	\$3,550,000
152,460 (3.5 ACS)	174,239	\$3,850,000	\$1,900,000	\$4,075,000	\$4,050,000
174,240 (4 ACS)	196,019	\$4,350,000	\$2,100,000	\$4,575,000	\$4,550,000
196,020 (4.5ACS))	217,799	\$4,850,000	\$2,300,000	\$5,075,000	\$5,050,000
217,800 (5 ACS)	239,579	\$5,350,000	\$2,500,000	\$5,575,000	\$5,550,000
239,580 (5.5ACS)	261,259	\$5,850,000	\$2,700,000	\$6,075,000	\$6,050,000
261,360 (6 ACS)	304,920	\$6,350,000	\$2,900,000	\$6,575,000	\$6,550,000

AREA 34 PLAT SCHEDULE

Major	Plat Name	Grade	Year Built	2015 Base Land
003100	Ackerson Park Add	8	1950's	\$500,000
003110	Ackerson Park Replat	8	1950's	\$500,000
003120	Ackerson Park Div 2	8	1950's	\$500,000
032110	Avalon Park Add	8 to 11	1950s-1990s	\$650,000
034900	Babbitt's 1st Add	9	1963	\$550,000
073610	Benotho Beach	8 & 9	1940's-2000	\$650,000
140285	Carrigan Court	9 & 10	1990s	\$550,000
142500	Cascade Ridge	9	1976	\$525,000
143870	Cay Hills	9 & 10	1960s	\$650,000
147240	Cedars East	10 & 11	1970s	\$590,000
184550	Crook Williams Mercer Isl Add	9	1960s	\$500,000
192200	Dawn Terrace	9 & 10	1970s	\$600,000
192280	Dawn Villa	8 to 10	1970s	\$650,000
192300	Dawn Vista	10	1970s-1980s	\$575,000
215450	East Bay	9	1970s	\$550,000
215497	East Cove	11	2014	\$650,000
216200	East Mercer Highlands Add	9	1970s	\$650,000-\$700,000
216241	East Mercer Park No 2	9	1985	\$300,000
219410	East View Ridge	9	1970s	\$550,000
228700	El Dorado Estates Add	8	1950's-1960s	\$550,000
228730	El Dorado Firs Add	8	1960's	\$550,000
228800	El Dorado Palisades Add	9	1960's	\$600,000
239600	Evans Add	10	1979	\$550,000
246900	Fairway Lanes	9	1960's	\$550,000
252400	Fern Ridge Add	9 & 10	1980s-1990s	\$575,000
252420	Fern Ridge East	9 to 11	1970s&1980's	\$600,000
283600	Goodbody's Add	8 to 11	1960s	\$600,000
306612	Hampton Court	9 to 11	1989-1990	\$600,000
324080	Hendrick's Add	10	1980s	\$600,000
345600	Hopkins J Add	9	1960s	\$525,000
362250	Island Crest Add	7	1950s-1960s	\$625,000
362310	Island Heights	9 & 10	1970s	\$650,000
362550	Island Point	9 & 10	1960s	\$700,000
362560	Island Point No. 2	9 & 10	1960s	\$700,000
362570	Island Point No. 3	9 to 11	1960s-1970s	\$700,000
362571	Island Point No. 4	9 & 10	1970s	\$775,000
362780	Island Terrace Add	10	1970s-70s	\$600,000

Major	Plat Name	Grade	Year Built	2015 Base Land
362920	Islewood Add	8 & 9	1970s-80s	\$600,000
412900	Lakecrest Subdivision	8 to 10	1998-2000	\$600,000
414100	The Lakes at Mercer Island Div. 1	11	1980s	\$625,000
414101	The Lakes at Mercer Island Div. 2	11	1980s	\$625,000
418840	Lansdowne Lane	8 & 9	1970s	\$650,000
421430	Laura's Lane	10	2005	\$550,000
426000	Leland	10	1950s-1960s	\$575,000
445730	Lucas Heights Add	8	1950s-1960s	\$550,000-\$625,000
445770	Lucas Hill Addition	8	1950s-1960s	\$450,000-\$650,000
445790	Lucas Hill Division 2	8	1950s	\$450,000-\$650,000
445810	Lucas Hill Division 3	8	1960s	\$450,000-\$650,000
445820	Lucas Hill Division 4	8	1960s	\$450,000-\$650,000
445830	Lucas Hill Division 5	8	1960s-1970s	\$450,000-\$650,000
445840	Lucas Hill Division 6	8 & 9	1970s	\$450,000-\$650,000
445880	Luna Vista	9 & 10	1960s-1970s	\$650,000
545050	Mercer Firs Add	9	1968	\$550,000-\$600,000
545090	Mercer Highlands Add	10	1968	\$600,000-\$650,000
545110	Mercer Island Ctry Club Ests #1	8 to 10	1960s	\$600,000
545120	Mercer Island Estates #1	8 to 10	1960s-1970s	\$600,000
545121	Mercer Island Estates #2	8 & 9	1970s	\$600,000
545122	Mercer Island Estates #3	8 & 9	1970s	\$600,000
545180	Mercer Maple Lane Add	9	1973	\$575,000
545280	Mercer Ridge	8 to 10	1960s-1970s	\$625,000
545360	Merhaven No. 2	8 & 9	1960s	\$625,000
545370	Merhaven No. 3	8 & 9	1960s	\$600,000
545400	Mercer Village	8 to 11	1960s	\$700,000
545401	Mercer Village II	10	2000s	\$550,000
545420	Mercer Vista	9	1960s	\$600,000
545430	Mercer Vista No. 2	9	1960s	\$600,000
545600	Mercer Wood Add (S of Mercerwood Dr)	8	1950s	\$550,000-\$625,000
545880	Mercerdale Addition	8	1950s-1960s	\$450,000-\$650,000
545900	Mercerdale #2	8	1960s	\$450,000-\$650,000
545950	Mercerwood Div 3	8 to 10	1960s	\$550,000
545990	Mercerwood Div 5	8	1950s	\$550,000
546030	Mercerwood Div 7	9	1950s-1960s	\$550,000
546040	Mercerwood Div 8	10	1960s	\$550,000
546050	Mercerwood Div 9	10	1960s	\$550,000
546060	Mercerwood Div 10	10	1970s	\$550,000
546090	Mercerwood Estates Replat	8	1960s	\$450,000-\$500,000
546110	Mercerwood Park Add	9	1960s	\$625,000
553080	Miller A.D. Add	9 & 10	1970s	\$340,000
664872	Park Place Estates	8 & 9	1977 & 2004	\$550,000

Major	Plat Name	Grade	Year Built	2015 Base Land
667290	Parkway Estates Add	9	1960s	\$550,000-\$700,000
667300	Parkwood Ridge Add	9	1970s	\$700,000
673570	Petrick Heights Add	8	1950s	\$500,000
673590	Petrick Heights #2	7	1950s	\$500,000
747350	Rydeen	8 & 9	1960s	\$600,000
751100	Salem Woods Add	10	1960s	\$600,000
758230	Schaefer Estates	9	1970s	\$500,000
792410	Spolander Crest Add	8	1950s	\$450,000
806230	Stuckeys First Add	7 & 8	1950s	\$550,000
807920	Summerwood Glen	11 & 12	1988-1990	\$500,000
856350	Tanglewood Estates Add	8	1960s	\$500,000
856590	Tarywood Estates Add	9	1960s	\$525,000
856610	Tarywood Heights Add	9	1960s	\$525,000-\$750,000
856640	Tarywood Park	11	1980s	\$600,000
865070	Timberland #2	8	1950s	\$550,000
865090	Timberland #4	8 & 9	1950s	\$550,000
865100	Timberland #5	8 & 9	1960s	\$600,000
865110	Timberland #6	9 & 10	1960s	\$600,000
865120	Timberland #7	9 & 10	1960s-1970s	\$600,000
865121	Timberland #8	9	1980	\$600,000
865160	Timbertall Park	9	1960s-1970s	\$550,000
873220	Twin View Add	7 & 8	1960s	\$600,000
873230	Twin View No. 2	8 & 9	1960s	\$600,000
919780	Waterside	11 & 12	1990s	\$575,000-\$600,000
926640	West Firs	9 & 10	1970s	\$750,000
927080	West Ridge Lane	9	1970s	\$550,000

**AREA 34
UPLAND VIEW SCHEDULE**

VIEWS		
LAKE WASH	SUBS 1,5,6,& 7	SUBS 2,3,& 4
LAKE - FAIR	+\$50,000	+\$25,000
LAKE - AVERAGE	+\$100,000	+\$75,000
LAKE - GOOD	+\$250,000	+\$225,000
LAKE - EXCELLENT	+\$400,000	+\$375,000
CITY OF SEATTLE	ALL	
AVERAGE	+\$50,000	
GOOD	+\$100,000	
EXCELLENT	+\$150,000	
MT. RAINIER	ALL	
AVERAGE	+\$10,000	
GOOD	+\$15,000	
EXCELLENT	+\$20,000-25,000	

Note: Adjustments are cumulative.

**WATERFRONT LAND SCHEDULE SUB AREA 1
NEIGHBORHOOD 1 (WEST OF LUTHER BURBANK PARK)**

FRONT FEET	BASE LAND VALUE	ADDITIONAL PER FRONT FOOT
40	\$1,600,000	
		+\$40,000
50	\$2,000,000	
		+\$40,000
60	\$2,400,000	
		+\$40,000
70	\$2,800,000	
		+\$40,000
80	\$3,200,000	
		+\$40,000
90	\$3,600,000	
		+\$35,000
100	\$3,950,000	
		+\$35,000
110	\$4,300,000	
		+\$35,000
120	\$4,650,000	
		+\$30,000
130	\$4,950,000	
		+\$30,000
140	\$5,250,000	
		+\$30,000
150	\$5,550,000	
		+\$25,000
160	\$5,800,000	
		+\$25,000
170	\$6,050,000	
		+\$25,000
180	\$6,300,000	
		+\$20,000
190	\$6,500,000	
		+\$20,000
200	\$6,700,000	

**WATERFRONT LAND SCHEDULE SUB AREA 1
NEIGHBORHOOD 2 (EAST OF LUTHER BURBANK PARK)**

FRONT FEET	BASE LAND VALUE	ADDITIONAL PER FRONT FOOT
40	\$1,200,000	
		+\$30,000
50	\$1,500,000	
		+\$30,000
60	\$1,800,000	
		+\$30,000
70	\$2,100,000	
		+\$30,000
80	\$2,400,000	
		+\$25,000
90	\$2,650,000	
		+\$25,000
100	\$2,900,000	
		+\$20,000
110	\$3,100,000	
		+\$20,000
120	\$3,300,000	
		+\$20,000
130	\$3,500,000	
		+\$20,000
140	\$3,700,000	
		+\$20,000
150	\$3,900,000	
		+\$20,000
160	\$4,100,000	
		+\$20,000
170	\$4,300,000	
		+\$20,000
180	\$4,500,000	
		+\$20,000
190	\$4,700,000	
		+\$20,000
200	\$4,900,000	

**WATERFRONT LAND SCHEDULE SUB AREA 4
NEIGHBORHOOD 13 (NORTH END)**

FRONT FEET	BASE LAND VALUE	ADDITIONAL PER FRONT FOOT
40	\$880,000	
		+\$22,000
50	\$1,100,000	
		+\$22,000
60	\$1,320,000	
		+\$18,000
70	\$1,500,000	
		+\$18,000
80	\$1,680,000	
		+\$16,000
90	\$1,840,000	
		+\$16,000
100	\$2,000,000	
		+\$14,000
110	\$2,140,000	
		+\$14,000
120	\$2,280,000	
		+\$12,000
130	\$2,400,000	
		+\$12,000
140	\$2,520,000	
		+\$12,000
150	\$2,640,000	
		+\$12,000
160	\$2,760,000	
		+\$12,000
170	2,880,000	
		+\$12,000
180	\$3,000,000	
		+\$12,000
190	\$3,120,000	
		+\$12,000
200	\$3,240,000	

**WATERFRONT LAND SCHEDULE SUB AREA 4
NEIGHBORHOOD 14 (SOUTH END)**

FRONT FEET	BASE LAND VALUE	ADDITIONAL PER FRONT FOOT
40	\$1,200,000	
		+\$30,000
50	\$1,500,000	
		+\$30,000
60	\$1,800,000	
		+\$25,000
70	\$2,050,000	
		+\$20,000
80	\$2,250,000	
		+\$15,000
90	\$2,400,000	
		+\$12,000
100	\$2,520,000	
		+\$10,000
110	\$2,620,000	
		+\$10,000
120	\$2,720,000	
		+\$10,000
130	\$2,820,000	
		+\$10,000
140	\$2,920,000	
		+\$10,000
150	\$3,020,000	
		+\$10,000
160	\$3,120,000	
		+\$10,000
170	\$3,220,000	
		+\$10,000
180	\$3,320,000	
		+\$10,000
190	\$3,420,000	
		+\$10,000
200	\$3,520,000	

**WATERFRONT LAND SCHEDULE SUB AREA 6
NEIGHBORHOODS 61 & 62 (NORTH & MID ISLAND)**

FRONT FEET	BASE LAND VALUE	ADDITIONAL PER FRONT FOOT
40	\$1,280,000	
		+\$32,000
50	\$1,600,000	
		+\$32,000
60	\$1,920,000	
		+\$27,000
70	\$2,190,000	
		+\$27,000
80	\$2,460,000	
		+\$27,000
90	\$2,730,000	
		+\$25,000
100	\$2,980,000	
		+\$25,000
110	\$3,230,000	
		+\$20,000
120	\$3,430,000	
		+\$20,000
130	\$3,630,000	
		+\$20,000
140	\$3,830,000	
		+\$20,000
150	\$4,030,000	
		+\$20,000
160	\$4,230,000	
		+\$20,000
170	\$4,430,000	
		+\$20,000
180	\$4,630,000	
		+\$20,000
190	\$4,830,000	
		+\$20,000
200	\$5,030,000	

**WATERFRONT LAND SCHEDULE SUB AREA 6
NEIGHBORHOOD 63 (SOUTH END)**

FRONT FEET	BASE LAND VALUE	ADDITIONAL PER FRONT FOOT
40	\$1,000,000	
		+\$25,000
50	\$1,250,000	
		+\$25,000
60	\$1,500,000	
		+\$20,000
70	\$1,700,000	
		+\$20,000
80	\$1,900,000	
		+\$20,000
90	\$2,100,000	
		+\$15,000
100	\$2,250,000	
		+\$15,000
110	\$2,400,000	
		+\$15,000
120	\$2,550,000	
		+\$15,000
130	\$2,700,000	
		+\$10,000
140	\$2,800,000	
		+\$10,000
150	\$2,900,000	
		+\$10,000
160	\$3,000,000	
		+\$10,000
170	\$3,100,000	
		+\$10,000
180	\$3,200,000	
		+\$10,000
190	\$3,300,000	
		+\$10,000
200	\$3,400,000	

**AREA 34
WATERFRONT ADJUSTMENTS**

LOT SIZE ADJUSTMENTS:

SUB AREA 1:

(TYPICAL LOT SIZE = 12,000 S.F. TO 25,000 S.F.)

< 9,000 S.F. = -10%

<12,000 S.F. = -5%

>25,000 S.F. = +5%

>30,000 S.F. = +10%

>35,000 S.F. = +15%

>=1 ACRE = +20% TO +50%

SUB AREA 4:

(TYPICAL LOT SIZE = 12,000 S.F. TO 20,000 S.F.)

< 9,000 S.F. = -10%

<12,000 S.F. = -5%

>20,000 S.F. & < 43,560 S.F. = +15%

>=1 ACRE = +15% TO +50%

SUB AREA 6:

(TYPICAL LOT SIZE = 12,000 S.F. TO 30,000 S.F.)

< 9,000 S.F. = -10%

<12,000 S.F. = -5%

>30,000 S.F. = +10%

>35,000 S.F. = +15%

>=1 ACRE = +15% TO +50%

SUB 1 WATERFRONT BANK:

High = -20%

SUB 4 WATERFRONT BANK:

Medium = -5%

High = -10%

SUB 6 WATERFRONT BANK:

Medium = - 5%

High = -15%

Note: Adjustments are cumulative.

**AREA 34
WATERFRONT ADJUSTMENTS**

WALK-IN PROPERTIES:

(RANGE OF DEDUCTION DEPENDS ON SEVERITY)

Moderate = -5%

High = -10% to -15%

Extreme = -20%

SUB AREA 1 EXTREME STEEP DRIVEWAYS/STEEP ACCESS:

Adjustment: -15% to -25%

SUB AREA 4 EXTREME STEEP DRIVEWAYS/STEEP ACCESS:

Adjustment: -5% to -25%

SUB AREA 6 EXTREME STEEP DRIVEWAYS/STEEP ACCESS:

Adjustment: -5% to -25%

SUB AREA 1 INADEQUATE PARKING:

Adjustment: -5% to -10%

SUB AREA 4 INADEQUATE PARKING:

Adjustment: -5%

SUB AREA 6 INADEQUATE PARKING:

Adjustment: -5% to -10%

SUB AREA 1 WATERCOURSE (IF DETRIMENT)

Adjustment: -5% to -10%

WATERFRONT FLAG LOT VALUATION

For each of the Sub Areas, use the upland model for the subject flag lot, then:

Sub Area 1:

+\$20,000 per front foot

Sub Areas 4 & 6:

+\$8,000 per front foot for High Bank

+\$10,000 per front foot for Medium Bank

+\$15,000 per front foot for Low/No Bank

Note: Adjustments are cumulative.

AREA 34

COMMUNITY WATERFRONT

SUB AREA 1

Narrow to medium with some beach/grass area	+\$25,000
Medium to large beach/grass area	+\$50,000 or more if additional amenities
Dock	+\$50,000
Dock with moorage	+\$100,000

SUB AREAS 4 & 6

Narrow strip/access to water	+\$25,000
Narrow strip with dock	+\$50,000
Medium to large beach/grass area	+\$50,000 or more if additional amenities
Medium to large lot with dock	+\$100,000
Medium to large lot with dock and moorage	+\$150,000

Note: Adjustments are cumulative.

**AREA 34
TRAFFIC/NUISANCES**

EXTREME \$75,000 - \$125,000
ISLAND CREST WAY (FROM I-90 TO S.E. 53 RD PLACE)
I-90 (DEPENDING ON PROXIMITY TO BRIDGE & FREEWAY)

HIGH \$40,000 - \$50,000
S.E. 40 TH STREET (FROM ISLAND CREST WY TO GALLAGHER ST.)
WEST MERCER WAY NORTH OF MAJOR 545130 (APPROX 7700 BLOCK)
S.E. 24 TH STREET
MERRIMONT DRIVE S.E.
ISLAND CREST WY (FROM S.E. 53 RD PLACE TO S.E. 68 TH STREET)
GALLAGHER HILL STREET

MODERATE \$15,000 - \$25,000
S.E. 40 TH STREET (FROM ISLAND CREST WAY WEST TO W. MERCER WAY)
S.E. 40 TH STREET (FROM GALLAGHER HILL STREET EAST TO E. MERCER WAY)
WEST MERCER WAY SOUTH OF MAJOR 545130 (APPROX THE 7700 BLOCK)
EAST MERCER WAY
78 TH AVENUE S.E.
84 TH AVENUE S.E. TO S.E. 72 ND STREET (ROAD FROM QFC TO WEST MERCER WY)
S.E. 68 TH ST/S.E. 70 TH PLACE (EAST OF ISLAND CREST WY TO EAST MERCER WAY)
CLOSE PROXIMITY TO HIGH SCHOOL

Note: Adjustments are cumulative.

Improved Parcel Valuation

Improved Parcel Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the “Improved Sales Used In This Physical Inspection Analysis” and “Improved Sales Removed From This Physical Inspection Analysis” sections of this report. Additional information may reside in the Assessor’s Real Property Database, Assessor’s procedures, Assessor’s “field” maps, Revalue Plan, separate studies, and statutes.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor’s cost model generates RCN and RCNLD for principal improvements and accessories such as detached garages and pools.

The Assessor’s cost model was developed by the King County Department of Assessments in the early 1970’s. It was recalibrated in 1990 to roughly approximate Marshall & Swift’s square foot cost tables, and is indexed annually to keep up with current costs.

Model Development, Description and Conclusions:

Most sales were field verified and characteristics updated prior to model development. Sales were time adjusted to 1/1/2014.

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values. Characteristics that indicated possible significance in the marketplace were determined to be Sub Areas, land, age, good and very good condition, low grades of 6 and below and waterfront parcels.

In addition to standard physical property characteristics, the analysis showed Neighborhood 11, which is located in the middle of Sub Area 3 with reduced access roads and many properties impacted by topography, needed to be included in the model. The analysis also showed Neighborhood 12 in Sub Area 1 to have an impact on the model. This neighborhood known as “East Seattle”, commands a premium over other areas of the island due to several neighborhood waterfront parks, restored older homes, teardowns with newer high grade homes and its proximity to the Mercer Island City Center. Also, the uplands of Neighborhoods 61 and 62, which are located on the west side of the island, west of West Mercer Way, were influential in the model. Many of these properties are of higher grades with Lake Washington views. The analysis also revealed that waterfront properties along Lake Washington which were located in Sub Area 1, in Neighborhood 1, were determined to be a significant part of the model.

A list of improved sales used and those considered not reflective of market are included in the following sections.

Improved Parcel Total Value Model Calibration

Variable	Definition
Sale Day	Time Adjustment
Sale Day Sq	Time Adjustment
Sub5YN	Sub Area 5
Sub 7YN	Sub Area 7
BaseLandC	2015 Adjusted Base Land Value
Total RcnC	Total Replacement Cost New
AgeC	Depreciation
GoodYN	Good Condition
VGoodYN	Very Good Condition
Nghb1YN	Neighborhood 1 in Sub Area 1
LowGrade6YN	Improvements of Grade 6 or below
Nghb11YN	Neighborhood 11 in Sub Area 3
Nghb12YN	Neighborhood 12 in Sub Area 1
Nghb61UpYN	Neighborhood 61 Uplands in Sub Area 6
Nghb62UpYN	Neighborhood 62 Uplands in Sub Area 6
WftLocYN	Waterfront Properties on Lake Washington

Multiplicative Model

$(1-0.06) * _EXP(1.673549 + 3.418086E-04 * SaleDay + 1.809176E-07 * SaleDaySq + 3.101422E-02 * Sub5YN - 1.534344E-02 * Sub7YN + .5271336 * BaseLandC + .4119773 * TotalRcnC - .1834942 * AgeC + 1.723148E-02 * GoodYN + 6.638425E-02 * VGoodYN + 4.105306E-02 * Nghb1YNx + 6.487251E-02 * LowGrade6YN - 5.351875E-02 * Nghb11YN + 2.727044E-02 * Nghb12YN + 3.718782E-02 * Nghb61Up + 3.684382E-02 * Nghb62Up + 7.712325E-02 * WftLocYN) * 1000$

EMV values were not generated for:

- Buildings with grade less than 3
- Building two or greater. (EMV is generated for building one only.)
- If total EMV is less than base land value
- Lot size less than 100 square feet

Of the improved parcels in the population, 6147 parcels increased in value. They were comprised of 6147 single family residences or other parcels.

Of the vacant land parcels greater than \$1000, 175 parcels increased in value. Tax exempt parcels were excluded from the number of parcels increased.

Supplemental Models and Exceptions

AREA ADJUSTMENTS

POOR CONDITION = New Land + \$10,000 New Imp

FAIR CONDITION = Grades 7, 8, & 9 = EMV or New land +\$10,000 (whichever is higher)

2014 BUILT = TOTAL EMV*.92

2013 BUILT = TOTAL EMV*.95

2012 BUILT = TOTAL EMV*.97

UPLAND IMPROVEMENTS:

Grade <=6 = New land + \$10,000

Grades 7, 8, & 9 with IMP EMV <=\$10,000 = New land + \$10,000

Grades 7, 8, & 9 with IMP EMV >10,000 = EMV

Grade 10, 11, 12, & 13 = EMV

Grade 13.99 = EMV * 1.15

WATERFRONT IMPROVEMENTS:

Grade <= 7 = New Land + \$10,000 Imp Value + Accy RCNLD

Grade 8 thru Grade 12 with Imp EMV <= \$75,000 = New Total Value = \$10,000 + Accy RNCLD + New Land

Grade 8 thru Grade 12 with Imp EMV >\$75,000 = EMV

SUB AREA ADJUSTMENTS:

Sub Area 1:

Neighborhood 12 – Grade 7 & 8's = Total RCNLD

Grade 13 = EMV * 1.05

Grade 13.99 = EMV * 1.25

Sub Area 2:

Major 545600 (Mercerwood Add) = Total EMV * 1.10

Major 545930 (Mercerwood Div. #2) = Total EMV * 1.10

Major 666680 (Parkridge Add.) = Total EMV * 1.05

Major 666690 (Parkridge Lane) = Total EMV * 1.05

Major 813565 (Sunset Ridge on Mercer Island) = Total EMV * 1.10

Supplemental Models and Exceptions

Sub Area 3:

Neighborhood 10: EMV * .95

Neighborhood 11: Year Built/Ren>2005 = EMV * 1.05

Major 545950 (Mercerwood, Div. #3) Grade 10 in Very Good Cond = Total EMV * .95

Major 546030 (Mercerwood, Div. #7) Grade 10 in Very Good Cond = Total EMV * .95

Major 546050 (Mercerwood, Div. #9) Grade 10 in Very Good Cond = Total EMV * .95

Major 546060 (Mercerwood, Div. #10) Grade 10 in Very Good Cond = Total EMV * .95

Major 184550 (Crook Williams Mercer Island Addition), Grade 9 = Total EMV * .96

Major 257950 (Floods Lake Side Tracts) Grade 9 = Total EMV * .96

Major 258190 (Floods Lake Side Tracts, Div. #3) Grade 9 = Total EMV * .96

Section NW18-24-05: Grade 10 = Total EMV * .95

Sub Area 4:

Grade 9, YrBlt/YrBltRen 2000 – 2011 = Total EMV * .97

Grade 13.99 = Total EMV * 1.15

Sub Area 5:

Major 214126 (Eagle Ridge Estates) = Total EMV*.95

Sub Area 6:

Grades 12 & 13 = Total EMV * 1.05

Grade 13.99 = Total EMV * 1.20

Sub Area 7:

Neighborhood 10 = Total EMV * .95

Major 283600 (Goodbody's Addition) = Total EMV*.95

Major 362290 (Island Glen) =Total EMV * 1.05

Major 362310 (Island Heights) = Total EMV * .95

Major 418840 (Landsdowne Land) =Total EMV * .95

Major 54501 (Mercer Villagell) = Total EMV. * .95

Major 664872 (Park Place Estates) = Total EMV * .95

Major 813565 (Sunset Ridge on Mercer Island) = Total EMV * 1.10

Major 927080 (West Ridge Land) = Total EMV * 1.10

Supplemental Models and Exceptions

Sub Area 3:

Neighborhood 10: EMV * .95

Neighborhood 11: Year Built/Ren>2005 = EMV * 1.05

Major 545950 (Mercerwood, Div. #3) Grade 10, Cond. =5 = Total EMV * .95

Major 546030 (Mercerwood, Div. #7) Grade 10, Cond. = 5 = Total EMV * .95

Major 546050 (Mercerwood, Div. #9) Grade 10, Cond. = 5 = Total EMV * .95

Major 546060 (Mercerwood, Div. #10) Grade 10, Cond. = 5 = Total EMV * .95

Major 184550 (Crook Williams Mercer Island Addition), Grade 9 = Total EMV * .96

Major 257950 (Floods Lake Side Tracts) Grade 9 = Total EMV * .96

Major 258190 (Floods Lake Side Tracts, Div. #3) Grade 9 = Total EMV * .96

Section NW18-24-05: Grade 10 = Total EMV * .95

Sub Area 4:

Grade 9, YrBlt/YrBlRen 2000 – 2011 = Total EMV * .97

Grade 13.99 = Total EMV * 1.15

Sub Area 5:

Major 214126 (Eagle Ridge Estates) = Total EMV*.95

Sub Area 6:

Grades 12 & 13 = Total EMV * 1.05

Grade 13.99 = Total EMV * 1.20

Sub Area 7:

Neighborhood 10 = Total EMV * .95

Major 283600 (Goodbody's Addition) = Total EMV*.95

Major 362290 (Island Glen) =Total EMV * 1.05

Major 362310 (Island Heights) = Total EMV * .95

Major 418840 (Landsdowne Land) =Total EMV * .95

Major 54501 (Mercer Villagell) = Total EMV. * .95

Major 664872 (Park Place Estates) = Total EMV * .95

Major 813565 (Sunset Ridge on Mercer Island) = Total EMV * 1.10

Major 927080 (West Ridge Land) = Total EMV * 1.10

Area 034 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 1.126, resulting in an adjusted value of \$534,000 ($\$475,000 * 1.126 = \$534,850$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.170	17.0%
2/1/2011	1.172	17.2%
3/1/2011	1.173	17.3%
4/1/2011	1.174	17.4%
5/1/2011	1.175	17.5%
6/1/2011	1.175	17.5%
7/1/2011	1.175	17.5%
8/1/2011	1.174	17.4%
9/1/2011	1.173	17.3%
10/1/2011	1.172	17.2%
11/1/2011	1.170	17.0%
12/1/2011	1.168	16.8%
1/1/2012	1.166	16.6%
2/1/2012	1.163	16.3%
3/1/2012	1.159	15.9%
4/1/2012	1.156	15.6%
5/1/2012	1.152	15.2%
6/1/2012	1.147	14.7%
7/1/2012	1.142	14.2%
8/1/2012	1.137	13.7%
9/1/2012	1.132	13.2%
10/1/2012	1.126	12.6%
11/1/2012	1.119	11.9%
12/1/2012	1.113	11.3%
1/1/2013	1.106	10.6%
2/1/2013	1.099	9.9%
3/1/2013	1.092	9.2%
4/1/2013	1.084	8.4%
5/1/2013	1.076	7.6%
6/1/2013	1.067	6.7%
7/1/2013	1.058	5.8%
8/1/2013	1.049	4.9%
9/1/2013	1.040	4.0%
10/1/2013	1.030	3.0%
11/1/2013	1.020	2.0%
12/1/2013	1.010	1.0%
1/1/2014	1.000	0.0%

Area 034 Market Value Changes Over Time

The time adjustment formula for Area 034 is: $1/EXP (0.0003418086 * SaleDay + 0.0000001809176 * SaleDaySq)$

$SaleDay = SaleDate - 41640$

$SaleDaySq = (SaleDate - 41640)^2$

Results

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determines which available value estimate may be appropriate. This value estimate may be adjusted based on particular characteristics and conditions as they occur in the valuation area.

The resulting assessment level is 94.1%. 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 +11.0%. This increase is due partly to market changes over time and the previous assessment levels.

A Ratio Study was completed just prior to the application of the 2013 recommended values. This study benchmarks the prior assessment level using 2013 posted values (1/1/2013) compared to current adjusted sale prices (1/1/2014). The study was also repeated after the application of the 2014 recommended values. The results show an improvement in the COD from 10.73% to 7.96%.

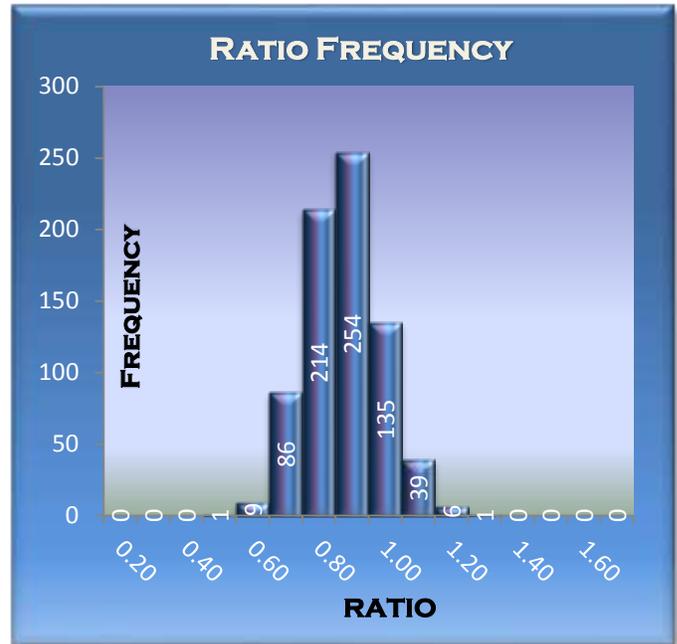
The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.

Physical Inspection Ratio Study Report (Before) - 2013 Assessments

District: SE / Team: 2	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Mercer Island	1/1/2013	7/2/2014	1/2011 - 12/2013
Area Number: 34	Appr ID:	Property Type:	Adjusted for
	JMET	1 to 3 Unit	Yes

SAMPLE STATISTICS	
<i>Sample size (n)</i>	745
<i>Mean Assessed Value</i>	1,050,700
<i>Mean Adj. Sales Price</i>	1,277,300
<i>Standard Deviation AV</i>	827,395
<i>Standard Deviation SP</i>	949,715
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.825
<i>Median Ratio</i>	0.822
<i>Weighted Mean Ratio</i>	0.823
UNIFORMITY	
<i>Lowest ratio</i>	0.455
<i>Highest ratio:</i>	1.242
<i>Coefficient of Dispersion</i>	10.73%
<i>Standard Deviation</i>	0.112
<i>Coefficient of Variation</i>	13.56%
<i>Price Related Differential (PRD)</i>	1.002
RELIABILITY	
95% Confidence: Median	
<i>Lower limit</i>	0.813
<i>Upper limit</i>	0.830
95% Confidence: Mean	
<i>Lower limit</i>	0.817
<i>Upper limit</i>	0.833
SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	6736
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.112
Recommended minimum:	20
<i>Actual sample size:</i>	745
Conclusion:	OK
NORMALITY	
Binomial Test	
<i># ratios below mean:</i>	381
<i># ratios above mean:</i>	364
<i>z:</i>	0.623
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	

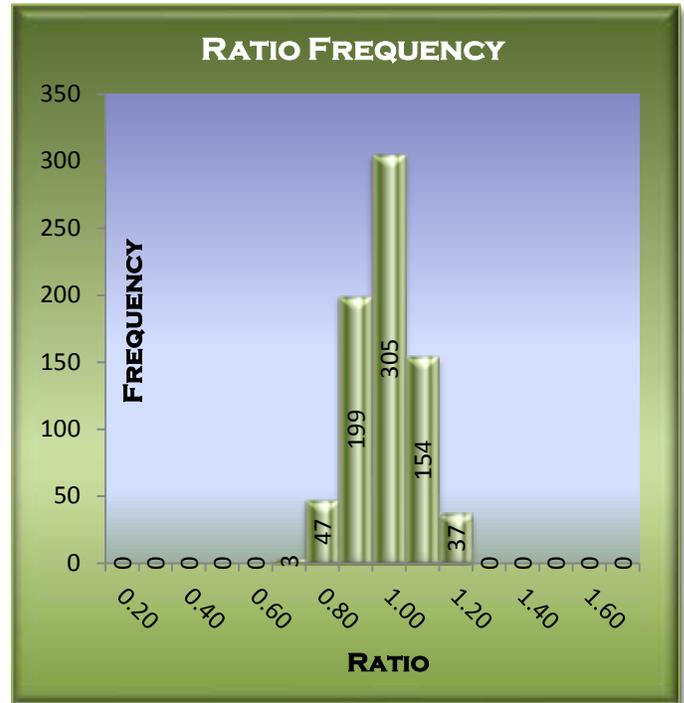


COMMENTS:
 1 to 3 Unit Residences throughout Area 034
 Sales Prices are adjusted for time to the Assessment Date of 1/1/2014

Physical Inspection Ratio Study Report (After) - 2014 Assessments

District: SE / Team: 2	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Mercer Island	1/1/2014	7/2/2014	1/2011 - 12/2013
Area Number: 34	Appr. ID:	Property Type:	Adjusted for
	JMET	1 to 3 Unit	Yes

SAMPLE STATISTICS	
Sample size (n)	745
Mean Assessed Value	1,183,100
Mean Sales Price	1,277,300
Standard Deviation AV	855,492
Standard Deviation SP	949,715
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.939
Median Ratio	0.941
Weighted Mean Ratio	0.926
UNIFORMITY	
Lowest ratio	0.652
Highest ratio:	1.188
Coefficient of Dispersion	7.96%
Standard Deviation	0.095
Coefficient of Variation	10.10%
Price Related Differential (PRD)	1.014
RELIABILITY	
95% Confidence: Median	
Lower limit	0.935
Upper limit	0.948
95% Confidence: Mean	
Lower limit	0.933
Upper limit	0.946
SAMPLE SIZE EVALUATION	
N (population size)	6736
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.095
Recommended minimum:	14
Actual sample size:	745
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	365
# ratios above mean:	380
z:	0.550
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 034

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

Improved Sales Used in this Physical Inspection Analysis

Area 034 -- 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
001	0	531510	1835	08/09/12	\$572,000	\$649,000	1140	7	1955	5	6,600	N	N	2291 78TH AVE SE
001	0	064710	0135	12/12/13	\$565,000	\$568,000	1180	7	1961	5	6,596	N	N	3235 90TH PL SE
001	0	720600	0030	04/08/13	\$900,000	\$973,000	1510	8	1961	4	17,092	Y	N	2427 84TH AVE SE
001	0	064710	0237	08/26/13	\$695,500	\$724,000	1610	8	1962	4	10,216	Y	N	9095 N MERCER WAY
001	0	544930	0045	01/31/13	\$712,000	\$782,000	1690	8	1956	3	21,168	Y	N	2043 81ST AVE SE
001	0	413930	0042	06/10/11	\$726,000	\$853,000	2030	8	1998	3	7,753	N	N	3421 97TH AVE SE
001	0	735570	0235	09/21/12	\$1,158,000	\$1,305,000	2040	8	1941	5	21,565	N	N	7014 SE 20TH ST
001	0	531510	1735	12/11/13	\$900,000	\$906,000	2290	8	1964	3	18,638	N	N	7805 22ND PL SE
001	0	531510	1856	06/04/13	\$725,000	\$772,000	2040	9	1978	5	12,753	N	N	7627 SE 22ND ST
001	0	545260	0040	06/28/13	\$1,295,000	\$1,371,000	2470	9	1975	4	10,713	Y	N	8470 N MERCER WAY
001	0	531510	1877	09/16/11	\$877,000	\$1,028,000	2600	9	1995	3	9,358	N	N	2233 77TH AVE SE
001	0	413930	0375	11/05/12	\$922,500	\$1,031,000	2780	9	1986	3	10,156	Y	N	9602 SE 33RD ST
001	0	072405	9126	02/28/13	\$1,075,000	\$1,173,000	3280	9	1985	4	9,600	N	N	3402 97TH AVE SE
001	0	413930	0105	04/19/12	\$950,000	\$1,095,000	4160	9	2000	3	12,868	N	N	3455 96TH AVE SE
001	0	531510	0041	10/02/13	\$1,800,000	\$1,854,000	1870	10	2005	3	16,434	Y	N	7232 N MERCER WAY
001	0	545230	1870	03/28/11	\$1,240,000	\$1,456,000	2650	10	1999	3	8,401	Y	N	2241 82ND AVE SE
001	0	544930	0095	11/20/13	\$1,475,000	\$1,495,000	2830	10	1982	4	10,446	Y	N	1980 82ND AVE SE
001	0	531510	1936	01/23/13	\$1,055,000	\$1,161,000	3040	10	2006	3	8,717	N	N	7652 N MERCER WAY
001	0	531510	1827	07/24/13	\$1,125,000	\$1,183,000	3180	10	2006	3	9,813	N	N	2283 78TH AVE SE
001	0	412900	0030	09/02/13	\$1,385,000	\$1,439,000	3270	10	1998	3	9,659	N	N	9411 SE 33RD ST
001	0	072405	9013	08/02/12	\$1,200,000	\$1,364,000	3290	10	2001	3	9,100	N	N	3424 97TH AVE SE
001	0	072405	9129	07/07/11	\$1,290,000	\$1,515,000	3290	10	2001	3	9,100	N	N	3418 97TH AVE SE
001	0	413930	0035	12/20/12	\$1,390,000	\$1,541,000	3370	10	1995	3	19,723	N	N	3502 96TH AVE SE
001	0	544930	0025	04/22/11	\$1,310,000	\$1,539,000	3740	10	1997	4	11,000	N	N	2015 80TH AVE SE
001	0	140285	0010	03/15/13	\$1,285,000	\$1,398,000	3850	10	1995	3	9,616	N	N	9231 SE 33RD PL
001	0	082405	9284	01/24/13	\$1,289,000	\$1,418,000	4740	10	2005	3	15,129	N	N	9810 SE 35TH PL
001	0	413930	0348	08/27/13	\$1,300,000	\$1,353,000	2900	11	2000	3	8,425	N	N	3316 94TH AVE SE
001	0	544930	0085	09/25/12	\$1,360,000	\$1,532,000	3290	11	1990	4	19,495	Y	N	1985 82ND AVE SE
001	0	735570	0210	10/02/12	\$1,625,000	\$1,828,000	3600	11	1998	3	21,565	Y	N	1818 70TH AVE SE
001	0	531510	0202	02/13/13	\$1,514,000	\$1,658,000	3670	11	1993	3	20,305	Y	N	2004 72ND AVE SE

Improved Sales Used in this Physical Inspection Analysis

Area 034 -- 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
001	0	122404	9121	05/31/12	\$1,650,000	\$1,893,000	3730	11	2008	3	9,470	N	N	8234 SE 26TH ST
001	0	413930	0010	06/25/13	\$1,530,000	\$1,622,000	3770	11	2005	3	9,975	N	N	9628 SE 34TH ST
001	0	810610	0161	04/05/12	\$2,247,000	\$2,595,000	3920	12	2003	3	21,454	Y	N	8910 N MERCER WAY
001	0	810610	0011	10/28/11	\$1,600,000	\$1,872,000	3920	12	1993	3	15,003	Y	N	8436 N MERCER WAY
001	0	800000	0010	01/07/11	\$1,705,000	\$1,996,000	4040	12	1991	3	20,433	Y	N	8814 N MERCER WAY
001	1	217450	2780	08/15/12	\$3,350,000	\$3,801,000	2940	9	1990	4	13,980	Y	Y	2841 60TH AVE SE
001	1	531510	0045	02/17/11	\$2,464,800	\$2,890,000	2970	10	1956	3	13,777	Y	Y	7240 N MERCER WAY
001	1	409950	0045	04/08/13	\$2,925,000	\$3,164,000	3510	10	1992	3	16,556	Y	Y	2425 60TH AVE SE
001	1	735570	0126	07/29/13	\$3,850,000	\$4,043,000	4490	10	1995	3	17,971	Y	Y	1895 W MERCER WAY
001	1	217450	0075	04/03/13	\$5,900,000	\$6,390,000	5790	10	1963	5	31,020	Y	Y	3019 60TH AVE SE
001	1	531510	0014	01/26/11	\$5,925,000	\$6,943,000	2900	11	2009	3	20,719	Y	Y	1640 72ND AVE SE
001	1	531510	0131	09/04/13	\$4,550,000	\$4,726,000	3200	11	1988	4	17,989	Y	Y	2101 76TH AVE SE
001	1	531510	2010	07/23/12	\$4,888,000	\$5,565,000	4760	11	2004	3	16,100	Y	Y	7646 SE 22ND ST
001	1	243970	0036	04/29/11	\$5,955,500	\$6,997,000	2880	12	1940	4	45,176	Y	Y	2012 FABEN DR
001	1	545230	2220	03/29/11	\$2,500,000	\$2,935,000	4220	12	1984	3	31,140	Y	Y	8030 SE 20TH ST
001	1	531510	0060	09/25/13	\$4,200,000	\$4,335,000	4560	12	1998	3	11,820	Y	Y	7268 N MERCER WAY
001	1	243970	0065	11/28/12	\$6,600,000	\$7,349,000	7730	13	2000	3	20,020	Y	Y	5908 SE 20TH ST
001	2	810610	0200	08/02/12	\$1,900,000	\$2,160,000	1570	8	1946	5	16,711	Y	Y	9010 N MERCER WAY
001	2	810610	0170	10/03/13	\$2,148,000	\$2,211,000	1670	9	1965	3	16,637	Y	Y	8916 N MERCER WAY
001	2	810610	0010	02/16/12	\$3,550,000	\$4,121,000	3900	12	1986	4	19,500	Y	Y	8428 N MERCER WAY
001	12	409950	0420	10/10/13	\$611,000	\$627,000	920	7	1951	3	7,500	N	N	2436 62ND AVE SE
001	12	409950	0536	06/03/13	\$478,000	\$509,000	990	7	1952	3	6,500	N	N	2432 63RD AVE SE
001	12	217450	4230	07/12/11	\$564,500	\$663,000	1070	7	1946	4	6,400	Y	N	2441 W MERCER WAY
001	12	544230	0270	11/06/12	\$527,000	\$589,000	1280	7	1957	5	6,000	N	N	2204 61ST AVE SE
001	12	217450	0490	12/30/11	\$607,000	\$707,000	1360	7	1960	5	6,000	N	N	3011 62ND AVE SE
001	12	217450	0520	04/18/11	\$443,500	\$521,000	1500	7	1959	5	6,000	N	N	3029 62ND AVE SE
001	12	217450	3525	06/17/11	\$650,000	\$763,000	1590	7	1997	3	9,000	N	N	2735 63RD AVE SE
001	12	217450	2550	01/11/12	\$550,000	\$640,000	1600	7	1980	4	6,000	N	N	2829 62ND AVE SE
001	12	148330	0400	06/20/13	\$660,000	\$700,000	1750	7	1941	4	6,000	N	N	2454 62ND AVE SE
001	12	217450	2695	12/27/12	\$820,000	\$907,000	2670	7	1966	3	9,000	N	N	2801 61ST AVE SE

Improved Sales Used in this Physical Inspection Analysis

Area 034 -- 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
001	12	148330	0175	08/22/13	\$782,000	\$815,000	1380	8	1959	3	6,860	Y	N	6016 SE 27TH ST
001	12	217450	2670	08/29/11	\$875,000	\$1,026,000	1520	8	1910	5	7,500	Y	N	2800 60TH AVE SE
001	12	217450	0320	02/08/12	\$645,000	\$749,000	2130	8	1990	3	6,000	N	N	3049 61ST AVE SE
001	12	217450	2470	12/01/11	\$700,000	\$817,000	2650	8	1986	4	7,500	N	N	2824 61ST AVE SE
001	12	148330	0255	07/03/13	\$1,238,666	\$1,310,000	1850	9	2007	3	6,000	Y	N	2439 61ST AVE SE
001	12	148330	0335	10/16/13	\$1,015,000	\$1,040,000	2150	9	1991	4	7,500	N	N	2445 62ND AVE SE
001	12	148330	0440	07/18/12	\$800,000	\$911,000	2280	9	1989	3	6,000	N	N	2443 63RD AVE SE
001	12	217450	2655	03/01/11	\$1,125,000	\$1,320,000	2320	9	1996	3	7,500	Y	N	2818 60TH AVE SE
001	12	409950	0525	03/05/13	\$985,000	\$1,074,000	2750	9	2005	3	6,000	N	N	2424 63RD AVE SE
001	12	148330	0085	08/21/12	\$1,385,000	\$1,569,000	1380	10	2002	3	6,000	Y	N	2453 60TH AVE SE
001	12	370890	0034	02/14/13	\$1,349,250	\$1,477,000	2370	10	2010	3	12,341	Y	N	3225 W MERCER WAY
001	12	217450	0420	03/13/12	\$1,275,000	\$1,476,000	2460	10	2010	3	7,250	N	N	3028 61ST AVE SE
001	12	243970	0123	03/19/13	\$1,462,000	\$1,589,000	3020	10	2002	3	10,740	N	N	6000 SE 22ND ST
001	12	544230	0925	01/10/13	\$1,500,000	\$1,655,000	3020	10	2007	3	15,650	Y	N	6302 SE 22ND ST
001	12	409950	0022	05/17/13	\$1,350,000	\$1,446,000	3470	10	1999	3	9,826	Y	N	2413 60TH AVE SE
001	12	217450	3460	06/28/13	\$1,800,000	\$1,906,000	3920	10	2008	3	10,437	Y	N	6205 SE 27TH ST
001	12	217450	0305	03/07/12	\$1,815,000	\$2,103,000	3260	11	2006	3	9,000	N	N	3045 61ST AVE SE
002	0	502190	0300	11/21/13	\$550,000	\$557,000	950	7	1951	4	12,439	N	N	3640 86TH AVE SE
002	0	502190	0180	03/13/13	\$475,000	\$517,000	1010	7	1947	4	10,800	N	N	3727 88TH AVE SE
002	0	778500	0010	07/08/11	\$510,000	\$599,000	1010	7	1963	4	8,400	N	N	3726 90TH AVE SE
002	0	502190	0025	01/25/13	\$665,000	\$731,000	1190	7	1954	3	19,000	N	N	8435 SE 36TH ST
002	0	502190	0510	09/13/13	\$640,000	\$663,000	1230	7	1951	5	8,502	N	N	8821 SE 37TH ST
002	0	545600	0255	07/30/13	\$670,000	\$703,000	1470	7	1955	4	8,265	N	N	9724 MERCERWOOD DR
002	0	545600	0265	06/10/11	\$645,000	\$757,000	1580	7	1957	4	8,265	N	N	9740 MERCERWOOD DR
002	0	265550	0165	10/23/13	\$1,153,600	\$1,180,000	1670	7	1948	3	38,144	N	N	3901 97TH AVE SE
002	0	502190	0810	10/10/13	\$610,000	\$626,000	1910	7	1952	5	14,986	N	N	8426 SE 40TH ST
002	0	545600	0055	05/10/13	\$555,000	\$595,000	1200	8	1956	4	8,000	N	N	4123 97TH AVE SE
002	0	545600	0225	05/10/13	\$530,000	\$568,000	1220	8	1957	4	7,419	N	N	9731 SE 41ST ST
002	0	122404	9079	07/18/13	\$525,000	\$553,000	1440	8	1958	3	10,430	N	N	8237 SE 36TH ST
002	0	122404	9076	02/05/13	\$726,000	\$796,000	1500	8	1958	4	11,762	Y	N	8201 SE 35TH ST

Improved Sales Used in this Physical Inspection Analysis

Area 034 -- 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
002	0	122404	9084	02/14/12	\$610,000	\$708,000	1540	8	1957	5	11,762	N	N	8219 SE 35TH ST
002	0	545600	0075	03/22/11	\$580,000	\$680,000	1540	8	1956	4	8,752	N	N	9703 SE 40TH ST
002	0	545600	0130	05/30/13	\$660,000	\$704,000	1580	8	1956	4	8,639	N	N	9750 SE 41ST ST
002	0	546090	0060	03/13/13	\$650,000	\$707,000	1630	8	1966	4	8,275	N	N	3935 96TH AVE SE
002	0	545600	0285	02/22/13	\$783,900	\$857,000	1700	8	1977	5	8,000	Y	N	9818 MERCERWOOD DR
002	0	545930	0060	03/15/13	\$695,000	\$756,000	1720	8	1973	3	8,276	N	N	4026 96TH AVE SE
002	0	778500	0210	05/17/11	\$758,000	\$890,000	1810	8	1964	5	10,378	N	N	3931 GREENBRIER LN
002	0	182405	9018	11/09/13	\$1,143,000	\$1,163,000	1960	8	2012	3	14,810	Y	N	9829 SE 40TH ST
002	0	502190	0030	12/30/13	\$688,000	\$688,000	2070	8	1967	4	12,350	N	N	8447 SE 36TH ST
002	0	545600	0120	02/28/11	\$739,000	\$867,000	2130	8	1958	5	10,700	N	N	9780 SE 41ST ST
002	0	122404	9009	10/01/13	\$911,000	\$938,000	3030	8	2000	3	11,200	N	N	8380 SE 30TH PL
002	0	666680	0350	09/11/13	\$750,000	\$777,000	1290	9	1966	4	10,143	N	N	8404 SE 33RD PL
002	0	216241	0050	10/25/11	\$530,000	\$620,000	1350	9	1983	4	3,023	N	N	3615 93RD AVE SE
002	0	666680	0050	07/16/12	\$676,000	\$770,000	1460	9	1965	4	11,390	N	N	8417 SE 34TH PL
002	0	216241	0150	10/08/13	\$620,001	\$637,000	1500	9	1985	4	2,325	N	N	3650 93RD AVE SE
002	0	666680	0340	08/16/12	\$715,000	\$811,000	1500	9	1966	4	11,266	N	N	8408 SE 33RD PL
002	0	216241	0070	04/19/12	\$495,000	\$570,000	1530	9	1988	3	3,371	N	N	3623 93RD AVE SE
002	0	216241	0060	08/14/12	\$545,000	\$618,000	1610	9	1988	3	3,269	N	N	3621 93RD AVE SE
002	0	666680	0280	05/17/13	\$725,000	\$776,000	1800	9	1965	5	9,883	N	N	8420 SE 33RD PL
002	0	666690	0010	09/25/12	\$809,975	\$912,000	1890	9	1974	5	9,263	N	N	8417 SE 35TH ST
002	0	502190	0210	10/02/12	\$949,000	\$1,068,000	1960	9	2008	3	10,870	N	N	3925 88TH AVE SE
002	0	122404	9085	06/21/13	\$900,000	\$955,000	2010	9	1996	5	11,762	N	N	8209 SE 35TH ST
002	0	502190	0855	08/10/11	\$930,000	\$1,091,000	2130	9	2005	3	11,400	N	N	8827 SE 39TH ST
002	0	545190	0010	07/19/11	\$739,000	\$868,000	2440	9	1977	4	11,133	N	N	3219 84TH AVE SE
002	0	666690	0040	09/14/11	\$799,000	\$937,000	2500	9	1974	5	9,249	N	N	8430 SE 35TH ST
002	0	122404	9003	05/10/12	\$1,115,000	\$1,282,000	3080	9	1997	4	11,157	N	N	8320 SE 30TH PL
002	0	666690	0060	07/26/11	\$800,000	\$939,000	3140	9	1974	4	8,314	N	N	8420 SE 35TH ST
002	0	265550	0277	06/14/12	\$856,000	\$980,000	3300	9	2000	3	11,683	N	N	3710 GALLAGHER HILL RD
002	0	289680	0050	08/07/12	\$1,250,000	\$1,420,000	2150	10	2006	3	13,961	Y	N	3706 GREENBRIER LN
002	0	664815	0140	09/26/13	\$725,000	\$748,000	2220	10	1988	3	9,065	N	N	3620 92ND AVE SE

Improved Sales Used in this Physical Inspection Analysis

Area 034 -- 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
002	0	545930	0050	04/02/12	\$1,075,000	\$1,242,000	2460	10	2004	3	8,000	N	N	4040 96TH AVE NE
002	0	502190	0747	10/26/12	\$1,274,500	\$1,428,000	3030	10	2012	3	8,441	N	N	8431 SE 39TH ST
002	0	502190	0740	07/23/13	\$1,500,000	\$1,577,000	3080	10	2013	3	8,440	N	N	8425 SE 39TH ST
002	0	502190	0741	03/26/13	\$1,259,351	\$1,366,000	3100	10	2013	3	8,656	N	N	8429 SE 39TH ST
002	0	502190	0746	06/12/12	\$999,950	\$1,145,000	3130	10	2012	3	8,656	N	N	8435 SE 39TH ST
002	0	265550	0239	12/12/11	\$1,050,000	\$1,225,000	3160	10	1996	3	25,940	Y	N	3937 95TH AVE SE
002	0	347500	0050	06/07/13	\$1,231,700	\$1,312,000	3290	10	2008	3	9,762	N	N	8250 SE 34TH ST
002	0	545600	0025	06/04/13	\$1,389,000	\$1,480,000	3420	10	2006	3	8,000	N	N	4037 97TH AVE SE
002	0	122404	9082	11/28/11	\$1,162,000	\$1,357,000	3420	10	2007	3	10,426	N	N	8253 SE 36TH ST
002	0	545930	0020	06/22/12	\$1,175,000	\$1,344,000	3520	10	2006	3	8,000	N	N	4128 96TH AVE SE
002	0	265550	0245	06/11/12	\$970,000	\$1,111,000	3570	10	2001	3	12,968	N	N	3960 92ND PL SE
002	0	502190	0470	01/31/11	\$1,170,000	\$1,371,000	3670	10	2007	3	13,311	N	N	3604 90TH AVE SE
002	0	122404	9094	09/05/13	\$1,240,000	\$1,287,000	3730	10	1991	3	17,424	Y	N	3400 81ST AVE SE
002	0	502190	0585	07/24/12	\$1,360,000	\$1,548,000	4360	10	2005	3	11,400	N	N	8822 SE 39TH ST
002	0	265550	0237	05/08/11	\$937,990	\$1,102,000	2250	11	1996	3	29,028	Y	N	3930 95TH AVE SE
002	0	813565	0050	12/10/13	\$1,995,000	\$2,009,000	3190	11	2009	3	12,071	Y	N	8202 SE 30TH ST
002	0	813565	0020	08/26/11	\$1,800,000	\$2,112,000	3570	11	2011	3	10,877	Y	N	8214 SE 30TH ST
002	0	265550	0243	02/19/13	\$1,350,000	\$1,477,000	3580	11	2002	3	11,478	Y	N	3990 92ND PL SE
002	0	813565	0010	05/28/13	\$1,439,000	\$1,537,000	3600	11	2013	3	9,805	N	N	8218 SE 30TH ST
002	0	502190	0640	11/09/11	\$1,422,000	\$1,663,000	3670	11	2006	3	9,773	N	N	8447 SE 37TH ST
002	0	122404	9032	06/04/13	\$2,350,000	\$2,505,000	3760	11	2006	3	25,572	Y	N	8225 SE 30TH PL
002	0	813565	0030	02/19/13	\$1,700,000	\$1,859,000	3820	11	2009	3	9,696	N	N	8210 SE 30TH ST
002	0	664815	0040	11/10/11	\$1,295,000	\$1,514,000	3820	11	1989	4	23,723	Y	N	9250 SE 36TH PL
002	0	502190	0645	06/22/11	\$1,475,000	\$1,733,000	3840	11	2005	3	11,527	N	N	8449 SE 37TH ST
002	0	502190	0385	10/09/13	\$1,570,000	\$1,613,000	3950	11	2009	3	12,107	N	N	3615 90TH AVE SE
003	0	445730	0535	09/11/13	\$650,000	\$673,000	1270	7	1962	4	9,525	N	N	4340 90TH AVE SE
003	0	445730	0595	12/13/12	\$530,500	\$588,000	1290	7	1955	3	9,474	N	N	4349 92ND AVE SE
003	0	445730	0155	12/20/12	\$635,000	\$703,000	1460	7	1958	4	10,125	N	N	4210 90TH AVE SE
003	0	673570	0040	11/10/11	\$675,000	\$789,000	1490	7	1990	4	8,803	N	N	4049 92ND AVE SE
003	0	445730	0590	10/13/11	\$525,000	\$614,000	1530	7	1958	4	9,429	N	N	4341 92ND AVE SE

Improved Sales Used in this Physical Inspection Analysis

Area 034 -- 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
003	0	445730	0150	10/14/11	\$535,000	\$626,000	1550	7	1958	4	10,125	N	N	4218 90TH AVE SE
003	0	445730	0580	04/18/13	\$560,000	\$604,000	1600	7	1957	4	9,371	N	N	4325 92ND AVE SE
003	0	362250	0065	09/06/13	\$700,000	\$726,000	2290	7	1954	3	14,536	N	N	4349 87TH AVE SE
003	0	445730	0075	01/27/12	\$585,000	\$680,000	1340	8	1961	4	10,125	N	N	4212 91ST AVE SE
003	0	182405	9097	03/26/12	\$590,000	\$682,000	1410	8	1955	4	8,600	N	N	4005 89TH AVE SE
003	0	003100	0075	02/15/11	\$498,790	\$584,000	1490	8	1955	4	7,140	N	N	4130 92ND AVE SE
003	0	003100	0080	08/22/12	\$515,000	\$583,000	1510	8	1955	4	8,900	N	N	4136 92ND AVE SE
003	0	003100	0330	01/05/12	\$550,000	\$640,000	1510	8	1956	3	8,262	N	N	4223 93RD AVE SE
003	0	003100	0295	10/16/12	\$590,000	\$662,000	1520	8	1955	5	8,145	N	N	4214 92ND AVE SE
003	0	445730	0415	05/21/13	\$765,000	\$818,000	1630	8	1962	4	10,125	N	N	4315 90TH AVE SE
003	0	003100	0020	05/22/13	\$657,000	\$702,000	1690	8	1955	5	7,140	N	N	4016 92ND AVE SE
003	0	003100	0250	01/09/12	\$635,000	\$739,000	1690	8	1956	4	8,736	N	N	4204 93RD AVE SE
003	0	806230	0060	09/17/13	\$705,000	\$729,000	1760	8	1955	4	9,586	N	N	4032 90TH AVE SE
003	0	545600	0310	04/27/11	\$625,000	\$734,000	1770	8	1960	4	10,066	N	N	9735 MERCERWOOD DR
003	0	019110	1090	11/13/12	\$589,000	\$657,000	1780	8	1952	3	15,558	N	N	4742 90TH AVE SE
003	0	445730	0460	05/23/13	\$616,000	\$658,000	1790	8	1962	4	10,125	N	N	4334 89TH AVE SE
003	0	445730	0115	09/05/12	\$538,000	\$608,000	1790	8	1960	3	10,125	N	N	4249 91ST AVE SE
003	0	545600	0500	05/23/12	\$877,716	\$1,008,000	1790	8	1954	5	8,327	Y	N	9855 MERCERWOOD DR
003	0	003100	0335	08/09/13	\$920,000	\$963,000	1810	8	1990	4	8,262	N	N	4231 93RD AVE SE
003	0	019110	0260	03/13/13	\$748,500	\$814,000	1840	8	1962	3	9,525	N	N	4525 89TH AVE SE
003	0	019110	1145	04/21/11	\$560,000	\$657,000	1850	8	1959	5	10,125	N	N	4731 90TH AVE SE
003	0	019110	0850	08/22/12	\$635,000	\$719,000	1880	8	1966	4	9,525	N	N	4650 90TH AVE SE
003	0	019110	0350	03/28/11	\$594,500	\$698,000	1930	8	1945	4	11,475	N	N	4545 88TH AVE SE
003	0	545600	0565	04/11/11	\$587,000	\$689,000	2020	8	1955	4	16,300	Y	N	4271 E MERCER WAY
003	0	003110	0020	04/16/12	\$735,000	\$847,000	2030	8	1957	4	8,755	N	N	9310 SE 43RD ST
003	0	019110	1076	05/16/11	\$580,000	\$681,000	2040	8	1964	3	10,160	N	N	4749 91ST AVE SE
003	0	019110	1083	07/09/13	\$750,000	\$792,000	2110	8	1976	4	8,375	N	N	4751 91ST AVE SE
003	0	003100	0190	04/11/12	\$914,000	\$1,055,000	2210	8	1959	5	8,058	Y	N	4104 94TH AVE SE
003	0	759810	0166	09/09/13	\$722,000	\$748,000	2260	8	1978	3	10,800	N	N	4444 88TH AVE SE
003	0	445730	0435	03/18/11	\$940,000	\$1,103,000	2260	8	2002	3	10,125	N	N	4351 90TH AVE SE

Improved Sales Used in this Physical Inspection Analysis

Area 034 -- 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
003	0	362250	0025	08/23/13	\$788,000	\$821,000	2360	8	1955	4	14,280	N	N	4248 86TH AVE SE
003	0	003120	0035	07/23/13	\$875,000	\$920,000	2520	8	1955	4	8,904	N	N	4137 94TH AVE SE
003	0	003100	0315	06/05/12	\$825,000	\$945,000	2650	8	1997	4	7,140	Y	N	4242 92ND AVE SE
003	0	019110	0290	11/01/12	\$785,420	\$879,000	2910	8	1965	5	9,525	N	N	4540 88TH AVE SE
003	0	546050	0100	06/19/13	\$920,000	\$976,000	1500	9	1977	5	15,540	Y	N	4290 SHORECLUB DR
003	0	545600	0390	10/30/12	\$775,000	\$867,000	1550	9	1957	4	11,426	Y	N	4248 SHORECLUB DR
003	0	019110	1165	03/14/11	\$675,000	\$792,000	1690	9	1973	4	8,152	N	N	4760 89TH AVE SE
003	0	545180	0026	05/11/12	\$830,000	\$954,000	2060	9	1958	4	15,402	Y	N	8411 MAPLE LN
003	0	545600	0415	06/03/13	\$1,550,000	\$1,652,000	2220	9	1956	5	14,862	Y	N	4276 SHORECLUB DR
003	0	004610	0101	12/09/13	\$1,180,000	\$1,189,000	2480	9	1963	5	32,847	N	N	4344 92ND AVE SE
003	0	019110	1210	02/03/12	\$860,000	\$999,000	2710	9	2002	3	9,525	N	N	8879 SE 47TH ST
003	0	806230	0065	08/01/13	\$868,000	\$910,000	2750	9	1955	5	9,587	N	N	4026 90TH AVE SE
003	0	019110	1060	12/16/13	\$1,198,000	\$1,204,000	2780	9	2002	4	11,430	N	N	4703 91ST AVE SE
003	0	019110	0765	04/23/12	\$774,000	\$892,000	2890	9	1978	3	9,525	N	N	4650 89TH AVE SE
003	0	019110	0200	03/22/12	\$1,185,000	\$1,370,000	2920	9	2005	3	10,125	N	N	4545 90TH AVE SE
003	0	445730	0185	05/21/13	\$930,000	\$995,000	3130	9	1964	5	10,125	N	N	4237 90TH AVE SE
003	0	362250	0010	11/08/12	\$745,000	\$832,000	3150	9	1959	4	14,280	N	N	4214 86TH AVE SE
003	0	755480	0060	08/13/12	\$952,000	\$1,080,000	3150	9	1973	5	10,800	N	N	4630 91ST AVE SE
003	0	192300	0060	07/11/11	\$855,000	\$1,004,000	1880	10	1976	4	19,543	Y	N	9341 SE 46TH ST
003	0	545180	0055	06/25/12	\$999,950	\$1,143,000	2010	10	1958	5	13,368	Y	N	5 MAPLE LN
003	0	004610	0353	07/05/13	\$1,110,000	\$1,173,000	2190	10	1959	3	65,340	Y	N	4500 92ND AVE SE
003	0	546050	0060	12/30/11	\$670,000	\$781,000	2550	10	1964	4	9,614	N	N	4289 SHORECLUB DR
003	0	546050	0010	09/07/11	\$770,000	\$903,000	2560	10	1964	5	9,863	Y	N	4295 SHORECLUB DR
003	0	445730	0605	05/15/12	\$877,847	\$1,009,000	2790	10	1997	3	8,989	N	N	9100 SE 44TH ST
003	0	003100	0165	04/13/12	\$1,285,000	\$1,482,000	2790	10	2010	3	7,821	Y	N	4028 93RD AVE SE
003	0	019110	0840	08/13/13	\$1,400,000	\$1,463,000	3570	10	2004	3	9,525	N	N	9020 SE 47TH ST
003	0	019110	0840	06/30/11	\$1,192,000	\$1,400,000	3570	10	2004	3	9,525	N	N	9020 SE 47TH ST
003	0	759810	0221	05/05/11	\$1,295,000	\$1,521,000	3620	10	1990	4	18,000	N	N	4417 88TH AVE SE
003	0	545600	0530	06/09/13	\$1,695,000	\$1,804,000	4400	10	2012	3	13,256	Y	N	4237 MERCERWOOD DR
003	0	545600	0540	04/12/13	\$2,200,000	\$2,377,000	3480	11	1991	4	15,159	Y	N	4245 MERCERWOOD DR

Improved Sales Used in this Physical Inspection Analysis

Area 034 -- 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
003	0	019110	0035	08/31/12	\$1,254,000	\$1,419,000	3910	11	2004	3	9,520	N	N	9130 SE 46TH ST
003	9	258190	0135	05/09/13	\$604,500	\$648,000	2250	7	1980	3	9,366	N	N	7027 E MERCER WAY
003	9	228700	0200	03/27/13	\$675,000	\$732,000	1600	8	1959	4	9,900	N	N	5725 91ST AVE SE
003	9	228730	0250	01/03/11	\$545,000	\$637,000	1620	8	1960	4	10,083	N	N	8838 SE 59TH ST
003	9	258190	0125	09/08/11	\$655,000	\$768,000	1660	8	1990	3	14,624	Y	N	7023 E MERCER WAY
003	9	258190	0284	05/18/11	\$710,000	\$834,000	1690	8	1967	4	8,476	N	N	6950 93RD AVE SE
003	9	228730	0160	06/12/13	\$990,000	\$1,053,000	1710	8	1960	4	11,433	Y	N	5816 92ND AVE SE
003	9	228700	0360	02/22/11	\$550,000	\$645,000	1790	8	1965	4	9,958	N	N	5654 89TH AVE SE
003	9	228700	0090	11/21/13	\$760,000	\$770,000	1800	8	1959	4	12,170	N	N	9105 SE 58TH ST
003	9	228700	0030	05/04/12	\$625,000	\$719,000	1870	8	1960	4	9,897	N	N	8823 SE 58TH ST
003	9	865050	0025	10/08/12	\$600,000	\$674,000	1910	8	1955	4	24,318	N	N	6230 89TH AVE SE
003	9	228700	0160	03/26/12	\$890,000	\$1,029,000	1960	8	1960	4	10,840	N	N	5704 91ST AVE SE
003	9	865100	0040	09/19/11	\$618,000	\$724,000	2000	8	1962	4	19,657	N	N	6127 92ND AVE SE
003	9	228730	0090	10/29/13	\$825,000	\$842,000	2050	8	1960	5	10,200	N	N	9015 SE 59TH ST
003	9	865070	0005	09/24/12	\$645,000	\$726,000	2180	8	1961	4	12,059	N	N	8806 SE 60TH ST
003	9	865070	0005	08/30/11	\$628,000	\$736,000	2180	8	1961	4	12,059	N	N	8806 SE 60TH ST
003	9	856350	0050	06/03/13	\$760,000	\$810,000	2470	8	1975	4	11,782	N	N	9330 SE 68TH ST
003	9	865070	0040	08/12/13	\$1,040,000	\$1,087,000	2490	8	1959	5	12,840	N	N	8829 SE 60TH ST
003	9	865050	0030	08/07/12	\$783,000	\$889,000	3040	8	1954	4	22,376	N	N	6218 89TH AVE SE
003	9	257950	0165	09/05/13	\$780,000	\$810,000	1420	9	1968	4	11,977	N	N	7446 92ND AVE SE
003	9	345600	0110	07/11/11	\$749,000	\$879,000	1420	9	1964	5	11,647	N	N	7220 91ST PL SE
003	9	865120	0220	02/07/13	\$755,000	\$828,000	1460	9	1972	4	22,902	N	N	6050 94TH AVE SE
003	9	865090	0035	08/25/11	\$650,000	\$762,000	1620	9	1959	4	11,235	N	N	9039 SE 60TH ST
003	9	345600	0230	02/16/11	\$835,000	\$979,000	1640	9	1966	5	9,947	N	N	7234 91ST AVE SE
003	9	257950	0010	03/26/12	\$685,000	\$792,000	1660	9	1969	4	14,000	N	N	6811 E MERCER WAY
003	9	856610	0320	12/06/13	\$950,000	\$958,000	1720	9	1970	5	12,350	Y	N	7254 SE 74TH PL
003	9	545050	0160	03/04/13	\$869,000	\$947,000	1740	9	1966	4	16,919	N	N	5702 93RD AVE SE
003	9	865120	0120	10/23/12	\$925,000	\$1,037,000	1780	9	1968	5	15,048	N	N	6140 93RD AVE SE
003	9	545050	0100	05/22/13	\$965,000	\$1,032,000	1820	9	1968	5	10,627	N	N	5708 92ND AVE SE
003	9	865110	0100	01/02/13	\$1,149,000	\$1,270,000	1860	9	1961	5	21,167	Y	N	9220 SE 61ST ST

Improved Sales Used in this Physical Inspection Analysis

Area 034 -- 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
003	9	865120	0270	03/22/13	\$950,000	\$1,031,000	1870	9	1973	5	16,968	Y	N	6140 94TH AVE SE
003	9	667290	0400	12/17/12	\$720,000	\$798,000	1990	9	1962	3	12,416	N	N	8940 SE 56TH ST
003	9	667290	0400	09/26/11	\$717,500	\$841,000	1990	9	1962	3	12,416	N	N	8940 SE 56TH ST
003	9	257950	0027	03/02/11	\$705,000	\$827,000	2020	9	1973	5	11,223	Y	N	9441 SE 70TH PL
003	9	302405	9146	08/22/12	\$802,400	\$909,000	2030	9	1974	5	14,089	N	N	7300 ISLAND CREST WAY
003	9	257950	0168	07/09/12	\$901,500	\$1,028,000	2050	9	1967	4	19,045	Y	N	7452 92ND AVE SE
003	9	345600	0260	10/28/13	\$749,500	\$765,000	2060	9	1963	4	9,606	N	N	7245 91ST AVE SE
003	9	302405	9148	07/27/11	\$660,000	\$775,000	2160	9	1968	4	12,884	N	N	7320 ISLAND CREST WAY
003	9	865120	0190	08/09/13	\$928,800	\$972,000	2190	9	1967	5	14,444	N	N	6020 94TH AVE SE
003	9	856590	0160	06/17/11	\$599,000	\$703,000	2340	9	1963	3	13,406	N	N	7202 ISLAND CREST WAY
003	9	257950	0152	11/22/11	\$755,000	\$882,000	2350	9	1982	4	15,527	Y	N	7415 E MERCER WAY
003	9	228730	0270	09/20/12	\$814,400	\$918,000	2510	9	1959	5	10,083	N	N	8822 SE 59TH ST
003	9	345600	0050	03/15/13	\$726,000	\$789,000	2570	9	1966	4	11,177	N	N	9116 SE 72ND PL
003	9	667290	0290	04/07/11	\$783,000	\$919,000	2600	9	1966	4	11,581	N	N	8947 SE 54TH ST
003	9	257950	0153	01/19/12	\$825,000	\$960,000	2610	9	1978	4	12,000	N	N	7430 92ND AVE SE
003	9	302405	9154	02/10/12	\$691,000	\$802,000	2650	9	1968	4	13,263	N	N	7360 ISLAND CREST WAY
003	9	667290	0410	04/19/13	\$900,000	\$970,000	2710	9	1963	5	11,744	N	N	8905 SE 56TH ST
003	9	545050	0050	04/01/11	\$900,000	\$1,056,000	2950	9	2002	3	11,480	N	N	5717 92ND AVE SE
003	9	257950	0012	07/01/11	\$820,000	\$963,000	2960	9	1965	4	26,695	N	N	6815 E MERCER WAY
003	9	362780	0260	06/21/12	\$898,000	\$1,027,000	2030	10	1973	4	10,313	N	N	8804 SE 78TH ST
003	9	362780	0040	04/10/13	\$1,035,500	\$1,119,000	2200	10	1970	3	18,097	Y	N	7714 89TH PL SE
003	9	545050	0280	11/12/13	\$1,160,000	\$1,179,000	2230	10	1966	5	10,971	N	N	9104 SE 57TH ST
003	9	362780	0280	04/11/13	\$1,110,000	\$1,199,000	2260	10	1967	5	10,458	Y	N	7707 89TH PL SE
003	9	751100	0040	02/28/11	\$710,000	\$833,000	2340	10	1968	4	27,634	N	N	6120 90TH AVE SE
003	9	258190	0265	06/03/13	\$855,000	\$911,000	2560	10	1974	5	6,829	N	N	6920 93RD AVE SE
003	9	362780	0310	05/21/13	\$869,000	\$929,000	2610	10	1969	3	13,795	N	N	7706 89TH PL SE
003	9	667290	0390	12/09/13	\$875,000	\$881,000	2850	10	1961	4	12,488	N	N	8938 SE 56TH ST
003	9	865110	0030	01/17/12	\$885,000	\$1,030,000	2870	10	1962	4	16,921	N	N	6120 92ND AVE SE
003	9	667290	0150	11/06/13	\$1,440,000	\$1,466,000	3060	10	1965	5	25,145	Y	N	9150 SE 54TH ST
003	9	302405	9076	07/04/11	\$1,000,000	\$1,174,000	3070	10	1972	5	14,397	Y	N	7860 ISLAND CREST WAY

Improved Sales Used in this Physical Inspection Analysis

Area 034 -- 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
003	9	302405	9093	10/09/13	\$1,072,315	\$1,102,000	3240	10	1985	4	14,810	N	N	7348 ISLAND CREST WAY
003	9	257950	0190	08/22/13	\$1,100,000	\$1,147,000	3340	10	1991	3	24,035	N	N	7511 92ND AVE SE
003	9	228700	0220	05/25/12	\$1,399,000	\$1,606,000	3920	10	2012	3	10,672	N	N	9012 SE 58TH ST
003	9	856640	0020	08/11/11	\$950,000	\$1,115,000	2990	11	1985	4	11,019	N	N	8829 SE 77TH PL
003	9	667300	0030	07/22/13	\$1,514,000	\$1,593,000	5000	11	1975	3	19,862	Y	N	9166 PARKWOOD RIDGE RD
003	9	257950	0176	04/27/11	\$1,729,750	\$2,032,000	5060	11	2008	3	20,267	N	N	7536 92ND AVE SE
003	10	182405	9162	04/25/13	\$598,000	\$644,000	1510	8	1966	3	11,361	N	N	4310 ISLAND CREST WAY
003	10	182405	9049	11/27/12	\$715,000	\$796,000	1600	8	1950	5	13,600	Y	N	8424 SE 44TH ST
003	10	182405	9148	08/28/13	\$873,000	\$908,000	1770	8	1974	4	11,813	N	N	4325 CAROL LN
003	10	545030	0190	05/02/12	\$517,810	\$596,000	1830	8	1950	4	13,500	N	N	4047 86TH AVE SE
003	10	182405	9054	12/16/13	\$705,000	\$708,000	2500	8	1958	3	18,426	N	N	8444 SE 44TH ST
003	10	182405	9157	07/10/13	\$770,000	\$812,000	3030	8	1974	5	9,602	N	N	4308 ISLAND CREST WAY
003	10	182405	9142	01/22/13	\$836,000	\$920,000	2050	9	1994	3	12,850	N	N	4309 86TH AVE SE
003	10	545030	0205	09/21/11	\$1,300,000	\$1,524,000	3980	9	2009	3	13,500	N	N	4113 86TH AVE SE
003	11	435130	0249	05/12/12	\$740,000	\$851,000	2180	8	1961	5	7,500	N	N	4817 91ST AVE SE
003	11	315860	0060	08/16/13	\$724,000	\$756,000	1280	9	1969	5	17,286	N	N	9104 SE 53RD PL
003	11	216200	0100	06/22/12	\$610,000	\$697,000	1490	9	1974	4	15,844	Y	N	4921 E MERCER WAY
003	11	758230	0080	10/16/13	\$730,000	\$748,000	1930	9	1976	4	9,608	N	N	4875 90TH PL SE
003	11	758230	0020	06/26/12	\$675,000	\$771,000	2000	9	1973	4	8,799	N	N	4816 90TH AVE SE
003	11	758230	0070	08/24/11	\$608,000	\$713,000	2130	9	1975	4	10,183	N	N	4869 90TH PL SE
003	11	142500	0010	05/03/11	\$636,000	\$747,000	2240	9	1976	3	12,427	N	N	9015 SE 51ST PL
003	11	758230	0095	05/15/13	\$666,500	\$714,000	2410	9	1973	4	9,994	N	N	4870 90TH PL SE
003	11	435130	0340	11/21/13	\$782,000	\$792,000	2480	9	1978	4	11,234	N	N	9014 SE 50TH ST
003	11	142500	0090	08/22/11	\$722,000	\$847,000	2820	9	1976	3	11,500	N	N	9007 SE 50TH ST
003	11	216200	0040	02/21/12	\$645,000	\$748,000	1720	10	1977	3	21,970	N	N	4817 E MERCER WAY
003	11	216200	0240	05/18/11	\$770,000	\$904,000	2080	10	1967	4	24,212	Y	N	4907 E MERCER WAY
003	11	435130	1230	07/02/13	\$850,000	\$899,000	2140	10	1963	5	15,840	N	N	4 LINDLEY RD
003	11	545090	0040	02/01/13	\$915,000	\$1,005,000	2400	10	1965	5	11,458	N	N	5230 90TH AVE SE
003	11	435130	1210	12/24/12	\$799,950	\$886,000	2970	10	1964	4	16,087	N	N	9013 SE 50TH ST
003	11	545090	0120	11/03/11	\$620,000	\$725,000	3000	10	1967	4	13,585	N	N	5305 90TH AVE SE

Improved Sales Used in this Physical Inspection Analysis

Area 034 -- 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
004	3	210700	0130	06/07/13	\$605,000	\$644,000	1280	8	1977	4	9,565	N	N	3716 E MERCER WAY
004	3	192405	9112	06/12/13	\$900,000	\$957,000	1470	8	1953	4	23,746	Y	N	4848 E MERCER WAY
004	3	156180	0040	11/14/13	\$714,000	\$725,000	1600	9	1980	4	12,960	N	N	4419 E MERCER WAY
004	3	156180	0060	01/25/12	\$615,000	\$715,000	1760	9	1983	4	17,488	Y	N	4429 E MERCER WAY
004	3	192405	9285	07/16/13	\$1,310,000	\$1,380,000	1790	9	1973	3	22,585	Y	N	4812 E MERCER WAY
004	3	777670	0020	12/16/11	\$896,000	\$1,045,000	1810	9	1955	5	22,005	Y	N	9805 SE 42ND PL
004	3	545970	0045	12/20/12	\$975,000	\$1,080,000	1860	9	1966	4	15,000	Y	N	4262 E MERCER WAY
004	3	004610	0399	07/12/13	\$950,000	\$1,002,000	2120	9	1978	4	19,221	Y	N	4431 FERNCROFT RD
004	3	192200	0180	03/05/13	\$995,000	\$1,085,000	3560	9	1972	4	13,959	N	N	9438 SE 52ND ST
004	3	143870	0120	04/25/12	\$950,000	\$1,094,000	1760	10	1967	4	15,495	Y	N	5411 96TH AVE SE
004	3	143870	0020	04/12/11	\$870,000	\$1,021,000	1850	10	1974	5	18,421	N	N	9412 SE 54TH ST
004	3	755870	0031	01/28/13	\$1,270,000	\$1,396,000	2160	10	1983	4	16,553	Y	N	4614 E MERCER WAY
004	3	755870	0031	09/05/12	\$1,030,000	\$1,164,000	2160	10	1983	4	16,553	Y	N	4614 E MERCER WAY
004	3	143870	0140	12/06/13	\$1,660,000	\$1,674,000	2260	10	1965	5	20,424	Y	N	5425 96TH AVE SE
004	3	192405	9164	08/28/12	\$1,132,000	\$1,281,000	2290	10	1978	5	8,276	Y	N	9460 SE 52ND ST
004	3	252400	0130	01/29/13	\$754,000	\$828,000	2540	10	1988	3	23,683	N	N	4755 FERNRIDGE LN
004	3	252400	0080	05/17/11	\$886,000	\$1,041,000	2760	10	1990	4	15,012	N	N	4737 FERNRIDGE LN
004	3	004610	0351	10/04/12	\$1,610,000	\$1,811,000	3300	10	1999	5	17,398	Y	N	4434 FERNCROFT RD
004	3	182405	9172	08/13/13	\$1,650,000	\$1,725,000	3460	10	1998	3	18,196	Y	N	4744 E MERCER WAY
004	3	192405	9340	09/25/13	\$1,725,000	\$1,780,000	2550	11	2006	3	9,218	Y	N	9452 SE 52ND ST
004	3	866140	0125	05/23/12	\$1,170,000	\$1,343,000	2557	11	1997	4	29,833	N	N	5360 BUTTERWORTH RD
004	3	004610	0509	05/28/13	\$1,650,000	\$1,762,000	3850	11	1987	4	16,240	Y	N	4544 FERNCROFT RD
004	3	413190	0042	08/19/11	\$1,240,000	\$1,455,000	3940	11	1991	4	10,862	Y	N	4070 E MERCER WAY
004	3	185600	0010	04/13/11	\$1,900,000	\$2,231,000	3970	11	2007	3	24,393	Y	N	9722 SE 43RD ST
004	4	258070	0065	03/01/13	\$550,000	\$600,000	1806	7	1944	4	12,480	N	N	6834 E MERCER WAY
004	4	302405	9078	04/16/12	\$550,000	\$634,000	1230	8	1990	3	29,110	N	N	6520 E MERCER WAY
004	4	032110	0275	07/24/12	\$790,400	\$899,000	1300	8	1968	3	16,741	Y	N	8330 AVALON DR
004	4	073610	0051	03/10/11	\$695,000	\$815,000	1910	8	1968	4	9,000	Y	N	8545 85TH AVE SE
004	4	302405	9087	09/20/12	\$725,000	\$817,000	2380	8	1951	5	10,576	Y	N	6919 96TH AVE SE
004	4	215450	0080	05/04/11	\$718,000	\$843,000	1710	9	1972	3	18,780	Y	N	6202 E MERCER WAY

Improved Sales Used in this Physical Inspection Analysis

Area 034 -- 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
004	4	032110	0110	10/10/12	\$755,000	\$848,000	1900	9	1997	3	19,568	Y	N	8415 E MERCER WAY
004	4	032110	0130	02/13/13	\$990,000	\$1,084,000	2380	9	1963	5	23,850	N	N	8400 E MERCER WAY
004	4	192405	9168	06/04/13	\$690,000	\$735,000	2680	9	1975	4	14,810	Y	N	5808 E MERCER WAY
004	4	258070	0090	03/29/13	\$1,100,000	\$1,192,000	3630	9	2005	3	13,480	Y	N	9509 SE 68TH ST
004	4	426000	0080	08/13/13	\$1,125,000	\$1,176,000	1500	10	1968	5	17,717	Y	N	9520 SE 61ST PL
004	4	215450	0040	10/12/12	\$1,200,000	\$1,348,000	1780	10	1970	5	15,002	Y	N	6216 E MERCER WAY
004	4	032110	0180	09/18/13	\$990,000	\$1,024,000	2200	10	1977	5	16,237	Y	N	8327 E MERCER WAY
004	4	073610	0025	08/26/11	\$1,800,000	\$2,112,000	2555	10	2010	3	19,000	Y	N	8559 85TH AVE SE
004	4	302405	9215	09/25/12	\$1,065,000	\$1,200,000	3000	10	1998	3	12,480	Y	N	6921 96TH AVE SE
004	4	239600	0020	11/19/13	\$1,445,000	\$1,465,000	3020	10	1979	5	16,056	Y	N	9524 SE 68TH ST
004	4	324080	0030	04/16/13	\$1,255,000	\$1,354,000	3040	10	1983	4	16,715	Y	N	6234 E MERCER WAY
004	4	324080	0030	07/15/11	\$1,150,000	\$1,351,000	3040	10	1983	4	16,715	Y	N	6234 E MERCER WAY
004	4	302405	9201	09/24/12	\$1,778,000	\$2,003,000	3920	10	1991	5	12,650	Y	N	7938 E MERCER WAY
004	4	032110	0100	08/16/11	\$1,320,000	\$1,549,000	3120	11	1990	3	13,800	Y	N	8061 AVALON DR
004	4	302405	9222	12/28/12	\$1,100,000	\$1,217,000	3610	11	1990	5	8,400	Y	N	6929 96TH AVE SE
004	4	302405	9189	01/28/13	\$1,789,500	\$1,967,000	4200	11	1990	4	8,526	Y	N	7930 E MERCER WAY
004	4	192405	9109	03/20/12	\$1,136,200	\$1,314,000	4210	11	1989	3	17,860	Y	N	5462 E MERCER WAY
004	4	192405	9077	08/21/13	\$1,261,000	\$1,315,000	4840	11	1989	3	18,415	Y	N	5660 E MERCER WAY
004	13	192405	9255	04/18/11	\$1,400,000	\$1,644,000	1200	7	1952	4	12,121	Y	Y	6226 E MERCER WAY
004	13	258070	0030	11/04/11	\$850,000	\$994,000	1330	7	1926	4	13,318	Y	Y	6827 96TH AVE SE
004	13	258070	0005	10/16/12	\$1,810,000	\$2,032,000	2640	9	2005	3	13,671	Y	Y	6802 96TH AVE SE
004	13	004610	0453	04/08/11	\$1,550,000	\$1,820,000	2840	9	1958	5	13,497	Y	Y	4456 FERNCROFT RD
004	13	004610	0010	09/03/13	\$2,300,000	\$2,390,000	2890	9	1994	3	18,127	Y	Y	4330 E MERCER WAY
004	13	082405	9185	08/29/13	\$1,735,000	\$1,805,000	3260	9	1998	3	21,876	Y	Y	3820 E MERCER WAY
004	13	082405	9185	10/02/12	\$1,625,000	\$1,828,000	3260	9	1998	3	21,876	Y	Y	3820 E MERCER WAY
004	13	426000	0040	02/13/13	\$1,800,000	\$1,972,000	2320	10	1970	5	21,319	Y	Y	9651 SE 61ST PL
004	13	413190	0032	04/21/11	\$2,485,000	\$2,919,000	2320	10	2004	3	16,342	Y	Y	4056 E MERCER WAY
004	13	777670	0030	07/21/11	\$2,500,000	\$2,936,000	2690	10	1985	4	20,206	Y	Y	9825 SE 42ND PL
004	13	755870	0045	04/08/13	\$2,083,900	\$2,254,000	3140	10	1990	4	34,041	Y	Y	4602 E MERCER WAY
004	13	257950	0100	10/08/13	\$1,850,000	\$1,902,000	3290	10	1989	4	8,491	Y	Y	7430 E MERCER WAY

Improved Sales Used in this Physical Inspection Analysis

Area 034 -- 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
004	13	413190	0027	02/07/13	\$2,062,000	\$2,262,000	4290	10	1990	3	18,000	Y	Y	4036 E MERCER WAY
004	13	302405	9084	06/07/11	\$2,450,000	\$2,879,000	1920	11	2006	3	8,500	Y	Y	7912 E MERCER WAY
004	13	413190	0045	06/27/12	\$4,199,000	\$4,799,000	3117	11	2010	3	22,000	Y	Y	4102 100TH AVE SE
004	13	755870	0040	03/11/11	\$2,308,000	\$2,709,000	3131	11	1996	3	24,619	Y	Y	4612 E MERCER WAY
004	13	258010	0015	12/19/13	\$2,692,000	\$2,703,000	3740	11	1993	4	14,790	Y	Y	9607 SE 72ND ST
004	13	192405	9165	04/21/11	\$3,850,000	\$4,523,000	4330	11	2006	3	14,372	Y	Y	6236 E MERCER WAY
004	13	192405	9220	12/12/12	\$2,320,000	\$2,576,000	4530	11	1978	4	15,644	Y	Y	5636 E MERCER WAY
004	13	004610	0510	08/15/13	\$4,458,000	\$4,658,000	6210	11	2009	3	16,750	Y	Y	4458 FERNCROFT RD
004	13	257950	0095	08/09/13	\$5,000,000	\$5,234,000	5860	12	2003	3	27,165	Y	Y	7414 E MERCER WAY
004	14	073610	0085	06/19/13	\$1,285,000	\$1,364,000	1000	7	1946	4	15,150	Y	Y	8420 BENO THO PL
004	14	312405	9015	08/03/11	\$2,375,000	\$2,789,000	2167	10	2002	3	12,938	Y	Y	8048 AVALON PL
004	14	073610	0175	12/20/12	\$2,805,000	\$3,109,000	2700	10	1998	4	14,140	Y	Y	8710 85TH AVE SE
004	37	252420	0030	01/24/11	\$1,100,000	\$1,288,000	4190	11	1979	3	15,415	Y	N	4410 E MERCER WAY
004	45	073610	0060	07/24/13	\$1,612,500	\$1,695,000	2170	10	2001	3	11,745	Y	N	8540 85TH AVE SE
004	137	755870	0036	05/27/11	\$1,145,000	\$1,345,000	1790	10	1968	3	14,205	Y	Y	4610 E MERCER WAY
004	137	182405	9082	10/03/13	\$2,239,000	\$2,305,000	2520	10	1988	4	14,003	Y	Y	4550 E MERCER WAY
004	145	073610	0120	07/05/12	\$1,750,000	\$1,998,000	2370	8	1950	4	15,405	Y	Y	8470 85TH AVE SE
005	0	217450	4120	04/24/12	\$440,000	\$507,000	970	7	1950	3	6,000	N	N	2523 72ND AVE SE
005	0	130030	1287	06/04/13	\$635,000	\$677,000	1130	7	1950	4	6,801	Y	N	3300 72ND AVE SE
005	0	509330	1110	03/11/11	\$644,000	\$755,000	1180	7	1960	3	6,000	Y	N	6710 SE 30TH ST
005	0	217450	3825	07/30/12	\$518,000	\$589,000	1200	7	1958	4	6,000	N	N	2523 71ST AVE SE
005	0	130030	1930	09/04/13	\$575,000	\$597,000	1240	7	1958	3	12,600	N	N	3426 74TH AVE SE
005	0	531510	0747	07/18/12	\$600,000	\$683,000	1250	7	1952	5	9,595	N	N	2954 72ND AVE SE
005	0	217450	1165	07/22/13	\$669,000	\$703,000	1280	7	1928	5	4,500	Y	N	3045 68TH AVE SE
005	0	509330	0640	07/24/12	\$665,000	\$757,000	1280	7	1946	4	6,000	Y	N	2744 68TH AVE SE
005	0	217450	1505	08/28/13	\$739,000	\$769,000	1350	7	1956	3	6,000	Y	N	3073 71ST AVE SE
005	0	509330	1175	06/14/12	\$1,050,000	\$1,202,000	1370	7	1957	4	12,000	Y	N	2805 68TH AVE SE
005	0	217450	1915	05/23/12	\$602,000	\$691,000	1390	7	1956	5	9,000	N	N	2720 71ST AVE SE
005	0	217450	0970	02/04/11	\$560,000	\$656,000	1390	7	1962	3	5,500	Y	N	3064 67TH AVE SE
005	0	130030	1843	04/04/12	\$785,000	\$906,000	1480	7	1947	4	26,000	N	N	3429 74TH AVE SE

Improved Sales Used in this Physical Inspection Analysis

Area 034 -- 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
005	0	283770	0110	04/28/11	\$600,000	\$704,000	1500	7	1954	5	5,500	Y	N	3627 73RD AVE SE
005	0	130030	1360	02/19/13	\$783,000	\$856,000	1520	7	1959	4	7,500	Y	N	3413 72ND PL SE
005	0	509330	1225	03/29/13	\$855,000	\$927,000	1580	7	1959	4	6,000	Y	N	2831 68TH AVE SE
005	0	217450	4195	07/01/13	\$665,000	\$703,000	2020	7	1981	3	6,882	Y	N	2448 W MERCER WAY
005	0	217450	2130	04/13/11	\$840,000	\$986,000	2100	7	2000	3	9,450	N	N	2748 70TH AVE SE
005	0	130030	1155	07/18/12	\$715,000	\$814,000	2250	7	1984	3	9,000	N	N	3315 72ND PL SE
005	0	283770	0025	07/06/12	\$715,000	\$816,000	1080	8	1962	4	17,600	N	N	3635 74TH AVE SE
005	0	531510	0392	07/25/13	\$745,000	\$783,000	1150	8	1970	4	9,449	Y	N	2675 74TH AVE SE
005	0	531510	0867	02/27/13	\$639,500	\$698,000	1180	8	1951	4	9,000	N	N	2944 74TH AVE SE
005	0	531510	0697	05/28/13	\$785,000	\$838,000	1260	8	1952	4	18,132	N	N	2723 74TH AVE SE
005	0	130030	1590	09/06/11	\$675,000	\$791,000	1300	8	1953	5	6,000	Y	N	3440 72ND AVE SE
005	0	362350	0046	01/26/11	\$580,000	\$679,000	1380	8	1955	3	11,435	Y	N	3860 W MERCER WAY
005	0	509330	1285	05/16/13	\$1,065,000	\$1,141,000	1450	8	1963	4	10,500	Y	N	3005 69TH AVE SE
005	0	531510	0856	03/08/13	\$860,000	\$937,000	1490	8	1949	3	22,177	Y	N	2936 74TH AVE SE
005	0	509330	0810	07/20/12	\$1,160,000	\$1,321,000	1520	8	1957	5	9,201	Y	N	2913 70TH AVE SE
005	0	283770	0090	05/13/11	\$536,250	\$630,000	1550	8	1948	3	11,550	N	N	3617 73RD AVE SE
005	0	935910	0125	06/19/13	\$810,000	\$860,000	1570	8	1961	4	16,135	Y	N	6900 SE 33RD ST
005	0	362350	0061	07/27/11	\$600,000	\$704,000	1590	8	1964	3	13,335	N	N	3837 76TH AVE SE
005	0	130030	1425	04/25/12	\$601,100	\$692,000	1690	8	1961	3	6,000	Y	N	3443 72ND PL SE
005	0	935910	0180	09/23/11	\$1,225,000	\$1,436,000	1690	8	1959	5	9,000	Y	N	6932 SE 33RD ST
005	0	217450	1210	05/24/11	\$1,080,000	\$1,269,000	1700	8	2007	3	10,028	Y	N	3075 68TH AVE SE
005	0	130030	2335	12/04/12	\$751,300	\$835,000	1760	8	1950	5	11,250	N	N	7235 SE 32ND ST
005	0	130030	0870	05/31/12	\$530,000	\$608,000	1760	8	1958	3	8,980	N	N	3230 73RD AVE SE
005	0	130030	1345	09/29/11	\$845,000	\$990,000	1800	8	1962	5	8,215	Y	N	3405 72ND PL SE
005	0	362350	0048	10/29/12	\$722,000	\$808,000	1890	8	1967	4	19,200	N	N	3854 W MERCER WAY
005	0	217450	1050	03/11/13	\$930,000	\$1,012,000	2090	8	1992	3	6,000	N	N	3016 67TH AVE SE
005	0	531510	0257	07/08/11	\$876,000	\$1,029,000	2110	8	1996	3	11,780	Y	N	2244 72ND AVE SE
005	0	531510	0786	06/06/13	\$830,000	\$884,000	2260	8	1963	5	11,448	N	N	2967 74TH AVE SE
005	0	531510	0718	11/27/13	\$656,600	\$664,000	2370	8	1980	2	11,214	N	N	7217 SE 29TH ST
005	0	217450	2100	05/31/13	\$885,000	\$944,000	2430	8	1999	3	5,127	Y	N	2754 70TH AVE SE

Improved Sales Used in this Physical Inspection Analysis

Area 034 -- 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
005	0	509330	1000	09/19/13	\$1,125,000	\$1,163,000	1680	9	1958	5	15,000	Y	N	2816 68TH AVE SE
005	0	217510	0345	08/01/13	\$1,188,800	\$1,247,000	1690	9	2005	3	6,000	Y	N	3021 70TH AVE SE
005	0	217510	0125	08/10/11	\$1,140,000	\$1,338,000	1700	9	1961	4	10,440	Y	N	3029 69TH AVE SE
005	0	935090	0695	05/03/12	\$1,085,000	\$1,249,000	1820	9	1965	5	8,400	Y	N	7011 SE MAKER ST
005	0	531510	0271	04/26/12	\$1,150,000	\$1,325,000	1900	9	1953	4	24,583	Y	N	2270 72ND AVE SE
005	0	935090	0330	11/22/11	\$995,000	\$1,162,000	1960	9	1961	4	12,498	Y	N	6930 SE 35TH ST
005	0	130030	1842	06/17/11	\$875,950	\$1,029,000	2000	9	1961	5	11,200	N	N	3437 74TH AVE SE
005	0	217450	4205	06/16/11	\$850,000	\$998,000	2170	9	1996	3	5,624	Y	N	2455 65TH PL SE
005	0	217450	3781	01/25/13	\$920,000	\$1,012,000	2230	9	1998	3	9,030	N	N	2501 71ST AVE SE
005	0	130030	2031	05/20/13	\$962,000	\$1,029,000	2300	9	1963	5	10,150	N	N	3436 74TH AVE SE
005	0	330770	0110	11/11/11	\$1,023,000	\$1,196,000	2680	9	2003	3	7,498	N	N	6608 SE 24TH ST
005	0	531510	0795	05/13/13	\$1,375,000	\$1,474,000	2900	9	1951	5	17,175	N	N	2951 74TH AVE SE
005	0	409950	1297	08/24/11	\$1,170,000	\$1,373,000	3200	9	2005	3	7,700	N	N	2426 70TH AVE SE
005	0	217450	1390	08/22/13	\$1,860,000	\$1,939,000	2050	10	2002	4	9,000	Y	N	2919 71ST AVE SE
005	0	130030	1435	02/20/12	\$1,400,000	\$1,624,000	2250	10	2009	3	6,000	Y	N	3449 72ND PL SE
005	0	531510	0827	05/14/12	\$1,368,125	\$1,573,000	2450	10	2005	3	6,573	N	N	2911 74TH AVE SE
005	0	217450	1100	11/20/13	\$1,490,000	\$1,511,000	2540	10	1998	3	9,000	Y	N	3011 68TH AVE SE
005	0	330770	0300	09/20/13	\$1,350,000	\$1,395,000	2650	10	2013	3	6,914	N	N	2272 71ST AVE SE
005	0	217450	1325	12/30/13	\$1,245,000	\$1,245,000	2710	10	2006	3	6,000	Y	N	2920 70TH AVE SE
005	0	217450	4050	11/06/12	\$1,057,000	\$1,182,000	2820	10	2006	3	7,500	N	N	2423 72ND AVE SE
005	0	217450	4050	05/23/11	\$960,000	\$1,128,000	2820	10	2006	3	7,500	N	N	2423 72ND AVE SE
005	0	935090	0095	02/10/11	\$1,362,500	\$1,597,000	2880	10	2002	3	9,264	Y	N	6924 SE ALLEN ST
005	0	330770	0161	12/05/12	\$1,730,000	\$1,923,000	2940	10	2003	3	8,681	Y	N	2203 70TH AVE SE
005	0	330770	0250	04/27/11	\$1,185,000	\$1,392,000	3030	10	2005	3	7,217	N	N	2223 71ST AVE SE
005	0	362350	0013	04/12/13	\$1,350,000	\$1,458,000	3080	10	1969	4	35,040	Y	N	3601 72ND AVE SE
005	0	130030	0435	02/27/13	\$1,384,000	\$1,511,000	3150	10	1989	5	15,000	N	N	3258 74TH AVE SE
005	0	330770	0255	09/20/12	\$1,525,000	\$1,720,000	3180	10	2007	3	7,226	N	N	2227 71ST AVE SE
005	0	214126	0030	10/05/12	\$1,075,000	\$1,209,000	2250	11	1992	3	17,632	N	N	3220 74TH PL SE
005	0	409950	1050	12/04/12	\$1,095,000	\$1,217,000	2710	11	1998	3	6,000	N	N	2412 66TH AVE SE
005	0	509330	1330	02/27/13	\$2,275,000	\$2,484,000	3400	11	2006	3	10,727	Y	N	3005 70TH AVE SE

Improved Sales Used in this Physical Inspection Analysis

Area 034 -- 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
005	0	531510	0432	11/09/11	\$1,388,040	\$1,623,000	3470	11	2003	3	10,960	N	N	7235 SE 24TH ST
005	0	283770	0100	03/23/11	\$1,275,000	\$1,497,000	3660	11	2007	3	8,800	N	N	3614 72ND PL SE
005	0	531510	0407	12/02/11	\$1,595,000	\$1,863,000	4160	11	2005	3	12,771	N	N	2435 74TH AVE SE
005	0	217450	1515	07/14/11	\$1,842,500	\$2,164,000	4590	11	2001	3	12,000	Y	N	3072 71ST AVE SE
005	0	130030	1860	08/10/11	\$1,800,000	\$2,113,000	5320	11	2002	3	26,000	N	N	3449 74TH AVE SE
005	0	531510	0251	10/17/11	\$1,595,000	\$1,868,000	3260	12	2004	3	9,801	Y	N	2226 72ND AVE SE
005	0	130030	2080	02/04/13	\$2,435,000	\$2,673,000	5910	12	2007	3	15,383	N	N	3406 74TH AVE SE
005	6	545900	0190	11/01/12	\$487,500	\$545,000	1030	7	1961	4	8,894	N	N	3712 78TH AVE SE
005	6	545880	0275	03/20/13	\$780,575	\$848,000	1080	8	1958	5	7,455	N	N	3467 77TH PL SE
005	6	545880	0670	09/25/12	\$595,000	\$670,000	1100	8	1962	3	7,875	N	N	3742 77TH PL SE
005	6	545880	0520	10/02/13	\$745,000	\$767,000	1150	8	1962	5	12,547	N	N	3775 77TH AVE SE
005	6	545880	0155	09/04/13	\$630,000	\$654,000	1170	8	1958	4	9,600	N	N	7624 SE 37TH PL
005	6	545900	0415	10/25/12	\$645,000	\$722,000	1200	8	1962	5	7,734	N	N	3412 79TH AVE SE
005	6	545900	0275	05/15/13	\$905,000	\$969,000	1270	8	2006	3	9,600	N	N	3764 79TH AVE SE
005	6	545880	0240	08/18/11	\$607,300	\$712,000	1320	8	1958	5	7,455	N	N	3419 77TH PL SE
005	6	545900	0005	08/02/11	\$566,000	\$664,000	1320	8	1961	4	7,694	N	N	3401 79TH AVE SE
005	6	545880	0490	11/13/13	\$715,000	\$726,000	1370	8	1958	3	12,598	N	N	3725 77TH AVE SE
005	6	545900	0100	09/18/12	\$727,500	\$820,000	1390	8	1963	5	9,188	N	N	3751 79TH AVE SE
005	6	545880	0580	07/27/11	\$585,000	\$687,000	1390	8	1958	3	7,350	N	N	3749 77TH PL SE
005	6	545880	0145	09/16/13	\$560,000	\$579,000	1420	8	1960	3	7,869	N	N	3471 77TH AVE SE
005	6	545880	0585	08/29/13	\$680,000	\$707,000	1490	8	1959	4	7,350	N	N	3755 77TH PL SE
005	6	545900	0035	05/25/11	\$635,000	\$746,000	1510	8	1961	4	8,470	N	N	3449 79TH AVE SE
005	6	545880	0435	11/07/12	\$617,000	\$689,000	1570	8	1958	4	9,600	N	N	3852 76TH AVE SE
005	6	122404	9058	04/24/12	\$499,500	\$575,000	1630	8	1953	4	9,583	N	N	3633 ISLAND CREST WAY
005	6	545900	0075	10/15/12	\$600,000	\$673,000	1720	8	1960	3	8,430	N	N	3711 79TH AVE SE
005	6	445830	0330	01/23/13	\$855,000	\$941,000	1760	8	2002	3	10,537	Y	N	8030 SE 37TH PL
005	6	545880	0260	11/02/11	\$515,000	\$602,000	1780	8	1960	4	7,455	N	N	3447 77TH PL SE
005	6	545880	0390	03/26/13	\$780,000	\$846,000	1800	8	1958	5	7,890	N	N	3476 77TH PL SE
005	6	545900	0250	07/01/13	\$890,000	\$941,000	1900	8	1960	5	9,600	N	N	3861 80TH AVE SE
005	6	545900	0270	04/25/13	\$723,000	\$778,000	1900	8	1962	4	9,600	N	N	3780 79TH AVE SE

Improved Sales Used in this Physical Inspection Analysis

Area 034 -- 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
005	6	445790	0030	03/10/13	\$730,000	\$795,000	1970	8	1959	4	11,167	N	N	3850 82ND AVE SE
005	6	445790	0020	05/31/12	\$716,000	\$821,000	2450	8	1957	4	11,167	N	N	3834 82ND AVE SE
005	6	445810	0095	02/17/12	\$1,725,000	\$2,002,000	3610	11	2010	3	12,605	N	N	3813 82ND AVE SE
006	61	141030	0019	04/26/13	\$675,000	\$726,000	910	7	1961	4	14,243	Y	N	5230 82ND AVE SE
006	61	936570	0160	12/17/13	\$729,500	\$733,000	1060	7	1962	5	30,000	N	N	4241 W MERCER WAY
006	61	257730	0022	02/13/13	\$624,000	\$683,000	1910	7	1953	4	14,368	N	N	8201 SE 48TH ST
006	61	362350	0174	04/26/12	\$715,000	\$823,000	1560	8	1957	3	18,618	Y	N	4150 78TH AVE SE
006	61	362350	0170	10/12/12	\$830,000	\$932,000	1810	8	1950	4	30,170	Y	N	7810 SE 42ND ST
006	61	548270	0130	10/18/12	\$810,000	\$909,000	1840	8	1928	3	26,781	Y	N	4460 FOREST AVE SE
006	61	362350	0265	11/05/12	\$2,250,000	\$2,516,000	1850	8	1959	4	16,975	Y	Y	3611 W MERCER WAY
006	61	192405	9150	04/18/13	\$878,000	\$947,000	1990	8	2000	3	15,923	N	N	5041 W MERCER WAY
006	61	936570	0341	03/19/13	\$780,000	\$847,000	2120	8	1979	4	15,259	Y	N	4320 FOREST AVE SE
006	61	362350	0202	06/25/13	\$1,375,000	\$1,457,000	1430	9	2012	3	10,845	Y	N	4133 W MERCER WAY
006	61	936570	0206	03/21/13	\$1,020,000	\$1,108,000	1510	9	1972	4	16,612	Y	N	4225 HOLLY LN
006	61	926980	0040	05/20/13	\$855,000	\$915,000	1650	9	1973	4	22,476	N	N	5200 W MERCER PL
006	61	113700	0150	05/31/13	\$1,080,000	\$1,152,000	1770	9	1974	4	14,207	Y	N	15 BROOK BAY RD
006	61	362350	0393	07/18/12	\$920,000	\$1,048,000	1810	9	1966	4	15,009	Y	N	4047 W MERCER WAY
006	61	279800	0100	06/10/13	\$1,100,000	\$1,170,000	1990	9	2001	3	15,116	N	N	5026 84TH AVE SE
006	61	936570	0366	03/23/11	\$1,412,000	\$1,657,000	2340	9	1953	4	37,561	Y	N	8128 SE 44TH ST
006	61	936570	0363	08/22/12	\$1,020,000	\$1,156,000	4100	9	1999	3	21,773	N	N	4333 W MERCER WAY
006	61	294890	0013	05/30/13	\$1,300,000	\$1,387,000	2590	10	1981	4	15,070	Y	N	5331 FOREST AVE SE
006	61	404500	0120	04/19/11	\$1,899,000	\$2,230,000	3050	10	2008	3	8,100	Y	N	4702 FOREST AVE SE
006	61	257490	0085	09/17/12	\$1,012,000	\$1,142,000	3218	10	1981	3	15,147	Y	N	4840 FOREST AVE SE
006	61	294890	0026	03/05/12	\$1,726,300	\$2,000,000	3460	10	1997	3	17,662	Y	Y	5435 W MERCER WAY
006	61	294890	0012	12/13/13	\$3,900,000	\$3,925,000	3740	10	2005	3	17,854	Y	Y	5325 W MERCER WAY
006	61	770010	0091	09/27/13	\$1,640,000	\$1,691,000	3810	10	1989	3	24,950	Y	N	8035 SE 45TH ST
006	61	738900	0040	10/05/12	\$2,150,000	\$2,418,000	1740	11	1966	5	25,059	Y	N	4215 HOLLY LN
006	61	933270	0010	11/17/11	\$1,345,925	\$1,573,000	3230	11	1994	3	11,693	N	N	8396 SE 50TH PL
006	61	776700	0060	11/11/11	\$1,600,000	\$1,871,000	3250	11	1980	4	16,471	Y	N	3809 W MERCER WAY
006	61	132404	9020	03/01/13	\$2,425,000	\$2,647,000	4040	11	1999	4	18,430	Y	N	4612 FOREST AVE SE

Improved Sales Used in this Physical Inspection Analysis

Area 034 -- 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
006	61	770010	0065	03/20/12	\$1,900,000	\$2,198,000	4080	11	2011	3	16,189	Y	N	8038 SE 45TH ST
006	61	548270	0136	03/25/13	\$2,310,000	\$2,507,000	5570	11	2008	3	20,223	Y	N	8117 MERRIMOUNT DR
006	61	294890	0011	05/21/13	\$2,179,750	\$2,332,000	3600	12	1981	4	16,678	Y	N	5329 W MERCER WAY
006	61	404500	0146	08/19/11	\$3,100,000	\$3,639,000	4900	12	2009	3	15,547	Y	N	4808 FOREST AVE SE
006	61	738900	0100	10/07/13	\$4,000,000	\$4,113,000	6170	12	2008	3	73,930	Y	N	4207 HOLLY LN
006	61	362350	0450	11/21/12	\$13,250,000	\$14,775,000	10170	13	2007	3	72,687	Y	Y	4137 BOULEVARD PL
006	62	157410	0365	05/23/13	\$615,000	\$657,000	2560	7	1927	5	5,934	N	N	5805 W MERCER WAY
006	62	615600	0010	08/31/12	\$828,000	\$937,000	1350	8	1964	5	13,065	Y	N	5915 80TH AVE SE
006	62	252404	9092	10/12/11	\$1,325,000	\$1,552,000	1840	8	1955	5	23,054	Y	N	19 HOLLY HILL DR
006	62	157410	0130	07/30/12	\$780,000	\$887,000	2110	8	1969	5	9,360	N	N	8020 SE 60TH ST
006	62	225100	0050	09/23/13	\$1,030,000	\$1,063,000	1880	9	1977	4	20,024	N	N	5 EDEN LN W
006	62	252404	9189	02/08/11	\$1,020,000	\$1,195,000	2120	9	1960	5	15,550	Y	N	7435 W MERCER WAY
006	62	192280	0480	06/15/11	\$777,000	\$913,000	2330	9	1976	4	17,507	N	N	6021 W MERCER WAY
006	62	409480	0400	05/16/11	\$799,000	\$938,000	2370	9	1965	4	12,840	N	N	6130 79TH AVE SE
006	62	225100	0030	05/17/12	\$1,325,000	\$1,522,000	2380	9	1977	5	20,001	N	N	3 EDEN LN W
006	62	157410	0465	06/14/12	\$812,000	\$929,000	2520	9	1989	3	6,240	N	N	8018 SE 58TH ST
006	62	252404	9164	04/07/11	\$870,000	\$1,021,000	2610	9	1958	5	14,350	Y	N	7251 W MERCER WAY
006	62	252404	9023	04/06/11	\$1,137,000	\$1,335,000	2900	9	1968	5	13,939	Y	N	6711 W MERCER WAY
006	62	409710	0020	04/11/13	\$3,100,000	\$3,351,000	3530	9	1979	4	19,300	Y	Y	6323 77TH AVE SE
006	62	409480	0040	10/15/12	\$740,000	\$830,000	1400	10	1966	3	13,352	Y	N	7845 SE 63RD PL
006	62	536800	0010	03/23/11	\$945,000	\$1,109,000	1700	10	1968	4	15,350	Y	N	7434 SE 71ST ST
006	62	536800	0220	04/15/11	\$1,415,000	\$1,662,000	1740	10	1977	5	14,390	Y	N	7432 SE 71ST ST
006	62	252404	9251	05/23/11	\$1,420,000	\$1,668,000	1930	10	1998	3	16,667	Y	N	6751 W MERCER WAY
006	62	409710	0060	06/28/12	\$2,850,000	\$3,257,000	2400	10	1998	3	18,700	Y	Y	6049 77TH AVE SE
006	62	252404	9311	07/02/13	\$1,650,000	\$1,745,000	2800	10	1993	4	18,321	Y	N	7447 W MERCER WAY
006	62	252404	9255	08/16/12	\$2,500,000	\$2,836,000	2980	10	1926	5	40,980	Y	N	12 MEADOW LN
006	62	409480	0200	09/19/12	\$1,093,500	\$1,233,000	3140	10	1966	3	21,352	N	N	6125 79TH AVE SE
006	62	894422	0020	03/22/11	\$1,640,000	\$1,925,000	3145	10	1986	4	12,801	Y	N	7361 W MERCER WAY
006	62	294890	0085	05/14/13	\$915,000	\$980,000	3380	10	1992	3	15,225	N	N	5619 W MERCER WAY
006	62	409480	0390	12/09/11	\$865,000	\$1,009,000	3400	10	1966	4	12,840	N	N	6120 79TH AVE SE

Improved Sales Used in this Physical Inspection Analysis

Area 034 -- 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
006	62	409480	0110	07/29/13	\$1,100,000	\$1,155,000	3490	10	1973	4	12,914	N	N	6255 79TH AVE SE
006	62	225100	0040	06/26/12	\$1,450,000	\$1,657,000	3510	10	1979	5	20,056	N	N	4 EDEN LN W
006	62	536800	0090	05/31/13	\$1,550,000	\$1,654,000	1950	11	1980	4	15,991	Y	N	7580 SE 71ST ST
006	62	409480	0290	11/12/12	\$1,125,000	\$1,256,000	2380	11	1966	4	20,311	Y	N	6043 78TH AVE SE
006	62	409480	0280	11/07/12	\$1,527,000	\$1,707,000	2400	11	1964	5	18,943	Y	N	6051 78TH AVE SE
006	62	409480	0270	03/08/13	\$1,600,000	\$1,743,000	2560	11	1972	4	16,248	Y	N	6059 78TH AVE SE
006	62	252404	9248	05/17/13	\$3,500,000	\$3,749,000	2950	11	2006	3	13,520	Y	Y	6761 W MERCER WAY
006	62	252404	9194	08/03/12	\$2,100,000	\$2,387,000	3640	11	1973	5	35,719	Y	N	6845 W MERCER WAY
006	62	536800	0270	09/04/13	\$4,900,000	\$5,090,000	6110	13	1972	4	19,546	Y	Y	7374 SE 71ST ST
006	63	335850	0671	08/02/13	\$780,000	\$818,000	1260	7	1973	4	16,000	Y	N	8455 W MERCER WAY
006	63	335850	0265	09/20/12	\$1,490,000	\$1,680,000	1620	8	1980	3	23,225	Y	Y	8097 W MERCER WAY
006	63	936200	0020	05/01/12	\$920,000	\$1,059,000	1880	9	1965	3	22,505	Y	N	7611 W MERCER WAY
006	63	545130	0035	06/22/11	\$1,050,000	\$1,233,000	2410	9	1986	4	17,000	Y	N	7705 W MERCER WAY
006	63	778600	0070	08/09/13	\$1,990,000	\$2,083,000	1860	10	1971	4	17,215	Y	Y	7649 W MERCER WAY
006	63	778600	0030	10/12/12	\$1,700,000	\$1,909,000	2510	11	1968	5	16,065	Y	N	7629 W MERCER WAY
006	63	335850	0154	08/31/11	\$2,780,000	\$3,262,000	4220	11	2002	3	23,001	Y	Y	8055 W MERCER WAY
006	63	335850	0110	10/02/13	\$3,788,889	\$3,902,000	3880	12	1989	3	18,910	Y	Y	8039 W MERCER WAY
006	615	362350	0271	09/25/12	\$1,750,000	\$1,972,000	2200	8	1966	4	22,498	Y	Y	3655 W MERCER WAY
006	615	132404	9028	06/13/13	\$3,200,000	\$3,403,000	2920	11	1979	5	16,968	Y	Y	4309 FOREST AVE SE
007	0	192405	9260	06/07/13	\$735,000	\$783,000	2020	7	1968	4	17,424	N	N	5053 88TH AVE SE
007	0	192405	9197	05/16/11	\$567,000	\$666,000	1200	8	1962	4	10,019	N	N	8429 SE 62ND ST
007	0	192280	0420	03/26/12	\$595,000	\$688,000	1310	8	1977	4	11,582	N	N	6108 W MERCER WAY
007	0	252404	9094	04/26/11	\$600,000	\$704,000	1350	8	1955	4	9,700	N	N	7224 78TH AVE SE
007	0	362350	0198	05/13/11	\$725,000	\$851,000	1420	8	1980	4	12,442	N	N	4135 80TH AVE SE
007	0	759810	0533	06/27/11	\$635,000	\$746,000	1450	8	1959	4	9,600	N	N	8 WEMBLEY LN
007	0	545120	0730	07/13/11	\$794,000	\$932,000	1460	8	1970	4	11,934	N	N	7495 85TH AVE SE
007	0	873220	0110	05/17/12	\$712,000	\$818,000	1470	8	1959	5	9,900	N	N	8214 SE 72ND ST
007	0	545120	0310	04/30/13	\$799,000	\$859,000	1560	8	1968	5	10,702	N	N	8575 SE 76TH PL
007	0	546360	0080	06/17/11	\$960,000	\$1,128,000	1590	8	1963	5	15,061	N	N	4859 86TH AVE SE
007	0	873230	0460	02/17/12	\$760,000	\$882,000	1600	8	1962	4	9,383	Y	N	7844 SE 71ST ST

Improved Sales Used in this Physical Inspection Analysis

Area 034 -- 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
007	0	545120	0300	05/08/13	\$888,000	\$953,000	1610	8	1968	5	11,445	N	N	8557 SE 76TH PL
007	0	283710	0050	05/14/12	\$605,000	\$695,000	1610	8	1952	4	8,610	N	N	4068 W MERCER WAY
007	0	545110	0500	12/26/12	\$699,500	\$774,000	1620	8	1967	4	9,900	N	N	7230 87TH AVE SE
007	0	873230	0240	06/22/12	\$685,000	\$783,000	1640	8	1963	4	10,323	N	N	7036 81ST AVE SE
007	0	545280	0700	09/04/13	\$854,600	\$887,000	1700	8	1974	4	14,743	N	N	6550 80TH AVE SE
007	0	545121	0180	07/01/13	\$975,000	\$1,031,000	1730	8	1972	5	11,192	N	N	7550 86TH AVE SE
007	0	252404	9261	09/04/12	\$726,000	\$821,000	1730	8	1974	3	9,687	N	N	7801 SE 75TH PL
007	0	545121	0180	06/04/12	\$905,000	\$1,037,000	1730	8	1972	5	11,192	N	N	7550 86TH AVE SE
007	0	915970	0010	12/05/13	\$1,015,000	\$1,024,000	1770	8	1955	5	14,753	Y	N	7632 SE 72ND ST
007	0	545280	0600	02/09/11	\$712,000	\$834,000	1770	8	1973	3	13,908	N	N	7901 SE 65TH ST
007	0	915970	0045	01/23/12	\$550,000	\$639,000	1780	8	1959	3	14,753	N	N	7844 SE 72ND ST
007	0	545280	0585	06/24/13	\$629,500	\$667,000	1820	8	1973	3	13,927	N	N	8010 SE 65TH ST
007	0	873230	0200	09/15/11	\$625,000	\$733,000	1820	8	1961	4	9,900	N	N	6875 83RD AVE SE
007	0	545360	0330	06/15/11	\$690,000	\$810,000	1830	8	1964	4	12,436	N	N	7449 MERCER TERRACE DR
007	0	545121	0330	12/14/11	\$652,000	\$760,000	1850	8	1973	4	10,881	N	N	7235 87TH AVE SE
007	0	545120	0410	10/01/13	\$702,500	\$723,000	1880	8	1969	3	11,913	N	N	8530 SE 76TH PL
007	0	545280	0070	02/27/13	\$1,385,000	\$1,512,000	1920	8	2002	4	10,340	Y	N	6735 84TH AVE SE
007	0	545280	0785	07/30/13	\$850,000	\$892,000	1960	8	1974	4	13,200	N	N	6731 81ST AVE SE
007	0	192405	9167	11/02/12	\$549,000	\$614,000	2060	8	1958	4	14,375	N	N	6201 ISLAND CREST WAY
007	0	275700	0010	03/19/13	\$600,000	\$652,000	2100	8	1979	3	16,800	N	N	8730 SE 48TH ST
007	0	545120	0750	05/16/12	\$800,000	\$919,000	2190	8	1968	4	12,086	N	N	8520 SE 76TH PL
007	0	545280	0100	02/04/11	\$715,000	\$838,000	2210	8	1963	4	9,605	N	N	6844 83RD AVE SE
007	0	335850	0992	07/26/12	\$773,000	\$879,000	2300	8	1976	3	20,645	Y	N	8236 W MERCER WAY
007	0	252404	9157	11/12/12	\$625,000	\$698,000	2420	8	1963	4	19,800	N	N	7282 W MERCER WAY
007	0	545280	0835	08/26/13	\$826,000	\$860,000	2450	8	1973	4	14,881	N	N	8021 SE 65TH ST
007	0	915970	0075	09/22/11	\$850,000	\$996,000	2520	8	2006	3	13,278	N	N	8046 SE 72ND ST
007	0	545280	0650	07/26/11	\$717,250	\$842,000	2670	8	1973	4	13,600	N	N	6541 80TH AVE SE
007	0	873230	0160	04/11/13	\$1,089,500	\$1,177,000	2720	8	1961	5	9,680	N	N	7026 82ND AVE SE
007	0	545121	0200	09/04/13	\$965,000	\$1,002,000	2930	8	1973	5	10,658	N	N	7530 86TH AVE SE
007	0	545120	0090	03/23/11	\$849,000	\$996,000	2950	8	1973	5	13,999	N	N	7559 85TH PL SE

Improved Sales Used in this Physical Inspection Analysis

Area 034 -- 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
007	0	157470	0165	01/04/12	\$755,000	\$879,000	3260	8	1996	3	8,427	N	N	5812 W MERCER WAY
007	0	545110	0280	12/07/12	\$722,500	\$803,000	3750	8	1967	4	10,774	N	N	8530 SE 72ND ST
007	0	873230	0320	09/18/13	\$825,000	\$853,000	1220	9	1975	4	10,674	N	N	8000 SE 70TH PL
007	0	362350	0195	03/22/11	\$790,000	\$927,000	1460	9	1967	5	10,000	N	N	7843 SE 40TH ST
007	0	545280	0465	09/06/11	\$675,000	\$791,000	1540	9	1964	3	16,738	N	N	8110 SE 70TH ST
007	0	664872	0060	08/26/13	\$795,000	\$828,000	1580	9	1977	5	9,637	N	N	8620 SE 60TH ST
007	0	545280	0095	11/12/12	\$719,000	\$803,000	1580	9	1972	4	13,054	Y	N	6845 84TH AVE SE
007	0	545360	0160	07/22/11	\$770,000	\$904,000	1700	9	1963	4	11,666	N	N	7440 MERCER TERRACE DR
007	0	664872	0090	06/19/13	\$785,000	\$833,000	1710	9	1977	4	10,147	N	N	8611 SE 60TH ST
007	0	188900	0100	03/21/13	\$849,990	\$923,000	1710	9	1963	4	10,315	Y	N	8410 SE 47TH ST
007	0	283710	0020	03/18/13	\$1,325,000	\$1,440,000	1720	9	2004	3	8,800	Y	N	7633 SE 41ST ST
007	0	192405	9294	03/29/12	\$859,000	\$993,000	1730	9	1958	4	22,216	Y	N	5021 88TH AVE SE
007	0	192280	0180	03/01/11	\$1,260,000	\$1,478,000	1760	9	1973	4	13,594	Y	N	8235 SE 61ST ST
007	0	545420	0360	03/28/11	\$840,650	\$987,000	1770	9	1962	5	16,848	Y	N	6237 82ND AVE SE
007	0	056550	0115	05/10/12	\$880,000	\$1,012,000	1780	9	1973	5	15,844	N	N	7820 SE 70TH ST
007	0	546370	0080	04/11/13	\$822,500	\$889,000	1800	9	1974	4	15,223	N	N	4821 88TH PL SE
007	0	331750	0060	11/04/13	\$820,000	\$835,000	1810	9	1964	4	9,642	Y	N	4735 86TH AVE SE
007	0	545360	0280	01/08/13	\$923,000	\$1,019,000	1840	9	1965	5	15,118	N	N	7409 MERCER TERRACE DR
007	0	545360	0130	11/29/11	\$710,000	\$829,000	1940	9	1964	3	12,416	N	N	7452 MERCER TERRACE DR
007	0	545370	0070	04/22/11	\$781,000	\$917,000	1940	9	1966	4	10,244	N	N	7842 SE 75TH PL
007	0	546350	0060	06/10/13	\$817,000	\$869,000	1950	9	1961	4	9,965	N	N	4809 88TH AVE SE
007	0	546350	0040	01/05/11	\$650,000	\$760,000	1950	9	1962	4	9,870	N	N	4805 88TH AVE SE
007	0	192405	9262	11/06/13	\$785,000	\$799,000	2020	9	1966	4	15,315	N	N	6215 ISLAND CREST WAY
007	0	192405	9182	03/10/11	\$835,000	\$980,000	2020	9	1959	5	20,320	N	N	4810 W MERCER WAY
007	0	331750	0140	06/13/13	\$875,000	\$930,000	2030	9	1987	4	16,201	N	N	8410 SE 47TH PL
007	0	545360	0350	12/10/12	\$755,700	\$839,000	2080	9	1964	4	12,614	N	N	7515 MERCER TERRACE DR
007	0	545120	0270	11/07/13	\$815,000	\$830,000	2090	9	1968	4	10,420	N	N	8533 SE 76TH PL
007	0	362550	0160	04/15/13	\$860,000	\$928,000	2090	9	1965	4	12,408	N	N	8521 SE 80TH ST
007	0	545370	0040	12/24/13	\$835,000	\$837,000	2100	9	1966	5	10,297	N	N	7818 SE 75TH PL
007	0	545370	0040	06/27/13	\$799,000	\$846,000	2100	9	1966	5	10,297	N	N	7818 SE 75TH PL

Improved Sales Used in this Physical Inspection Analysis

Area 034 -- 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
007	0	926640	0080	04/26/12	\$730,000	\$841,000	2100	9	1978	4	17,513	N	N	7456 W MERCER WAY
007	0	362550	0150	02/27/12	\$886,915	\$1,028,000	2130	9	1966	4	11,751	N	N	8531 SE 80TH ST
007	0	865160	0200	07/10/12	\$700,000	\$798,000	2150	9	1968	4	9,691	N	N	6101 85TH PL SE
007	0	252404	9156	09/06/13	\$1,157,500	\$1,201,000	2180	9	1960	5	23,100	N	N	7274 W MERCER WAY
007	0	192280	0340	08/20/13	\$824,000	\$859,000	2180	9	1969	4	9,805	N	N	6121 84TH AVE SE
007	0	545420	0230	11/15/13	\$868,000	\$881,000	2210	9	1962	4	10,260	Y	N	6213 83RD PL SE
007	0	545120	0740	03/30/11	\$783,800	\$920,000	2210	9	1970	5	10,474	N	N	7515 85TH AVE SE
007	0	545430	0070	09/16/11	\$628,000	\$736,000	2220	9	1966	5	11,494	N	N	8662 SE 63RD ST
007	0	331750	0050	06/22/11	\$1,125,000	\$1,322,000	2240	9	1963	5	12,118	Y	N	4727 86TH AVE SE
007	0	666920	0370	12/27/13	\$745,000	\$746,000	2270	9	1968	4	11,989	N	N	6600 82ND AVE SE
007	0	545430	0110	05/23/13	\$900,000	\$962,000	2290	9	1965	5	12,342	N	N	8631 SE 63RD ST
007	0	926640	0110	06/07/13	\$1,250,000	\$1,331,000	2300	9	1978	5	15,661	Y	N	7442 W MERCER WAY
007	0	865160	0070	02/26/13	\$800,000	\$873,000	2300	9	1970	4	9,620	N	N	6045 86TH AVE SE
007	0	362560	0120	08/07/12	\$922,500	\$1,048,000	2380	9	1966	4	13,400	N	N	8440 SE 82ND ST
007	0	362920	0190	06/17/11	\$670,000	\$787,000	2440	9	1978	3	11,029	N	N	8545 SE 79TH PL
007	0	418840	0100	11/14/13	\$940,000	\$955,000	2480	9	1971	5	11,626	N	N	5305 LANSLOWNE LN
007	0	362291	0040	06/06/11	\$770,000	\$904,000	2510	9	1972	4	11,794	N	N	8360 SE 57TH ST
007	0	545360	0050	02/16/12	\$819,000	\$950,000	2600	9	1966	4	9,652	N	N	7425 78TH AVE SE
007	0	927080	0100	04/16/12	\$850,000	\$980,000	2650	9	1975	4	12,713	N	N	7860 SE 73RD PL
007	0	865160	0170	03/05/12	\$725,000	\$840,000	2720	9	1968	4	10,109	N	N	8501 SE 61ST ST
007	0	865160	0180	06/09/11	\$800,000	\$940,000	2720	9	1968	4	9,671	N	N	6121 85TH PL SE
007	0	192280	0250	03/04/13	\$930,000	\$1,014,000	2860	9	1972	4	11,127	N	N	8299 SE 61ST ST
007	0	362290	0150	06/01/11	\$915,000	\$1,075,000	2880	9	1970	4	12,704	N	N	8245 SE 59TH ST
007	0	192405	9153	03/11/13	\$880,000	\$958,000	2960	9	1963	4	16,805	N	N	8437 SE 62ND ST
007	0	362290	0210	08/23/11	\$870,000	\$1,021,000	2960	9	1971	4	10,417	N	N	8305 SE 59TH ST
007	0	865160	0030	05/17/11	\$930,000	\$1,092,000	2990	9	1968	5	9,602	N	N	8424 SE 61ST ST
007	0	873230	0350	09/18/12	\$959,000	\$1,082,000	3080	9	1991	4	11,252	N	N	8005 SE 70TH PL
007	0	545360	0120	04/02/12	\$989,000	\$1,142,000	3090	9	1964	5	12,903	N	N	7500 MERCER TERRACE DR
007	0	418840	0150	02/13/12	\$699,000	\$811,000	3130	9	1973	3	20,867	N	N	5325 LANSLOWNE LN
007	0	362290	0160	06/12/12	\$1,160,000	\$1,328,000	3480	9	1969	5	9,420	N	N	8255 SE 59TH ST

Improved Sales Used in this Physical Inspection Analysis

Area 034 -- 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
007	0	192405	9195	07/20/12	\$925,000	\$1,053,000	3550	9	1961	5	17,470	N	N	6215 86TH AVE SE
007	0	283600	0100	09/20/11	\$828,000	\$970,000	3700	9	1963	4	12,477	N	N	8021 SE 71ST ST
007	0	188900	0010	08/17/12	\$1,099,000	\$1,246,000	3770	9	1963	5	10,800	N	N	8454 SE 47TH ST
007	0	302405	9109	04/16/13	\$1,675,000	\$1,808,000	4450	9	2004	3	9,601	N	N	8570 SE 80TH ST
007	0	302405	9105	04/29/11	\$1,775,000	\$2,085,000	4520	9	2004	3	12,954	Y	N	8580 SE 80TH ST
007	0	362560	0080	07/26/13	\$1,060,000	\$1,114,000	1540	10	1967	4	16,550	Y	N	8413 SE 82ND ST
007	0	414720	0020	04/02/13	\$865,000	\$937,000	1700	10	1976	4	12,935	N	N	6240 W MERCER WAY
007	0	252404	9021	11/01/13	\$1,398,000	\$1,426,000	1810	10	1977	5	23,522	Y	N	7012 W MERCER WAY
007	0	362290	0080	03/15/13	\$1,970,000	\$2,143,000	1820	10	1998	4	29,439	Y	N	5710 W MERCER WAY
007	0	414720	0040	04/27/12	\$820,000	\$944,000	1850	10	1976	4	13,068	N	N	6270 W MERCER WAY
007	0	548270	0035	02/08/13	\$801,100	\$878,000	1860	10	1963	3	15,555	N	N	8237 MERRIMOUNT DR
007	0	188900	0080	04/09/12	\$1,185,000	\$1,368,000	1870	10	1964	5	11,200	Y	N	8416 SE 47TH ST
007	0	335850	1004	08/12/11	\$929,000	\$1,090,000	1870	10	1969	4	16,000	Y	N	8330 84TH AVE SE
007	0	056550	0094	05/31/13	\$1,590,000	\$1,696,000	2160	10	2001	3	16,396	N	N	7960 SE 70TH ST
007	0	545120	0240	12/21/11	\$1,296,000	\$1,511,000	2160	10	2009	3	13,022	N	N	8491 SE 76TH PL
007	0	362570	0130	06/22/11	\$896,081	\$1,053,000	2240	10	1968	3	12,850	Y	N	8405 SE 83RD ST
007	0	362560	0180	08/08/12	\$970,000	\$1,101,000	2280	10	1966	5	12,061	N	N	8030 84TH AVE SE
007	0	545401	0010	04/29/13	\$960,000	\$1,033,000	2350	10	2003	3	5,386	N	N	8401 SE 69TH PL
007	0	545401	0080	04/13/12	\$900,000	\$1,038,000	2350	10	2002	3	5,316	N	N	8449 SE 69TH PL
007	0	545401	0070	03/11/11	\$912,500	\$1,071,000	2350	10	2002	3	5,878	N	N	8443 SE 69TH PL
007	0	335850	0999	11/25/13	\$1,725,000	\$1,746,000	2370	10	1998	4	16,633	Y	N	8322 84TH AVE SE
007	0	545401	0060	12/11/12	\$908,000	\$1,008,000	2390	10	2002	3	8,135	N	N	8437 SE 69TH PL
007	0	056550	0025	07/10/13	\$1,190,000	\$1,256,000	2400	10	1965	5	18,617	N	N	6870 W MERCER WAY
007	0	362310	0080	06/07/11	\$865,000	\$1,016,000	2430	10	1970	4	9,609	Y	N	8761 ISLAND CREST WAY
007	0	362571	0090	10/16/13	\$1,450,000	\$1,487,000	2520	10	1977	5	19,822	Y	N	8434 W MERCER WAY
007	0	548270	0022	06/03/13	\$1,035,000	\$1,103,000	2590	10	1967	4	20,417	N	N	8275 MERRIMOUNT DR
007	0	192405	9311	06/24/11	\$749,000	\$880,000	2630	10	1980	4	14,810	N	N	5222 W MERCER WAY
007	0	362290	0100	05/15/12	\$1,400,000	\$1,609,000	2650	10	1970	5	15,658	Y	N	8220 SE 59TH ST
007	0	335850	0967	10/14/13	\$885,000	\$908,000	2670	10	1978	4	15,840	Y	N	8112 W MERCER WAY
007	0	362570	0040	08/29/12	\$1,500,000	\$1,698,000	2670	10	1967	5	21,115	Y	N	8305 SE 82ND ST

Improved Sales Used in this Physical Inspection Analysis

Area 034 -- 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
007	0	335850	1002	09/05/13	\$1,315,000	\$1,365,000	2720	10	2006	3	15,927	N	N	8400 W MERCER WAY
007	0	362310	0010	05/15/13	\$889,750	\$953,000	2770	10	1969	4	9,571	N	N	7805 ISLAND CREST WAY
007	0	414167	0010	10/18/13	\$1,500,000	\$1,537,000	2860	10	1986	3	61,116	Y	N	8192 W MERCER WAY
007	0	414720	0060	03/22/13	\$867,500	\$942,000	3060	10	1976	4	11,685	N	N	6280 W MERCER WAY
007	0	132404	9027	08/22/13	\$1,375,000	\$1,433,000	3100	10	2005	4	11,050	N	N	7835 SE 40TH ST
007	0	362571	0050	07/16/13	\$1,400,000	\$1,475,000	3180	10	1978	5	12,745	Y	N	8454 W MERCER WAY
007	0	362560	0090	09/12/13	\$1,314,600	\$1,362,000	3260	10	1967	4	15,987	Y	N	8419 SE 82ND ST
007	0	362570	0200	05/03/12	\$1,100,000	\$1,266,000	3290	10	1968	5	13,750	Y	N	8430 SE 83RD ST
007	0	252404	9158	10/11/13	\$1,175,000	\$1,206,000	3370	10	2007	3	9,687	N	N	7216 78TH AVE SE
007	0	770010	0005	11/15/11	\$1,267,500	\$1,482,000	3400	10	1998	4	15,358	N	N	8360 SE 46TH ST
007	0	362560	0100	08/03/12	\$1,675,000	\$1,904,000	3480	10	1966	5	13,500	Y	N	8425 SE 82ND ST
007	0	362550	0230	05/06/11	\$1,061,200	\$1,246,000	3530	10	1965	4	10,500	N	N	8540 SE 82ND ST
007	0	252404	9324	09/18/13	\$1,299,999	\$1,344,000	3560	10	2007	3	9,601	N	N	7218 78TH AVE SE
007	0	362570	0170	03/15/12	\$1,600,000	\$1,852,000	3600	10	2003	3	13,135	Y	N	8460 SE 83RD ST
007	0	932010	0070	03/27/12	\$1,040,000	\$1,202,000	3680	10	1977	5	15,407	N	N	5333 84TH PL SE
007	0	283600	0060	12/10/13	\$1,498,000	\$1,509,000	3690	10	2011	3	9,760	Y	N	7851 SE 71ST ST
007	0	283600	0060	05/23/12	\$1,256,750	\$1,443,000	3690	10	2011	3	9,760	Y	N	7851 SE 71ST ST
007	0	414720	0100	10/04/12	\$934,900	\$1,051,000	3730	10	1985	4	12,921	N	N	6170 W MERCER WAY
007	0	548270	0005	06/12/12	\$1,040,000	\$1,191,000	3750	10	1990	4	14,169	Y	N	4488 W MERCER WAY
007	0	545370	0110	07/01/11	\$1,200,000	\$1,410,000	3780	10	2008	3	9,717	N	N	7825 SE 75TH PL
007	0	192405	9060	06/22/12	\$1,055,000	\$1,206,000	3810	10	1988	5	14,810	N	N	5230 W MERCER WAY
007	0	445880	0100	10/11/11	\$1,115,000	\$1,306,000	4190	10	1967	5	11,970	N	N	8518 SE 80TH ST
007	0	414100	0080	05/08/12	\$860,000	\$989,000	2710	11	1986	3	11,418	N	N	7415 80TH PL SE
007	0	414100	0140	04/16/13	\$1,067,000	\$1,151,000	2830	11	1986	4	10,415	N	N	7535 80TH PL SE
007	0	414100	0050	07/09/12	\$1,055,000	\$1,203,000	3070	11	1987	4	11,372	N	N	7355 80TH PL SE
007	0	546360	0030	03/13/13	\$1,110,000	\$1,208,000	3083	11	1997	3	11,591	N	N	4815 86TH AVE SE
007	0	414100	0300	06/13/13	\$1,350,000	\$1,435,000	3260	11	1986	5	10,802	Y	Y	7445 81ST PL SE
007	0	414101	0450	04/20/11	\$900,000	\$1,057,000	3270	11	1988	4	10,362	Y	Y	7730 80TH PL SE
007	0	283600	0070	07/07/11	\$925,000	\$1,086,000	3330	11	1990	3	10,451	N	N	7101 80TH AVE SE
007	0	414100	0230	06/04/13	\$1,350,000	\$1,439,000	3360	11	1986	4	14,326	Y	Y	7330 80TH PL SE

Improved Sales Used in this Physical Inspection Analysis Area 034 -- 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
007	0	932010	0110	04/09/12	\$975,000	\$1,125,000	3600	11	1982	4	11,203	N	N	5344 84TH PL SE
007	0	157470	0190	12/26/13	\$1,105,000	\$1,107,000	3690	11	1989	4	10,574	Y	N	5850 W MERCER WAY
007	0	414101	0460	06/14/11	\$900,000	\$1,057,000	3730	11	1988	3	10,411	Y	Y	7710 80TH PL SE
007	0	414101	0380	04/29/11	\$1,500,000	\$1,762,000	3840	11	1987	5	13,498	Y	Y	7880 80TH PL SE
007	0	414167	0180	06/01/11	\$967,700	\$1,137,000	3940	11	1984	3	15,999	N	N	8292 SE 82ND ST
007	0	915970	0055	07/19/11	\$1,368,000	\$1,607,000	4010	11	2001	3	11,820	N	N	8002 SE 72ND ST
007	0	545400	0060	09/25/13	\$1,812,500	\$1,870,000	4160	11	1996	4	10,763	Y	N	7643 SE 72ND PL
007	0	414167	0140	01/31/13	\$1,750,000	\$1,922,000	3730	12	1986	5	15,632	Y	N	8289 SE 82ND ST
007	0	192280	0450	05/22/11	\$1,610,000	\$1,892,000	4750	12	2002	3	16,169	Y	N	6014 W MERCER WAY
007	0	252404	9174	12/20/13	\$1,990,000	\$1,998,000	5590	12	2011	3	19,040	N	N	7270 W MERCER WAY
007	8	252404	9188	05/16/13	\$1,250,000	\$1,339,000	1810	9	1961	5	18,557	N	N	7997 SE 76TH ST
007	8	252404	9316	01/31/13	\$995,000	\$1,093,000	2370	9	1996	3	15,556	N	N	7710 78TH AVE SE
007	8	252404	9150	05/16/13	\$2,750,000	\$2,946,000	3820	11	2006	3	37,548	N	N	7627 79TH AVE SE
007	8	252404	9134	10/21/13	\$2,882,100	\$2,951,000	4490	11	1996	5	43,996	N	N	7635 79TH AVE SE
007	10	362650	0050	12/31/12	\$595,000	\$658,000	2220	7	1955	5	13,964	N	N	4215 ISLAND CREST WAY
007	10	362650	0020	04/25/12	\$509,000	\$586,000	1760	8	1957	4	14,085	N	N	8320 SE 42ND ST
007	10	362650	0105	09/27/12	\$886,000	\$998,000	1850	8	1953	3	19,599	N	N	4225 83RD AVE SE
007	10	362650	0030	08/28/12	\$765,000	\$866,000	1950	8	2004	3	14,085	N	N	4124 83RD AVE SE
007	10	548270	0051	03/28/12	\$625,000	\$722,000	2210	8	1968	4	13,523	N	N	8350 MERRIMOUNT DR
007	10	101300	0050	02/06/13	\$810,000	\$888,000	2480	8	1985	5	23,924	N	N	4233 83RD AVE SE
007	10	936570	0025	06/05/13	\$820,000	\$874,000	2080	9	1988	4	10,117	N	N	4010 82ND AVE SE
007	10	936570	0027	05/03/13	\$807,900	\$868,000	2530	9	1977	4	11,127	N	N	4024 82ND AVE SE
007	10	936570	0383	01/31/13	\$1,115,000	\$1,225,000	2900	9	1995	4	18,226	N	N	4335 ISLAND CREST WAY
007	10	936570	0386	08/26/13	\$930,000	\$968,000	2870	10	1999	3	10,247	N	N	4341 ISLAND CREST WAY
007	10	936570	0268	07/19/13	\$1,350,000	\$1,421,000	3330	10	2003	4	13,933	N	N	8380 SE 43RD ST

Improved Sales Removed in this Physical Inspection Analysis Area 034 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
001	0	064710	0135	08/12/13	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	0	072405	9101	06/17/13	\$1,325,000	MULTI-PARCEL SALE
001	0	413930	0050	07/12/13	\$620,605	RELATED PARTY, FRIEND, OR NEIGHBOR; QCD
001	0	531510	0066	10/08/13	\$1,135,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	0	531510	0115	08/13/13	\$4,985,000	MULTI-PARCEL SALE
001	0	531510	1727	08/15/11	\$403,000	2013 IMP ROLL VALUE WAS <=\$10,000
001	0	531510	1810	01/25/13	\$800,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	0	531510	1845	09/16/13	\$1,252,198	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
001	0	531510	1845	04/09/12	\$400,000	TEAR DOWN; NON-REPRESENTATIVE SALE
001	0	531510	1877	09/16/11	\$877,000	RELOCATION - SALE TO SERVICE
001	0	531510	2045	08/16/11	\$5,000,000	MULTI-PARCEL SALE
001	0	545230	1240	02/27/13	\$535,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	0	545230	1850	12/12/12	\$750,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
001	0	545230	1860	06/22/12	\$1,475,000	MULTI-PARCEL SALE
001	0	735570	0161	08/06/13	\$945,800	MULTI-PARCEL SALE
001	0	810610	0091	06/20/12	\$1,600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	0	810610	0161	03/01/12	\$2,247,000	RELOCATION - SALE TO SERVICE
001	1	217450	2905	05/29/12	\$4,690,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	1	370890	0009	09/13/12	\$21,625,000	MULTI-PARCEL SALE
001	1	531510	0012	10/25/11	\$4,207,500	NON-REPRESENTATIVE SALE
001	1	531510	0117	08/13/13	\$4,985,000	MULTI-PARCEL SALE
001	1	544230	0850	11/14/12	\$1,495,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	2	072405	9009	06/27/11	\$6,750,000	MULTI-PARCEL SALE
001	2	082405	9027	08/09/13	\$3,000,000	RELATED PARTY, FRIEND, OR NEIGHBOR; QCD

Improved Sales Removed in this Physical Inspection Analysis Area 034 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
001	2	413930	0380	08/23/11	\$3,010,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	2	413930	0405	06/28/12	\$2,150,000	NON-REPRESENTATIVE SALE
001	2	413930	0405	02/09/12	\$1,950,000	RELATED PARTY, FRIEND OR NEIGHBOR;NON-REPRESENTATIVE SALE
001	2	810610	0130	10/03/13	\$1,854,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MKT EXP
001	12	148330	0505	06/28/11	\$990,000	NON-REPRESENTATIVE SALE
001	12	217450	0475	02/14/11	\$665,000	OLD HOUSE/TEAR DOWN
001	12	217450	0510	11/21/12	\$464,883	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	12	217450	3060	11/21/11	\$100,000	REL PARTY, FRIEND, OR NEIGH; QUIT CLAIM DEED
001	12	409950	0220	08/15/13	\$882,450	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	12	409950	0330	07/05/13	\$700,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	12	409950	0480	12/19/11	\$215,000	NON-REPRESENTATIVE SALE
001	12	409950	0495	12/20/13	\$1,235,000	OLD HOUSE/TEAR DOWN
001	12	544230	0020	11/13/12	\$796,817	RELATED PARTY, FRIEND, OR NEIGHBOR
001	12	544230	0455	12/14/11	\$275,000	IMP. CHAR CHANGED SINCE SALE; NON-REP SALE
001	12	544230	0455	08/23/13	\$585,000	SIGNIFICANT DATA CHANGE FROM 2013 TO 2014
002	0	122404	9048	08/16/11	\$875,000	NON-REPRESENTATIVE SALE
002	0	122404	9085	03/01/11	\$662,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	0	182405	9018	09/15/11	\$637,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	0	182405	9077	06/18/12	\$755,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	0	206355	0080	09/05/12	\$1,075,000	NON-REPRESENTATIVE SALE
002	0	216241	0030	08/16/11	\$410,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
002	0	265550	0168	10/23/13	\$823,000	CORRECTION DEED, MULTI-PARCEL SALE
002	0	265550	0168	10/23/13	\$823,000	MULTI-PARCEL SALE; ESTATE ADMIN, GUARD OR EXEC
002	0	265550	0244	12/10/13	\$1,810,000	PERCENT COMPLETE FOR 2014 AV

Improved Sales Removed in this Physical Inspection Analysis Area 034 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
002	0	265550	0277	06/06/12	\$856,000	RELOCATION - SALE TO SERVICE
002	0	502190	0050	05/12/11	\$545,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	0	502190	0050	03/18/11	\$545,000	RELOCATION - SALE TO SERVICE
002	0	502190	0180	10/09/12	\$377,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	0	502190	0190	02/29/12	\$525,000	2013 IMP ROLL VALUE WAS <=\$10,000
002	0	502190	0449	05/20/11	\$350,000	QUIT CLAIM DEED; PART INTEREST (1/3, 1/2, Etc.)
002	0	502190	0495	07/24/13	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR; NO MKT EXP
002	0	502190	0860	11/21/13	\$1,575,000	PERCENT COMPLETE FOR 2014 AV
002	0	502190	0875	06/19/12	\$495,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	0	502190	0900	08/20/12	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	0	545600	0090	02/03/11	\$740,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	0	545950	0125	06/14/11	\$617,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	0	546090	0120	08/29/13	\$525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	0	546090	0170	11/01/11	\$660,000	NON-REPRESENTATIVE SALE; FINAN INST RESALE
002	0	640230	0020	10/19/11	\$601,750	BANKRUPTCY-RECEIVER OR TRUSTEE; QCD
002	0	664815	0050	05/18/11	\$874,000	NON-REPRESENTATIVE SALE
002	0	664815	0060	07/30/12	\$1,025,000	NON-REPRESENTATIVE SALE; SHORT SALE
002	0	666680	0200	08/27/13	\$695,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	0	666680	0290	10/01/12	\$700,000	EXEMPT FROM EXCISE TAX; NON-REP SALE
003	0	003100	0265	08/05/13	\$859,000	SIGNIFICANT DATA CHANGE FROM 2013 TO 2014
003	0	003100	0290	07/17/13	\$693,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	0	003120	0025	09/04/12	\$550,000	NON-REPRESENTATIVE SALE; SHORT SALE
003	0	004610	0349	05/29/12	\$690,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	0	019110	0145	07/06/11	\$120,000	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in this Physical Inspection Analysis Area 034 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
003	0	019110	0350	08/08/11	\$297,500	NO MARKET EXPOSURE; QUIT CLAIM DEED
003	0	019110	0355	10/15/12	\$707,000	NON-REPRESENTATIVE SALE; SHORT SALE
003	0	019110	0435	07/27/12	\$650,000	SEGREGATION AND/OR MERGER
003	0	019110	0445	11/28/11	\$435,000	NON-REPRESENTATIVE SALE
003	0	019110	0470	04/23/13	\$560,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	0	019110	0690	07/11/11	\$400,000	NON-REPRESENTATIVE SALE
003	0	019110	0715	09/19/12	\$587,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	0	019110	0715	06/10/13	\$1,182,500	SIGNIFICANT DATA CHANGE FROM 2013 TO 2014
003	0	019110	1115	02/22/12	\$869,000	SIGNIFICANT DATA CHANGE FROM 2013 TO 2014
003	0	019110	1280	09/21/12	\$359,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	0	182405	9164	03/02/11	\$585,000	NON-REPRESENTATIVE SALE
003	0	192300	0060	06/30/11	\$855,000	NO MARKET EXPOSURE; RELOC - SALE TO SERVICE
003	0	362250	0100	05/14/13	\$1,050,000	IMP. CHAR CHANGED SINCE SALE; SHORT SALE
003	0	445730	0110	05/06/13	\$799,000	SIGNIFICANT DATA CHANGE FROM 2013 TO 2014
003	0	445730	0195	11/29/11	\$161,334	PARTIAL INTEREST (1/3, 1/2, Etc.); REL PARTY
003	0	445730	0240	11/14/11	\$499,950	NON-REPRESENTATIVE SALE; SHORT SALE
003	0	445730	0425	11/20/12	\$610,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	0	445730	0430	02/08/11	\$685,000	NON-REPRESENTATIVE SALE
003	0	445730	0455	08/09/11	\$695,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	0	445730	0590	10/06/11	\$525,000	NO MARKET EXP; RELOCATION - SALE TO SERVICE
003	0	545180	0005	09/08/11	\$530,000	NON-REPRESENTATIVE SALE
003	0	545180	0051	06/03/13	\$995,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	0	546030	0051	06/03/13	\$1,131,000	SIGNIFICANT DATA CHANGE FROM 2013 TO 2014
003	0	546040	0020	12/10/12	\$336,050	PARTIAL INTEREST (1/3, 1/2, Etc.)

Improved Sales Removed in this Physical Inspection Analysis Area 034 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
003	0	546060	0020	03/28/12	\$700,000	NON-REPRESENTATIVE SALE
003	0	546060	0050	03/11/13	\$949,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	0	546060	0190	06/29/11	\$725,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	0	546110	0040	05/21/12	\$555,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	0	759810	0162	07/22/13	\$570,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	0	759810	0192	02/01/13	\$625,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	0	792410	0035	01/17/12	\$472,500	NON-REP SALE; ESTATE ADMIN, GUARDIAN, OR EXEC
003	0	792410	0040	11/08/13	\$818,208	BANKRUPTCY - RECEIVER OR TRUSTEE
003	0	806230	0030	04/26/13	\$567,000	NON-REPRESENTATIVE SALE
003	9	184550	0090	06/26/12	\$825,000	NON-REPRESENTATIVE SALE
003	9	184550	0090	01/24/12	\$400,000	NO MKT EXPOSURE; IMP. CHAR CHANGED SINCE SALE
003	9	228700	0420	05/23/12	\$505,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	9	257950	0012	07/01/11	\$820,000	NO MARKET EXPOSURE; RELOC - SALE TO SERVICE
003	9	258190	0240	07/18/11	\$512,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	9	345600	0220	07/10/12	\$91,194	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH
003	9	667290	0340	05/22/12	\$917,500	IMP. CHAR CHANGED SINCE SALE
003	9	667290	0340	02/09/12	\$750,000	NO MKT EXPOSURE; IMP. CHAR CHANGED SINCE SALE
003	9	667290	0420	12/20/11	\$845,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	9	667300	0060	05/20/11	\$922,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	9	751100	0180	04/24/12	\$250,000	NON-REPRESENTATIVE SALE; QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
003	9	751100	0180	12/16/11	\$245,000	BANKRUPTCY-RECEIVER OR TRUSTEE; NO MKT EXP.
003	9	856610	0040	03/14/12	\$685,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	9	856610	0165	05/05/11	\$600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	9	856610	0170	07/19/11	\$635,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in this Physical Inspection Analysis Area 034 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
003	9	865090	0075	05/11/12	\$865,000	SIGNIFICANT DATA CHANGE FROM 2013 TO 2014
003	9	865100	0010	03/28/12	\$265,678	QUIT CLAIM DEED
003	9	865110	0100	01/02/13	\$1,149,000	NO MARKET EXPOSURE; RELO-SALE TO SERVICE
003	9	865110	0110	10/22/13	\$799,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	9	865110	0120	03/16/12	\$680,000	IMP. CHAR CHANGED SINCE SALE; SHORT SALE
003	9	865120	0240	07/25/11	\$611,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
003	10	182405	9053	05/01/12	\$998,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	10	182405	9053	02/27/12	\$998,000	RELOCATION-SALE TO SERVICE;IMP. CHAR. CHANGED SINCE SALE
003	10	182405	9054	12/16/13	\$705,000	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH
003	10	182405	9087	03/14/13	\$560,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	10	182405	9149	04/25/12	\$675,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	10	182405	9162	04/25/13	\$598,000	RELOCATION SALE TO SERVICE
003	10	182405	9162	11/02/11	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	11	142500	0030	05/10/13	\$961,000	NO MARKET EXPOSURE; RELOCATION SALE TO SERVICE
003	11	142500	0030	06/10/13	\$961,000	SIGNIFICANT DATA CHANGE FROM 2013 TO 2014
003	11	216200	0040	11/04/11	\$667,500	NO MARKET EXPOSURE; RELOC - SALE TO SERVICE
3	11	216200	0050	10/03/13	\$643,125	SHORT SALE/OBSOLESCENCE
003	11	435130	1225	11/26/13	\$783,364	NON-REPRESENTATIVE SALE; AUCTION SALE
003	11	545090	0090	10/15/13	\$1,320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	11	758230	0060	06/08/11	\$501,000	IMP. CHAR CHANGED SINCE SALE; SHORT SALE
004	3	004610	0404	04/26/12	\$6,000	EASEMENT OR RIGHT-OF-WAY
004	3	082405	9237	04/15/11	\$575,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	3	082405	9312	12/14/12	\$1,900,000	SEGREGATION AND/OR MERGER; MULTI-PARCEL SALE
004	3	082405	9312	09/09/13	\$1,450,000	PERCENT COMPLETE FOR 2014 AV

Improved Sales Removed in this Physical Inspection Analysis Area 034 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
004	3	082405	9329	12/14/12	\$1,900,000	SEGREGATION AND/OR MERGER; MULTI-PARCEL SALE
004	3	082405	9330	12/14/12	\$1,900,000	SEGREGATION AND/OR MERGER; MULTI-PARCEL SALE
004	3	082405	9331	12/14/12	\$1,900,000	SEGREGATION AND/OR MERGER; MULTI-PARCEL SALE
004	3	082405	9331	10/13/13	\$1,495,000	PERCENT COMPLETE FOR 2014 AV
004	3	143870	0110	04/18/13	\$1,165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	3	143870	0170	12/12/12	\$850,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	3	252400	0070	07/05/12	\$793,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	3	413190	0015	03/21/11	\$1,375,000	IMP. CHAR CHANGED SINCE SALE; FIN INST RESALE
004	3	413190	0022	06/01/11	\$700,000	REL PARTY, FRIEND, OR NEIGH; NO MARKET EXP
004	4	032110	0055	10/25/12	\$1,422,312	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	4	032110	0255	08/17/11	\$800,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	4	073610	0030	12/20/12	\$1,950,000	MULTI-PARCEL SALE; RELOCATION - SALE BY SERVICE
004	4	073610	0030	12/20/12	\$1,950,000	RELOCATION - SALE TO SERVICE; MULTI-PARCEL SALE
004	4	073610	0030	08/17/11	\$2,700,000	MULTI-PARCEL SALE; REL PARTY, FRIEND, OR NEIGH
004	4	192405	9137	09/10/12	\$900,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	4	192405	9177	04/20/11	\$787,500	CORP AFFILIATES; IMP. CHAR CHANGED SINCE SALE
004	4	257950	0067	01/22/13	\$1,440,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	4	258070	0006	02/28/12	\$835,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	4	258070	0010	02/09/11	\$710,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	4	258070	0060	04/10/13	\$550,000	2013 IMP ROLL VALUE WAS <=\$10,000
004	4	302405	9087	09/10/12	\$725,000	RELOCATION - SALE TO SERVICE
004	4	302405	9120	03/17/13	\$380,000	2013 IMP ROLL VALUE WAS <=\$10,000
004	4	807920	0020	07/31/13	\$1,285,000	LACK OF REPRESENTATION FOR 3 STORY
004	13	082405	9095	03/06/13	\$5,700,000	MULTI-PARCEL SALE

Improved Sales Removed in this Physical Inspection Analysis Area 034 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
004	13	182405	9023	12/20/12	\$5,315,000	MULTI-PARCEL SALE
004	13	192405	9066	09/09/13	\$2,410,000	MULTI-PARCEL SALE
004	13	257950	0102	12/26/12	\$1,720,000	IMP CHARACTERISTICS CHANGED SINCE SALE
004	13	257950	0135	11/22/11	\$1,492,700	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	13	426000	0040	02/06/13	\$1,800,000	CORRECTION DEED
004	13	426000	0040	02/06/13	\$1,800,000	CORRECTION DEED
004	13	426000	0040	02/06/13	\$1,800,000	CORRECTION DEED
004	13	777670	0025	07/19/11	\$2,073,900	2013 PERCENT COMPLETE
004	13	777670	0040	11/12/12	\$654,444	NON-REP SALE; RELATED PARTY, FRIEND, OR NEIGH
004	13	777670	0045	03/12/13	\$679,444	NON-REPRESENTATIVE SALE
004	14	312405	9022	03/10/11	\$2,730,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	0	130030	0430	09/26/11	\$720,000	MULTI-PARCEL SALE
005	0	130030	0730	03/07/11	\$390,000	NON-REPRESENTATIVE SALE
005	0	130030	1843	06/21/13	\$885,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	0	130030	1870	12/05/13	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR; QCD
005	0	130030	2335	04/19/11	\$650,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	0	130030	2340	10/09/12	\$730,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	0	217450	1405	07/20/11	\$467,500	BANKRUPTCY- RECEIVER OR TRUSTEE; NO MKT EXP
005	0	217450	2065	09/28/12	\$641,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	0	217450	2110	04/27/11	\$520,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	0	217450	2130	03/29/11	\$840,000	RELOCATION - SALE TO SERVICE;
005	0	217450	2220	06/28/11	\$500,000	NON-REP SALE; RELATED PARTY, FRIEND, OR NEIGH
005	0	217450	4050	09/17/12	\$1,112,500	RELOCATION - SALE TO SERVICE
005	0	217450	4180	11/27/13	\$500,000	2013 IMP ROLL VALUE WAS <=\$10,000

Improved Sales Removed in this Physical Inspection Analysis Area 034 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
005	0	217510	0030	01/18/12	\$1,160,000	NON-REPRESENTATIVE SALE
005	0	217510	0285	05/03/13	\$101,465	QUIT CLAIM DEED
005	0	217510	0405	04/15/13	\$200,006	RELATED PARTY, FRIEND, OR NEIGHBOR; QCD
005	0	330770	0270	03/28/13	\$353,016	RELATED PARTY, FRIEND, OR NEIGHBOR
005	0	330770	0305	08/02/12	\$500,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	0	330770	0390	06/24/13	\$693,000	2013 IMP ROLL VALUE WAS <=\$10,000
005	0	362350	0011	12/16/13	\$904,000	MULTI-PARCEL SALE
005	0	362350	0014	08/22/11	\$976,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	0	362350	0042	12/14/12	\$600,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
005	0	362350	0052	03/27/12	\$515,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	0	362350	0107	07/01/13	\$5,000	EASEMENT OR RIGHT-OF-WAY
005	0	409950	0901	10/20/11	\$1,055,000	BANKRUPTCY-RECEIVER OR TRUSTEE; QCD
005	0	409950	1096	10/01/12	\$480,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	0	409950	1246	06/03/11	\$711,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	0	509330	0050	06/11/13	\$2,379,000	MULTI-PARCEL SALE
005	0	509330	1080	07/12/13	\$875,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	0	531510	0255	07/10/12	\$246,213	QUIT CLAIM DEED; DIVORCE
005	0	531510	0416	05/30/12	\$500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	0	531510	0745	01/13/12	\$280,000	NON-REP SALE; ESTATE ADMIN, GUARDIAN, OR EXEC
005	0	935910	0070	04/21/12	\$920,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	0	935910	0245	09/27/13	\$1,500,000	MULTI-PARCEL SALE
005	6	445810	0035	01/08/12	\$615,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	6	445810	0105	08/24/12	\$634,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	6	445820	0010	04/01/13	\$546,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in this Physical Inspection Analysis Area 034 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
005	6	445830	0170	02/27/13	\$560,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	6	445830	0290	08/09/12	\$479,750	BANKRUPTCY - RECEIVER OR TRUSTEE; SHORT SALE
005	6	545880	0040	04/13/11	\$480,000	NON-REPRESENTATIVE SALE
005	6	545880	0195	08/14/12	\$180,000	RELATED PARTY, FRIEND, OR NEIGHBOR; QCD
005	6	545880	0395	05/14/12	\$600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	6	545880	0660	07/21/11	\$566,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	6	545900	0240	12/14/12	\$231,000	QUIT CLAIM DEED
005	6	545900	0275	05/10/13	\$905,000	RELOCATION - SALE TO SERVICE
005	6	545900	0305	08/29/12	\$140,773	NO MARKET EXPOSURE; SECURING OF DEBT
005	6	545900	0420	11/11/11	\$525,000	NON-REPRESENTATIVE SALE
006	61	113700	0140	08/26/11	\$1,620,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	61	132404	9019	04/15/11	\$2,025,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	61	192405	9150	02/02/12	\$760,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	61	242404	9035	12/20/12	\$3,675,000	2013 IMP ROLL VALUE WAS <=\$10,000
006	61	257730	0031	05/22/12	\$500,000	CONTRACT OR CASH SALE; PLANS & PERMITS
006	61	257730	0031	11/25/13	\$575,000	2013 IMP ROLL VALUE WAS <=\$10,000
006	61	279800	0020	11/06/11	\$200,000	NON-REPRESENTATIVE SALE
006	61	362350	0205	03/23/11	\$1,100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	61	362350	0208	11/28/11	\$1,000,000	REL PARTY, FRIEND, OR NEIGH; NO MARKET EXP
006	61	362350	0360	09/23/12	\$465,000	REL PARTY, FRIEND, OR NEIGHBOR; NO MKT EXP
006	61	404500	0091	09/27/12	\$1,233,013	2013 IMP ROLL VALUE WAS <=\$10,000
006	61	776700	0090	04/05/12	\$3,875,000	MULTI-PARCEL SALE
006	61	926980	0060	06/22/12	\$799,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	62	225100	0040	06/28/12	\$1,450,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed in this Physical Inspection Analysis Area 034 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
006	62	252404	9085	01/17/12	\$927,500	NON-REPRESENTATIVE SALE; FINANCIAL INST RESALE
006	62	252404	9092	05/18/11	\$1,325,000	RELOCATION - SALE TO SERVICE
006	62	252404	9116	09/18/12	\$1,640,000	SIGNIFICANT DATA CHANGE FROM 2013 TO 2014
006	62	294890	0721	05/06/11	\$864,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	62	401690	0010	11/27/12	\$825,000	REL PARTY, FRIEND, OR NEIGHBOR; NO MKT EXP
006	62	536800	0240	10/12/11	\$1,115,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	62	536800	0290	08/23/12	\$2,575,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	63	335850	0350	03/03/11	\$850,000	NON-REPRESENTATIVE SALE; FINANCIAL INST RESALE
006	63	545130	0020	11/22/13	\$1,649,999	NON-REPRESENTATIVE SALE
006	625	252404	9030	09/24/13	\$3,010,000	2013 IMP ROLL VALUE WAS <=\$10,000
006	637	335850	0355	09/11/11	\$983,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	0	019110	0545	02/09/11	\$450,000	NON-REPRESENTATIVE SALE
007	0	019110	0555	12/07/11	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	0	056550	0060	05/05/11	\$630,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	0	056550	0140	08/07/13	\$1,084,500	NON-REPRESENTATIVE SALE
007	0	056550	0140	06/02/11	\$365,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
007	0	056550	0141	04/20/12	\$850,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	0	157470	0180	08/12/13	\$729,000	NON-REPRESENTATIVE SALE
007	0	192280	0060	03/26/13	\$1,099,950	SIGNIFICANT DATA CHANGE FROM 2013 TO 2014
007	0	192280	0130	02/10/12	\$865,000	SIGNIFICANT DATA CHANGE FROM 2013 TO 2014
007	0	192280	0300	03/21/12	\$946,500	SIGNIFICANT DATA CHANGE FROM 2013 TO 2014
007	0	192405	9060	06/22/12	\$1,055,000	RELOCATION - SALE TO SERVICE
007	0	192405	9256	11/08/12	\$450,000	NON-REPRESENTATIVE SALE
007	0	192405	9256	09/11/12	\$390,000	ESTATE ADMIN GUARDIAN, OR EXEC; NO MKT EXP

Improved Sales Removed in this Physical Inspection Analysis Area 034 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
007	0	192405	9299	09/22/11	\$1,500,000	MULTI-PARCEL SALE
007	0	252404	9216	07/22/13	\$1,048,000	SIGNIFICANT DATA CHANGE FROM 2013 TO 2014
007	0	275700	0040	07/18/13	\$860,000	MULTI-PARCEL SALE
007	0	302405	9109	04/15/13	\$1,675,000	RELOCATION - SALE TO SERVICE
007	0	302405	9139	01/24/12	\$625,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	0	331750	0120	07/01/12	\$340,922	NON-REPRESENTATIVE SALE
007	0	362290	0030	02/04/13	\$1,007,500	RELOCATION - SALE TO SERVICE
007	0	362290	0030	06/26/12	\$825,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	0	362290	0030	02/04/13	\$1,007,500	SIGNIFICANT DATA CHANGE FROM 2013 TO 2014
007	0	362290	0070	09/11/12	\$1,850,000	SIGNIFICANT DATA CHANGE FROM 2013 TO 2014
007	0	362350	0134	02/21/13	\$551,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	0	362350	0137	04/10/13	\$560,000	2013 IMP ROLL VALUE WAS <=\$10,000
007	0	362350	0138	06/24/11	\$500,000	FULL SALES PRICE NOT REPORTED
007	0	362351	0198	04/15/13	\$665,000	NON-REPRESENTATIVE SALE
007	0	362560	0120	08/06/12	\$922,500	RELOCATION - SALE TO SERVICE
007	0	414100	0230	08/04/11	\$1,055,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	0	414101	0090	02/09/11	\$1,115,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	0	414101	0210	05/18/12	\$945,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	0	414101	0250	12/05/11	\$1,322,112	SIGNIFICANT DATA CHANGE FROM 2013 TO 2014
007	0	414167	0070	07/25/11	\$1,450,000	SIGNIFICANT DATA CHANGE FROM 2013 TO 2014
007	0	414167	0130	01/19/11	\$1,825,000	SIGNIFICANT DATA CHANGE FROM 2013 TO 2014
007	0	414167	0150	05/30/12	\$1,298,000	IMP. CHAR CHANGED SINCE SALE; DIVORCE
007	0	418840	0010	05/10/13	\$750,420	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	0	418840	0010	01/22/13	\$800,000	BANKRUPTCY - RECEIVER OR TRUSTEE

Improved Sales Removed in this Physical Inspection Analysis Area 034 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
007	0	418840	0040	11/07/11	\$849,000	SIGNIFICANT DATA CHANGE FROM 2013 TO 2014
007	0	435130	0675	02/17/11	\$514,000	NON-REPRESENTATIVE SALE; SHORT SALE
007	0	435130	0735	01/26/12	\$460,000	NON-REPRESENTATIVE SALE; FINANCIAL INST RESALE
007	0	435130	0735	11/21/11	\$625,000	BANKRUPTCY-RECEIVER OR TRUSTEE; NO MKT EXP.
007	0	445880	0030	06/26/12	\$965,000	SIGNIFICANT DATA CHANGE FROM 2013 TO 2014
007	0	545110	0100	05/11/11	\$670,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	0	545110	0550	06/14/13	\$260,500	QUIT CLAIM DEED;
007	0	545110	0572	04/25/12	\$950,000	SIGNIFICANT DATA CHANGE FROM 2013 TO 2014
007	0	545120	0670	09/24/13	\$879,500	SIGNIFICANT DATA CHANGE FROM 2013 TO 2014
007	0	545280	0620	11/11/11	\$740,000	SIGNIFICANT DATA CHANGE FROM 2013 TO 2014
007	0	545360	0140	05/25/12	\$855,000	SIGNIFICANT DATA CHANGE FROM 2013 TO 2014
007	0	545370	0040	12/24/13	\$835,000	RELOCATION-SALE TO SERVICE; NO MARKET EXP
007	0	545400	0110	12/27/12	\$400,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
007	0	546350	0060	06/01/11	\$629,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	0	546360	0120	04/15/11	\$645,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
007	0	759810	0511	02/09/11	\$675,000	SIGNIFICANT DATA CHANGE FROM 2013 TO 2014
007	0	759810	0521	06/16/11	\$745,000	SIGNIFICANT DATA CHANGE FROM 2013 TO 2014
007	0	759810	0584	08/29/12	\$875,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
007	0	759810	0584	11/06/13	\$1,665,000	PERCENT COMPLETE FOR 2014 AV
007	0	759810	0585	08/29/12	\$875,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
007	0	865160	0140	08/24/11	\$676,500	NON-REPRESENTATIVE SALE; SHORT SALE
007	0	873230	0140	07/22/13	\$1,055,000	SIGNIFICANT DATA CHANGE FROM 2013 TO 2014
007	0	889450	0060	10/09/12	\$1,020,000	REL PARTY, FRIEND, OR NEIGHBOR; NO MARKET EXP
007	0	915970	0005	04/25/13	\$830,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in this Physical Inspection Analysis Area 034 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
007	0	915970	0020	09/27/12	\$813,600	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	0	915970	0030	08/08/13	\$615,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	0	927080	0060	02/22/12	\$950,000	SIGNIFICANT DATA CHANGE FROM 2013 TO 2014
007	0	932010	0010	02/08/13	\$822,000	NON-REPRESENTATIVE SALE; SHORT SALE
007	0	936570	0261	03/28/11	\$700,000	NON-REPRESENTATIVE SALE
007	8	252404	9014	08/19/11	\$2,330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	8	252404	9082	03/19/13	\$825,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	8	252404	9303	04/13/12	\$1,484,750	SIGNIFICANT DATA CHANGE FROM 2013 TO 2014
007	10	362650	0020	12/15/11	\$399,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	10	362650	0050	03/21/12	\$467,842	NON-REPRESENTATIVE SALE
007	10	362650	0075	05/16/12	\$1,550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	10	936570	0080	01/08/13	\$519,000	NON-REPRESENTATIVE SALE

Vacant Sales Used in this Physical Inspection Analysis Area 034

Area	Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
034	001	0	122404	9001	01/23/13	\$700,000	9,129	Y	N
034	001	0	413930	0365	02/27/12	\$900,000	14,115	N	N
034	001	0	531510	0031	09/09/11	\$1,299,000	23,509	Y	N
034	001	0	531510	0046	02/17/11	\$535,200	13,042	Y	N
034	001	0	544930	0115	07/26/12	\$1,500,000	15,000	Y	N
034	001	0	545230	2066	05/30/12	\$430,000	6,000	N	N
034	001	1	735570	0055	10/15/12	\$7,972,250	45,564	Y	Y
034	001	12	217450	0255	06/06/12	\$637,000	9,500	N	N
034	001	12	217450	0280	07/06/12	\$415,000	6,000	N	N
034	001	12	217450	0475	03/03/13	\$715,000	9,000	N	N
034	001	12	409950	0170	06/06/13	\$725,000	8,500	N	N
034	001	12	409950	0495	07/18/12	\$440,000	6,000	N	N
034	002	0	183210	0070	04/02/12	\$350,000	50,965	N	N
034	002	0	265550	0136	10/30/12	\$800,250	22,135	N	N
034	002	0	265550	0244	06/13/12	\$380,000	72,310	N	N
034	002	0	502190	0140	09/24/13	\$521,000	11,466	N	N
034	002	0	502190	0155	09/26/12	\$435,000	10,800	N	N
034	002	0	502190	0270	04/16/13	\$495,000	10,800	N	N
034	002	0	502190	0590	08/13/13	\$565,000	13,300	N	N
034	002	0	502190	0700	05/23/13	\$527,000	11,400	N	N
034	002	0	502190	0740	07/27/12	\$422,500	8,440	N	N
034	002	0	502190	0741	06/14/12	\$422,500	8,656	N	N
034	002	0	502190	0746	10/28/11	\$422,500	8,656	N	N
034	002	0	502190	0747	10/28/11	\$422,500	8,441	N	N
034	002	0	502190	0860	08/15/12	\$480,000	8,448	N	N
034	002	0	502190	0870	04/12/12	\$650,000	8,401	N	N
034	003	0	003100	0151	10/10/12	\$550,000	10,083	N	N
034	003	0	019110	0185	09/03/13	\$462,000	10,125	N	N
034	003	0	019110	0205	03/27/12	\$460,000	10,125	N	N
034	003	0	019110	0435	10/09/13	\$550,000	10,125	N	N
034	003	0	445730	0250	05/20/13	\$650,000	13,668	N	N

Vacant Sales Used in this Physical Inspection Analysis Area 034

Area	Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
034	003	0	445730	0280	04/04/12	\$610,000	14,232	N	N
034	003	0	445730	0305	05/20/13	\$625,000	14,622	N	N
034	003	0	545600	0365	08/29/13	\$750,000	7,754	Y	N
034	003	0	545600	0465	11/01/11	\$660,000	9,195	Y	N
034	003	0	759810	0211	03/01/13	\$640,000	12,000	N	N
034	003	9	257950	0155	03/04/13	\$350,000	11,595	N	N
034	003	9	258190	0031	08/05/11	\$335,000	11,250	N	N
034	003	10	182405	9075	07/05/12	\$485,000	13,157	N	N
034	004	3	082405	9214	08/06/13	\$950,000	13,810	Y	N
034	004	3	082405	9326	05/31/13	\$700,000	12,299	Y	N
034	004	3	143870	0145	12/03/13	\$320,000	21,665	N	N
034	004	4	192405	9098	11/05/12	\$275,000	11,490	Y	N
034	004	4	302405	9009	02/20/13	\$850,000	40,000	Y	N
034	004	13	004610	0052	01/24/13	\$2,170,000	22,324	Y	Y
034	004	13	004610	0102	07/23/12	\$1,875,000	21,645	Y	Y
034	004	13	143870	0050	02/03/11	\$2,405,000	19,521	Y	Y
034	004	13	192405	9135	12/06/11	\$1,125,000	17,860	Y	Y
034	004	13	777670	0025	05/31/13	\$2,100,000	28,805	Y	Y
034	004	13	777670	0055	07/06/12	\$1,475,000	18,307	Y	Y
034	004	14	073610	0100	11/21/11	\$1,512,500	20,280	Y	Y
034	005	0	130030	2351	02/09/11	\$535,000	8,000	N	N
034	005	0	217450	1450	01/20/11	\$710,000	12,000	Y	N
034	005	0	217450	1615	05/25/11	\$694,950	9,000	N	N
034	005	0	217450	1865	10/05/12	\$495,000	9,000	N	N
034	005	0	217450	2050	10/18/11	\$420,000	9,000	N	N
034	005	0	217510	0235	12/18/12	\$879,000	9,750	Y	N
034	005	0	330770	0300	06/25/12	\$420,000	6,914	N	N
034	005	0	330770	0340	02/26/13	\$500,000	6,842	N	N
034	005	0	531510	0808	12/06/12	\$615,000	11,738	N	N
034	005	0	935090	0376	09/01/11	\$725,000	7,655	Y	N
034	006	61	132404	9040	12/26/13	\$525,000	17,160	Y	N

Vacant Sales Used in this Physical Inspection Analysis Area 034

Area	Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
034	006	61	362350	0201	08/24/11	\$750,000	10,477	Y	N
034	006	61	738900	0010	10/24/11	\$6,125,000	41,000	Y	Y
034	006	61	770010	0070	10/01/13	\$759,510	17,314	N	N
034	006	61	936570	0204	08/30/12	\$715,000	11,258	Y	N
034	006	62	157410	0215	04/02/12	\$635,000	15,600	N	N
034	006	62	401690	0050	12/18/12	\$525,000	21,991	N	N
034	006	62	409470	0295	12/02/12	\$706,000	13,227	Y	N
034	006	62	409710	0065	08/29/13	\$2,525,000	19,380	Y	Y
034	006	63	252404	9045	12/26/12	\$505,000	36,220	Y	N
034	006	63	335850	0264	11/15/13	\$400,000	18,430	Y	N
034	006	63	335850	0490	04/18/12	\$475,000	23,033	Y	N
034	007	0	056550	0140	08/13/12	\$450,000	15,003	N	N
034	007	0	157470	0170	08/11/11	\$300,000	15,033	N	N
034	007	0	192405	9046	08/09/12	\$5,850,000	213,008	N	N
034	007	0	283600	0060	11/11/11	\$450,000	9,760	Y	N
034	007	0	435130	0530	12/28/12	\$350,000	11,029	N	N
034	007	0	545121	0300	03/06/12	\$583,500	12,692	N	N
034	007	10	936570	0020	01/18/12	\$587,500	10,586	N	N

Vacant Sales Removed in this Physical Inspection Analysis Area 034

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
001	0	012404	9015	08/06/13	\$945,800	MULTI-PARCEL SALE
001	0	064710	0170	08/13/13	\$1,400,000	SEGREGATION AND/OR MERGER; TEAR DOWN
001	0	072405	9012	07/16/13	\$225,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REP. SALE
001	0	072405	9103	06/17/13	\$1,325,000	MULTI-PARCEL SALE
001	0	531510	1935	11/09/12	\$857,700	SEGREGATION AND/OR MERGER
001	0	545230	1871	06/22/12	\$1,475,000	MULTI-PARCEL SALE
001	1	531510	0055	02/08/11	\$3,150,000	TEAR DOWN; MULTI-PARCEL SALE
001	1	531510	0056	02/08/11	\$3,150,000	TEAR DOWN; MULTI-PARCEL SALE
001	1	531510	2047	08/16/11	\$5,000,000	MULTI-PARCEL SALE
001	2	072405	9010	06/27/11	\$6,750,000	MULTI-PARCEL SALE
002	0	265550	0166	10/23/13	\$823,000	MULTI-PARCEL SALE
002	0	265550	0166	10/23/13	\$823,000	MULTI-PARCEL SALE; ESTATE ADMIN., GUARD, OR EXEC.
003	0	019110	0175	09/04/13	\$1,038,000	SEGREGATION AND/OR MERGER; TEAR DOWN
003	0	182405	9037	09/19/13	\$1,000	RELATED PARTY, FRIEND, OR NEIGH.; NO MARKET EXP.
003	11	435130	0175	11/05/13	\$1,000	QUIT CLAIM DEED
003	11	435130	0489	12/26/12	\$1,700,000	TEAR DOWN; PRELIMINARY SHORTPLAT APPROVAL
003	11	545090	0020	08/28/13	\$465,000	BUILDER OR DEVELOPER SALES
004	3	182405	9181	12/20/12	\$5,315,000	MULTI-PARCEL SALE
004	3	182405	9182	12/20/12	\$5,315,000	MULTI-PARCEL SALE
004	3	182405	9183	12/20/12	\$5,315,000	MULTI-PARCEL SALE
004	3	182405	9184	12/20/12	\$5,315,000	MULTI-PARCEL SALE
004	4	073610	0035	12/20/12	\$1,950,000	MULTI-PARCEL SALE; RELOCATION - SALE TO SERVICE
004	4	073610	0035	08/17/11	\$2,700,000	MULTI-PARCEL SALE; RELATED PARTY, FRIEND, OR NEIGHBOR
004	4	073610	0035	12/20/12	\$1,950,000	MULTI-PARCEL SALE; RELOCATION - SALE BY SERVICE

Vacant Sales Removed in this Physical Inspection Analysis Area 034

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
004	4	192405	9098	07/06/12	\$270,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
004	13	082405	9333	03/06/13	\$5,700,000	MULTI-PARCEL SALE
004	13	192405	9106	09/09/13	\$2,410,000	MULTI-PARCEL SALE
005	0	130030	2294	09/26/11	\$720,000	MULTI-PARCEL SALE
005	0	509330	0060	06/11/13	\$2,379,000	MULTI-PARCEL SALE
005	0	509330	0070	06/11/13	\$2,379,000	MULTI-PARCEL SALE
005	0	531510	0808	12/13/13	\$850,000	NON-REPRESENTATIVE SALE; BUILDER OR DEV. SALES
005	0	935910	0270	09/27/13	\$1,500,000	MULTI-PARCEL SALE
006	61	776700	0100	04/05/12	\$3,875,000	MULTI-PARCEL SALE
006	62	225100	0010	12/06/12	\$475,000	NON-REPRESENTATIVE SALE; NO MARKET EXPOSURE
006	62	252404	9238	07/09/13	\$430,000	NON-REPRESENTATIVE SALE
007	0	192405	9123	09/22/11	\$1,500,000	MULTI-PARCEL SALE
007	0	275700	0050	07/18/13	\$860,000	MULTI-PARCEL SALE
007	0	335850	0974	12/20/11	\$235,000	NON-REPRESENTATIVE SALE; FINANCIAL INST. RESALE
007	0	362350	0136	06/24/11	\$500,000	FULL SALES PRICE NOT REPORTED

USPAP 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.
- To the best of my knowledge the following services were performed by the appraisal team within the subject area in the last three years:

- **Terry White, Debra Clark:**
- Data Collection
- Sales Verification
- Appeals Response Preparation / Review
- Appeal Hearing Attendance
- New Construction Evaluation

- **Brian Ogilvie, Eric Todd, & Bob Moore:**
- Data Collection
- Sales Verification
- Appeals Response Preparation/Review
- New Construction Evaluation

- **Brendon George:**
- Data Collection
- Sales Verification
- New Construction Evaluation

- **Carolyn Liepelt:**
- Appeals Response Preparation / Review

- Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed adjacent to my name.
- To the best of my knowledge the following services were performed by me within the subject area in the last three years:
 - **Judith Metcalf:**
 - Annual Up-Date Model Development and Report Preparation
 - Data Collection
 - Sales Verification
 - Appeals Response Preparation / Review
 - Physical Inspection Model Development and Report Preparation
 - Land and Total Valuation
 - New Construction Evaluation

Judith Metcalf

07/14/14

Appraiser II

Date