

Executive Summary

Woodmont/Redondo - Area 052

Annual Update

Characteristics Based Market Adjustment for 2014 Assessment Roll

Previous Physical Inspection: 2013

Number of Improved Sales: 338

Range of Sale Dates: 1/1/2011 – 1/1/2014 Sales were time adjusted to 1/1/2014

Sales - Improved Valuation Change Summary:

	Land	Improvements	Total	Mean Sale Price	Ratio	COD
2013 Value	\$140,300	\$193,800	\$334,100			12.78%
2014 Value	\$146,900	\$229,300	\$376,200	\$410,900	92.5%	12.59%
\$ Change	+\$6,600	+\$35,500	+\$42,100			
% Change	+4.7%	+18.3%	+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 12.59% is an improvement from the previous COD of 12.78%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards.

Population - Improved Parcel Summary Data:

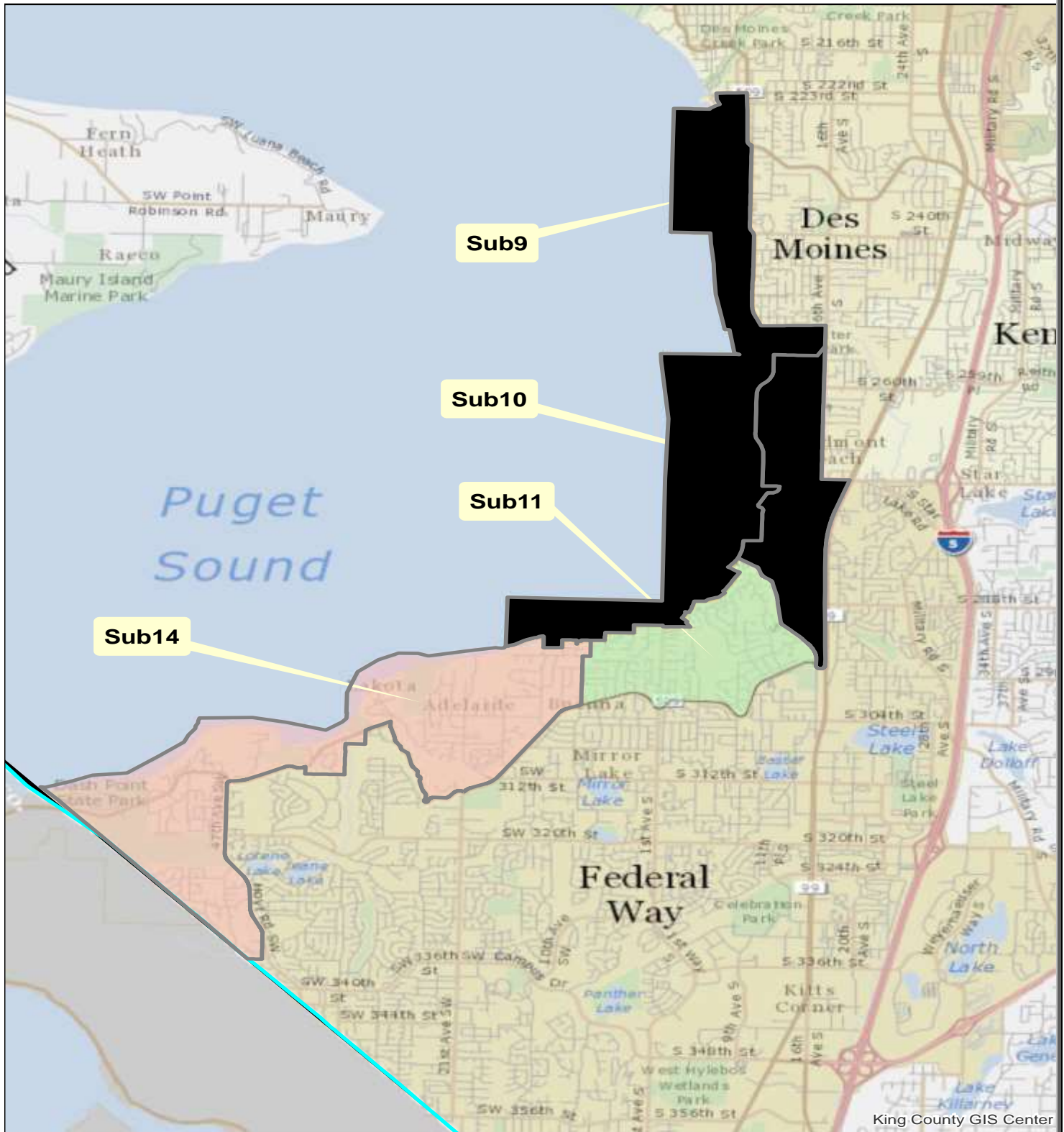
	Land	Improvements	Total
2013 Value	\$134,000	\$177,300	\$311,300
2014 Value	\$140,300	\$210,600	\$350,900
% Change	+4.7%	+18.8%	+12.7%

Number of one to three unit residences in the population: 4,579

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Sub-Area10 and Grades greater than 7, Sub-Area11 and grades greater than 8, and WaterFront properties were generally at lower assessment levels than the rest of the population and required greater upward adjustments than the overall. This annual update valuation model corrects for these strata differences.

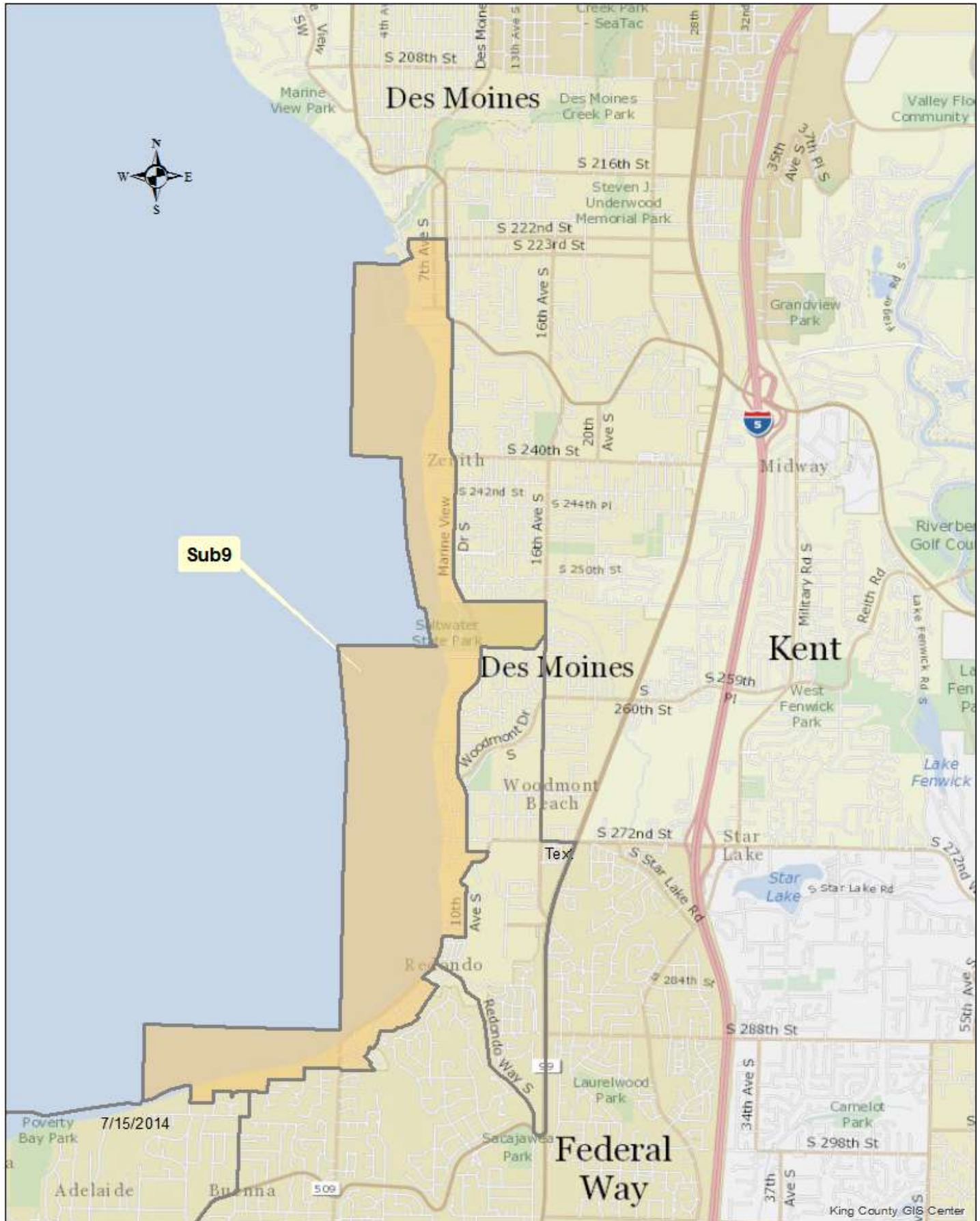


Area 052 - Map

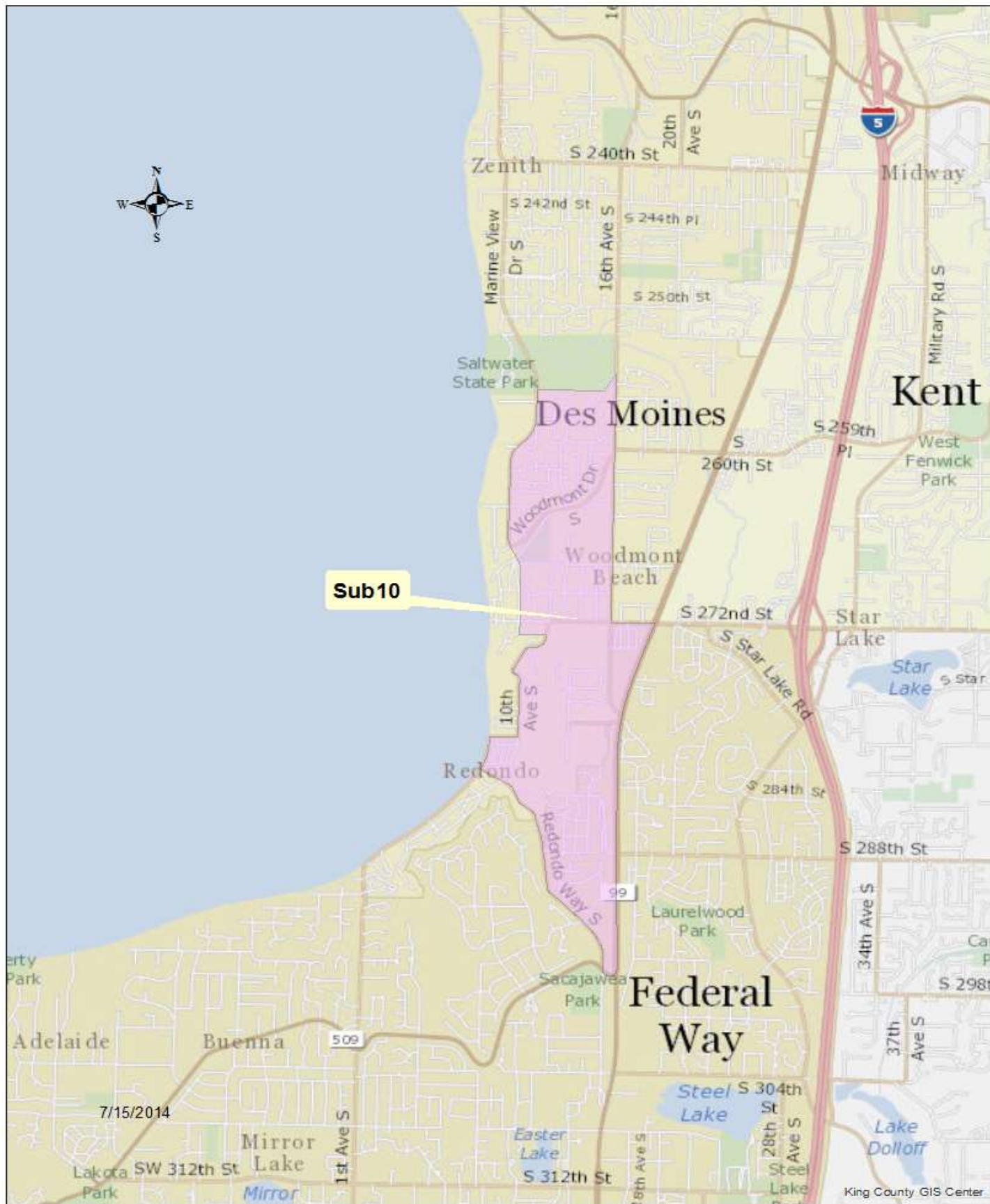


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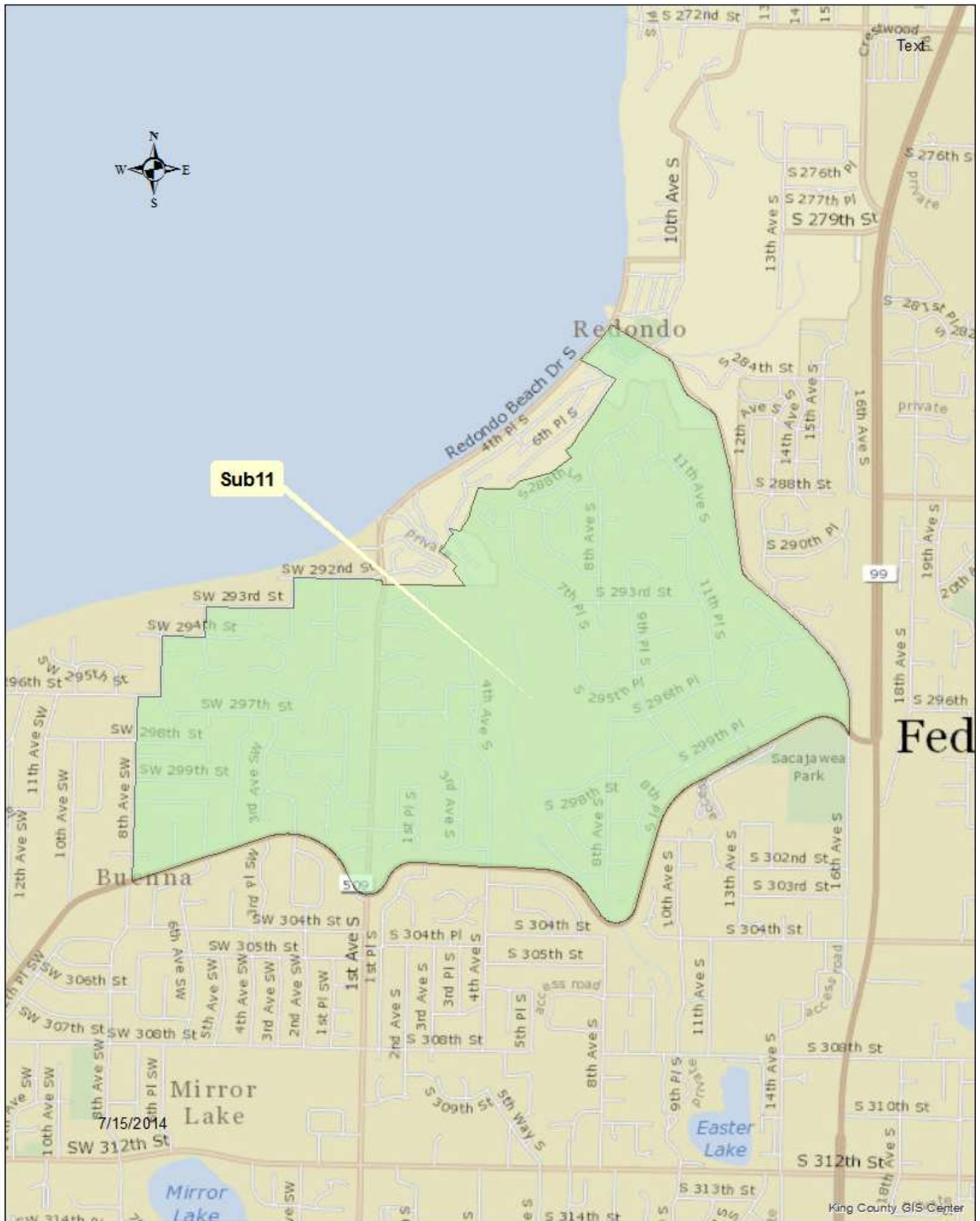
Area 052 – Sub Area 9 Map



Area 052 – Sub Area 10 Map



Area 052 – Sub Area 14 Map



Area 052 - Sub Area 14 Map



Area 052 - Model Adjustments

1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+10.08%	3,499	76%

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

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

Model Variable	Adj %	# Sales	# in Pop	% Rep
Sub10Grd>7	+19.87%	30	359	8%
Sub11Grd>8	+17.73%	25	430	6%
IsWft	+18.41%	22	291	8%

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

Generally, Sub-Area10 and Grades greater than 7, Sub-Area11 and Grades greater than 8, and WaterFront parcels were at a lower assessment level than the rest of the population. This model corrects for these strata differences.

Annual Update Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: July 30, 2014

Sales Screening for Improved Parcel Analysis

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

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

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

Land Update

Vacant land in this area is in a holding pattern with a strong lack of development. This results in limited land segregation and permit activity. Based on the 24 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a +4.7% overall decrease (based on truncation) was made to the land assessment for the 2014 Assessment Year.

2014 Land Value = 2013 Land Value * 1.05, with the result truncated to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Sub-Area10 and Grades greater than 7, Sub-Area11 and grades greater than 8, and WaterFront properties were generally at lower assessment levels than the rest of the population and required greater upward adjustments than the overall. This annual update valuation model corrects for these strata differences.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 338 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2014. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

The derived adjustment formula is:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * (1 - 0.06) / (.8539618 - 6.974942E-02 * \text{Sub10Grd} > 7 - 5.552386E-02 * \text{Sub11Grd} > 8 - 6.011692E-02 * \text{IsWft})$$

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

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

Mobile Home Update

There were insufficient sales of mobile homes to establish a specific mobile home adjustment, therefore the Total % Change indicated by the Area’s sales sample as reflected on the Executive Summary page of +12.6% was used. The adjustment formula is:

$$\begin{aligned} 2014 \text{ Total Value} &= 2013 \text{ Total Value} * 1.126 \\ 2014 \text{ Improvements Value} &= 2014 \text{ Total Value} \text{ minus } 2014 \text{ Land Value} \end{aligned}$$

Results

The resulting assessment level is 0.925. 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 +12.7%. This increase is due partly to market changes over time and the previous assessment levels.

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

Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (2013 Land Value + Previous Improvement Value) * 1.126.
- If the site is improved with a house and mobile home, the formula derived from the house is used to arrive at new total value.
- If “accessory improvements only”, the Total % Change, as indicated by the sales sample, is used to arrive at a new total value. (2013 Land Value + Previous Improvement Value) * 1.126.
- If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.
- If land value <= \$10,000 no adjustment is applied.

- If improvements and accessories \leq \$10,000 no further adjustment applied.
- If vacant parcel (no improvement value), the land adjustment applies.
- If a parcel is coded “non-perc” (sewer system=3 or 4), there is no change from previous land value.
- If a parcel is coded “unbuildable” = 1, there is no change from previous land value.
- If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
- If an improvement is coded “% net condition” or is in “poor” condition, then there is no change from previous improvement value, only the land adjustment applies.
- Any properties excluded from the annual up-date process are noted in RealProperty.

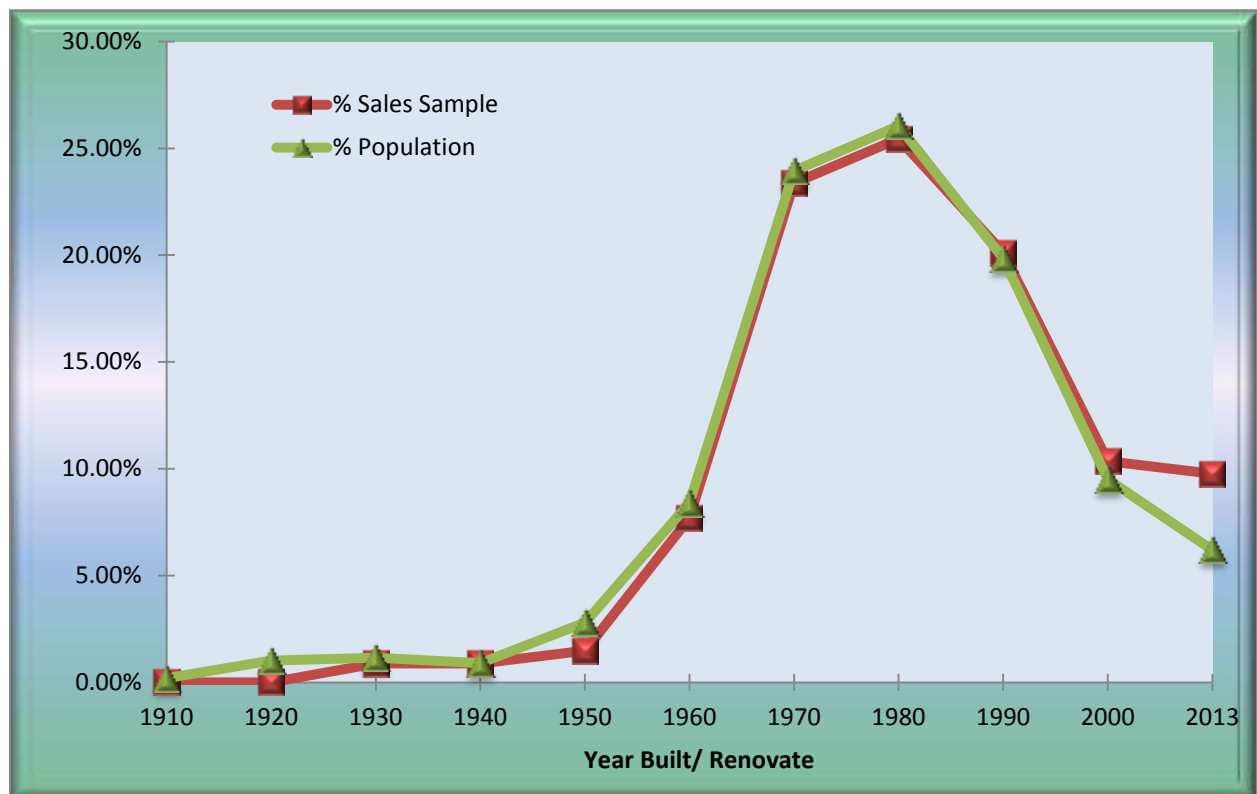
Sales Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	3	0.89%
1940	3	0.89%
1950	5	1.48%
1960	26	7.69%
1970	79	23.37%
1980	86	25.44%
1990	68	20.12%
2000	35	10.36%
2013	33	9.76%
338		

Population

Year Built/Ren	Frequency	% Population
1910	9	0.20%
1920	47	1.03%
1930	53	1.16%
1940	41	0.90%
1950	128	2.80%
1960	384	8.39%
1970	1,096	23.94%
1980	1,193	26.05%
1990	909	19.85%
2000	435	9.50%
2013	284	6.20%
4,579		



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

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

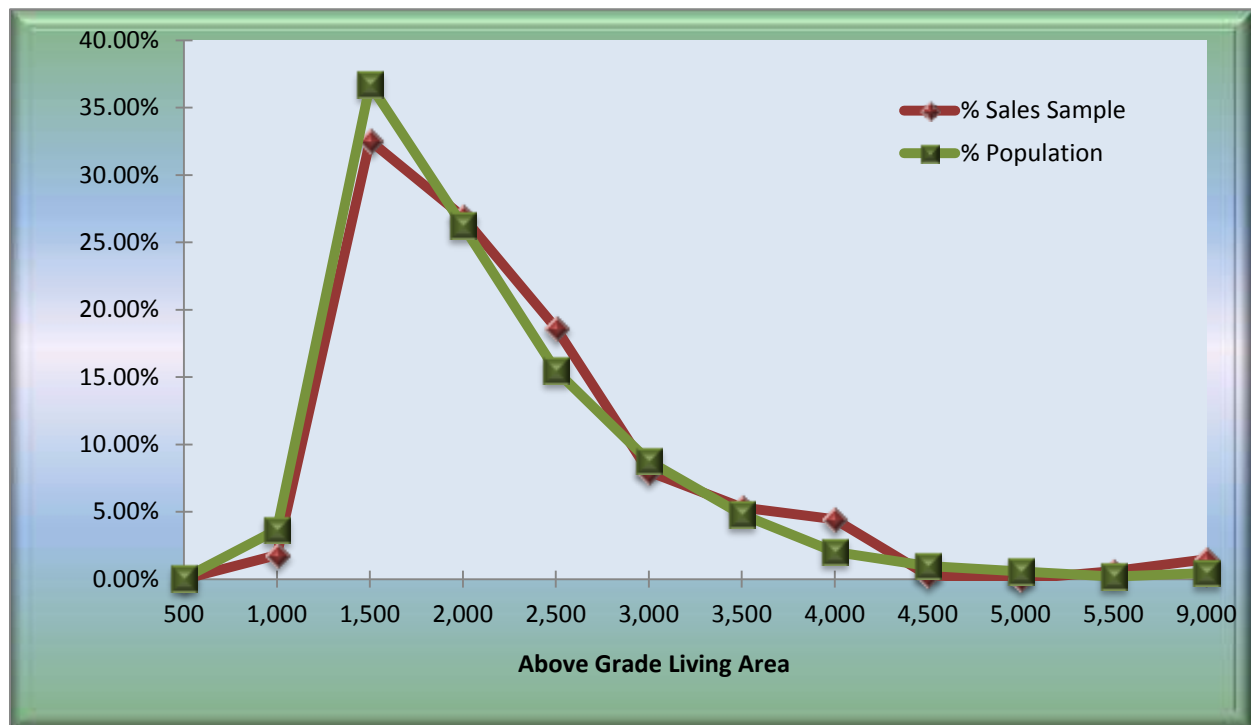
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	6	1.78%
1,500	110	32.54%
2,000	91	26.92%
2,500	63	18.64%
3,000	27	7.99%
3,500	18	5.33%
4,000	15	4.44%
4,500	1	0.30%
5,000	0	0.00%
5,500	2	0.59%
9,000	5	1.48%
338		

Population

AGLA	Frequency	% Population
500	3	0.07%
1,000	168	3.67%
1,500	1,682	36.73%
2,000	1,202	26.25%
2,500	709	15.48%
3,000	401	8.76%
3,500	220	4.80%
4,000	93	2.03%
4,500	45	0.98%
5,000	26	0.57%
5,500	9	0.20%
9,000	21	0.46%
4,579		



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

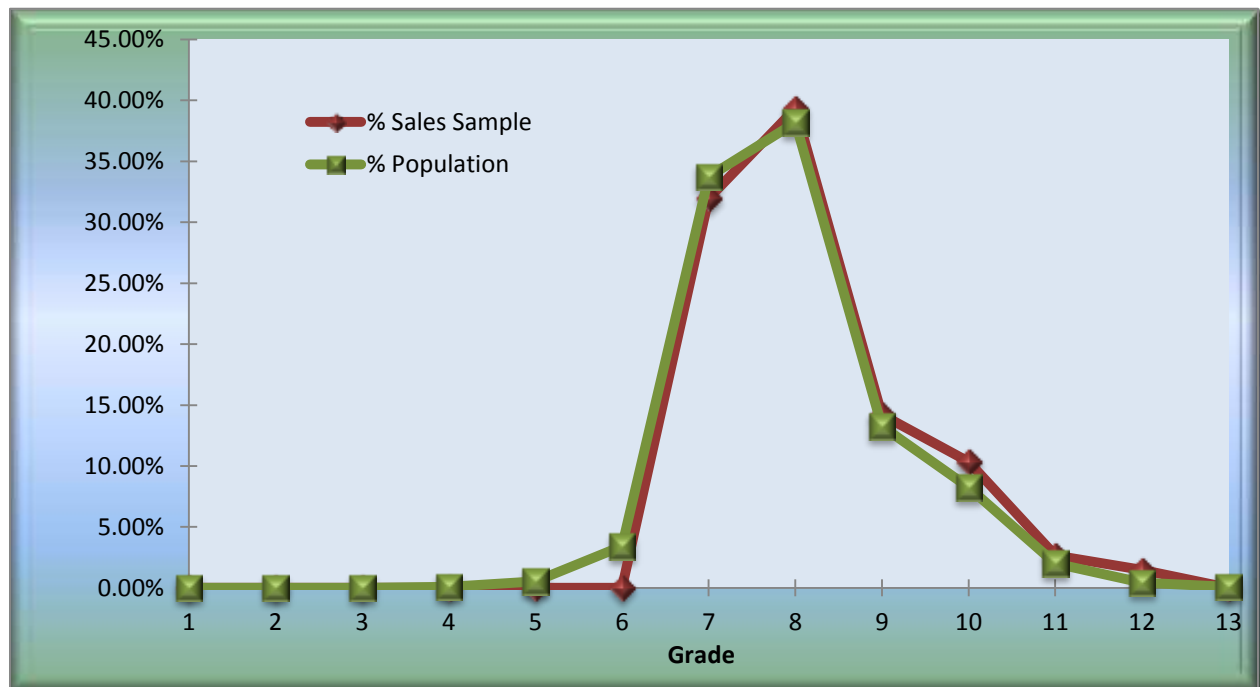
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	0	0.00%
7	108	31.95%
8	133	39.35%
9	48	14.20%
10	35	10.36%
11	9	2.66%
12	5	1.48%
13	0	0.00%
	338	

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	4	0.09%
5	24	0.52%
6	157	3.43%
7	1,545	33.74%
8	1,748	38.17%
9	607	13.26%
10	378	8.26%
11	92	2.01%
12	20	0.44%
13	4	0.09%
	4,579	



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

Area 052 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 1.089, resulting in an adjusted value of \$517,000 ($\$475,000 \times 1.089 = \$517,275$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.058	5.8%
2/1/2011	1.063	6.3%
3/1/2011	1.068	6.8%
4/1/2011	1.073	7.3%
5/1/2011	1.077	7.7%
6/1/2011	1.081	8.1%
7/1/2011	1.085	8.5%
8/1/2011	1.088	8.8%
9/1/2011	1.091	9.1%
10/1/2011	1.093	9.3%
11/1/2011	1.095	9.5%
12/1/2011	1.096	9.6%
1/1/2012	1.098	9.8%
2/1/2012	1.098	9.8%
3/1/2012	1.098	9.8%
4/1/2012	1.098	9.8%
5/1/2012	1.098	9.8%
6/1/2012	1.097	9.7%
7/1/2012	1.095	9.5%
8/1/2012	1.094	9.4%
9/1/2012	1.091	9.1%
10/1/2012	1.089	8.9%
11/1/2012	1.086	8.6%
12/1/2012	1.082	8.2%
1/1/2013	1.078	7.8%
2/1/2013	1.074	7.4%
3/1/2013	1.070	7.0%
4/1/2013	1.064	6.4%
5/1/2013	1.059	5.9%
6/1/2013	1.053	5.3%
7/1/2013	1.047	4.7%
8/1/2013	1.040	4.0%
9/1/2013	1.033	3.3%
10/1/2013	1.025	2.5%
11/1/2013	1.017	1.7%
12/1/2013	1.009	0.9%
1/1/2014	1.000	0.0%

The time adjustment formula for Area 052 is: $(.8539618 - 2.477377E-04 * \text{SaleDay} - 1.856271E-07 * \text{SaleDaySq} - 6.974942E-02 * 0.0887574 - 5.552386E-02 * 0.0739645 - 6.011692E-02 * 6.508876E-02) / (.8539618 - 6.974942E-02 * 0.0887574 - 5.552386E-02 * 0.0739645 - 6.011692E-02 * 6.508876E-02)$

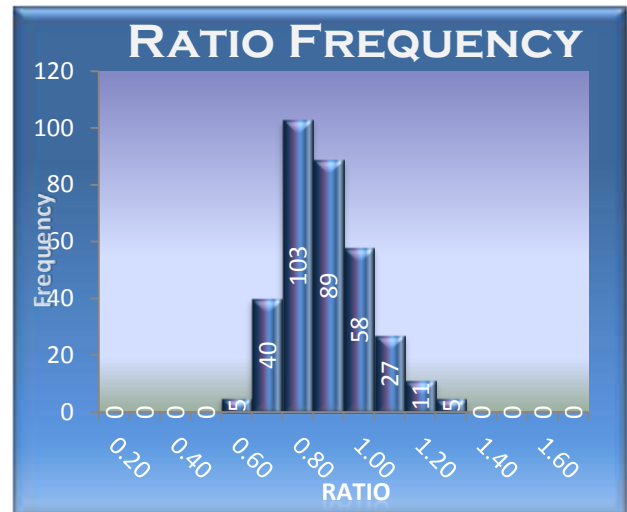
$\text{SaleDay} = \text{SaleDate} - 41640$

$\text{SaleDaySq} = (\text{SaleDate} - 41640)^2$

Annual Update Ratio Study Report (Before) – 2013 Assessments

District: SW / Team: 2	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Woodmont/Redondo	1/1/2013	7/30/2014	1/2011 - 12/2013
Area Number: 52	Appr ID:	Property Type:	Adjusted for time?
	BSIM	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	338
Mean Assessed Value	334,100
Mean Adj. Sales Price	410,900
Standard Deviation AV	165,067
Standard Deviation SP	223,093
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.840
Median Ratio	0.823
Weighted Mean Ratio	0.813
UNIFORMITY	
Lowest ratio	0.537
Highest ratio:	1.256
Coefficient of Dispersion	12.78%
Standard Deviation	0.133
Coefficient of Variation	15.87%
Price Related Differential (PRD)	1.033
RELIABILITY	
95% Confidence: Median	
Lower limit	0.804
Upper limit	0.842
95% Confidence: Mean	
Lower limit	0.826
Upper limit	0.854
SAMPLE SIZE EVALUATION	
N (population size)	4579
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.133
Recommended minimum:	28
Actual sample size:	338
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	185
# ratios above mean:	153
z:	1.741
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

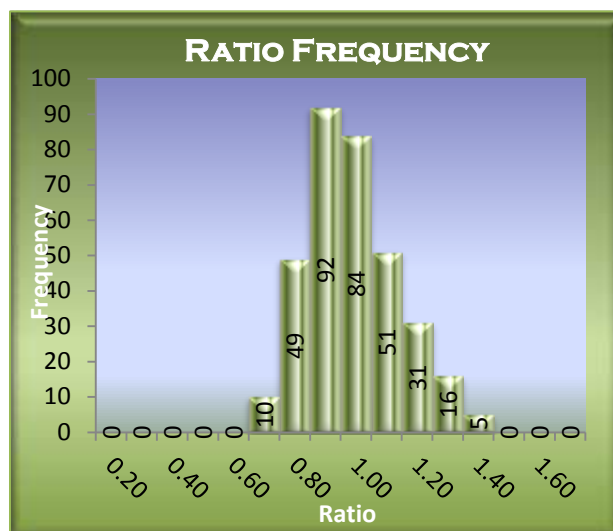
1 to 3 Unit Residences throughout Area 052

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

Annual Update Ratio Study Report (After) – 2014 Assessments

<i>District: SW / Team: 2</i>	<i>Appr. Date:</i>	<i>Date of Report:</i>	<i>Sales Dates:</i>
Area Name: Woodmont/Redondo	1/1/2014	7/30/2014	1/2011 - 12/2013
	<i>Appr. ID:</i>	<i>Property Type:</i>	<i>Adjusted for time?</i>
Area Number: 52	BSIM	1 to 3 Unit	YES

SAMPLE STATISTICS	
Sample size (n)	338
Mean Assessed Value	376,200
Mean Sales Price	410,900
Standard Deviation AV	193,361
Standard Deviation SP	223,093
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.939
Median Ratio	0.925
Weighted Mean Ratio	0.916
UNIFORMITY	
Lowest ratio	0.618
Highest ratio:	1.382
Coefficient of Dispersion	12.59%
Standard Deviation	0.146
Coefficient of Variation	15.57%
Price Related Differential (PRD)	1.025
RELIABILITY	
95% Confidence: Median	
Lower limit	0.898
Upper limit	0.949
95% Confidence: Mean	
Lower limit	0.923
Upper limit	0.954
SAMPLE SIZE EVALUATION	
N (population size)	4579
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.146
Recommended minimum:	34
Actual sample size:	338
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	179
# ratios above mean:	159
z:	1.088
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 052

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

Improved Sales Used in This Annual Update Analysis

Area 052 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	0	256080	5125	12/02/11	\$258,000	\$283,000	1,120	7	1958	Good	10,827	N	N	25110 8TH PL S
9	0	322204	9137	06/25/13	\$465,000	\$487,000	1,890	7	1965	Avg	15,851	Y	N	27401 MARINE VIEW DR S
9	0	506740	0095	08/28/13	\$385,000	\$398,000	2,054	7	1943	Good	17,190	Y	N	916 S 258TH PL
9	0	322204	9046	12/11/13	\$570,935	\$574,000	2,153	7	1929	VGood	14,747	Y	N	27201 8TH AVE S
9	0	506740	0115	08/09/13	\$753,700	\$782,000	2,176	8	2012	Avg	34,911	Y	Y	901 S 258TH PL
9	0	506740	0045	09/27/11	\$330,000	\$361,000	2,473	8	1959	Good	15,300	N	N	25657 MARINE VIEW DR S
9	0	506740	0042	09/26/12	\$1,000,000	\$1,089,000	1,370	9	1960	Good	45,931	Y	Y	25645 MARINE VIEW DR S
9	0	322204	9151	10/09/13	\$840,000	\$860,000	1,560	9	1991	Good	10,711	Y	Y	27229 8TH AVE S
9	0	506840	0101	08/07/13	\$551,500	\$573,000	1,916	9	1985	Avg	16,340	Y	N	26249 MARINE VIEW DR S
9	0	052104	9186	03/28/12	\$465,000	\$511,000	2,260	9	1980	Good	10,463	Y	N	28807 SOUND VIEW DR S
9	0	052104	9225	11/22/13	\$636,000	\$643,000	2,166	10	1998	Avg	14,495	Y	N	28809 SOUND VIEW DR S
9	0	720420	0005	12/02/13	\$1,350,000	\$1,362,000	2,550	10	1987	Good	58,181	Y	Y	27603 10TH AVE S
9	0	322204	9119	06/11/13	\$835,000	\$878,000	7,192	10	2005	Avg	14,160	Y	N	920 S 280TH ST
9	0	052104	9101	09/05/13	\$1,450,000	\$1,496,000	4,240	12	2005	Avg	72,135	Y	N	28920 SOUND VIEW DR S
9	1	720360	0510	09/06/11	\$230,000	\$251,000	910	7	1959	Avg	6,425	Y	N	28602 6TH PL S
9	1	720360	0135	08/29/11	\$225,040	\$245,000	1,190	7	1954	Avg	6,000	Y	N	28752 SOUND VIEW DR S
9	1	609300	0100	02/23/11	\$580,000	\$619,000	1,350	7	1984	Avg	9,460	Y	Y	23913 6TH AVE S
9	1	720360	0535	04/27/11	\$369,000	\$397,000	1,480	7	1978	Good	3,496	Y	N	28620 6TH PL S
9	1	609300	0090	10/03/13	\$560,000	\$574,000	1,750	7	1982	Avg	9,365	Y	Y	23909 6TH AVE S
9	1	720360	0450	08/29/13	\$350,000	\$362,000	1,360	8	1962	Good	7,202	Y	N	28608 SOUND VIEW DR S
9	1	953660	1425	03/28/13	\$420,000	\$447,000	2,060	8	1983	Avg	8,293	Y	N	27027 10TH AVE S
9	1	052104	9081	04/19/13	\$565,000	\$600,000	2,259	8	2005	Avg	6,241	Y	N	28841 REDONDO SHORES DR S
9	1	953660	1245	11/22/11	\$700,000	\$767,000	1,230	9	1974	Good	8,248	Y	Y	27061 7TH PL S
9	1	720360	0670	09/02/11	\$735,000	\$802,000	2,080	9	1994	Avg	3,105	Y	N	28436 REDONDO BEACH DR S
9	1	720360	0580	05/31/13	\$560,500	\$590,000	2,440	9	1979	Avg	3,193	Y	N	409 S 284TH ST
9	1	953660	0470	08/24/11	\$715,000	\$779,000	2,610	9	2000	Avg	8,062	Y	N	26503 8TH AVE S
9	1	953660	1235	08/24/12	\$820,000	\$895,000	3,350	9	1975	Good	7,190	Y	Y	27049 7TH PL S
9	1	256080	6100	10/10/12	\$750,000	\$816,000	3,150	10	1972	Good	56,001	Y	Y	25121 8TH PL S
9	1	953660	0679	05/22/13	\$720,000	\$760,000	3,341	10	2007	Avg	13,409	Y	N	26908 9TH AVE S
9	2	119600	1896	04/25/12	\$408,000	\$448,000	1,430	7	1975	Good	8,125	Y	N	628 SW 294TH ST
9	2	119600	0260	08/02/11	\$524,000	\$570,000	1,950	7	2001	Avg	5,030	Y	Y	328 SW 292ND ST
9	2	119600	0210	05/21/13	\$525,000	\$554,000	720	8	1986	Avg	10,099	Y	Y	312 SW 292ND ST
9	2	119600	0505	01/29/13	\$625,000	\$671,000	1,490	8	1967	Avg	43,247	Y	Y	506 SW 293RD ST
9	2	119600	2395	03/15/12	\$605,000	\$665,000	2,340	8	2004	Avg	19,200	Y	N	29501 10TH AVE SW
9	2	119600	0307	08/06/13	\$685,000	\$712,000	2,970	8	1981	Good	20,697	Y	Y	508 SW 293RD ST
9	2	119600	0664	02/18/11	\$415,000	\$443,000	2,410	9	1986	Avg	10,500	Y	N	29219 3RD AVE SW
9	2	119600	0121	06/19/12	\$1,475,000	\$1,617,000	3,217	11	2007	Avg	15,613	Y	Y	212 SW 292ND ST

Improved Sales Used in This Annual Update Analysis

Area 052 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	0	953660	2090	02/29/12	\$200,000	\$220,000	960	7	1958	Avg	8,100	N	N	27019 16TH AVE S
10	0	419300	0030	11/02/12	\$175,000	\$190,000	1,020	7	1969	Good	9,375	Y	N	25731 16TH AVE S
10	0	720300	0595	03/29/12	\$208,000	\$228,000	1,030	7	1973	Good	6,000	Y	N	28616 13TH AVE S
10	0	720300	0290	03/30/12	\$180,000	\$198,000	1,040	7	1975	Avg	6,000	N	N	28711 15TH AVE S
10	0	638511	0210	09/21/11	\$219,000	\$239,000	1,080	7	1980	Avg	7,466	N	N	26028 11TH PL S
10	0	691810	0260	11/30/11	\$207,000	\$227,000	1,090	7	1985	Avg	9,680	N	N	25813 15TH AVE S
10	0	894730	0020	08/08/13	\$250,000	\$260,000	1,090	7	1977	Good	7,705	N	N	25606 14TH PL S
10	0	752410	0040	02/13/12	\$185,000	\$203,000	1,110	7	1967	Avg	6,560	N	N	1418 S 259TH ST
10	0	752270	0090	07/24/13	\$245,000	\$255,000	1,120	7	1969	Good	7,000	N	N	1411 S 260TH PL
10	0	638511	0200	07/23/12	\$247,500	\$271,000	1,180	7	1985	Avg	7,679	N	N	26034 11TH PL S
10	0	691810	0230	08/18/11	\$185,000	\$202,000	1,190	7	1983	Avg	7,209	N	N	25812 15TH AVE S
10	0	691810	0310	12/10/13	\$230,000	\$231,000	1,190	7	1985	Avg	7,926	N	N	1434 S 259TH ST
10	0	752300	0010	06/10/13	\$218,000	\$229,000	1,190	7	1967	Good	8,152	N	N	25716 13TH PL S
10	0	752300	0020	07/24/13	\$193,950	\$202,000	1,190	7	1967	Avg	7,210	N	N	25710 13TH PL S
10	0	752300	0070	03/27/13	\$215,000	\$229,000	1,190	7	1968	Good	7,475	N	N	25604 13TH PL S
10	0	752270	0180	11/28/12	\$249,950	\$271,000	1,220	7	1977	Good	7,790	N	N	1417 S 262ND ST
10	0	953660	1626	09/23/13	\$265,000	\$272,000	1,220	7	1955	VGood	18,550	Y	N	27021 12TH AVE S
10	0	720540	0180	12/04/13	\$138,000	\$139,000	1,240	7	1943	Fair	18,000	N	N	1343 S 279TH ST
10	0	720300	0620	07/07/11	\$221,000	\$240,000	1,250	7	1966	Good	7,000	N	N	28705 14TH AVE S
10	0	720551	0420	04/01/13	\$250,000	\$266,000	1,250	7	1975	Good	9,384	N	N	1310 S 276TH PL
10	0	752400	0160	04/24/13	\$233,250	\$247,000	1,250	7	1966	Avg	7,195	N	N	1223 S 259TH PL
10	0	752420	0010	06/26/13	\$241,000	\$253,000	1,270	7	1967	Good	7,725	N	N	26044 14TH AVE S
10	0	087390	0180	07/11/13	\$289,950	\$303,000	1,270	7	2002	Avg	5,420	N	N	1343 S 277TH PL
10	0	752260	0030	12/05/12	\$196,000	\$212,000	1,300	7	1967	Good	8,400	N	N	26014 14TH PL S
10	0	953660	1055	11/13/13	\$181,620	\$184,000	1,300	7	1959	Good	7,808	N	N	26803 15TH AVE S
10	0	752270	0040	10/29/13	\$276,500	\$281,000	1,340	7	1969	Good	11,610	N	N	1430 S 260TH PL
10	0	691810	0020	10/28/13	\$275,000	\$280,000	1,400	7	1984	Good	8,822	N	N	1437 S 259TH ST
10	0	638511	0390	07/03/12	\$235,000	\$257,000	1,410	7	1980	Avg	7,214	N	N	926 S 261ST PL
10	0	720300	0538	10/04/12	\$225,000	\$245,000	1,410	7	1968	Good	9,500	N	N	28401 14TH AVE S
10	0	720420	0138	10/14/13	\$347,000	\$355,000	1,420	7	1979	Avg	10,249	Y	N	27828 10TH AVE S
10	0	638511	0030	05/11/11	\$279,950	\$302,000	1,430	7	1980	VGood	7,208	Y	N	915 S 261ST PL
10	0	720550	0020	12/03/12	\$210,000	\$227,000	1,430	7	1965	Good	9,348	N	N	1555 S 276TH ST
10	0	953660	1145	05/28/13	\$184,000	\$194,000	1,430	7	1962	Avg	8,090	N	N	26809 16TH AVE S
10	0	720551	0280	03/23/11	\$293,445	\$314,000	1,440	7	1974	Avg	7,300	Y	N	27517 12TH PL S
10	0	953660	0455	06/01/12	\$309,000	\$339,000	1,460	7	1988	Good	8,100	Y	N	26409 10TH AVE S
10	0	720540	0195	03/03/11	\$158,300	\$169,000	1,520	7	1946	Good	7,720	N	N	1321 S 279TH ST
10	0	720540	0230	03/27/12	\$305,550	\$336,000	1,660	7	1939	VGood	32,640	Y	N	27921 13TH AVE S



Improved Sales Used in This Annual Update Analysis

Area 052 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	0	953660	1091	03/27/13	\$245,100	\$261,000	1,710	7	1961	Good	9,450	N	N	26844 15TH AVE S
10	0	720540	0035	11/15/12	\$219,950	\$238,000	1,740	7	1955	Good	16,600	N	N	1376 S 279TH ST
10	0	720300	0531	11/06/12	\$315,000	\$342,000	1,770	7	1959	Avg	15,400	Y	N	28435 14TH AVE S
10	0	087390	0090	05/03/12	\$242,000	\$266,000	2,050	7	2001	Avg	10,883	N	N	1336 S 277TH PL
10	0	087390	0220	11/22/13	\$269,000	\$272,000	2,050	7	2002	Avg	6,087	N	N	1327 S 277TH PL
10	0	506740	0163	05/08/12	\$205,000	\$225,000	2,060	7	1991	Avg	12,826	N	N	25834 11TH AVE S
10	0	292204	9097	08/18/11	\$239,950	\$261,000	1,260	8	1990	Avg	9,675	N	N	25720 14TH PL S
10	0	516210	0820	04/20/11	\$267,800	\$288,000	1,370	8	1985	Avg	11,481	N	N	29015 13TH AVE S
10	0	691810	0160	02/11/13	\$254,000	\$272,000	1,450	8	1987	Good	9,073	N	N	25805 15TH PL S
10	0	322204	9161	07/12/13	\$450,000	\$470,000	1,460	8	1961	Good	13,068	Y	N	28045 13TH AVE S
10	0	516210	0010	06/06/13	\$279,500	\$294,000	1,580	8	1984	Avg	7,260	N	N	1305 S 291ST PL
10	0	691810	0110	11/07/12	\$223,750	\$243,000	1,640	8	1996	Avg	7,599	Y	N	25828 15TH PL S
10	0	025130	0230	12/02/13	\$272,000	\$274,000	1,860	8	1990	Avg	7,200	N	N	1411 S 282ND PL
10	0	516210	0440	02/01/11	\$290,000	\$308,000	2,030	8	1986	Avg	7,249	N	N	1407 S 289TH PL
10	0	638511	0250	08/29/13	\$308,000	\$318,000	2,040	8	1983	Good	8,539	N	N	26006 11TH PL S
10	0	025130	0320	10/30/12	\$290,000	\$315,000	2,070	8	1989	Good	9,515	N	N	28221 15TH AVE S
10	0	516210	0340	04/18/13	\$280,000	\$297,000	2,070	8	1985	Avg	8,127	N	N	1334 S 290TH PL
10	0	506740	0128	01/16/13	\$302,000	\$325,000	2,180	8	1992	Avg	7,212	N	N	1022 S 260TH ST
10	0	506840	0124	04/16/13	\$323,000	\$343,000	2,190	8	1999	Avg	10,655	N	N	1044 S 264TH ST
10	0	516210	0790	10/12/11	\$289,950	\$317,000	2,230	8	1985	Avg	9,747	N	N	28925 13TH AVE S
10	0	506840	0134	05/14/12	\$310,000	\$340,000	2,300	8	1998	Avg	14,580	N	N	935 S 263RD ST
10	0	516210	0510	02/27/13	\$279,000	\$299,000	2,390	8	1985	Avg	7,808	N	N	1408 S 289TH PL
10	0	516210	0560	05/23/12	\$285,000	\$313,000	2,440	8	1986	Avg	7,250	N	N	28835 14TH CT S
10	0	516210	0150	05/16/12	\$278,500	\$306,000	2,610	8	1984	Avg	7,454	N	N	1309 S 290TH ST
10	0	506740	0130	06/11/13	\$422,000	\$444,000	2,720	8	1992	Good	10,755	Y	N	1018 S 260TH ST
10	0	953660	1585	01/12/12	\$575,000	\$631,000	3,236	8	2011	Avg	14,548	Y	N	27022 10TH AVE S
10	0	516210	0280	09/06/13	\$399,000	\$412,000	1,650	9	1984	Avg	17,001	Y	N	28901 15TH PL S
10	0	709000	0030	08/14/13	\$455,000	\$472,000	1,930	9	1980	Avg	18,304	Y	N	27633 MARINE VIEW DR S
10	0	322204	9169	08/23/13	\$490,000	\$507,000	2,080	9	1986	Good	30,585	Y	N	27216 10TH AVE S
10	0	953720	0061	07/28/11	\$468,000	\$509,000	2,960	9	2000	Avg	35,000	N	N	1115 WOODMONT BEACH RD S
10	0	720300	0435	06/17/11	\$370,500	\$401,000	3,510	9	2005	Avg	8,000	N	N	28401 15TH AVE S
10	0	953660	1650	10/10/11	\$620,000	\$678,000	3,244	10	2008	Avg	7,800	Y	N	27145 11TH PL S
10	0	720420	0150	10/08/13	\$990,000	\$1,013,000	5,630	11	1978	Avg	124,812	Y	N	27711 13TH AVE S
10	0	720420	0125	10/17/13	\$1,371,524	\$1,401,000	2,662	12	2009	Avg	76,665	Y	N	27740 10TH AVE S
10	0	322204	9172	05/15/11	\$900,000	\$971,000	5,070	12	1996	Avg	33,062	Y	N	1107 S 274TH PL
10	4	025130	0010	06/12/13	\$335,000	\$352,000	2,950	8	1990	Avg	8,440	N	N	28204 15TH AVE S
11	1	692860	0360	06/26/13	\$200,000	\$210,000	1,010	7	1962	Avg	12,325	N	N	29718 3RD AVE S



King County

Department of Assessments

Improved Sales Used in This Annual Update Analysis

Area 052 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	1	720535	0100	09/06/12	\$211,000	\$230,000	1,050	7	2007	Avg	13,300	N	N	29748 4TH AVE S
11	2	039590	0100	09/20/12	\$165,000	\$180,000	1,130	7	1963	Good	9,870	N	N	30025 5TH AVE SW
11	2	506880	0030	04/02/13	\$185,000	\$197,000	1,250	7	1976	Avg	10,360	N	N	759 SW 301ST PL
11	2	515160	0035	11/25/13	\$199,000	\$201,000	1,280	7	1962	Avg	12,750	N	N	1029 S 299TH PL
11	2	515160	0485	11/22/11	\$213,500	\$234,000	1,320	7	1960	VGood	12,000	N	N	1112 S 299TH PL
11	2	039600	0090	02/02/13	\$186,100	\$200,000	1,350	7	1967	Good	10,807	N	N	30007 6TH AVE SW
11	2	720500	0080	10/23/12	\$219,000	\$238,000	1,370	7	1966	Good	10,050	Y	N	29913 4TH AVE SW
11	2	720500	0160	05/17/13	\$235,000	\$248,000	1,380	7	1966	Good	10,764	N	N	29914 4TH AVE SW
11	2	515160	0215	09/27/12	\$195,700	\$213,000	1,400	7	1959	Good	11,998	N	N	29620 8TH AVE S
11	2	119600	1030	05/03/13	\$250,000	\$265,000	1,510	7	1981	Avg	12,750	N	N	118 SW 293RD ST
11	2	233680	0100	07/11/12	\$185,000	\$203,000	1,510	7	1963	Good	9,588	N	N	601 SW 299TH ST
11	2	233690	0030	02/09/12	\$262,000	\$288,000	1,590	7	2004	Avg	9,588	N	N	648 SW 299TH PL
11	2	119600	0856	03/19/13	\$300,000	\$320,000	1,690	7	1960	Avg	10,522	Y	N	219 SW 292ND ST
11	2	720532	0240	12/10/12	\$274,950	\$297,000	1,830	7	1974	Avg	9,400	Y	N	29811 2ND PL SW
11	2	776420	0040	09/14/12	\$490,000	\$534,000	2,039	7	2006	Avg	11,254	Y	N	140 S 297TH PL
11	2	201970	0060	06/04/13	\$336,500	\$354,000	2,090	7	1977	Good	10,000	Y	N	709 SW 298TH PL
11	2	201970	0040	07/25/13	\$245,000	\$255,000	1,180	8	1978	Avg	9,590	Y	N	721 SW 298TH PL
11	2	516200	0440	10/12/12	\$259,950	\$283,000	1,310	8	1978	Good	13,955	N	N	1325 S 293RD PL
11	2	720531	0150	10/18/12	\$323,400	\$352,000	1,320	8	1976	Good	11,969	Y	N	306 SW 297TH ST
11	2	233700	0060	10/23/13	\$410,213	\$418,000	1,350	8	1969	Good	11,340	Y	N	506 SW 298TH ST
11	2	515260	0040	01/10/13	\$217,500	\$234,000	1,380	8	1967	Good	10,000	N	N	30228 8TH AVE S
11	2	515200	0020	10/11/11	\$278,500	\$305,000	1,390	8	1962	Good	11,400	N	N	29832 6TH AVE S
11	2	720520	0110	02/24/12	\$412,000	\$453,000	1,420	8	1970	Good	14,399	Y	N	439 SW 297TH ST
11	2	718300	0130	03/10/11	\$315,750	\$338,000	1,460	8	1965	Good	11,070	Y	N	29616 2ND PL S
11	2	515160	0540	03/21/12	\$284,000	\$312,000	1,470	8	1956	Good	12,539	Y	N	1004 S 296TH PL
11	2	515160	0510	03/07/13	\$370,000	\$395,000	1,480	8	1960	Avg	13,516	N	N	29604 11TH PL S
11	2	515160	0450	05/29/13	\$165,000	\$174,000	1,510	8	1961	Avg	12,429	N	N	1161 S 299TH PL
11	2	515180	0060	09/22/11	\$275,000	\$300,000	1,540	8	1962	Good	15,264	Y	N	29512 9TH PL S
11	2	515200	0300	01/09/13	\$275,000	\$296,000	1,600	8	1963	Avg	15,050	N	N	30203 8TH AVE S
11	2	515200	0180	06/17/12	\$325,000	\$356,000	1,630	8	1962	Good	18,125	N	N	29853 6TH AVE S
11	2	515220	0090	05/15/13	\$220,000	\$232,000	1,680	8	1961	Good	10,500	N	N	803 S 301ST PL
11	2	720560	0090	07/31/13	\$354,950	\$369,000	1,690	8	1979	Good	23,998	N	N	29200 13TH PL S
11	2	720520	0150	01/28/13	\$335,000	\$360,000	1,700	8	1967	Avg	11,999	Y	N	450 SW 297TH ST
11	2	515200	0210	10/22/13	\$290,000	\$296,000	1,750	8	1962	Good	10,880	N	N	611 S 301ST ST
11	2	119600	1255	01/29/13	\$315,000	\$338,000	1,760	8	1962	Avg	25,500	Y	N	116 SW 294TH ST
11	2	515190	0300	05/31/11	\$300,000	\$324,000	1,810	8	1961	Good	11,840	N	N	621 S 298TH ST
11	2	515160	0435	04/01/13	\$254,500	\$271,000	1,820	8	1959	Good	12,000	N	N	1137 S 299TH PL



King County

Department of Assessments

Improved Sales Used in This Annual Update Analysis

Area 052 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	2	515160	0085	09/06/12	\$266,000	\$290,000	1,850	8	1961	Good	12,400	N	N	29832 8TH AVE S
11	2	515160	0285	07/05/12	\$265,000	\$290,000	1,870	8	1957	Good	12,381	N	N	29645 10TH PL S
11	2	515200	0050	07/10/13	\$319,000	\$333,000	1,970	8	1966	Good	9,800	N	N	29844 6TH AVE S
11	2	515200	0060	02/08/11	\$270,000	\$287,000	2,263	8	1961	Good	10,450	N	N	29848 6TH AVE S
11	2	720510	0050	12/22/11	\$330,699	\$363,000	2,280	8	1982	Good	9,540	Y	N	415 SW 297TH ST
11	2	516200	0350	07/25/11	\$305,000	\$332,000	2,820	8	1977	Good	9,350	N	N	29336 13TH AVE S
11	2	119600	3150	06/17/13	\$462,000	\$485,000	1,510	9	2000	Avg	16,062	Y	N	398 SW 295TH PL
11	2	119600	3410	06/06/12	\$523,000	\$573,000	1,530	9	1966	Good	14,000	Y	N	29411 1ST AVE S
11	2	119600	3105	05/22/13	\$360,000	\$380,000	2,740	9	1997	Avg	11,376	N	N	319 SW 294TH ST
11	2	119600	1045	06/06/11	\$550,000	\$595,000	3,320	10	1999	Avg	17,000	Y	N	29222 2ND AVE SW
11	2	119600	3760	05/17/13	\$634,700	\$670,000	3,690	10	2000	Avg	17,000	Y	N	29620 2ND PL SW
11	2	119600	3940	02/22/12	\$620,000	\$681,000	3,770	10	2000	Avg	12,752	Y	N	393 SW 295TH PL
11	2	720520	0050	04/08/13	\$630,000	\$670,000	2,050	11	2007	Avg	9,900	Y	N	619 S 297TH ST
11	3	662080	0040	05/16/12	\$285,000	\$313,000	2,530	7	1954	Avg	21,200	Y	N	124 SW 300TH PL
11	3	720580	0010	10/01/13	\$418,000	\$429,000	1,480	8	1967	Good	12,816	Y	N	28805 11TH AVE S
11	3	186270	0440	03/29/13	\$280,000	\$298,000	1,550	8	1982	Avg	7,642	Y	N	304 S 297TH ST
11	3	513730	0060	09/18/13	\$390,000	\$401,000	1,570	8	1965	Good	10,062	Y	N	29710 2ND AVE SW
11	3	543721	0190	02/15/13	\$402,500	\$431,000	1,580	8	1975	Good	9,587	Y	N	104 S 295TH PL
11	3	186270	0160	10/01/12	\$294,000	\$320,000	1,640	8	1980	Good	9,497	Y	N	324 S 295TH PL
11	3	186270	0130	01/01/12	\$357,000	\$392,000	1,660	8	1980	Avg	17,000	Y	N	29411 4TH AVE S
11	3	513730	0050	04/23/13	\$375,000	\$398,000	1,750	8	1974	Good	10,062	Y	N	29808 2ND AVE SW
11	3	543720	0010	12/12/12	\$245,000	\$265,000	1,820	8	1974	Good	8,859	Y	N	103 S 294TH PL
11	3	515280	0260	12/03/13	\$301,000	\$304,000	1,870	8	1967	Good	14,082	N	N	29317 9TH PL S
11	3	515280	0260	10/03/11	\$309,000	\$338,000	1,870	8	1967	Good	14,082	N	N	29317 9TH PL S
11	3	515290	0110	05/08/12	\$399,000	\$438,000	2,010	8	1973	Good	15,767	Y	N	725 S 291ST ST
11	3	515230	0110	03/28/13	\$350,000	\$373,000	2,030	8	1961	Good	20,583	N	N	29322 11TH PL S
11	3	513710	0110	09/30/11	\$399,500	\$437,000	2,100	8	1969	Good	12,800	Y	N	121 SW 299TH PL
11	3	543720	0050	06/14/11	\$300,000	\$325,000	2,240	8	1976	Avg	8,819	Y	N	135 S 294TH PL
11	3	720580	0140	10/03/13	\$347,500	\$356,000	2,440	8	1971	Good	10,343	N	N	28907 12TH AVE S
11	3	720570	0110	12/18/13	\$420,000	\$422,000	1,650	9	1966	Good	11,714	Y	N	28920 11TH AVE S
11	3	515210	0181	11/14/13	\$395,000	\$400,000	1,690	9	1962	Avg	33,391	Y	N	639 S 295TH PL
11	3	513730	0130	12/09/13	\$281,500	\$283,000	1,930	9	1968	Good	9,653	N	N	29608 2ND AVE SW
11	3	515290	0120	01/24/13	\$520,000	\$559,000	1,990	9	1971	Good	12,452	Y	N	29100 8TH AVE S
11	3	515280	0090	04/25/13	\$417,500	\$443,000	2,050	9	1972	Avg	13,646	Y	N	932 S 293RD ST
11	3	543721	0030	12/03/13	\$415,000	\$418,000	2,050	9	1978	Good	10,662	Y	N	109 S 295TH PL
11	3	052104	9222	12/12/12	\$720,000	\$778,000	3,040	9	1995	Avg	10,127	Y	N	135 S 293RD PL
11	3	515210	0010	09/25/13	\$408,650	\$420,000	1,960	10	1985	Avg	13,863	Y	N	911 S 294TH PL



King County

Department of Assessments

Improved Sales Used in This Annual Update Analysis

Area 052 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	3	543721	0120	03/08/12	\$550,000	\$604,000	3,900	10	1995	Avg	9,915	Y	N	160 S 295TH PL
11	4	515296	0040	05/01/12	\$439,000	\$482,000	1,660	8	1977	Avg	9,850	Y	N	28629 8TH PL S
11	4	515296	0620	11/07/12	\$437,000	\$474,000	1,840	8	1975	Good	12,626	Y	N	28632 11TH AVE S
11	4	515296	0120	09/27/12	\$615,000	\$670,000	1,810	9	1979	Avg	9,896	Y	N	28614 8TH PL S
11	4	515270	0030	07/22/11	\$405,000	\$440,000	1,870	9	1968	Good	20,946	Y	N	29311 7TH PL S
11	4	515298	0150	05/24/13	\$685,000	\$722,000	2,150	9	1980	Good	11,994	Y	N	407 S 289TH ST
11	4	515293	0080	11/09/11	\$675,000	\$739,000	2,100	10	1978	Avg	23,486	Y	N	842 S MARINE HILLS WAY
11	4	515293	0190	07/05/12	\$650,000	\$712,000	2,232	10	1986	Good	19,022	Y	N	704 S 288TH LN
11	4	515298	0130	10/30/13	\$575,000	\$585,000	2,500	10	1978	Avg	12,529	Y	N	400 S 289TH ST
11	4	052104	9216	10/23/12	\$525,000	\$570,000	3,570	10	1989	Good	13,200	Y	N	142 S 293RD PL
11	4	515298	0140	05/20/11	\$899,000	\$971,000	2,550	11	1981	Good	11,802	Y	N	401 S 289TH ST
11	4	515293	0260	03/13/13	\$738,000	\$788,000	5,240	11	1980	Good	13,585	Y	N	28802 8TH AVE S
14	0	112103	9081	06/25/13	\$201,000	\$211,000	1,130	7	1963	Avg	52,941	N	N	4343 SW 307TH ST
14	0	012103	9124	05/28/13	\$280,000	\$295,000	1,820	7	1930	Good	22,690	Y	N	30015 21ST AVE SW
14	0	122103	9140	10/21/13	\$195,000	\$199,000	1,450	8	1976	Avg	24,748	N	N	2619 SW 308TH ST
14	0	112103	9045	10/01/13	\$575,000	\$590,000	1,580	8	1957	Avg	78,673	Y	Y	30626 43RD AVE SW
14	0	102103	9030	09/23/12	\$227,775	\$248,000	1,590	8	1978	Avg	52,707	N	N	5104 SW 320TH ST
14	0	012103	9131	07/13/13	\$251,000	\$262,000	1,650	8	1967	Avg	38,430	N	N	30230 23RD AVE SW
14	0	062104	9074	11/27/12	\$380,000	\$411,000	1,820	8	1957	Avg	14,000	Y	N	1212 SW 296TH ST
14	0	122103	9152	06/03/13	\$310,000	\$326,000	1,980	8	1979	Good	28,314	N	N	2030 SW 306TH LN
14	0	112103	9094	11/19/13	\$555,000	\$562,000	2,400	8	1974	Good	50,367	Y	Y	30901 50TH PL SW
14	0	102103	9018	09/03/13	\$420,000	\$434,000	2,100	9	1989	Avg	40,225	N	N	31722 53RD AVE SW
14	0	122103	9001	02/22/11	\$395,000	\$421,000	3,390	9	1987	Avg	116,826	N	N	1827 SW 304TH ST
14	0	062104	9043	06/11/13	\$600,000	\$631,000	2,510	10	1991	Avg	15,000	Y	N	29873 MARINE VIEW DR SW
14	0	112103	9056	05/04/12	\$695,000	\$763,000	3,460	10	2004	Avg	262,231	N	N	4250 SW DASH POINT RD
14	0	062104	9047	04/23/13	\$929,000	\$985,000	3,632	10	2006	Avg	29,817	Y	N	1240 SW 296TH ST
14	0	062104	9105	04/25/13	\$677,500	\$718,000	3,870	10	1990	Avg	15,750	Y	N	1226 SW 296TH ST
14	0	112103	9088	06/19/12	\$825,000	\$904,000	3,420	11	1977	Good	58,796	Y	Y	30625 43RD AVE SW
14	0	012103	9094	09/26/12	\$840,000	\$915,000	6,193	12	2007	Avg	27,425	Y	N	29919 23RD AVE SW
14	1	321020	0160	03/24/11	\$370,000	\$397,000	930	7	1950	Good	36,719	Y	Y	5142 SW 311TH PL
14	1	321020	0382	08/16/13	\$249,000	\$258,000	1,000	7	1940	Good	25,823	N	N	5221 SW DASH POINT RD
14	1	321020	0382	05/09/11	\$269,900	\$291,000	1,000	7	1940	Good	25,823	N	N	5221 SW DASH POINT RD
14	1	321020	0110	06/27/12	\$310,000	\$340,000	1,020	7	1990	Avg	22,696	Y	N	31134 53RD AVE SW
14	1	189850	0120	12/15/12	\$176,950	\$191,000	1,080	7	1968	Good	9,611	N	N	31836 54TH AVE SW
14	1	321020	0340	06/06/11	\$230,000	\$249,000	1,100	7	1978	Avg	15,840	N	N	5344 SW 316TH PL
14	1	416660	0580	09/21/12	\$236,900	\$258,000	1,290	7	1976	Avg	10,893	N	N	30411 28TH AVE SW
14	1	189850	0100	06/26/13	\$190,000	\$199,000	1,350	7	1968	Good	9,518	N	N	31856 54TH AVE SW

Improved Sales Used in This Annual Update Analysis

Area 052 -- 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
14	1	321020	0077	05/01/13	\$360,000	\$381,000	1,510	8	1963	Avg	22,821	Y	N	5312 SW 315TH ST
14	1	184090	0055	04/25/11	\$420,000	\$452,000	1,800	8	1977	Avg	17,324	Y	N	5017 SW 310TH ST
14	1	321020	0300	04/05/11	\$269,900	\$290,000	2,420	8	2002	Avg	15,000	N	N	5404 SW DASH POINT RD
14	1	758200	0150	10/08/12	\$320,000	\$348,000	1,930	9	1977	VGood	15,660	Y	N	31007 39TH AVE SW
14	1	758200	0060	05/15/13	\$807,950	\$853,000	3,590	10	1977	Avg	58,190	Y	Y	31010 39TH PL SW
14	1	758200	0170	06/19/12	\$650,000	\$712,000	2,670	11	1984	Avg	12,529	Y	N	31021 39TH AVE SW
14	2	515320	0290	07/05/13	\$242,500	\$254,000	1,030	7	1952	Avg	23,400	Y	N	30055 12TH LN SW
14	2	195460	0021	07/27/11	\$219,950	\$239,000	1,070	7	1962	Avg	18,000	N	N	29638 11TH AVE SW
14	2	515320	0361	12/13/13	\$172,000	\$173,000	1,070	7	1995	Avg	16,000	N	N	30167 12TH AVE SW
14	2	416760	0030	11/15/12	\$207,000	\$224,000	1,120	7	1961	Good	12,054	N	N	30837 21ST AVE SW
14	2	189870	0040	03/15/13	\$160,000	\$171,000	1,180	7	1971	Fair	9,595	N	N	31414 51ST AVE SW
14	2	416660	0350	08/12/11	\$300,000	\$327,000	1,200	7	1954	Avg	9,464	Y	N	30002 30TH AVE SW
14	2	005100	0160	09/27/13	\$300,000	\$308,000	1,220	7	1978	Good	11,858	N	N	2115 SW 305TH ST
14	2	195460	0140	09/23/11	\$315,000	\$344,000	1,240	7	1962	Good	13,500	Y	N	1007 SW 298TH ST
14	2	416790	0280	01/21/13	\$224,000	\$241,000	1,260	7	1975	Avg	10,335	N	N	2219 SW 308TH ST
14	2	416730	0230	07/03/12	\$228,000	\$250,000	1,280	7	1976	Avg	7,210	N	N	2417 SW 306TH PL
14	2	416730	0330	07/18/11	\$180,000	\$196,000	1,280	7	1976	Avg	7,700	N	N	2119 SW 306TH PL
14	2	514930	0100	11/08/12	\$190,000	\$206,000	1,290	7	1976	Avg	9,600	N	N	1427 SW 307TH ST
14	2	514930	0180	08/15/13	\$305,000	\$316,000	1,290	7	1976	Good	14,250	N	N	30620 15TH PL SW
14	2	515320	0201	05/01/13	\$270,000	\$286,000	1,340	7	1950	Avg	14,400	Y	N	1204 SW 300TH PL
14	2	195460	0180	02/04/11	\$240,000	\$255,000	1,360	7	1994	Avg	13,950	N	N	29880 9TH AVE SW
14	2	416790	0130	01/17/13	\$185,800	\$200,000	1,390	7	1976	Fair	9,768	N	N	2205 SW 309TH ST
14	2	515320	0250	03/24/12	\$300,000	\$330,000	1,400	7	1964	Good	36,890	Y	N	1281 SW 300TH PL
14	2	515320	0591	01/28/13	\$165,100	\$177,000	1,400	7	1956	Good	26,500	N	N	1253 SW 304TH ST
14	2	195460	0181	12/31/13	\$226,500	\$227,000	1,410	7	1957	Avg	13,950	N	N	29877 8TH AVE SW
14	2	416780	0150	08/17/13	\$249,000	\$258,000	1,450	7	1968	Avg	9,660	Y	N	30714 26TH AVE SW
14	2	416730	0180	03/19/13	\$309,500	\$330,000	1,680	7	1976	Good	7,200	Y	N	2440 SW 306TH PL
14	2	515320	0620	12/06/13	\$175,000	\$176,000	1,780	7	1965	Fair	18,750	N	N	30447 12TH AVE SW
14	2	195460	0105	05/29/12	\$250,000	\$274,000	1,900	7	1968	Avg	13,020	Y	N	29873 10TH AVE SW
14	2	416760	0070	04/13/12	\$212,000	\$233,000	1,920	7	1962	Good	12,054	N	N	30735 21ST AVE SW
14	2	514930	0040	04/11/13	\$207,500	\$221,000	1,930	7	1976	Good	15,000	N	N	1519 SW 308TH PL
14	2	195460	0096	04/16/13	\$369,800	\$393,000	2,610	7	1961	Good	13,485	Y	N	29866 12TH AVE SW
14	2	873219	0690	10/18/12	\$167,000	\$182,000	1,170	8	1979	Avg	7,523	N	N	32641 50TH PL SW
14	2	873219	0830	10/11/12	\$207,500	\$226,000	1,230	8	1979	Avg	9,293	N	N	32608 49TH CT SW
14	2	873219	0460	03/30/11	\$210,000	\$225,000	1,240	8	1978	Avg	8,725	N	N	32429 50TH CT SW
14	2	873219	0700	02/28/12	\$166,333	\$183,000	1,240	8	1979	Avg	7,524	N	N	32647 50TH PL SW
14	2	195460	0095	06/08/12	\$540,000	\$592,000	1,250	8	2007	Avg	13,485	Y	N	29865 11TH AVE SW

Improved Sales Used in This Annual Update Analysis

Area 052 -- 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
14	2	873219	0020	11/13/12	\$210,000	\$228,000	1,310	8	1979	Avg	8,978	N	N	4618 SW 325TH WAY
14	2	873219	0660	06/08/11	\$200,000	\$216,000	1,330	8	1979	Good	7,520	N	N	32617 50TH PL SW
14	2	873219	0430	05/17/13	\$281,950	\$298,000	1,340	8	1978	Good	8,501	N	N	32436 50TH CT SW
14	2	195460	0195	09/24/12	\$498,000	\$542,000	1,350	8	1966	VGood	11,154	Y	N	29849 9TH AVE SW
14	2	873219	0320	12/26/12	\$245,000	\$264,000	1,390	8	1979	Good	7,751	N	N	32438 50TH PL SW
14	2	873219	0670	06/28/11	\$197,500	\$214,000	1,390	8	1979	Avg	7,522	N	N	32625 50TH PL SW
14	2	873219	0680	10/19/12	\$175,000	\$190,000	1,390	8	1979	Avg	7,522	N	N	32633 50TH PL SW
14	2	893750	0220	09/24/13	\$369,000	\$379,000	1,400	8	1964	Good	15,945	Y	N	29844 24TH AVE SW
14	2	189830	0140	10/10/13	\$280,000	\$286,000	1,450	8	1987	Avg	11,410	N	N	32521 52ND PL SW
14	2	416780	0110	02/11/13	\$232,000	\$249,000	1,480	8	1968	Good	9,600	N	N	2426 SW 308TH PL
14	2	893750	0040	09/20/13	\$180,000	\$185,000	1,520	8	1968	Avg	15,344	N	N	30225 24TH AVE SW
14	2	893760	0070	07/21/11	\$316,000	\$343,000	1,520	8	1976	Avg	13,342	N	N	30168 25TH AVE SW
14	2	515320	0141	01/06/11	\$405,000	\$429,000	1,530	8	1963	Good	20,090	Y	N	29856 MARINE VIEW DR SW
14	2	515320	0021	10/15/13	\$315,000	\$322,000	1,560	8	1979	Avg	15,000	Y	N	1233 SW 296TH ST
14	2	515320	0407	04/02/12	\$249,900	\$274,000	1,580	8	1975	Good	12,000	N	N	30031 10TH AVE SW
14	2	005100	0220	03/22/13	\$308,750	\$329,000	1,600	8	1977	Good	13,125	N	N	30435 23RD AVE SW
14	2	189832	0230	04/10/12	\$220,000	\$242,000	1,600	8	1986	Avg	10,603	N	N	5119 SW 327TH PL
14	2	416790	0200	02/23/13	\$185,000	\$198,000	1,600	8	1975	Avg	11,830	N	N	2230 SW 309TH PL
14	2	416660	0470	06/22/11	\$290,000	\$314,000	1,620	8	1978	Good	11,250	N	N	30202 30TH AVE SW
14	2	515320	0352	05/30/13	\$238,750	\$252,000	1,620	8	1967	Good	16,000	N	N	30141 12TH AVE SW
14	2	873218	0160	02/09/11	\$235,000	\$250,000	1,620	8	1986	Avg	7,247	N	N	32622 46TH CT SW
14	2	189830	0160	08/27/12	\$217,500	\$237,000	1,640	8	1983	Avg	7,678	N	N	32529 52ND PL SW
14	2	211570	0020	10/28/13	\$279,990	\$285,000	1,660	8	1979	Avg	7,700	N	N	4741 SW 312TH PL
14	2	189830	0290	08/24/12	\$222,500	\$243,000	1,690	8	1983	Avg	8,279	N	N	5129 SW 326TH ST
14	2	189832	0030	09/08/11	\$255,500	\$279,000	1,700	8	1987	Avg	8,589	N	N	5134 SW 326TH PL
14	2	515320	0115	06/24/13	\$499,900	\$524,000	1,700	8	1964	Avg	19,578	Y	N	29812 MARINE VIEW DR SW
14	2	661350	0020	08/10/11	\$470,000	\$512,000	1,730	8	1978	Avg	43,752	Y	Y	3608 SW DASH POINT RD
14	2	416710	0130	08/08/13	\$320,000	\$332,000	1,820	8	1977	Avg	13,955	N	N	3104 SW 304TH ST
14	2	758200	0020	07/31/12	\$380,000	\$416,000	1,820	8	1964	Avg	12,765	Y	N	31020 39TH AVE SW
14	2	189832	0210	11/08/11	\$245,000	\$268,000	1,940	8	1986	Avg	11,474	N	N	5135 SW 327TH PL
14	2	119600	2794	12/16/13	\$242,500	\$244,000	1,980	8	1984	Avg	17,000	N	N	720 SW 295TH ST
14	2	178990	0035	06/12/12	\$292,000	\$320,000	2,010	8	1959	Good	89,733	N	N	2279 SW 313TH ST
14	2	189831	0330	04/10/13	\$285,000	\$303,000	2,010	8	1984	Avg	8,799	N	N	32413 53RD PL SW
14	2	189832	0100	12/19/13	\$239,000	\$240,000	2,020	8	1985	Avg	9,614	N	N	5145 SW 326TH PL
14	2	119600	2680	03/13/12	\$355,000	\$390,000	2,030	8	1968	Avg	24,680	Y	N	912 SW 295TH ST
14	2	119600	4381	10/24/11	\$432,500	\$473,000	2,080	8	1979	Good	15,000	Y	N	715 SW 295TH ST
14	2	189890	0150	07/01/13	\$318,000	\$333,000	2,100	8	1997	Avg	8,608	N	N	4633 SW 330TH CT



King County

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Area 052 -- 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
14	2	189890	0140	05/30/12	\$429,000	\$471,000	2,143	8	2000	Avg	17,877	N	N	33016 47TH AVE SW
14	2	189890	0080	12/10/13	\$295,000	\$297,000	2,680	8	1999	Avg	14,637	N	N	33128 47TH AVE SW
14	2	416660	0200	09/01/11	\$670,000	\$731,000	2,960	8	1925	VGood	50,325	Y	Y	3006 SW 300TH PL
14	2	195460	0116	02/07/12	\$340,000	\$373,000	3,312	8	2004	Avg	13,020	N	N	29853 10TH AVE SW
14	2	515320	0015	11/04/13	\$410,000	\$417,000	1,540	9	1957	Good	30,000	Y	N	1225 SW 296TH ST
14	2	515320	0185	09/26/12	\$517,000	\$563,000	2,100	9	2007	Avg	23,300	Y	N	1234 SW 300TH PL
14	2	119600	4386	10/27/13	\$450,000	\$458,000	2,130	9	1981	Good	13,000	Y	N	714 SW 296TH ST
14	2	893750	0280	02/11/12	\$529,000	\$581,000	2,220	9	1962	Good	22,057	Y	N	29825 24TH AVE SW
14	2	515320	0050	03/20/12	\$655,000	\$719,000	2,740	9	1990	Avg	14,900	Y	N	1431 SW 296TH ST
14	2	515320	0409	10/21/13	\$429,500	\$438,000	2,930	9	1994	Avg	15,510	N	N	30017 10TH AVE SW
14	2	195460	0071	12/14/11	\$540,000	\$592,000	2,350	10	1995	Avg	13,483	Y	N	29816 12TH AVE SW
14	2	758200	0080	03/22/12	\$805,000	\$884,000	2,470	10	1969	Avg	104,797	Y	Y	31006 39TH AVE SW
14	2	119600	4695	05/08/13	\$720,000	\$762,000	2,570	10	1991	Avg	16,101	Y	N	29514 12TH AVE SW
14	2	416660	0218	04/01/11	\$550,000	\$590,000	3,580	10	1974	Avg	21,750	Y	N	3005 SW 300TH PL
14	3	211572	0040	02/04/11	\$250,000	\$266,000	1,920	8	1987	Avg	5,000	N	N	4724 SW 314TH PL
14	3	211572	0510	01/29/13	\$274,950	\$295,000	2,090	8	1986	Good	5,000	N	N	31434 48TH PL SW
14	3	802950	0250	08/28/12	\$239,000	\$261,000	2,180	8	1989	Avg	8,753	N	N	32824 48TH CT SW
14	3	802950	0140	08/21/13	\$345,000	\$357,000	2,380	9	1989	Avg	8,913	N	N	4639 SW 328TH PL
14	3	802950	0640	11/12/12	\$440,000	\$477,000	2,440	9	1990	Avg	9,655	N	N	32906 46TH CT SW
14	3	189820	0110	08/20/12	\$375,375	\$410,000	2,560	9	1989	Avg	9,701	N	N	4621 SW 327TH PL
14	3	802951	0120	04/15/11	\$375,000	\$403,000	2,560	9	1990	Avg	15,802	Y	N	4902 SW 330TH ST
14	3	802950	0040	04/22/11	\$320,000	\$344,000	2,660	9	1989	Avg	8,258	N	N	4622 SW 328TH PL
14	3	802950	0340	04/03/13	\$377,500	\$402,000	2,990	9	1989	Avg	9,883	N	N	32821 48TH CT SW
14	3	802950	0340	04/03/13	\$377,500	\$402,000	2,990	9	1989	Avg	9,883	N	N	32821 48TH CT SW
14	3	802952	0050	04/12/12	\$389,950	\$428,000	2,320	10	1999	Avg	10,080	Y	N	33105 49TH AVE SW
14	3	802952	0160	04/02/13	\$505,000	\$537,000	2,820	10	1993	Avg	15,498	Y	N	33022 49TH AVE SW
14	3	802952	0020	11/15/12	\$366,900	\$398,000	3,110	10	1999	Avg	13,127	Y	N	33021 49TH AVE SW
14	3	802952	0040	05/23/13	\$390,500	\$412,000	3,670	10	1999	Avg	10,835	Y	N	33049 49TH AVE SW
14	3	802952	0040	11/06/13	\$445,000	\$452,000	3,670	10	1999	Avg	10,835	Y	N	33049 49TH AVE SW
14	4	889420	0270	05/01/13	\$685,000	\$725,000	3,217	9	2013	Avg	9,814	Y	N	30407 25TH AVE SW
14	4	889420	0210	05/25/13	\$650,000	\$685,000	3,582	9	2012	Avg	11,695	Y	N	30513 25TH PL SW
14	4	889420	0250	06/20/12	\$595,000	\$652,000	3,582	9	2012	Avg	11,166	Y	N	30421 25TH AVE SW
14	4	889420	0260	09/07/12	\$625,000	\$682,000	3,672	9	2012	Avg	9,875	Y	N	30415 25TH AVE SW
14	4	058755	0470	03/18/13	\$585,000	\$624,000	2,210	10	1989	Good	14,217	Y	N	30923 36TH AVE SW
14	4	005050	0060	06/12/12	\$590,000	\$647,000	2,790	10	1990	Avg	15,001	Y	N	30117 16TH AVE SW
14	4	058755	0040	11/18/11	\$518,800	\$569,000	3,110	10	1991	Avg	13,670	Y	N	30937 37TH PL SW
14	4	005070	0010	07/19/13	\$460,000	\$480,000	3,340	10	1990	Avg	15,295	N	N	30323 17TH AVE SW

Improved Sales Used in This Annual Update Analysis

Area 052 -- 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
14	4	889420	0010	02/07/11	\$530,000	\$564,000	3,413	10	2005	Avg	11,359	N	N	30406 24TH AVE SW
14	4	058755	0510	08/08/12	\$377,000	\$412,000	3,430	10	1989	Avg	14,508	Y	N	31013 36TH AVE SW
14	4	005070	0090	11/07/12	\$592,500	\$643,000	3,820	11	1995	Avg	31,964	Y	N	30107 17TH AVE SW
14	4	889420	0240	08/14/12	\$800,000	\$874,000	6,260	11	2007	Avg	12,753	Y	N	30427 25TH PL SW
14	4	889420	0160	03/28/11	\$795,000	\$853,000	5,842	12	2006	Avg	11,299	Y	N	30403 24TH AVE SW

Improved Sales Removed in This Annual Update Analysis

Area 052 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	0	201380	0750	04/25/13	\$200,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
9	0	322204	9119	09/11/12	\$690,000	SHERIFF / TAX SALE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
9	0	506740	0062	06/11/13	\$140,000	ACTIVE PERMIT BEFORE SALE>25K
9	0	506740	0115	08/09/12	\$300,299	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
9	0	506740	0030	11/22/11	\$908,000	OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR
9	0	506840	0108	12/27/12	\$240,000	SEGREGATION AND/OR MERGER
9	0	506840	0075	07/20/11	\$343,298	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
9	1	052104	9083	06/02/11	\$364,500	NON-REPRESENTATIVE SALE
9	1	172204	9094	11/01/12	\$445,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; DIVORCE
9	1	172204	9117	01/22/13	\$485,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
9	1	201380	1770	09/25/13	\$649,000	INSUFFICIENT REP FOR GRADE 6
9	1	511940	0040	01/13/11	\$121,000	DOR RATIO; LEASE OR LEASE-HOLD
9	1	511940	0105	03/10/11	\$293,000	DOR RATIO; TEAR DOWN; IMP. CHARACTERISTICS CHANGED SINCE SALE
9	1	720360	0595	07/16/13	\$320,500	INSUFFICIENT REPRESENTATION FOR GRADE 6
9	1	720360	0720	02/14/11	\$233,000	MODEL DEVELOPMENT EXCLUSION
9	1	720360	0450	03/27/13	\$383,863	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
9	1	720360	0645	05/08/12	\$295,000	GOVERNMENT AGENCY; IMP. CHAR. CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
9	1	720360	0595	06/04/12	\$233,391	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
9	1	720360	0645	12/23/13	\$365,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR; FINANCIAL INSTIT. RESALE
9	1	953660	0645	05/14/13	\$322,566	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	1	953660	0670	12/23/13	\$699,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
9	1	953660	0679	05/22/13	\$720,000	RELOCATION - SALE TO SERVICE
9	1	953660	0670	09/18/13	\$1,105,363	SHERIFF / TAX SALE; EXEMPT FROM EXCISE TAX
9	2	119600	0230	08/03/12	\$1,515	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
9	2	119600	0220	02/22/12	\$150,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
10	0	025130	0320	02/28/11	\$218,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
10	0	087390	0090	02/23/12	\$180,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	322204	9153	08/19/11	\$3,500	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
10	0	322204	9153	08/19/11	\$10,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
10	0	322204	9122	07/17/12	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in This Annual Update Analysis

Area 052 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	0	322204	9094	08/20/12	\$157,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
10	0	542800	0120	04/19/13	\$550,126	OBSERVATION OUTSIDE THE NORM
10	0	691810	0310	04/11/13	\$297,189	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
10	0	691810	0100	05/24/11	\$171,300	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	0	691810	0110	11/07/12	\$223,750	RELOCATION - SALE TO SERVICE
10	0	720300	0170	03/06/13	\$181,100	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE
10	0	720300	0420	12/23/11	\$182,500	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
10	0	720300	0200	02/20/13	\$94,748	DOR RATIO; ASSUMPTION OF MORTGAGE W/NO ADDL CONSIDERATION PD; RELATED PARTY
10	0	720300	0390	08/02/13	\$230,750	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	720300	0465	03/10/11	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
10	0	720300	0500	04/27/12	\$145,000	NON-REPRESENTATIVE SALE
10	0	720360	1545	12/19/12	\$105,000	DOR RATIO
10	0	720360	1495	09/24/13	\$178,000	PREVIMP<=25K
10	0	720540	0180	09/16/13	\$141,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	720540	0112	11/17/11	\$199,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
10	0	720550	0160	07/20/12	\$34,509	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
10	0	720550	0030	04/04/12	\$165,000	NON-REPRESENTATIVE SALE
10	0	720551	0100	01/05/11	\$81,836	DOR RATIO; QUIT CLAIM DEED
10	0	752260	0230	10/10/13	\$272,872	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	752270	0180	08/29/12	\$151,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; IMP. CHAR.CHANGED SINCE SALE
10	0	752270	0040	04/16/13	\$175,000	FULL SALES PRICE NOT REPORTED; IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	752300	0280	11/28/11	\$288,895	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; EXEMPT FROM EXCISE TAX
10	0	752300	0280	04/05/12	\$178,100	BANKRUPTCY - RECEIVER OR TRUSTEE; SHORT SALE; FINANCIAL INSTITUTION RESALE
10	0	752300	0050	10/15/12	\$165,711	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
10	0	752300	0150	05/02/13	\$132,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	752300	0150	11/20/13	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	752300	0270	03/05/12	\$135,000	NON-REPRESENTATIVE SALE
10	0	752400	0140	04/10/13	\$125,000	STATISTICAL OUTLIER
10	0	752400	0255	06/03/13	\$156,100	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	752410	0100	08/24/11	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in This Annual Update Analysis

Area 052 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	0	752420	0160	03/16/12	\$147,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
10	0	752420	0300	04/13/11	\$162,746	NON-REPRESENTATIVE SALE
10	0	752420	0230	06/02/11	\$140,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	0	894730	0120	07/13/12	\$145,000	NON-REPRESENTATIVE SALE
10	0	894730	0150	12/02/11	\$136,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	0	953660	1730	03/19/13	\$209,000	INSUFFICIENT REPRESENTATION FOR GRADE 6
10	0	953660	1951	11/19/13	\$110,750	RETENTION EXCLUSION FOR THE SAMPLE SET
10	0	953660	1766	03/07/12	\$167,500	NON-NORMAL DISTRIBUTION
10	0	953660	1996	11/18/13	\$191,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	953660	2035	03/21/13	\$122,401	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE
10	0	953660	2080	12/18/13	\$125,100	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	953660	1560	12/11/13	\$349,600	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	953660	1880	04/23/12	\$164,500	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
10	0	953660	1880	03/22/12	\$262,772	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
10	0	953660	1091	12/14/12	\$71,000	DOR RATIO; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
10	0	953660	1120	04/18/12	\$60,000	DOR RATIO; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
10	0	953660	0375	04/20/12	\$248,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
10	0	953660	2035	07/29/13	\$186,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	953660	2040	12/13/12	\$130,000	NON-REPRESENTATIVE SALE
10	4	025130	0210	12/09/11	\$217,062	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
10	4	025130	0210	06/27/12	\$206,000	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
11	0	062104	9117	06/21/13	\$225,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE
11	0	062104	9026	12/06/11	\$170,535	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	062104	9111	09/07/11	\$154,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
11	1	692860	0330	12/05/13	\$185,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	1	692860	0020	03/09/11	\$107,000	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
11	1	692860	0390	09/10/12	\$110,000	NON-REPRESENTATIVE SALE
11	1	692860	0490	05/16/12	\$144,900	NON-REPRESENTATIVE SALE
11	1	692860	0040	02/24/12	\$120,000	NON-REPRESENTATIVE SALE; SHORT SALE
11	1	692870	0030	12/05/11	\$106,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in This Annual Update Analysis

Area 052 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	1	720535	0070	06/17/13	\$178,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	2	039600	0110	06/14/13	\$211,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	2	039600	0010	09/23/11	\$50,000	DOR RATIO; NON-REPRESENTATIVE SALE
11	2	119600	3110	08/27/12	\$345,000	NON-REPRESENTATIVE SALE
11	2	233690	0050	10/28/13	\$160,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
11	2	506880	0030	11/17/12	\$227,810	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
11	2	514980	0030	02/12/13	\$121,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	2	514980	0030	10/11/13	\$277,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	2	515160	0095	06/21/13	\$210,100	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE
11	2	515160	0485	04/06/11	\$75,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
11	2	515160	0510	06/12/12	\$240,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
11	2	515160	0460	11/26/12	\$195,704	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
11	2	515160	0460	07/11/12	\$218,820	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
11	2	515160	0140	03/09/11	\$158,000	NON-REPRESENTATIVE SALE
11	2	515160	0430	07/03/12	\$205,000	NON-REPRESENTATIVE SALE
11	2	515180	0070	06/04/13	\$249,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	2	515200	0090	08/29/13	\$256,181	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
11	2	515200	0220	04/16/13	\$285,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; BANKRUPTCY - RECEIVER OR TRUSTEE
11	2	515260	0070	07/09/13	\$241,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE
11	2	515260	0040	05/16/12	\$227,716	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
11	2	720500	0190	06/12/13	\$456,100	ACTIVE PERMIT BEFORE SALE>25K; IMP. CHARACTERISTICS CHANGED SINCE SALE
11	2	720500	0190	01/24/13	\$226,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	2	720500	0010	08/24/12	\$182,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	2	720520	0160	12/28/11	\$333,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE
11	2	720520	0205	06/21/13	\$258,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE
11	2	720560	0060	05/31/13	\$210,001	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	3	186270	0130	07/14/11	\$162,000	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
11	3	513700	0070	11/16/11	\$340,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
11	3	515230	0060	11/04/11	\$300,000	NON-REPRESENTATIVE SALE
11	3	543720	0050	06/22/11	\$300,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in This Annual Update Analysis

Area 052 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	3	720250	0070	07/05/12	\$12,875	DOR RATIO; PREVIMP<=25K; QUIT CLAIM DEED; STATEMENT TO DOR
11	3	720250	0030	06/07/12	\$480,700	NON-REPRESENTATIVE SALE
11	4	052104	9228	11/19/13	\$830,000	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
11	4	515293	0260	03/21/12	\$504,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
11	4	515296	0730	12/09/13	\$923,961	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE
14	0	012103	9076	11/14/12	\$125,000	ANOMALY DETECTION
14	0	012103	9036	10/02/13	\$327,484	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
14	0	012103	9038	04/19/11	\$125,400	FINANCIAL INSTITUTION RESALE; AUCTION SALE
14	0	012103	9005	09/07/13	\$755,000	OBSOLESCENCE
14	0	102103	9042	06/24/13	\$240,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
14	0	122103	9140	10/28/13	\$195,000	GOVERNMENT AGENCY; CORRECTION DEED; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
14	0	142103	9067	06/12/12	\$185,463	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
14	0	142103	9067	10/30/13	\$163,512	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
14	1	189850	0050	02/01/13	\$136,529	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
14	1	189850	0120	06/01/12	\$102,000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR; IMP. CHAR. CHANGED SINCE SALE; NON-REP. SALE
14	1	211600	0020	01/20/11	\$100,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
14	1	321020	0004	05/09/12	\$275,000	INSUFFICIENT REPRESENTATION FOR GRADE 6
14	1	321020	0352	01/12/12	\$130,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
14	1	321020	0357	07/12/12	\$119,000	NON-REPRESENTATIVE SALE; SHORT SALE
14	2	005100	0160	09/20/13	\$300,000	RELOCATION - SALE TO SERVICE
14	2	085050	0060	06/13/12	\$250,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
14	2	119600	2794	04/17/12	\$425,487	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
14	2	119600	2794	12/16/13	\$242,500	GOVERNMENT AGENCY; CORRECTION DEED; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
14	2	178990	0075	03/01/12	\$210,000	NON-REPRESENTATIVE SALE
14	2	189830	0170	09/26/12	\$101,200	DOR RATIO; NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR; SHORT SALE
14	2	189830	0260	09/17/13	\$215,920	EXEMPT FROM EXCISE TAX; AUCTION SALE
14	2	189830	0290	01/27/12	\$155,761	FORCED SALE; EXEMPT FROM EXCISE TAX
14	2	189831	0190	03/01/12	\$174,950	NO MARKET EXPOSURE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
14	2	189832	0290	05/08/13	\$303,610	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
14	2	189832	0020	10/25/11	\$299,000	NO MARKET EXPOSURE

Improved Sales Removed in This Annual Update Analysis

Area 052 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
14	2	189870	0040	09/04/12	\$148,500	BANKRUPTCY - RECEIVER OR TRUSTEE
14	2	189870	0210	03/28/13	\$134,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
14	2	189870	0310	07/02/11	\$99,500	DOR RATIO; ESTATE ADMIN., GUARDIAN, OR EXECUTOR; IMP. CHAR. CHANGED SINCE SALE
14	2	189870	0050	04/19/12	\$128,000	NON-REPRESENTATIVE SALE; SHORT SALE
14	2	189870	0220	04/12/12	\$147,950	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
14	2	189890	0080	05/14/13	\$354,669	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
14	2	195460	0195	02/07/12	\$250,000	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
14	2	195460	0165	09/11/13	\$473,661	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
14	2	195460	0200	05/10/12	\$114,500	DOR RATIO; QUIT CLAIM DEED
14	2	195460	0200	05/04/12	\$114,500	DOR RATIO; QUIT CLAIM DEED
14	2	195460	0096	08/12/11	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	2	195460	0145	10/11/13	\$475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	2	195460	0071	10/21/11	\$562,500	RELOCATION - SALE TO SERVICE
14	2	211570	0030	12/16/13	\$277,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	2	211570	0120	06/11/13	\$265,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	2	416710	0155	10/19/11	\$150,000	DOR RATIO
14	2	416710	0330	10/06/11	\$639,000	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
14	2	416710	0145	10/11/13	\$240,000	PREVIMP<=25K
14	2	416730	0120	05/18/12	\$147,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR; FINANCIAL INSTIT. RESALE
14	2	416760	0030	03/08/12	\$169,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
14	2	416770	0180	03/23/11	\$217,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
14	2	416770	0170	12/19/11	\$250,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
14	2	416770	0200	11/09/12	\$146,580	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	2	416770	0160	05/06/13	\$208,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	2	416770	0200	03/25/13	\$278,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	2	416790	0130	07/23/12	\$136,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
14	2	416790	0300	02/15/13	\$168,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
14	2	515320	0591	08/21/12	\$308,646	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
14	2	515320	0620	06/24/13	\$219,900	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
14	2	515320	0155	05/24/12	\$360,250	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED; NON-REPRESENTATIVE SALE

Improved Sales Removed in This Annual Update Analysis

Area 052 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
14	2	515320	0361	02/08/12	\$108,715	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T AGENCY; EXEMPT FROM EXCISE TAX
14	2	515320	0381	01/05/12	\$80,000	DOR RATIO; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
14	2	515320	0657	02/20/12	\$209,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
14	2	515320	0345	12/06/11	\$264,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
14	2	515320	0587	04/01/11	\$250,100	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
14	2	515320	0591	09/29/12	\$287,086	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
14	2	515320	0655	11/17/11	\$140,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
14	2	515320	0040	03/07/12	\$560,126	OBSOLESCENCE
14	2	873218	0110	02/08/13	\$243,600	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	2	873218	0290	07/25/13	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	2	873219	0390	07/24/13	\$262,600	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE
14	2	873219	0400	02/01/13	\$24,000	DOR RATIO; QUIT CLAIM; EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR
14	2	873219	0330	03/20/12	\$175,000	GOVERNMENT AGENCY; PARTIAL INTEREST (1/3, 1/2, Etc.); EXEMPT FROM EXCISE TAX
14	2	873219	0320	07/02/12	\$163,589	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
14	2	873219	0310	11/15/11	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR; FINANCIAL INSTIT. RESALE
14	2	873219	0200	03/24/11	\$168,000	NON-REPRESENTATIVE SALE
14	2	941269	0040	07/24/12	\$245,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
14	3	189820	0110	06/14/12	\$375,375	RELOCATION - SALE TO SERVICE
14	3	211572	0110	02/06/13	\$210,111	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
14	3	211572	0510	02/09/12	\$204,000	FORCED SALE; EXEMPT FROM EXCISE TAX
14	3	211572	0510	05/25/12	\$161,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
14	3	211572	0450	02/16/11	\$181,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
14	3	211572	0420	10/23/12	\$165,000	NON-REPRESENTATIVE SALE; SHORT SALE
14	3	802951	0040	01/09/13	\$264,950	BANKRUPTCY - RECEIVER OR TRUSTEE
14	3	802951	0290	01/21/13	\$445,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	4	005070	0120	03/18/11	\$525,000	NO MARKET EXPOSURE
14	4	058755	0360	03/31/11	\$354,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
14	4	058755	0040	12/01/11	\$535,000	RELOCATION - SALE TO SERVICE
14	4	889420	0190	05/14/13	\$625,585	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED

Vacant Sales Used in this Annual Update Analysis

Area 052

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
9	0	322204	9022	8/22/2013	\$280,000	38,110	Y	N
9	0	322204	9084	5/29/2013	\$182,500	11,135	Y	N
9	0	322204	9108	2/9/2011	\$120,000	9,393	Y	N
9	1	953660	0605	2/17/2012	\$70,000	31,327	N	N
9	2	720420	0006	12/2/2013	\$300,000	20,833	Y	N
10	0	052104	9048	8/20/2013	\$150,000	211,266	N	N
10	0	720360	1430	1/26/2011	\$214,000	3,899	Y	N
10	0	720360	1645	8/19/2013	\$160,000	4,000	N	N
10	0	720360	1645	5/30/2013	\$111,350	4,000	N	N
11	2	119600	3595	10/3/2013	\$40,000	31,600	Y	N
11	2	720531	0100	3/27/2013	\$100,000	14,845	Y	N
11	3	720250	0120	8/29/2013	\$138,000	25,919	Y	N
11	4	515293	0010	2/17/2012	\$125,000	9,761	Y	N
14	0	012103	9151	12/11/2013	\$188,500	26,293	Y	N
14	0	102103	9031	8/3/2012	\$155,000	110,642	N	N
14	0	112103	9009	12/18/2012	\$105,000	17,429	N	N
14	0	112103	9106	10/7/2013	\$23,000	20,038	N	N
14	0	122103	9037	12/10/2013	\$550,000	865,101	N	N
14	1	184080	0005	5/17/2011	\$44,900	19,240	N	N
14	1	211600	0060	12/17/2013	\$112,500	16,865	N	N
14	1	211600	0070	12/17/2013	\$112,500	15,633	N	N
14	4	889420	0120	7/23/2012	\$135,000	10,157	N	N
14	4	889420	0200	9/27/2012	\$147,500	13,684	Y	N
14	4	889420	0210	6/18/2012	\$130,000	11,695	Y	N

Vacant Sales Removed in this Annual Update Analysis

Area 052

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	1	201380	1730	5/19/2012	\$75,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
9	1	511940	0040	1/13/2011	\$149,000	LEASE OR LEASE-HOLD;
9	2	720420	0055	7/29/2013	\$134,432	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
10	0	720300	0030	10/4/2012	\$35,000	NON-REPRESENTATIVE SALE; UNBUILDABLE
10	0	953660	0860	8/29/2012	\$50,000	PLOTTAGE;
10	0	953660	1760	3/7/2012	\$7,000	EASEMENT OR RIGHT-OF-WAY;
11	2	720531	0090	10/17/2012	\$40,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
11	3	515280	0180	8/2/2012	\$87,699	NON-REPRESENTATIVE SALE; BUILDER OR DEVELOPER SALES; FINANCIAL INSTITUTION RESALE;
11	3	515280	0180	6/15/2012	\$157,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
11	3	720250	0080	7/5/2012	\$12,875	QUIT CLAIM DEED; STATEMENT TO DOR;
14	0	112103	9131	3/6/2013	\$30,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE;
14	1	416660	0595	8/28/2012	\$45,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
14	1	416660	0608	5/22/2013	\$35,225	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE;
14	1	416660	0608	3/11/2013	\$32,195	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
14	1	416660	0647	5/26/2011	\$32,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; BUILDER OR DEVELOPER SALES;
14	2	416660	0505	5/26/2011	\$4,000	EASEMENT OR RIGHT-OF-WAY;

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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



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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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



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

Scope of Work Performed:

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

Certification:

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

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

None

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

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

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



July 30, 2014

Appraiser II

Date