

Executive Summary

Jovita - Area 055

Annual Update

Characteristics Based Market Adjustment for 2014 Assessment Roll

Previous Physical Inspection: 2012
Number of Improved Sales: 476
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	\$77,900	\$156,500	\$234,400			8.60%
2014 Value	\$81,400	\$206,500	\$287,900	\$309,700	93.9%	8.54%
\$ Change	+\$3,500	+\$50,000	+\$53,500			
% Change	+4.5%	+31.9%	+22.8%			

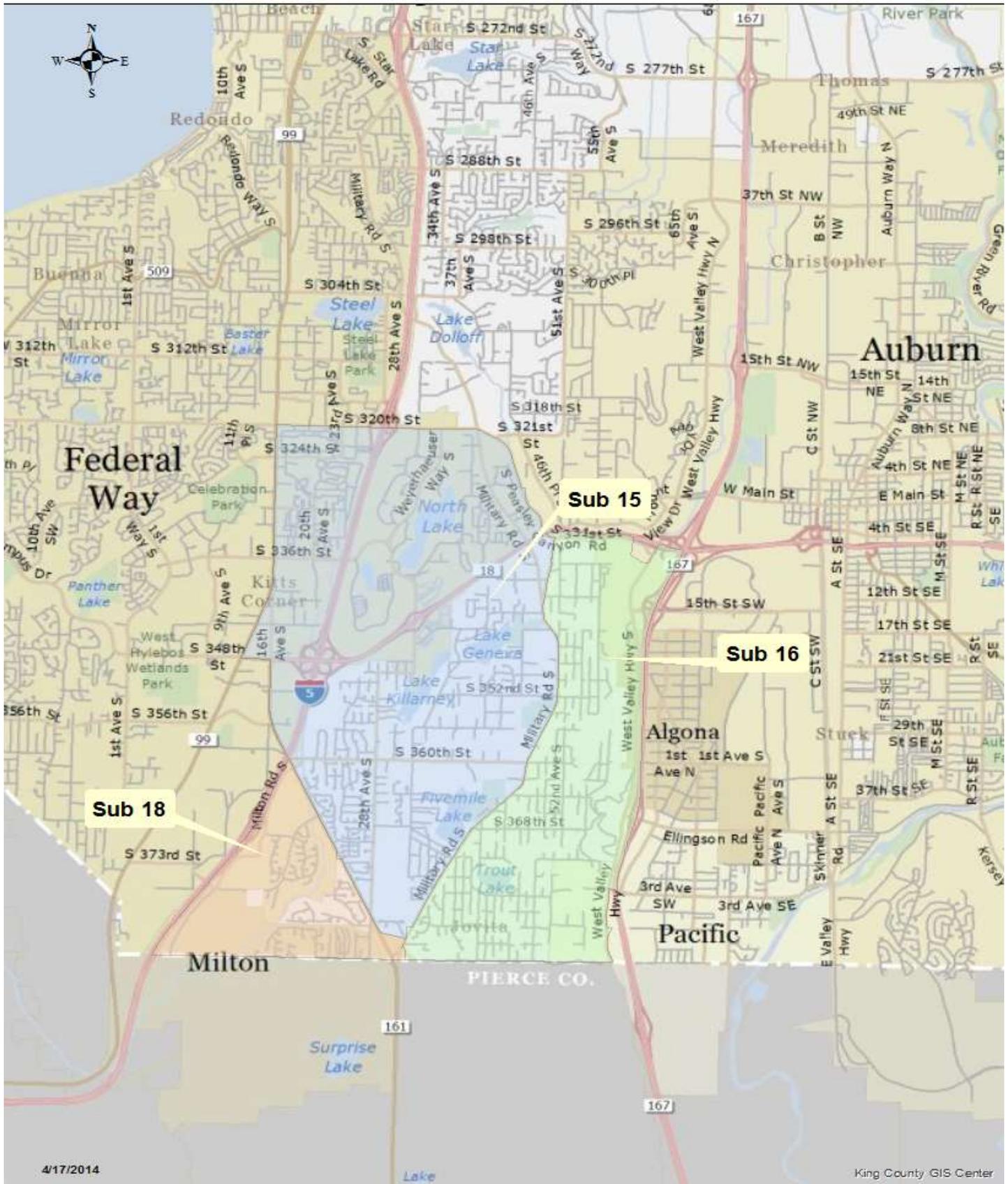
Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2014 COD of 8.54% is an improvement from the previous COD of 8.60%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards 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	\$80,100	\$131,700	\$211,800
2014 Value	\$83,700	\$174,600	\$258,300
% Change	+4.5%	+32.6%	+22.0%

Number of one to three unit residences in the population: 4,840

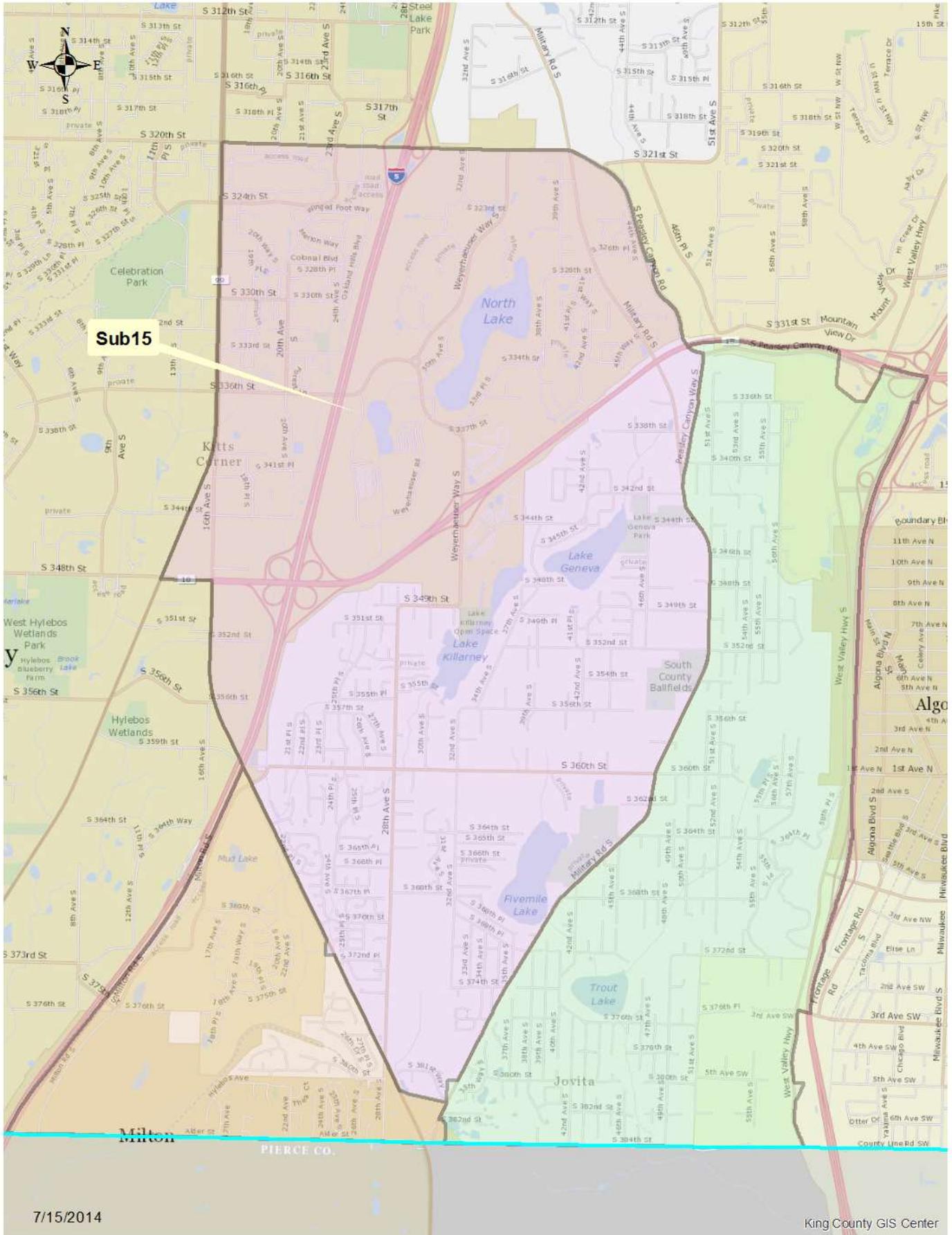
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a characteristic-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, NewYrBltRen>2000 was generally at a lower assessment level than the rest of the population and required a greater upward adjustment than the overall. This annual update valuation model corrects for these strata differences.

Area 055 - Map

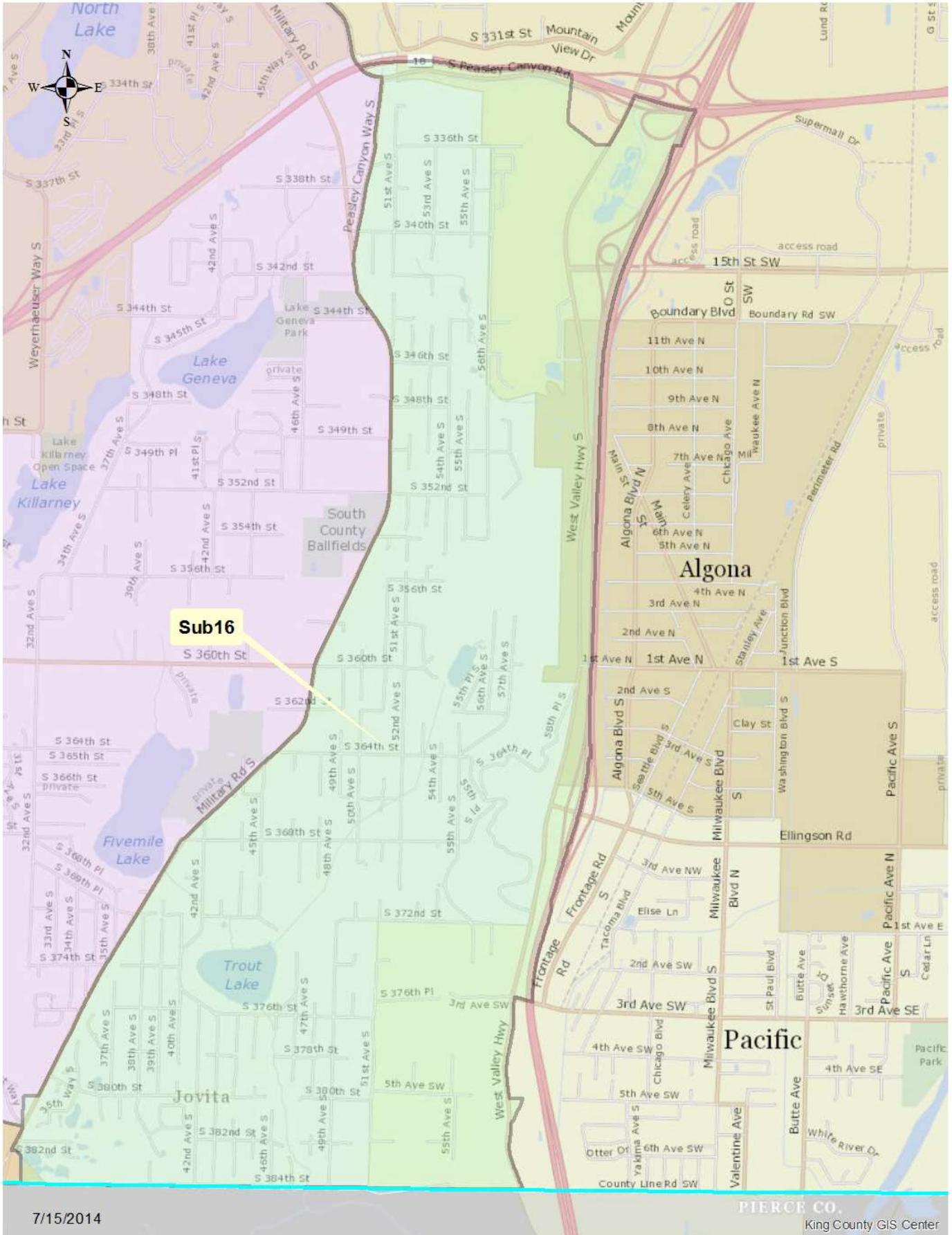


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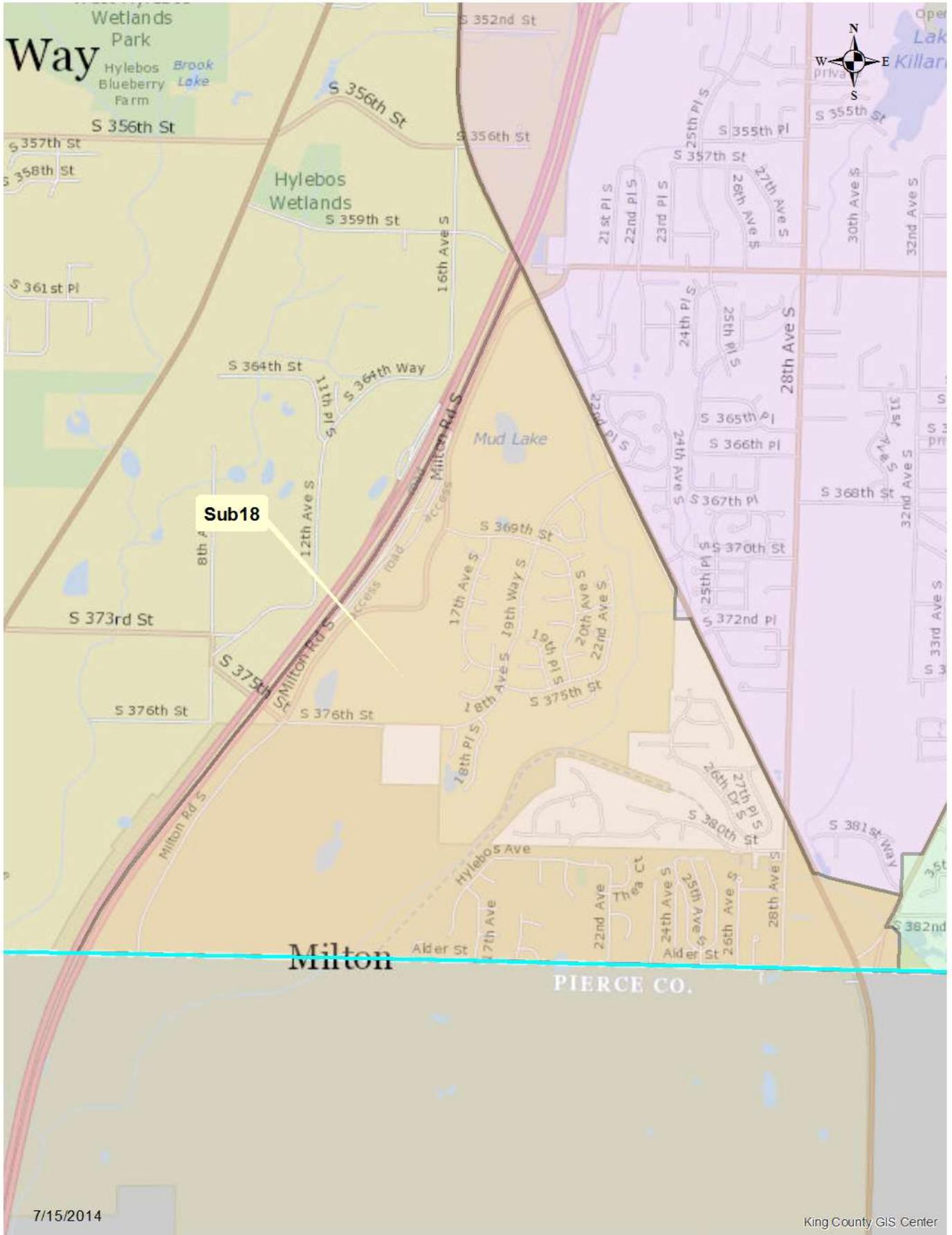
Area 055 - Sub Area 15 Map



Area 055 - Sub Area 16 Map



Area 055 - Sub Area 18 Map



7/15/2014

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Area 055 - Model Adjustments 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+21.24%	3,684	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
NewYrBltRen>2000	+24.39%	237	1156	21%

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

Generally, NewYrBltRen>2000 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: August 5, 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 9 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a +4.5% 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 a characteristic-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, NewYrBltRen>2000 was generally at a lower assessment level than the rest of the population and required a greater upward adjustment 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 476 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:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * (1 - 0.06) / (.7753043 - 1.958906E-02 * \text{NewYrBltRen})$$

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 11 sales of mobile homes within Area 55. There was a sufficient number of mobile home sales to establish that the overall values should be adjusted upward +9.12%. The adjustment formula is

$$2014 \text{ Total Value} = 2013 \text{ total Value} * 1.091$$

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

Results

The resulting assessment level is 0.939. 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 +22.0%. This increase is due partly to market changes over time and the previous assessment levels.

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

Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (2013 Land Value + Previous Improvement Value) * 1.228.
- 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) * 1.228.
- If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.
- If land value <= \$10,000 no adjustment is applied.
- If improvements and accessories =< \$10,000 no further adjustment applied.
- If vacant parcel (no improvement value), the land adjustment applies.

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

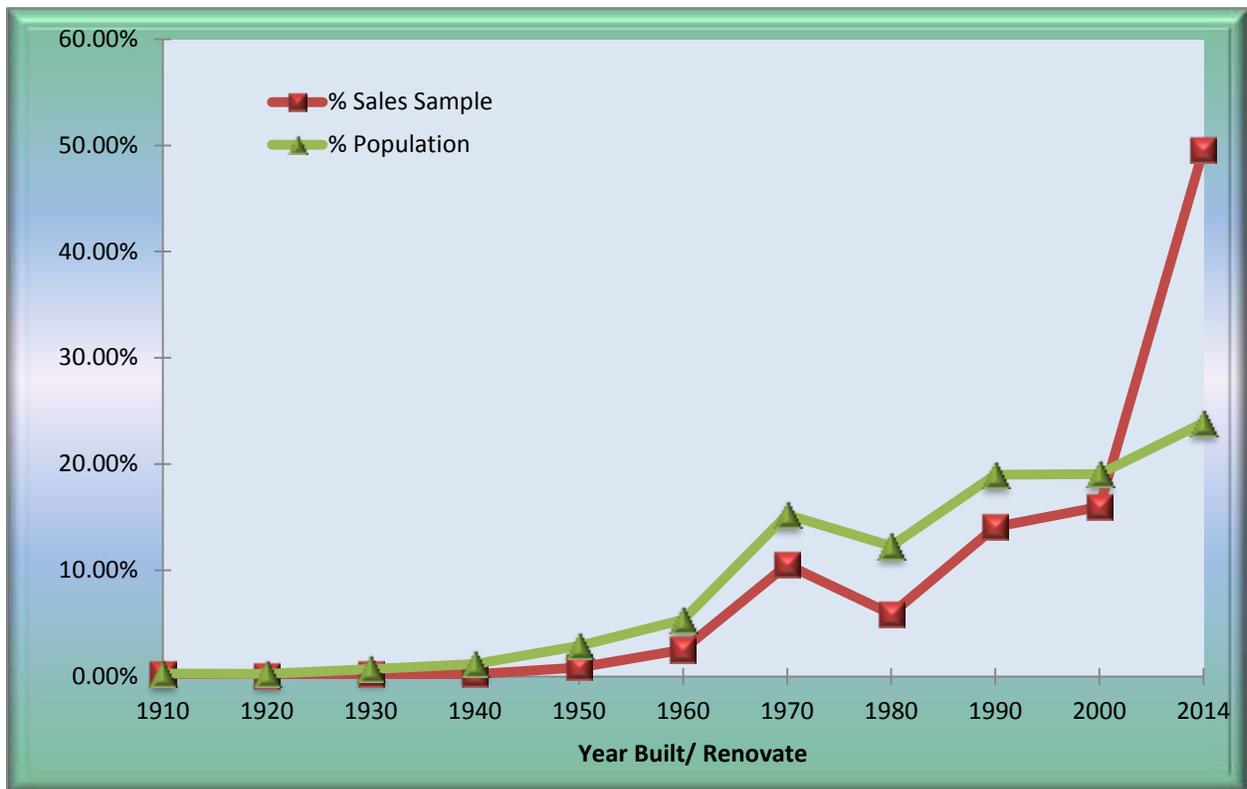
Sales Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	1	0.21%
1920	0	0.00%
1930	1	0.21%
1940	1	0.21%
1950	4	0.84%
1960	12	2.52%
1970	50	10.50%
1980	28	5.88%
1990	67	14.08%
2000	76	15.97%
2014	236	49.58%
476		

Population

Year Built/Ren	Frequency	% Population
1910	13	0.27%
1920	12	0.25%
1930	33	0.68%
1940	56	1.16%
1950	140	2.89%
1960	258	5.33%
1970	736	15.21%
1980	594	12.27%
1990	920	19.01%
2000	922	19.05%
2014	1,156	23.88%
4,840		



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.

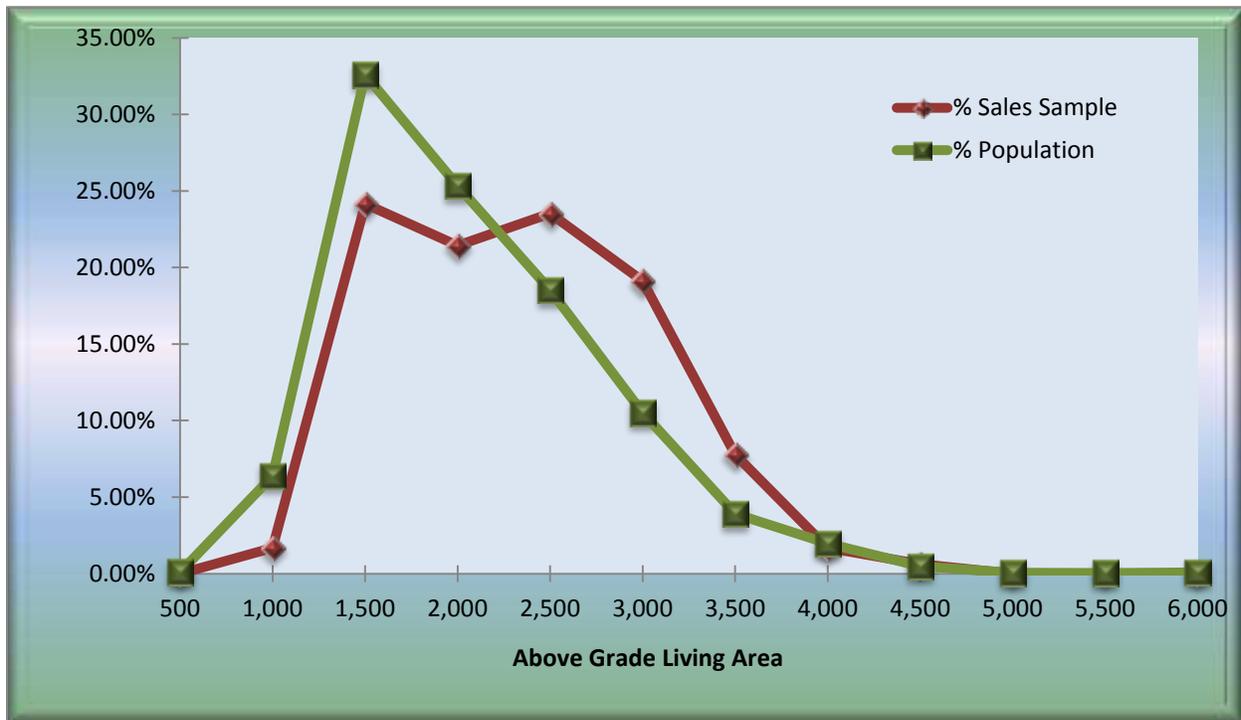
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	8	1.68%
1,500	115	24.16%
2,000	102	21.43%
2,500	112	23.53%
3,000	91	19.12%
3,500	37	7.77%
4,000	8	1.68%
4,500	3	0.63%
5,000	0	0.00%
5,500	0	0.00%
6,000	0	0.00%
476		

Population

AGLA	Frequency	% Population
500	5	0.10%
1,000	309	6.38%
1,500	1,578	32.60%
2,000	1,226	25.33%
2,500	896	18.51%
3,000	509	10.52%
3,500	189	3.90%
4,000	96	1.98%
4,500	23	0.48%
5,000	3	0.06%
5,500	2	0.04%
6,000	4	0.08%
4,840		



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.

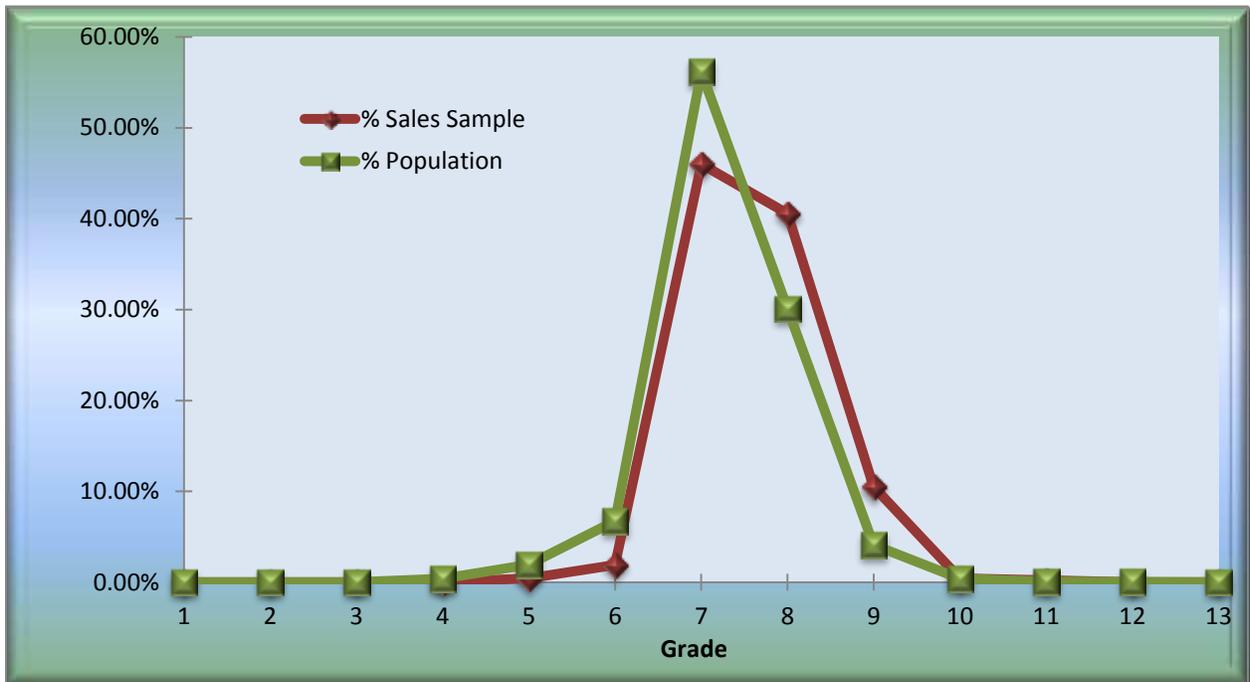
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	2	0.42%
6	9	1.89%
7	219	46.01%
8	193	40.55%
9	50	10.50%
10	2	0.42%
11	1	0.21%
12	0	0.00%
13	0	0.00%
476		

Population

Grade	Frequency	% Population
1	0	0.00%
2	1	0.02%
3	1	0.02%
4	19	0.39%
5	94	1.94%
6	326	6.74%
7	2,719	56.18%
8	1,456	30.08%
9	199	4.11%
10	19	0.39%
11	4	0.08%
12	2	0.04%
13	0	0.00%
4,840		



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.

Area 055 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 1.192, resulting in an adjusted value of \$566,000 ($\$475,000 * 1.192 = \$566,200$) – truncated to the nearest \$1000.

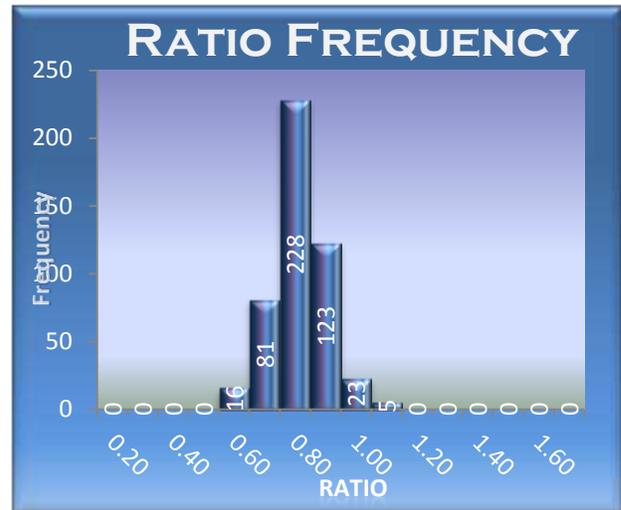
SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.080	8.0%
2/1/2011	1.095	9.5%
3/1/2011	1.109	10.9%
4/1/2011	1.122	12.2%
5/1/2011	1.135	13.5%
6/1/2011	1.146	14.6%
7/1/2011	1.157	15.7%
8/1/2011	1.166	16.6%
9/1/2011	1.175	17.5%
10/1/2011	1.182	18.2%
11/1/2011	1.189	18.9%
12/1/2011	1.194	19.4%
1/1/2012	1.198	19.8%
2/1/2012	1.202	20.2%
3/1/2012	1.204	20.4%
4/1/2012	1.205	20.5%
5/1/2012	1.206	20.6%
6/1/2012	1.205	20.5%
7/1/2012	1.203	20.3%
8/1/2012	1.201	20.1%
9/1/2012	1.197	19.7%
10/1/2012	1.192	19.2%
11/1/2012	1.186	18.6%
12/1/2012	1.180	18.0%
1/1/2013	1.172	17.2%
2/1/2013	1.163	16.3%
3/1/2013	1.154	15.4%
4/1/2013	1.143	14.3%
5/1/2013	1.131	13.1%
6/1/2013	1.118	11.8%
7/1/2013	1.105	10.5%
8/1/2013	1.090	9.0%
9/1/2013	1.074	7.4%
10/1/2013	1.057	5.7%
11/1/2013	1.039	3.9%
12/1/2013	1.020	2.0%
1/1/2014	1.000	0.0%

The time adjustment formula for Area 055 is: $(.7753043 - 5.121823E-04 * \text{SaleDay} - 4.164808E-07 * \text{SaleDaySq} - 1.958906E-02 * 0.4957983) / (.7753043 - 1.958906E-02 * 0.4957983)$
SaleDay = SaleDate - 41640
SaleDaySq = (SaleDate - 41640)^2

Annual Update Ratio Study Report (Before) – 2013 Assessments

District: SW / Team: 3	Appr. Date: 1/1/2013	Date of Report: 8/5/2014	Sales Dates: 1/2011 - 12/2013
Area Name: Jovita	Appr ID: BSIM	Property Type: 1 to 3 Unit Residences	Adjusted for time? YES
Area Number: 55			

SAMPLE STATISTICS	
<i>Sample size (n)</i>	476
<i>Mean Assessed Value</i>	234,400
<i>Mean Adj. Sales Price</i>	309,700
<i>Standard Deviation AV</i>	63,396
<i>Standard Deviation SP</i>	86,928
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.766
<i>Median Ratio</i>	0.763
<i>Weighted Mean Ratio</i>	0.757
UNIFORMITY	
<i>Lowest ratio</i>	0.558
<i>Highest ratio:</i>	1.029
<i>Coefficient of Dispersion</i>	8.60%
<i>Standard Deviation</i>	0.085
<i>Coefficient of Variation</i>	11.14%
<i>Price Related Differential (PRD)</i>	1.012
RELIABILITY	
95% Confidence: Median	
<i>Lower limit</i>	0.755
<i>Upper limit</i>	0.773
95% Confidence: Mean	
<i>Lower limit</i>	0.758
<i>Upper limit</i>	0.773
SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	4840
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.085
Recommended minimum:	12
<i>Actual sample size:</i>	476
Conclusion:	OK
NORMALITY	
Binomial Test	
<i># ratios below mean:</i>	249
<i># ratios above mean:</i>	227
<i>z:</i>	1.008
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

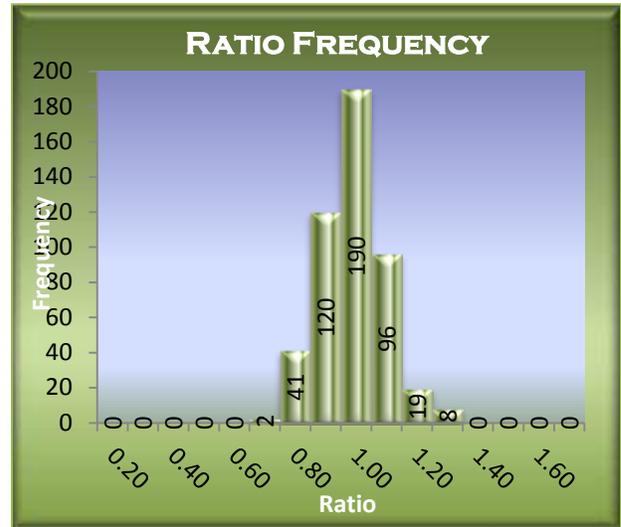
1 to 3 Unit Residences throughout Area 055

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

Annual Update Ratio Study Report (After) - 2014 Assessments

District: SW / Team: 3	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Jovita	1/1/2014	8/5/2014	1/2011 - 12/2013
Area Number: 55	Appr. ID:	Property Type:	Adjusted for time?
	BSIM	1 to 3 Unit	YES

SAMPLE STATISTICS	
Sample size (n)	476
Mean Assessed Value	287,900
Mean Sales Price	309,700
Standard Deviation AV	80,274
Standard Deviation SP	86,928
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.938
Median Ratio	0.939
Weighted Mean Ratio	0.930
UNIFORMITY	
Lowest ratio	0.694
Highest ratio:	1.246
Coefficient of Dispersion	8.54%
Standard Deviation	0.104
Coefficient of Variation	11.04%
Price Related Differential (PRD)	1.009
RELIABILITY	
95% Confidence: Median	
Lower limit	0.929
Upper limit	0.947
95% Confidence: Mean	
Lower limit	0.929
Upper limit	0.948
SAMPLE SIZE EVALUATION	
N (population size)	4840
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.104
Recommended minimum:	17
Actual sample size:	476
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	237
# ratios above mean:	239
z:	0.092
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 055

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

Improved Sales Used in This Annual Update Analysis Area 055 -- 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
15	0	614360	0565	10/08/13	\$135,000	\$142,000	1,200	6	1950	Good	21,000	N	N	32814 38TH AVE S
15	0	797820	0165	11/14/13	\$225,000	\$232,000	1,440	6	1975	Good	17,368	N	N	33211 24TH AVE S
15	0	797880	0523	07/05/13	\$212,000	\$234,000	840	7	1974	Good	15,498	N	N	32856 20TH AVE S
15	0	403100	0270	12/29/11	\$152,950	\$183,000	960	7	1962	Good	9,609	N	N	34205 39TH AVE S
15	0	282410	0210	02/08/13	\$165,830	\$192,000	1,070	7	1977	Good	19,320	N	N	32508 44TH AVE S
15	0	403100	0510	08/02/13	\$182,500	\$199,000	1,080	7	1962	Good	9,878	N	N	3906 S 343RD ST
15	0	403100	0470	10/02/13	\$130,910	\$138,000	1,134	7	1962	Avg	9,812	N	N	34029 40TH AVE S
15	0	273050	0030	09/13/13	\$190,500	\$203,000	1,200	7	1968	Good	9,711	N	N	4356 S 347TH ST
15	0	152104	9139	12/03/12	\$140,000	\$165,000	1,210	7	1962	Avg	11,325	N	N	3745 S 322ND ST
15	0	282410	0020	01/03/12	\$171,600	\$206,000	1,290	7	1969	Good	10,080	N	N	32455 42ND PL S
15	0	797820	0160	04/04/13	\$124,950	\$143,000	1,330	7	1967	Avg	10,000	N	N	2244 S 333RD ST
15	0	152104	9208	10/15/12	\$195,000	\$232,000	1,350	7	1988	Good	15,120	N	N	3817 S 325TH ST
15	0	403100	0200	12/24/12	\$179,950	\$211,000	1,430	7	1962	VGood	10,344	N	N	3904 S 340TH ST
15	0	618140	0630	12/05/12	\$175,011	\$206,000	1,580	7	2004	Avg	4,518	N	N	33210 42ND AVE S
15	0	614400	0030	11/01/13	\$265,000	\$275,000	1,650	7	1983	Avg	11,933	N	N	3918 S 325TH PL
15	0	403170	0200	11/04/11	\$176,000	\$209,000	1,730	7	1962	Good	14,786	N	N	3830 S 345TH ST
15	0	325800	0010	11/07/13	\$182,500	\$189,000	1,750	7	1966	Good	14,971	N	N	33445 35TH AVE S
15	0	618142	0180	10/10/13	\$238,000	\$250,000	1,770	7	2007	Avg	3,960	N	N	33009 44TH AVE S
15	0	618143	0230	02/01/11	\$200,000	\$219,000	1,785	7	2006	Avg	5,000	N	N	3909 S 337TH ST
15	0	618143	0230	09/10/13	\$251,000	\$268,000	1,785	7	2006	Avg	5,000	N	N	3909 S 337TH ST
15	0	618141	0430	08/20/13	\$210,000	\$227,000	1,841	7	2006	Avg	3,870	N	N	4002 S 329TH ST
15	0	946220	0025	10/07/13	\$235,000	\$248,000	1,940	7	1964	Good	9,300	N	N	34203 44TH AVE S
15	0	618143	0600	10/27/11	\$225,000	\$267,000	1,980	7	2006	Avg	5,000	N	N	33513 39TH AVE S
15	0	618142	0330	09/25/12	\$229,950	\$274,000	1,984	7	2007	Avg	5,000	N	N	33010 42ND AVE S
15	0	618142	0340	08/19/13	\$245,000	\$265,000	2,007	7	2007	Avg	5,263	N	N	33006 42ND AVE S
15	0	236800	0005	09/10/12	\$199,250	\$238,000	2,100	7	1956	Avg	10,530	N	N	3921 S 322ND ST
15	0	618140	0480	04/11/13	\$226,000	\$257,000	2,130	7	2004	Avg	5,859	N	N	4318 S 332ND PL
15	0	618143	0570	11/12/13	\$285,000	\$294,000	2,161	7	2006	Avg	5,044	N	N	33510 39TH AVE S
15	0	618142	0040	05/08/12	\$225,000	\$271,000	2,194	7	2007	Avg	3,892	N	N	4214 S 331ST ST
15	0	618140	0260	12/23/13	\$290,000	\$292,000	2,230	7	2005	Avg	4,832	N	N	4343 S 333RD ST
15	0	618140	0560	08/15/12	\$256,000	\$307,000	2,230	7	2004	Avg	6,921	N	N	33253 43RD PL S

Improved Sales Used in This Annual Update Analysis Area 055 -- 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
15	0	618142	0220	07/12/11	\$227,000	\$263,000	2,300	7	2007	Avg	3,960	N	N	33025 44TH AVE S
15	0	618140	0950	06/01/12	\$225,000	\$271,000	2,304	7	2004	Avg	4,998	N	N	33315 41ST PL S
15	0	618143	0790	06/20/11	\$239,000	\$276,000	2,374	7	2006	Avg	5,159	N	N	33520 38TH AVE S
15	0	618143	0030	02/27/12	\$230,000	\$277,000	2,440	7	2006	Avg	5,001	N	N	33419 38TH AVE S
15	0	618143	0100	06/20/11	\$280,000	\$323,000	2,440	7	2006	Avg	4,875	N	N	33521 38TH AVE S
15	0	618143	0170	06/05/13	\$275,000	\$307,000	2,446	7	2006	Avg	5,184	N	N	33627 38TH AVE S
15	0	618143	0750	07/29/13	\$259,000	\$283,000	2,446	7	2006	Avg	5,390	N	N	33610 38TH AVE S
15	0	618141	0390	05/29/13	\$260,000	\$291,000	2,452	7	2006	Avg	4,650	N	N	32925 40TH AVE S
15	0	618140	0800	07/08/11	\$258,000	\$299,000	2,468	7	2004	Avg	5,953	N	N	33317 42ND AVE S
15	0	618141	0250	04/20/11	\$250,000	\$283,000	2,488	7	2006	Avg	4,449	N	N	4121 S 331ST PL
15	0	618141	0300	01/31/12	\$245,000	\$294,000	2,488	7	2005	Avg	4,465	N	N	4025 S 331ST PL
15	0	618141	0690	10/29/13	\$325,000	\$338,000	2,538	7	2005	Avg	5,196	N	N	33119 41ST PL S
15	0	618141	0780	01/27/12	\$245,000	\$294,000	2,538	7	2005	Avg	3,696	N	N	33027 41ST PL S
15	0	618143	0090	06/10/11	\$233,000	\$268,000	2,632	7	2006	Avg	4,954	N	N	33515 38TH AVE S
15	0	618143	0510	07/22/13	\$264,900	\$290,000	2,663	7	2006	Avg	5,000	N	N	33610 39TH AVE S
15	0	618141	0530	04/17/12	\$245,000	\$295,000	2,843	7	2005	Avg	4,809	N	N	32815 41ST WAY S
15	0	618142	0310	12/19/11	\$271,000	\$324,000	2,843	7	2007	Avg	5,775	N	N	33020 42ND AVE S
15	0	618141	0180	10/06/11	\$237,000	\$280,000	2,950	7	2005	Avg	4,944	N	N	33108 41ST LN S
15	0	152104	9220	09/14/11	\$268,000	\$316,000	3,176	7	2007	Avg	5,536	N	N	33112 42ND AVE S
15	0	618141	0061	03/23/11	\$289,950	\$324,000	3,213	7	2007	Avg	9,632	N	N	32903 42ND AVE S
15	0	618141	0310	03/22/11	\$255,000	\$285,000	3,218	7	2005	Avg	4,807	N	N	4017 S 331ST PL
15	0	618140	0850	03/06/13	\$338,000	\$389,000	3,220	7	2004	Avg	5,913	N	N	33318 41ST PL S
15	0	618143	0060	12/13/11	\$280,000	\$335,000	3,253	7	2006	Avg	6,071	N	N	33437 38TH AVE S
15	0	618143	0150	02/02/13	\$273,000	\$317,000	3,253	7	2006	Avg	8,016	N	N	33615 38TH AVE S
15	0	618141	0440	01/17/12	\$265,000	\$318,000	3,557	7	2006	Avg	5,139	N	N	4010 S 329TH ST
15	0	618143	0460	08/25/11	\$325,000	\$381,000	3,597	7	2006	Avg	5,729	N	N	33517 42ND AVE S
15	0	618141	0930	12/28/12	\$295,000	\$346,000	3,599	7	2005	Avg	4,750	N	N	33109 41ST LN S
15	0	618143	0700	03/09/11	\$265,000	\$295,000	3,620	7	2006	Avg	7,149	N	N	33638 38TH AVE S
15	0	618141	0360	07/17/12	\$339,500	\$408,000	3,697	7	2005	Avg	5,110	N	N	33115 40TH AVE S
15	0	618140	0190	02/27/12	\$265,000	\$319,000	3,820	7	2004	Avg	5,400	N	N	33236 43RD PL S
15	0	618140	0710	08/20/13	\$314,000	\$339,000	3,820	7	2004	Avg	5,747	N	N	4115 S 332ND PL

Improved Sales Used in This Annual Update Analysis

Area 055 -- 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
15	0	618140	0150	10/10/13	\$330,500	\$348,000	4,110	7	2004	Avg	5,716	N	N	33217 44TH AVE S
15	0	404570	0507	03/08/12	\$252,500	\$304,000	1,220	8	1977	Good	24,490	N	N	3811 S 348TH ST
15	0	403110	0390	10/29/12	\$173,000	\$205,000	1,260	8	1963	Good	9,600	N	N	4443 S 350TH ST
15	0	403110	0060	06/20/12	\$170,000	\$205,000	1,270	8	1964	Good	10,264	N	N	4454 S 348TH PL
15	0	404570	0505	05/26/11	\$225,000	\$257,000	1,450	8	1977	Avg	12,480	N	N	3801 S 348TH ST
15	0	618150	0040	03/18/13	\$293,369	\$337,000	1,680	8	2012	Avg	5,715	N	N	4419 S 330TH PL
15	0	618150	0180	08/16/12	\$273,025	\$327,000	1,680	8	2012	Avg	4,950	N	N	33115 47TH PL S
15	0	321165	0050	10/24/13	\$215,000	\$224,000	1,800	8	2004	Avg	5,588	N	N	32110 37TH PL S
15	0	321165	0010	03/08/13	\$245,000	\$282,000	1,820	8	2004	Avg	5,735	N	N	32138 37TH PL S
15	0	618150	0090	11/20/12	\$301,326	\$356,000	1,949	8	2012	Avg	6,656	N	N	33007 47TH PL S
15	0	168700	0170	10/24/11	\$245,000	\$291,000	2,153	8	2007	Avg	4,066	N	N	35079 41ST PL S
15	0	168700	0280	07/05/11	\$231,600	\$268,000	2,161	8	2007	Avg	4,400	N	N	35035 41ST PL S
15	0	618150	0010	12/28/12	\$279,990	\$328,000	2,182	8	2012	Avg	4,368	N	N	4403 S 330TH PL
15	0	152104	9143	01/12/11	\$282,500	\$307,000	2,250	8	1991	Avg	13,503	N	N	3822 S 325TH ST
15	0	618150	0110	06/25/13	\$326,755	\$362,000	2,268	8	2012	Avg	4,455	N	N	33015 47TH PL S
15	0	618150	0080	10/10/12	\$301,370	\$359,000	2,304	8	2012	Avg	4,894	N	N	4521 S 330TH PL
15	0	618150	0230	04/16/13	\$357,168	\$406,000	2,304	8	2012	Avg	5,342	N	N	33106 47TH PL S
15	0	618150	0310	07/25/12	\$298,937	\$359,000	2,347	8	2012	Avg	4,890	N	N	4530 S 330TH PL
15	0	618150	0210	08/14/13	\$332,218	\$360,000	2,364	8	2013	Avg	4,871	N	N	33112 47TH PL S
15	0	168700	0140	09/20/12	\$255,000	\$304,000	2,434	8	2007	Avg	3,888	N	N	35091 41ST PL S
15	0	168700	0330	06/17/13	\$295,000	\$328,000	2,495	8	2007	Avg	5,550	N	N	35040 41ST PL S
15	0	168700	0360	07/18/13	\$307,520	\$337,000	2,495	8	2007	Avg	6,959	N	N	35017 42ND AVE S
15	0	168700	0410	09/07/12	\$287,000	\$343,000	2,495	8	2007	Avg	5,276	N	N	4158 S 350TH PL
15	0	168700	0040	07/27/11	\$286,000	\$333,000	2,497	8	2007	Avg	5,366	N	N	4141 S 350TH PL
15	0	797820	0100	03/11/11	\$289,900	\$323,000	2,500	8	1955	Good	55,402	N	N	1860 S 336TH ST
15	0	618150	0290	01/14/13	\$319,864	\$374,000	2,516	8	2012	Avg	7,630	N	N	33018 47TH PL S
15	0	618150	0060	06/25/12	\$298,176	\$359,000	2,540	8	2012	Avg	5,332	N	N	4511 SW 330TH PL
15	0	618150	0330	03/27/12	\$300,175	\$362,000	2,556	8	2011	Avg	4,253	N	N	4522 S 330TH PL
15	0	618150	0020	06/20/13	\$345,500	\$383,000	2,575	8	2013	Avg	4,630	N	N	4407 S 330TH PL
15	0	618150	0200	05/17/13	\$347,674	\$391,000	2,575	8	2013	Avg	4,950	N	N	33118 47TH PL S
15	0	618150	0270	05/23/13	\$347,626	\$390,000	2,575	8	2012	Avg	5,353	N	N	33026 47TH PL S

Improved Sales Used in This Annual Update Analysis Area 055 -- 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
15	0	618150	0340	07/27/12	\$325,168	\$391,000	2,575	8	2011	Avg	4,725	N	N	4518 S 330TH PL
15	0	618150	0100	01/30/13	\$309,990	\$361,000	2,594	8	2012	Avg	4,455	N	N	33011 47TH PL S
15	0	618150	0350	05/08/12	\$323,559	\$390,000	2,645	8	2011	Avg	4,253	N	N	4512 S 330TH PL
15	0	168700	0350	10/10/13	\$325,000	\$342,000	2,820	8	2007	Avg	6,024	N	N	35048 41ST PL S
15	0	404570	0533	05/13/11	\$385,000	\$439,000	2,910	8	1973	Good	36,815	N	N	3902 S 352ND ST
15	0	618150	0220	06/26/13	\$355,685	\$394,000	2,925	8	2012	Avg	9,438	N	N	33108 47TH PL S
15	0	618150	0240	01/30/13	\$337,610	\$393,000	2,925	8	2012	Avg	7,148	N	N	33102 47TH PL S
15	0	618150	0360	04/20/12	\$315,000	\$380,000	2,925	8	2011	Avg	4,725	N	N	4508 S 330TH PL
15	0	618150	0160	09/03/12	\$349,997	\$419,000	2,981	8	2012	Avg	4,950	N	N	33103 47TH PL S
15	0	618150	0280	12/26/12	\$348,809	\$409,000	2,981	8	2012	Avg	5,640	N	N	33022 47TH PL S
15	0	618150	0030	05/23/13	\$368,365	\$413,000	3,002	8	2011	Avg	4,755	N	N	4411 S 330TH PL
15	0	618150	0070	05/24/12	\$320,493	\$386,000	3,002	8	2012	Avg	5,653	N	N	4515 S 330TH PL
15	0	618150	0130	08/16/13	\$352,091	\$381,000	3,002	8	2013	Avg	4,950	N	N	33023 47TH PL S
15	0	618150	0140	11/26/13	\$349,990	\$358,000	3,002	8	2013	Avg	4,950	N	N	33027 47TH PL S
15	0	618150	0150	03/06/13	\$335,310	\$386,000	3,002	8	2012	Avg	4,950	N	N	33035 47TH PL S
15	0	618150	0170	07/20/12	\$317,483	\$382,000	3,002	8	2012	Avg	4,950	N	N	33109 47TH PL S
15	0	618150	0300	04/23/12	\$334,120	\$403,000	3,002	8	2012	Avg	5,940	N	N	33014 47TH PL S
15	0	618150	0320	07/06/12	\$334,214	\$402,000	3,002	8	2012	Avg	4,728	N	N	4524 S 330TH PL
15	0	618150	0370	03/19/12	\$348,581	\$420,000	3,002	8	2011	Avg	5,323	N	N	4502 S 330TH PL
15	0	618150	0190	09/21/12	\$325,174	\$388,000	3,013	8	2012	Avg	4,950	N	N	33119 47TH PL S
15	0	168700	0090	01/24/11	\$265,000	\$289,000	3,058	8	2007	Avg	10,636	N	N	35088 41ST PL S
15	0	236810	0190	10/25/13	\$400,000	\$417,000	2,334	9	2010	Avg	10,578	N	N	32233 MILITARY RD S
15	0	606460	0326	04/22/13	\$330,000	\$374,000	2,350	9	1981	Good	39,845	N	N	4655 S 348TH ST
15	0	403170	0230	11/13/13	\$388,800	\$401,000	3,120	9	2001	Avg	11,505	N	N	4008 S 345TH ST
15	0	614360	0560	12/22/11	\$399,000	\$478,000	3,190	9	2007	Avg	11,376	N	N	32822 38TH AVE S
15	0	236810	0020	07/05/12	\$317,000	\$381,000	3,230	9	2004	Avg	10,800	N	N	3821 S 322ND ST
15	0	614360	0561	07/27/11	\$417,500	\$486,000	3,360	9	2007	Avg	9,600	N	N	32830 38TH AVE S
15	0	236810	0010	04/25/12	\$375,000	\$452,000	3,390	9	2004	Good	10,800	N	N	3815 S 322ND ST
15	0	404570	0508	09/25/12	\$505,000	\$603,000	4,240	11	2007	Avg	49,658	N	N	3770 S 349TH PL
15	1	332104	9055	04/21/11	\$224,950	\$254,000	1,096	5	1963	VGood	10,290	N	N	2905 S 368TH ST
15	1	375060	0016	07/20/11	\$200,000	\$233,000	890	6	1951	Avg	49,658	N	N	4515 S 362ND ST

Improved Sales Used in This Annual Update Analysis

Area 055 -- 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
15	1	234550	0040	03/29/12	\$132,000	\$159,000	940	6	1981	Avg	7,612	N	N	36305 21ST CT S
15	1	375060	8067	12/16/11	\$295,000	\$353,000	1,150	6	1959	VGood	23,200	Y	Y	36816 34TH AVE S
15	1	234550	0320	01/27/12	\$176,000	\$211,000	1,196	6	1981	VGood	7,582	N	N	36216 20TH PL S
15	1	404570	0603	07/24/12	\$221,450	\$266,000	1,620	6	1954	Good	43,124	N	N	35625 34TH PL S
15	1	946220	0010	05/07/13	\$175,000	\$198,000	1,000	7	1968	Good	9,300	N	N	4227 S 342ND ST
15	1	226800	0150	03/20/12	\$154,900	\$187,000	1,010	7	1968	Good	10,425	N	N	2524 S 364TH PL
15	1	226800	0200	08/21/13	\$184,450	\$199,000	1,010	7	1968	Good	13,650	N	N	36411 25TH AVE S
15	1	226800	0540	11/15/11	\$160,000	\$191,000	1,010	7	1968	Good	10,125	N	N	2617 S 365TH PL
15	1	404570	0125	06/14/13	\$180,000	\$200,000	1,040	7	1958	Poor	19,861	Y	Y	35037 37TH AVE S
15	1	219160	0670	02/27/13	\$233,250	\$269,000	1,060	7	1982	Good	17,000	N	N	34918 26TH AVE S
15	1	375060	0501	06/19/13	\$185,000	\$205,000	1,060	7	1958	Avg	21,778	N	N	36429 MILITARY RD S
15	1	512880	0250	08/10/11	\$265,000	\$310,000	1,070	7	1991	Good	7,234	N	N	36111 23RD PL S
15	1	226800	0300	12/12/13	\$212,000	\$215,000	1,090	7	1968	Avg	10,425	N	N	2523 S 364TH PL
15	1	226800	0310	09/10/13	\$229,000	\$245,000	1,090	7	1969	Good	10,425	N	N	2535 S 364TH PL
15	1	226800	0330	11/28/12	\$160,000	\$189,000	1,090	7	1968	Avg	15,180	N	N	36415 26TH PL S
15	1	432230	0360	03/23/13	\$199,999	\$229,000	1,090	7	1961	Good	14,608	N	N	35764 26TH AVE S
15	1	513100	0380	07/18/13	\$224,000	\$246,000	1,090	7	1985	Good	7,874	N	N	36302 25TH PL S
15	1	513100	0770	09/05/12	\$230,000	\$275,000	1,090	7	1982	Avg	7,694	N	N	36114 25TH PL S
15	1	404570	0616	11/28/11	\$190,000	\$227,000	1,100	7	1977	Avg	33,500	N	N	35631 39TH AVE S
15	1	513100	0340	01/31/12	\$179,000	\$215,000	1,120	7	1984	Good	7,013	N	N	36227 26TH AVE S
15	1	946220	0005	03/09/12	\$160,700	\$194,000	1,130	7	1963	Good	9,299	N	N	4225 S 342ND ST
15	1	412980	0105	12/05/12	\$211,500	\$249,000	1,140	7	1959	Good	12,500	N	N	2615 S 359TH ST
15	1	242200	0100	07/27/12	\$290,000	\$348,000	1,150	7	1961	Good	17,589	Y	Y	34644 38TH AVE S
15	1	201920	0130	12/23/13	\$211,000	\$212,000	1,160	7	1985	Avg	7,203	N	N	2615 S 367TH PL
15	1	386145	0350	06/01/13	\$230,000	\$257,000	1,160	7	1989	Avg	7,200	N	N	35428 26TH AVE S
15	1	412980	0100	12/06/11	\$150,000	\$179,000	1,160	7	1959	Avg	12,500	N	N	35906 26TH AVE S
15	1	432230	0240	07/21/11	\$225,000	\$262,000	1,170	7	1962	Good	9,900	N	N	35765 27TH AVE S
15	1	432230	0350	07/12/11	\$200,000	\$232,000	1,170	7	1962	Good	11,288	N	N	35756 26TH AVE S
15	1	282104	9162	06/22/11	\$152,000	\$175,000	1,180	7	1964	Good	10,018	N	N	35505 28TH AVE S
15	1	226800	0060	04/04/11	\$169,000	\$190,000	1,200	7	1968	Good	9,240	N	N	36422 26TH PL S
15	1	375060	7100	06/20/13	\$225,500	\$250,000	1,200	7	1978	Good	12,650	N	N	37504 34TH AVE S

Improved Sales Used in This Annual Update Analysis Area 055 -- 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
15	1	432230	0210	08/29/12	\$203,450	\$244,000	1,200	7	1963	Good	10,965	N	N	35781 27TH AVE S
15	1	375060	7839	02/20/13	\$175,000	\$202,000	1,230	7	1978	Good	9,627	N	N	36858 34TH AVE S
15	1	403110	0750	08/08/12	\$175,000	\$210,000	1,230	7	1962	Good	9,559	N	N	35031 46TH AVE S
15	1	386144	0220	07/23/12	\$184,000	\$221,000	1,250	7	1988	Avg	8,382	N	N	35915 23RD PL S
15	1	403170	0280	08/07/13	\$277,000	\$301,000	1,260	7	1963	Avg	17,410	Y	Y	3821 S 345TH ST
15	1	404570	0065	02/27/12	\$280,000	\$337,000	1,260	7	1982	Good	22,045	Y	Y	34917 37TH AVE S
15	1	513100	0230	09/05/12	\$199,000	\$238,000	1,280	7	1985	Good	7,350	N	N	2512 S 361ST ST
15	1	201920	0510	03/22/13	\$246,400	\$282,000	1,300	7	1984	Avg	10,385	N	N	36630 26TH CT S
15	1	010340	0070	11/08/13	\$185,000	\$191,000	1,310	7	1988	Avg	7,776	N	N	35215 27TH CT S
15	1	513100	0540	08/12/12	\$152,000	\$182,000	1,310	7	1985	Avg	7,236	N	N	36210 24TH PL S
15	1	201920	0270	08/07/12	\$192,000	\$230,000	1,320	7	1985	Avg	8,300	N	N	2722 S 366TH PL
15	1	386145	0410	01/09/13	\$160,000	\$187,000	1,330	7	1988	Avg	6,600	N	N	2531 S 355TH PL
15	1	226800	0220	11/05/12	\$167,500	\$199,000	1,350	7	1969	Good	13,760	N	N	36427 25TH AVE S
15	1	375060	8076	07/03/12	\$305,000	\$367,000	1,350	7	1956	Good	25,970	Y	Y	3404 S 368TH PL
15	1	010340	0380	08/30/11	\$193,000	\$227,000	1,370	7	1989	Avg	7,305	N	N	2615 S 353RD ST
15	1	201920	0020	02/29/12	\$195,000	\$235,000	1,370	7	1986	Good	8,443	N	N	36601 25TH AVE S
15	1	201920	0020	08/08/13	\$285,000	\$310,000	1,370	7	1986	Good	8,443	N	N	36601 25TH AVE S
15	1	375160	2796	02/27/12	\$165,000	\$199,000	1,370	7	1977	Avg	37,368	N	N	35432 44TH AVE S
15	1	386145	0130	11/09/12	\$215,000	\$255,000	1,380	7	1987	Avg	7,201	N	N	35437 27TH AVE S
15	1	219160	0705	01/08/13	\$178,000	\$208,000	1,390	7	1980	Avg	12,824	N	N	34805 27TH AVE S
15	1	512880	0030	08/27/13	\$265,000	\$285,000	1,390	7	1988	Good	7,200	N	N	2212 S 361ST ST
15	1	403110	0690	07/11/11	\$147,070	\$171,000	1,410	7	1962	Good	10,352	N	N	34906 45TH AVE S
15	1	432230	0040	03/29/13	\$209,000	\$239,000	1,430	7	1967	Good	12,581	N	N	2628 S 357TH ST
15	1	386150	0260	05/29/12	\$208,000	\$251,000	1,440	7	1988	Avg	8,141	N	N	35733 25TH PL S
15	1	219060	0245	04/30/13	\$170,000	\$192,000	1,500	7	1966	Good	9,600	N	N	34912 28TH AVE S
15	1	386150	0270	05/13/11	\$266,000	\$303,000	1,500	7	1988	Good	8,840	N	N	35739 25TH PL S
15	1	614360	0209	05/03/12	\$167,500	\$202,000	1,540	7	1962	Avg	9,630	N	N	3634 S 334TH ST
15	1	512880	0210	01/28/11	\$185,000	\$202,000	1,560	7	1988	Avg	7,611	N	N	2220 S 362ND ST
15	1	386150	0340	07/24/12	\$172,000	\$207,000	1,580	7	1988	Avg	6,620	N	N	2401 S 359TH ST
15	1	010050	0260	11/13/13	\$230,000	\$237,000	1,620	7	1994	Avg	6,312	N	N	2422 S 354TH ST
15	1	513100	0520	12/15/11	\$210,000	\$251,000	1,620	7	1985	Good	8,932	N	N	36322 25TH AVE S

Improved Sales Used in This Annual Update Analysis Area 055 -- 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
15	1	010340	0330	05/30/12	\$219,000	\$264,000	1,660	7	1989	Good	7,606	N	N	2507 S 353RD ST
15	1	386145	0370	05/16/12	\$180,000	\$217,000	1,660	7	1990	Avg	7,200	N	N	35416 26TH AVE S
15	1	386145	0320	05/28/13	\$263,395	\$295,000	1,700	7	1987	Avg	8,866	N	N	2610 S 355TH PL
15	1	386150	0140	05/30/13	\$202,000	\$226,000	1,710	7	1987	Avg	7,399	N	N	35706 25TH PL S
15	1	789385	0080	05/18/12	\$203,000	\$245,000	1,720	7	1997	Avg	6,304	N	N	36319 31ST PL S
15	1	242200	0005	09/26/13	\$195,000	\$207,000	1,740	7	1988	Good	15,000	N	N	3711 S 344TH ST
15	1	272104	9046	03/28/13	\$319,000	\$365,000	1,784	7	1926	VGood	31,798	N	N	36710 34TH AVE S
15	1	386150	0290	04/18/12	\$175,100	\$211,000	1,800	7	1987	Avg	12,414	N	N	35811 25TH PL S
15	1	445940	0100	08/12/13	\$214,000	\$232,000	1,820	7	1967	Good	15,304	N	N	3275 S 366TH ST
15	1	115070	0180	03/02/12	\$205,000	\$247,000	1,840	7	1996	Avg	7,321	N	N	2619 S 362ND PL
15	1	789385	0070	03/08/12	\$209,000	\$252,000	1,840	7	1997	Avg	9,566	N	N	36313 31ST PL S
15	1	186494	0140	01/06/11	\$245,000	\$265,000	1,842	7	2010	Avg	5,200	N	N	3279 S 375TH PL
15	1	186494	0150	01/05/11	\$249,950	\$270,000	1,842	7	2010	Avg	5,835	N	N	3271 S 375TH PL
15	1	386144	0350	06/12/13	\$274,950	\$306,000	1,930	7	1988	Good	8,427	N	N	35717 23RD PL S
15	1	404570	0656	02/23/12	\$255,000	\$307,000	1,930	7	1964	VGood	25,010	N	N	3454 S 360TH ST
15	1	789385	0120	07/05/13	\$230,000	\$254,000	1,930	7	1997	Avg	6,140	N	N	36330 30TH AVE S
15	1	375160	1817	02/26/13	\$257,500	\$297,000	1,930	7	1999	Avg	17,161	N	N	35226 42ND AVE S
15	1	375160	1823	03/08/11	\$230,000	\$256,000	1,930	7	1999	Avg	17,161	N	N	35314 42ND AVE S
15	1	375060	7872	03/12/13	\$179,950	\$207,000	1,970	7	1974	Good	12,221	N	N	3525 S 368TH PL
15	1	010340	0240	02/26/13	\$265,000	\$306,000	2,030	7	1990	Avg	9,194	N	N	2529 S 354TH ST
15	1	186494	0090	03/29/11	\$254,950	\$286,000	2,036	7	2010	Avg	4,656	N	N	3240 S 375TH PL
15	1	186494	0120	01/21/11	\$247,950	\$270,000	2,036	7	2010	Avg	4,657	N	N	3272 S 375TH PL
15	1	186494	0240	10/19/11	\$219,950	\$261,000	2,036	7	2011	Avg	4,754	N	N	3278 S 376TH ST
15	1	010050	0250	09/20/13	\$324,950	\$345,000	2,040	7	1996	Good	7,813	N	N	2442 S 354TH ST
15	1	789385	0150	07/05/13	\$242,000	\$267,000	2,080	7	1996	Avg	7,105	N	N	3005 S 363RD ST
15	1	386150	0150	04/18/12	\$227,500	\$274,000	2,130	7	1987	Good	7,703	N	N	2522 S 357TH ST
15	1	342104	9071	07/23/13	\$305,000	\$334,000	2,350	7	1989	Avg	21,547	N	N	3211 S 374TH ST
15	1	282104	9016	01/09/13	\$300,000	\$351,000	2,560	7	1959	Good	136,342	N	N	36330 28TH AVE S
15	1	186494	0080	07/25/11	\$279,950	\$326,000	2,583	7	2011	Avg	4,678	N	N	3234 S 375TH PL
15	1	186494	0130	06/22/11	\$270,000	\$312,000	2,583	7	2011	Avg	5,235	N	N	3280 S 375TH PL
15	1	415800	0070	07/31/12	\$269,990	\$324,000	1,170	8	1978	Good	15,300	N	N	36707 32ND AVE S

Improved Sales Used in This Annual Update Analysis

Area 055 -- 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
15	1	375160	2710	12/07/11	\$198,000	\$237,000	1,550	8	1965	Good	12,000	N	N	35431 MILITARY RD S
15	1	386150	0190	02/04/11	\$170,000	\$186,000	1,660	8	1987	Avg	6,600	N	N	35607 25TH PL S
15	1	404570	0562	01/08/13	\$329,950	\$386,000	1,790	8	1979	Avg	53,578	N	N	35313 42ND AVE S
15	1	520500	0130	08/22/13	\$280,000	\$302,000	1,900	8	1989	Avg	6,517	N	N	36532 31ST AVE S
15	1	182250	0020	05/20/11	\$285,051	\$326,000	1,951	8	2011	Avg	5,745	N	N	35943 30TH AVE S
15	1	182250	0180	03/16/12	\$239,000	\$288,000	1,960	8	2008	Avg	4,850	N	N	35747 30TH AVE S
15	1	182250	0030	05/18/12	\$273,737	\$330,000	2,010	8	2012	Avg	6,171	N	N	35939 30TH AVE S
15	1	182250	0200	03/25/11	\$287,129	\$321,000	2,010	8	2011	Avg	4,646	N	N	35731 30TH AVE S
15	1	182250	0370	08/25/11	\$279,950	\$328,000	2,010	8	2011	Avg	6,341	N	N	35806 30TH AVE S
15	1	520500	0220	01/06/11	\$240,000	\$260,000	2,070	8	1990	Avg	7,733	N	N	3105 S 364TH ST
15	1	520500	0400	02/24/11	\$241,000	\$267,000	2,090	8	1989	Avg	7,163	N	N	36545 31ST AVE S
15	1	182250	0310	12/14/11	\$266,614	\$319,000	2,109	8	2011	Avg	4,718	N	N	35852 30TH AVE S
15	1	182250	0340	04/24/12	\$259,950	\$313,000	2,109	8	2012	Avg	4,717	N	N	35830 30TH AVE S
15	1	182250	0400	11/08/12	\$270,000	\$320,000	2,109	8	2012	Avg	4,790	N	N	35734 30TH AVE S
15	1	182250	0430	10/08/12	\$274,907	\$327,000	2,109	8	2012	Avg	6,360	N	N	35635 32ND AVE S
15	1	182250	0490	03/20/13	\$279,950	\$321,000	2,121	8	2012	Avg	4,447	N	N	2834 S 357TH CT
15	1	182250	0440	10/30/12	\$272,000	\$323,000	2,195	8	2012	Avg	6,348	N	N	35631 32ND AVE S
15	1	144510	0090	11/04/13	\$255,000	\$264,000	2,240	8	2001	Avg	5,245	N	N	36250 23RD PL S
15	1	182250	0050	07/19/12	\$295,275	\$355,000	2,250	8	2012	Avg	4,960	N	N	35927 30TH AVE S
15	1	182250	0360	05/16/12	\$288,886	\$348,000	2,250	8	2012	Avg	6,374	N	N	35814 30TH AVE S
15	1	144510	0120	01/09/12	\$244,500	\$293,000	2,260	8	2001	Avg	8,325	N	N	36264 23RD PL S
15	1	520500	0320	05/22/12	\$293,750	\$354,000	2,270	8	1989	Good	8,716	N	N	3009 S 365TH CT
15	1	520500	0250	12/12/11	\$216,000	\$258,000	2,320	8	1990	Avg	7,140	N	N	3017 S 364TH ST
15	1	144510	0260	12/12/11	\$241,712	\$289,000	2,380	8	2002	Avg	6,083	N	N	36201 23RD PL S
15	1	182250	0270	04/13/11	\$332,915	\$375,000	2,382	8	2011	Avg	5,899	N	N	35932 30TH AVE S
15	1	182250	0290	08/29/11	\$299,950	\$352,000	2,382	8	2011	Avg	5,898	N	N	35916 30TH AVE S
15	1	144510	0290	07/08/11	\$275,000	\$319,000	2,410	8	2002	Avg	6,156	N	N	36210 22ND PL S
15	1	182250	0060	06/29/12	\$309,000	\$372,000	2,430	8	2008	Avg	5,150	N	N	35915 30TH AVE S
15	1	182250	0320	04/09/12	\$290,525	\$350,000	2,430	8	2011	Avg	5,897	N	N	35844 30TH AVE S
15	1	182250	0500	04/14/11	\$336,678	\$380,000	2,484	8	2011	Avg	4,473	N	N	2828 S 357TH PL
15	1	234570	0380	06/24/11	\$335,000	\$387,000	2,490	8	2002	Avg	7,285	N	N	38121 30TH CT S

Improved Sales Used in This Annual Update Analysis Area 055 -- 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
15	1	226800	0270	05/11/11	\$270,000	\$307,000	2,546	8	1987	Avg	11,815	N	N	2503 S 364TH PL
15	1	182250	0070	10/04/11	\$375,000	\$444,000	2,570	8	2008	Avg	5,150	N	N	35907 30TH AVE S
15	1	182250	0210	04/12/11	\$364,453	\$411,000	2,575	8	2011	Avg	7,099	N	N	35723 30TH AVE S
15	1	520500	0150	08/01/13	\$341,000	\$372,000	2,580	8	1989	Good	10,924	N	N	36522 31ST AVE S
15	1	144510	0200	08/15/11	\$260,000	\$304,000	2,580	8	2002	Avg	6,583	N	N	36237 23RD PLS
15	1	234570	0190	10/05/12	\$339,900	\$405,000	2,590	8	2002	Avg	7,765	N	N	38031 31ST CT S
15	1	234570	0550	12/13/13	\$340,000	\$344,000	2,590	8	2002	Avg	6,153	N	N	3109 S 381ST WAY
15	1	520500	0300	09/03/13	\$314,000	\$337,000	2,600	8	1989	Good	7,456	N	N	3008 S 365TH CT
15	1	186493	0240	12/12/11	\$280,000	\$335,000	2,600	8	2003	Avg	4,990	N	N	37613 33RD PL S
15	1	520500	0040	12/03/13	\$323,000	\$329,000	2,610	8	1988	Good	7,251	N	N	36622 31ST AVE S
15	1	234570	0180	09/03/13	\$399,900	\$429,000	2,610	8	2002	Avg	6,677	N	N	38025 31ST CT S
15	1	375060	7672	03/06/13	\$259,995	\$300,000	2,660	8	1977	Good	15,840	N	N	37024 32ND AVE S
15	1	375160	2872	03/22/11	\$348,950	\$390,000	2,660	8	1997	Avg	16,001	N	N	4205 S 356TH ST
15	1	375160	2795	08/23/12	\$400,300	\$480,000	2,997	8	2009	Avg	18,732	N	N	35426 44TH AVE S
15	1	815587	0120	03/05/13	\$339,900	\$392,000	1,770	9	2012	Avg	5,366	N	N	3002 S 356TH PL
15	1	815587	0100	03/27/13	\$359,900	\$412,000	2,184	9	2012	Avg	5,000	N	N	3018 S 356TH PL
15	1	219160	0410	12/14/12	\$440,000	\$518,000	2,850	9	2008	Avg	9,000	N	N	35106 27TH AVE S
15	1	815587	0110	03/01/13	\$425,000	\$490,000	3,092	9	2012	Avg	5,000	N	N	3010 S 356TH PL
15	1	815587	0240	07/22/13	\$419,517	\$459,000	3,092	9	2013	Avg	5,366	N	N	35673 30TH AVE S
15	1	403170	0160	03/27/12	\$365,000	\$440,000	3,250	9	2005	Avg	10,387	N	N	3816 S 345TH ST
15	1	614360	0205	04/18/11	\$400,000	\$452,000	3,510	10	2007	Avg	8,390	N	N	3632 S 334TH ST
16	0	375160	0920	08/28/13	\$120,000	\$129,000	820	5	1950	Avg	19,200	N	N	34642 53RD AVE S
16	0	375160	6109	07/10/13	\$185,000	\$204,000	1,270	6	1942	Good	14,604	N	N	5105 S 368TH ST
16	0	342104	9042	10/27/11	\$225,000	\$267,000	1,624	6	1910	Good	81,893	N	N	38221 42ND AVE S
16	0	375060	2475	11/01/11	\$116,000	\$138,000	960	7	1981	Good	9,600	N	N	37308 38TH AVE S
16	0	375160	4641	03/15/13	\$139,950	\$161,000	1,050	7	1969	Avg	10,516	N	N	5606 S 362ND ST
16	0	375060	6817	03/02/11	\$249,950	\$277,000	1,060	7	1981	Good	13,200	N	N	38218 44TH AVE S
16	0	375160	5434	02/17/12	\$157,500	\$189,000	1,130	7	1966	VGood	19,200	N	N	36433 52ND AVE S
16	0	375060	2640	02/22/11	\$215,750	\$239,000	1,140	7	1968	Good	9,600	N	N	37239 40TH AVE S
16	0	375160	1191	11/20/12	\$199,500	\$236,000	1,150	7	1971	Good	9,600	N	N	34804 53RD AVE S
16	0	375160	6587	05/10/12	\$140,000	\$169,000	1,160	7	1976	Avg	21,099	Y	N	36410 55TH AVE S

Improved Sales Used in This Annual Update Analysis Area 055 -- 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
16	0	375160	1609	06/27/12	\$180,000	\$217,000	1,200	7	1978	Avg	9,600	N	N	35119 55TH AVE S
16	0	375060	3951	07/20/12	\$150,000	\$180,000	1,220	7	1939	Good	24,000	N	N	37619 43RD AVE S
16	0	375160	4939	03/17/11	\$207,500	\$232,000	1,220	7	1973	Good	14,888	N	N	36207 52ND AVE S
16	0	375060	5330	09/17/13	\$133,000	\$142,000	1,260	7	1948	Good	9,600	N	N	37841 42ND AVE S
16	0	375160	1093	11/15/11	\$155,000	\$185,000	1,290	7	1968	Good	9,600	N	N	34900 MILITARY RD S
16	0	375060	5343	06/19/12	\$183,000	\$220,000	1,310	7	1978	Good	9,600	N	N	37825 42ND AVE S
16	0	375160	1270	08/06/12	\$150,000	\$180,000	1,320	7	1979	Avg	9,600	N	N	34917 55TH AVE S
16	0	375060	3716	04/25/13	\$229,000	\$260,000	1,330	7	1994	Avg	9,600	N	N	37620 39TH AVE S
16	0	375060	7000	05/16/12	\$197,000	\$237,000	1,340	7	2000	Avg	14,400	N	N	4205 S 382ND ST
16	0	375160	0027	05/01/13	\$168,000	\$190,000	1,410	7	1978	Good	17,420	N	N	33715 53RD AVE S
16	0	375060	6816	12/12/13	\$255,000	\$258,000	1,490	7	1981	Good	10,800	N	N	38202 44TH AVE S
16	0	375160	3824	05/31/13	\$219,000	\$245,000	1,490	7	1976	Good	13,200	N	N	35821 52ND AVE S
16	0	375060	5539	05/05/11	\$182,000	\$207,000	1,500	7	1992	Avg	15,000	N	N	37816 37TH AVE S
16	0	375060	3458	10/02/13	\$189,950	\$201,000	1,510	7	1968	Good	14,400	N	N	37426 38TH AVE S
16	0	375060	2160	08/29/13	\$267,500	\$288,000	1,530	7	1998	Avg	14,400	N	N	4005 S 370TH ST
16	0	375060	5537	04/27/12	\$246,500	\$297,000	1,540	7	1992	Avg	11,850	N	N	37830 37TH AVE S
16	0	375160	3810	01/05/11	\$197,500	\$214,000	1,550	7	1994	Avg	9,600	N	N	35849 52ND AVE S
16	0	375160	4555	10/08/13	\$200,000	\$211,000	1,570	7	1994	Avg	9,615	N	N	36127 56TH AVE S
16	0	375160	0905	12/16/11	\$181,000	\$217,000	1,580	7	1985	Avg	9,600	N	N	34610 53RD AVE S
16	0	375060	3108	11/27/13	\$264,000	\$270,000	1,620	7	1968	Good	36,000	N	N	37450 49TH AVE S
16	0	758500	0010	10/28/11	\$202,000	\$240,000	1,630	7	1967	Good	12,936	N	N	34004 50TH AVE S
16	0	375060	1586	11/21/11	\$180,000	\$215,000	1,646	7	1964	Good	10,010	N	N	5015 S 368TH ST
16	0	281785	0200	07/29/13	\$250,000	\$273,000	1,690	7	1998	Avg	7,061	N	N	3603 S 378TH ST
16	0	375060	3783	01/04/12	\$180,000	\$216,000	1,750	7	1967	Good	12,600	N	N	37615 40TH AVE S
16	0	375060	2776	10/27/11	\$321,450	\$382,000	1,810	7	1965	VGood	16,200	Y	Y	4200 S 375TH PL
16	0	375160	4671	08/09/12	\$245,000	\$294,000	1,810	7	2000	Avg	16,366	N	N	36320 55TH AVE S
16	0	375160	4647	01/12/12	\$175,000	\$210,000	1,870	7	1958	Good	14,482	N	N	5616 S 362ND PL
16	0	375160	3647	08/15/12	\$289,000	\$347,000	1,970	7	2000	Avg	18,116	Y	Y	5280 S 360TH ST
16	0	375160	3721	06/29/12	\$167,000	\$201,000	2,000	7	1977	Avg	9,200	N	N	35812 52ND AVE S
16	0	375060	2784	02/01/12	\$390,000	\$469,000	2,070	7	1996	Avg	27,500	Y	Y	4226 S 375TH PL
16	0	375060	3093	09/13/12	\$290,000	\$347,000	2,360	7	1969	Good	19,890	N	N	37520 50TH AVE S

Improved Sales Used in This Annual Update Analysis Area 055 -- 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
16	0	926445	0080	05/11/13	\$234,995	\$265,000	1,425	8	2013	Avg	3,352	N	N	38082 S 381ST PL
16	0	926445	0210	03/01/13	\$230,295	\$266,000	1,425	8	2013	Avg	3,322	N	N	4034 S 380TH PL
16	0	926445	0190	02/07/13	\$244,995	\$284,000	1,541	8	2012	Avg	4,311	N	N	4043 S 380TH PL
16	0	926445	0250	07/12/13	\$263,771	\$290,000	1,541	8	2013	Avg	4,038	N	N	4002 S 380TH PL
16	0	541210	1100	06/19/13	\$235,000	\$261,000	1,690	8	2001	Avg	6,000	N	N	3812 S 381ST PL
16	0	926445	0070	05/28/13	\$260,238	\$291,000	1,697	8	2013	Avg	6,642	N	N	3939 S 381ST PL
16	0	926445	0200	05/21/13	\$265,480	\$298,000	1,697	8	2013	Avg	4,140	N	N	4042 S 380TH PL
16	0	114140	0050	02/14/12	\$194,900	\$234,000	1,797	8	2005	Avg	4,207	N	N	3433 S 382ND ST
16	0	541210	0950	07/18/11	\$215,000	\$250,000	1,880	8	2001	Avg	6,052	N	N	38065 38TH AVE S
16	0	926445	0180	12/03/12	\$259,995	\$307,000	1,894	8	2012	Avg	4,198	N	N	38024 41ST PL S
16	0	541225	0060	05/29/13	\$245,000	\$274,000	1,920	8	2004	Avg	4,276	N	N	38137 35TH WAY S
16	0	926445	0160	01/15/13	\$271,000	\$316,000	2,024	8	2013	Avg	3,672	N	N	38034 41ST PL S
16	0	926445	0520	03/04/13	\$271,995	\$314,000	2,024	8	2013	Avg	3,757	N	N	38041 41ST PL S
16	0	926445	0100	03/06/13	\$275,000	\$317,000	2,154	8	2013	Avg	3,673	N	N	38074 41ST PL S
16	0	926445	0150	01/07/13	\$274,995	\$322,000	2,154	8	2013	Avg	4,131	N	N	38040 41ST PL S
16	0	926445	0540	02/27/13	\$280,995	\$324,000	2,154	8	2013	Avg	3,680	N	N	38065 41ST PL S
16	0	926445	0050	07/02/13	\$293,106	\$324,000	2,248	8	2013	Avg	4,455	N	N	3927 S 381ST PL
16	0	926445	0230	09/20/13	\$309,995	\$330,000	2,248	8	2013	Avg	3,667	N	N	4018 S 380TH PL
16	0	926445	0510	05/22/13	\$286,345	\$321,000	2,248	8	2013	Avg	3,760	N	N	38035 41ST PL S
16	0	926445	0040	04/08/13	\$299,995	\$342,000	2,303	8	2013	Avg	4,613	N	N	3915 S 381ST PL
16	0	926445	0060	04/17/13	\$303,025	\$344,000	2,303	8	2013	Avg	5,777	N	N	3933 S 381ST PL
16	0	926445	0130	12/07/12	\$297,885	\$351,000	2,303	8	2013	Avg	4,188	N	N	38058 41ST PL S
16	0	926445	0170	12/24/12	\$294,995	\$346,000	2,303	8	2012	Avg	3,697	N	N	38030 41ST PL S
16	0	926445	0220	03/28/13	\$311,995	\$357,000	2,303	8	2013	Avg	3,302	N	N	4026 S 380TH PL
16	0	926445	0490	01/07/13	\$321,160	\$376,000	2,303	8	2013	Avg	7,809	N	N	3951 S 380TH PL
16	0	541210	0010	08/17/11	\$267,000	\$313,000	2,380	8	2000	Avg	7,246	N	N	38001 34TH CT S
16	0	541210	0610	05/09/11	\$297,000	\$338,000	2,400	8	2001	Avg	7,171	N	N	37839 37TH AVE S
16	0	541210	0770	10/11/13	\$340,000	\$357,000	2,400	8	2001	Avg	9,495	N	N	38006 36TH PL S
16	0	926445	0110	05/08/13	\$299,995	\$339,000	2,406	8	2013	Avg	3,672	N	N	38068 41ST PL S
16	0	926445	0140	02/01/13	\$302,995	\$352,000	2,406	8	2013	Avg	4,188	N	N	
16	0	926445	0530	01/28/13	\$312,387	\$364,000	2,406	8	2013	Avg	3,680	N	N	38053 41ST PL S

Improved Sales Used in This Annual Update Analysis Area 055 -- 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
16	0	114140	0150	07/19/12	\$235,000	\$282,000	2,449	8	2005	Avg	4,218	N	N	38214 34TH PL S
16	0	375160	0270	10/30/13	\$409,500	\$426,000	2,470	8	2003	Avg	47,916	N	N	34118 55TH AVE S
16	0	541210	0170	12/27/13	\$360,000	\$361,000	2,550	8	2001	Avg	6,800	N	N	38011 35TH WAY S
16	0	541210	0180	05/04/11	\$340,000	\$386,000	2,590	8	2001	Avg	6,800	N	N	38003 35TH WAY S
16	0	375160	6015	03/23/11	\$331,500	\$371,000	2,600	8	2009	Avg	18,320	N	N	36650 48TH AVE S
16	0	926445	0090	05/02/13	\$309,995	\$351,000	2,660	8	2013	Avg	4,049	N	N	38078 41ST PL S
16	0	926445	0120	04/15/13	\$311,495	\$354,000	2,660	8	2013	Avg	3,672	N	N	38064 41ST PL S
16	0	926445	0240	06/20/13	\$312,868	\$347,000	2,660	8	2013	Avg	4,035	N	N	4010 S 380TH PL
16	0	926445	0500	06/20/13	\$322,508	\$358,000	2,660	8	2013	Avg	4,098	N	N	38029 41ST PL S
16	0	541210	0100	04/01/11	\$332,000	\$373,000	2,690	8	2002	Avg	6,764	N	N	38105 35TH WAY S
16	0	335340	4412	07/09/13	\$444,950	\$490,000	2,770	8	1976	Good	43,560	N	N	37402 51ST AVE S
16	0	342104	9047	06/25/13	\$449,000	\$497,000	2,820	8	1973	Good	110,206	N	N	3912 COUNTY LINE RD E
16	0	541225	0010	04/15/13	\$336,250	\$383,000	2,870	8	2004	Avg	6,508	N	N	38120 35TH WAY S
16	0	541210	0700	02/15/13	\$294,000	\$341,000	2,880	8	2001	Avg	6,122	N	N	38062 36TH PL S
16	0	541210	0400	07/02/13	\$288,000	\$318,000	3,060	8	2001	Avg	8,178	N	N	37819 35TH WAY S
16	0	541210	0530	06/15/11	\$349,900	\$403,000	3,070	8	2000	Avg	6,072	N	N	37918 35TH WAY S
16	0	375160	4950	07/03/13	\$505,000	\$557,000	3,100	8	2000	Avg	49,280	N	N	36218 50TH AVE S
16	0	342104	9079	11/13/12	\$355,000	\$420,000	3,070	9	2003	Avg	8,452	N	N	3823 S 380TH ST
16	1	375160	1307	10/31/13	\$202,000	\$210,000	1,320	7	1979	Good	9,600	Y	N	34816 55TH AVE S
16	1	375160	0330	06/12/13	\$339,110	\$378,000	2,151	8	2013	Avg	6,960	N	N	34281 56TH AVE S
16	1	375160	0332	07/23/13	\$349,853	\$383,000	2,240	8	2013	Avg	6,498	N	N	32487 56TH AVE S
16	1	375160	0328	06/14/13	\$362,556	\$403,000	2,527	8	2013	Avg	7,301	N	N	34263 56TH AVE S
16	1	375160	1387	02/09/12	\$353,000	\$424,000	2,800	8	1992	Avg	20,405	Y	N	34911 57TH AVE S
16	1	895620	0290	12/10/12	\$358,202	\$422,000	2,200	9	2013	Avg	6,000	N	N	5622 S 337TH ST
16	1	895620	0440	05/28/13	\$379,525	\$425,000	2,200	9	2013	Avg	6,000	N	N	33946 56TH AVE S
16	1	895620	0010	12/18/12	\$363,950	\$428,000	2,358	9	2013	Avg	6,525	N	N	5600 S 336TH PL
16	1	895620	0050	01/24/13	\$373,025	\$435,000	2,425	9	2013	Avg	7,709	N	N	5642 S 336TH PL
16	1	895620	0070	02/06/13	\$429,430	\$499,000	2,425	9	2013	Avg	9,017	N	N	33614 57TH AVE S
16	1	895620	0020	12/12/12	\$384,185	\$452,000	2,502	9	2013	Avg	6,114	N	N	5610 S 336TH PL
16	1	895620	0100	12/13/12	\$415,500	\$489,000	2,502	9	2013	Avg	7,019	N	N	33702 57TH AVE S
16	1	895620	0260	05/10/13	\$397,950	\$449,000	2,502	9	2013	Avg	6,000	N	N	5621 S 336TH PL

Improved Sales Used in This Annual Update Analysis

Area 055 -- 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
16	1	895620	0390	10/09/12	\$362,450	\$432,000	2,502	9	2013	Avg	6,010	N	N	33833 56TH PL S
16	1	895620	0420	07/25/13	\$414,950	\$454,000	2,502	9	2013	Avg	6,000	N	N	33914 56TH AVE S
16	1	895620	0480	05/08/13	\$432,500	\$488,000	2,502	9	2013	Avg	7,873	N	N	34008 56TH AVE S
16	1	895620	0540	05/21/13	\$433,385	\$487,000	2,502	9	2013	Avg	6,983	N	N	34184 56TH AVE S
16	1	895620	0630	09/10/13	\$433,950	\$464,000	2,502	9	2013	Avg	9,620	N	N	34236 56TH AVE S
16	1	895620	0240	05/02/13	\$367,950	\$416,000	2,544	9	2013	Avg	6,483	N	N	5601 S 336TH PL
16	1	895620	0340	04/04/13	\$390,405	\$446,000	2,589	9	2013	Avg	6,000	N	N	33737 56TH AVE S
16	1	895620	0040	03/20/13	\$405,940	\$466,000	2,597	9	2013	Avg	7,110	N	N	5626 S 336TH PL
16	1	895620	0310	04/11/13	\$377,970	\$431,000	2,597	9	2013	Avg	6,483	N	N	5602 S 337TH ST
16	1	895620	0360	09/20/12	\$379,950	\$454,000	2,597	9	2013	Avg	6,000	N	N	33787 56TH AVE S
16	1	895620	0510	07/16/13	\$429,365	\$471,000	2,597	9	2013	Avg	8,538	N	N	34138 56TH AVE S
16	1	895620	0030	12/24/12	\$389,450	\$457,000	2,725	9	2013	Avg	6,186	N	N	5620 S 336TH PL
16	1	895620	0280	11/26/12	\$380,000	\$449,000	2,725	9	2013	Avg	6,366	N	N	5628 S 337TH ST
16	1	895620	0350	01/22/13	\$408,490	\$476,000	2,725	9	2013	Avg	6,000	N	N	33751 56TH PL S
16	1	895620	0370	09/26/12	\$380,000	\$453,000	2,725	9	2013	Avg	6,000	N	N	33803 56TH PL S
16	1	895620	0090	12/20/12	\$415,800	\$489,000	2,782	9	2013	Avg	6,939	N	N	33630 57TH AVE S
16	1	895620	0500	06/21/13	\$437,950	\$486,000	2,782	9	2013	Avg	8,538	N	N	34088 56TH AVE S
16	1	895620	0250	05/01/13	\$408,225	\$462,000	2,798	9	2013	Avg	6,000	N	N	5611 S 336TH PL
16	1	895620	0330	06/10/13	\$400,450	\$446,000	2,798	9	2013	Avg	6,000	N	N	33721 56TH PL S
16	1	895620	0380	09/24/12	\$386,950	\$462,000	2,798	9	2013	Avg	6,026	N	N	33827 56TH PL S
16	1	895620	0410	12/05/13	\$441,450	\$449,000	2,798	9	2013	Avg	6,000	N	N	33904 56TH PL S
16	1	895620	0430	07/10/13	\$427,950	\$471,000	2,820	9	2013	Avg	6,000	N	N	33922 56TH AVE S
16	1	895620	0490	06/05/13	\$439,660	\$491,000	2,820	9	2013	Avg	8,319	N	N	34062 56TH AVE S
16	1	895620	0060	10/22/12	\$392,150	\$466,000	3,032	9	2013	Avg	10,190	N	N	33606 57TH AVE S
16	1	895620	0080	02/20/13	\$435,470	\$504,000	3,032	9	2013	Avg	6,918	N	N	33606 57TH AVE S
16	1	895620	0270	12/18/12	\$408,800	\$481,000	3,032	9	2013	Avg	6,366	N	N	5627 S 336TH PL
16	1	895620	0470	05/08/13	\$449,950	\$508,000	3,032	9	2013	Avg	7,222	N	N	34004 56TH AVE S
18	0	327530	0410	07/25/13	\$219,950	\$240,000	920	7	1987	Avg	12,014	N	N	75 HYLEBOS AVE
18	0	327532	0080	03/09/12	\$141,000	\$170,000	1,010	7	1982	Avg	9,603	N	N	98 HYLEBOS AVE
18	0	721265	0330	04/02/12	\$247,000	\$298,000	1,070	7	1993	Avg	10,126	N	N	1943 S 372ND CT
18	0	715340	0050	02/27/13	\$235,000	\$271,000	1,080	7	1980	Good	18,323	N	N	88 22ND AVCT

Improved Sales Used in This Annual Update Analysis Area 055 -- 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
18	0	387654	0180	10/02/13	\$230,000	\$243,000	1,130	7	1985	Avg	7,344	N	N	37615 26TH DR S
18	0	111630	0280	08/21/12	\$186,000	\$223,000	1,140	7	1995	Avg	10,196	N	N	73 20TH AVCT
18	0	327530	0120	11/15/12	\$179,000	\$212,000	1,140	7	1983	Avg	9,700	N	N	1701 BALSAL CT
18	0	387654	0430	08/10/11	\$170,000	\$199,000	1,170	7	1984	Good	7,747	N	N	37632 26TH DR S
18	0	327532	0070	06/18/12	\$217,000	\$261,000	1,180	7	1983	Good	9,600	N	N	1602 ALDER ST
18	0	327530	0030	05/08/13	\$151,000	\$170,000	1,210	7	1981	Good	9,600	N	N	1702 ALDER ST
18	0	331701	0120	11/07/13	\$220,000	\$228,000	1,290	7	1994	Avg	13,245	N	N	38014 24TH CT S
18	0	327531	0030	08/01/13	\$217,000	\$236,000	1,300	7	1983	Good	9,827	N	N	91 18TH AVE
18	0	387654	0660	06/10/13	\$212,000	\$236,000	1,340	7	1985	Avg	10,623	N	N	37834 27TH PL S
18	0	387654	0020	07/22/11	\$175,000	\$204,000	1,360	7	1983	Avg	8,025	N	N	37827 26TH DR S
18	0	331701	0110	08/03/11	\$215,000	\$251,000	1,470	7	1994	Avg	14,942	N	N	38018 24TH CT S
18	0	327533	0110	08/11/11	\$240,000	\$281,000	1,510	7	1987	Avg	43,540	N	N	73 19TH AVCT
18	0	800020	0260	10/22/13	\$258,000	\$270,000	1,550	7	1996	Good	9,625	N	N	86 DOUGLAS ST
18	0	111630	0110	10/17/12	\$270,000	\$321,000	1,560	7	1993	Avg	9,600	N	N	26 HYLEBOS AVE
18	0	111630	0230	10/25/12	\$200,000	\$238,000	1,560	7	1993	Avg	10,025	N	N	74 20TH AVCT
18	0	800020	0230	12/13/12	\$186,950	\$220,000	1,610	7	1999	Avg	13,721	N	N	80 26TH AVE
18	0	327530	0480	08/05/11	\$265,000	\$309,000	1,630	7	1983	Good	9,600	N	N	87 17TH AVE
18	0	327530	0490	06/06/13	\$225,000	\$251,000	1,680	7	1983	Good	9,600	N	N	93 17TH AVE
18	0	721268	0060	01/18/12	\$200,000	\$240,000	1,690	7	1993	Avg	6,524	N	N	37948 23RD PL S
18	0	800020	0210	07/21/11	\$193,500	\$225,000	1,720	7	1996	Avg	9,712	N	N	81 26TH AVE
18	0	327530	0510	05/17/13	\$262,000	\$295,000	1,840	7	1981	Good	9,584	N	N	97 17TH AVE
18	0	721268	0110	03/14/11	\$246,000	\$274,000	1,890	7	1993	Avg	6,402	N	N	37922 23RD PL S
18	0	721268	0130	05/22/13	\$275,000	\$309,000	1,890	7	1993	Avg	8,779	N	N	37929 23RD PL S
18	0	721268	0070	01/26/12	\$210,000	\$252,000	1,930	7	1993	Avg	7,347	N	N	37942 23RD PL S
18	0	721268	0030	06/19/13	\$280,000	\$311,000	1,950	7	1994	Good	8,658	N	N	37964 23RD PL S
18	0	800020	0250	06/06/11	\$292,000	\$335,000	2,084	7	2001	Avg	10,543	N	N	84 26TH AVE
18	0	187400	0762	10/03/11	\$369,500	\$437,000	2,242	7	2008	Avg	9,375	N	N	85 DOUGLAS ST
18	0	721268	0920	01/19/11	\$190,000	\$207,000	1,220	8	1996	Avg	8,118	N	N	2023 S 380TH ST
18	0	721268	0630	05/17/13	\$231,000	\$260,000	1,300	8	1994	Avg	6,000	N	N	1913 S 380TH PL
18	0	721265	0400	03/01/13	\$220,000	\$254,000	1,340	8	1993	Avg	7,859	N	N	1946 S 375TH ST
18	0	721268	1040	09/27/12	\$222,770	\$266,000	1,340	8	1994	Avg	6,961	N	N	38003 23RD CT S

Improved Sales Used in This Annual Update Analysis Area 055 -- 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
18	0	721265	0900	10/01/12	\$216,000	\$257,000	1,350	8	1995	Avg	8,543	N	N	37682 18TH PL S
18	0	721265	1810	09/10/12	\$214,900	\$257,000	1,350	8	1994	Avg	12,882	N	N	2022 S 370TH ST
18	0	721265	0600	01/17/11	\$225,000	\$245,000	1,500	8	1993	Avg	6,041	N	N	1921 S 374TH PL
18	0	721265	0010	07/25/13	\$299,800	\$328,000	1,510	8	1993	Avg	9,046	N	N	1917 S 369TH ST
18	0	721265	0740	07/09/13	\$245,000	\$270,000	1,730	8	1992	Avg	6,861	N	N	37616 17TH PL S
18	0	721268	0840	06/26/13	\$245,000	\$271,000	1,780	8	1994	Avg	6,046	N	N	37905 20TH CT S
18	0	721268	0910	03/21/13	\$230,000	\$264,000	1,790	8	1996	Avg	9,160	N	N	37917 21ST PL S
18	0	721266	0730	08/28/13	\$245,000	\$264,000	1,800	8	1993	Avg	6,782	N	N	1710 S 372ND PL
18	0	721265	1620	01/16/13	\$200,000	\$234,000	1,820	8	1992	Avg	13,434	N	N	2112 S 371ST ST
18	0	721265	0510	05/04/12	\$255,000	\$307,000	1,830	8	1993	Avg	7,762	N	N	37309 19TH PL S
18	0	721265	0590	11/11/11	\$233,000	\$277,000	1,840	8	1993	Avg	8,805	N	N	1917 S 374TH PL
18	0	721265	0030	11/13/13	\$245,000	\$253,000	1,860	8	1992	Avg	7,251	N	N	1937 S 369TH ST
18	0	721265	0040	04/06/12	\$255,000	\$307,000	1,890	8	1992	Avg	7,225	N	N	1947 S 369TH ST
18	0	721265	2070	02/20/12	\$230,000	\$277,000	1,940	8	1992	Avg	6,808	N	N	2015 S 374TH CT
18	0	721265	0130	07/06/11	\$220,000	\$255,000	1,960	8	1992	Avg	7,184	N	N	1951 S 370TH CT
18	0	721265	1920	11/22/13	\$275,000	\$282,000	1,970	8	1991	Avg	8,455	N	N	37235 22ND AVE S
18	0	721268	0380	05/04/13	\$276,000	\$312,000	1,990	8	1994	Avg	9,739	N	N	37808 21ST CT S
18	0	721266	0810	04/20/12	\$200,000	\$241,000	2,080	8	1992	Avg	7,554	N	N	1712 S 373RD PL
18	0	721265	0890	06/15/13	\$275,000	\$306,000	2,090	8	1995	Good	8,733	N	N	37686 18TH PL S
18	0	721265	1720	05/24/13	\$224,000	\$251,000	2,100	8	1992	Avg	7,428	N	N	37104 20TH AVE S
18	0	721268	0580	08/21/13	\$299,950	\$324,000	2,120	8	1994	Good	5,841	N	N	1821 S 380TH PL
18	0	721266	0360	10/15/12	\$219,000	\$261,000	2,140	8	1993	Avg	6,035	N	N	37235 17TH AVE S
18	0	721265	1580	11/26/13	\$310,000	\$317,000	2,190	8	1992	Avg	14,119	N	N	37004 22ND AVE S
18	0	721265	0630	12/26/13	\$332,000	\$333,000	2,210	8	1993	Avg	6,670	N	N	37415 19TH PL S
18	0	721265	1660	10/26/11	\$247,000	\$293,000	2,250	8	1992	Avg	7,382	N	N	37113 22ND AVE S
18	0	721265	1550	06/10/13	\$272,000	\$303,000	2,380	8	1991	Avg	8,232	N	N	37018 22ND AVE S
18	0	721265	0920	08/15/13	\$300,000	\$325,000	2,530	8	1994	Avg	9,620	N	N	37670 18TH PL S
18	0	802960	0050	11/28/11	\$357,000	\$426,000	2,570	8	2004	Avg	7,841	N	N	37533 27TH PL S
18	0	802960	0270	11/12/12	\$313,500	\$371,000	2,570	8	2004	Avg	6,363	N	N	2600 S 374TH PL
18	0	540980	0050	11/11/13	\$350,000	\$361,000	2,613	8	2004	Avg	8,600	N	N	88 23RD AVE
18	0	802960	0250	11/15/12	\$310,000	\$367,000	2,740	8	2004	Avg	5,497	N	N	2616 S 374TH PL

**Improved Sales Used in This Annual Update Analysis
Area 055 -- 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
18	0	540980	0090	11/03/13	\$370,000	\$384,000	2,767	8	2004	Avg	8,600	N	N	80 23RD AVE
18	0	540980	0060	05/31/13	\$376,600	\$421,000	2,770	8	2004	Avg	8,600	N	N	86 23RD AVCT
18	0	540980	0060	12/10/12	\$376,600	\$443,000	2,770	8	2004	Avg	8,600	N	N	86 23RD AVCT
18	0	721265	0420	05/30/12	\$319,900	\$385,000	2,850	8	1993	Avg	7,205	N	N	37406 19TH PL S
18	0	721265	0640	02/22/13	\$280,000	\$324,000	2,900	8	1992	Avg	8,009	N	N	37423 19TH PL S
18	0	802960	0180	07/08/11	\$397,500	\$461,000	3,030	8	2004	Avg	5,760	N	N	37500 27TH PL S
18	0	802960	0150	10/22/13	\$337,500	\$353,000	3,035	8	2004	Avg	5,760	N	N	37518 27TH PL S
18	0	540980	0110	11/12/12	\$409,950	\$485,000	3,052	8	2004	Avg	12,145	N	N	75 23RD AVCT
18	0	802960	0190	03/02/12	\$355,000	\$427,000	3,144	8	2005	Avg	5,760	N	N	37446 27TH PL S
18	0	721265	1130	09/19/13	\$340,000	\$362,000	2,310	9	1992	Avg	9,669	N	N	1923 S 375TH ST
18	0	721266	1050	02/07/12	\$475,000	\$571,000	4,420	10	1995	Avg	42,395	N	N	37123 17TH AVE S

Improved Sales Removed in This Annual Update Analysis Area 055 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
15	0	103570	0050	09/30/11	\$145,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; TENANT; NON-REPRESENTATIVE SALE
15	0	152104	9143	01/12/11	\$282,500	RELOCATION - SALE TO SERVICE
15	0	168700	0410	05/23/12	\$245,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
15	0	236810	0030	02/15/11	\$186,000	MODEL DEVELOPMENT EXCLUSION
15	0	236810	0010	12/15/11	\$257,001	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
15	0	236810	0130	07/09/13	\$284,334	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
15	0	241260	0090	03/16/12	\$166,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
15	0	241260	0100	01/04/12	\$157,501	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
15	0	242260	0055	07/03/12	\$85,000	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
15	0	273000	0250	05/07/13	\$201,497	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
15	0	273080	0050	12/23/11	\$110,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; GOV'T AGENCY; EXEMPT FROM EXCISE TAX
15	0	273080	0050	07/10/12	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
15	0	321165	0080	09/11/13	\$217,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE
15	0	403100	0200	07/06/12	\$112,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
15	0	403100	0260	07/15/12	\$106,700	QUESTIONABLE PER APPRAISAL
15	0	403170	0230	10/28/13	\$388,800	RELOCATION - SALE TO SERVICE
15	0	412940	0020	04/25/12	\$115,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
15	0	412940	0025	04/08/13	\$172,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
15	0	412960	0015	06/13/13	\$100,000	STATISTICAL OUTLIER
15	0	412960	0005	06/20/11	\$413,157	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
15	0	412960	0015	04/24/13	\$266,377	NO MARKET EXPOSURE; GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE
15	0	614360	0475	06/13/12	\$150,750	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
15	0	614360	0565	08/23/13	\$233,093	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
15	0	618140	0850	09/06/12	\$252,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
15	0	618140	0840	10/01/12	\$316,241	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
15	0	618140	0560	04/16/12	\$312,118	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
15	0	618140	0150	04/16/13	\$236,130	NON-REPRESENTATIVE SALE
15	0	618141	0430	06/17/13	\$352,061	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE
15	0	618141	0530	12/09/11	\$293,305	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
15	0	618141	0390	12/27/12	\$294,290	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis Area 055 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
15	0	618142	0170	01/29/13	\$196,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
15	0	618142	0310	12/02/11	\$366,244	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
15	0	618142	0220	04/12/11	\$348,027	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
15	0	618143	0570	12/19/11	\$365,650	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY
15	0	618150	0250	10/01/13	\$355,243	%COMPLETE
15	0	618150	0260	07/18/13	\$321,451	IMP COUNT
15	0	797820	0210	05/10/12	\$77,500	OBSERVATION OUTSIDE THE NORM
15	0	797820	0210	03/09/12	\$72,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
15	0	797820	0108	04/12/11	\$249,900	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
15	0	797820	0106	03/24/11	\$255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
15	0	797820	0215	11/09/11	\$85,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
15	1	010050	0240	04/05/13	\$326,000	RETENTION EXCLUSION FOR THE SAMPLE SET
15	1	010050	0250	06/10/13	\$190,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
15	1	115070	0050	09/26/12	\$147,000	NON-REPRESENTATIVE SALE; SHORT SALE
15	1	115070	0100	08/06/12	\$128,759	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
15	1	144510	0170	07/25/12	\$219,000	NON-REPRESENTATIVE SALE
15	1	186493	0040	09/18/12	\$184,643	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
15	1	186493	0160	12/20/13	\$451,231	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
15	1	201920	0270	11/18/11	\$231,357	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
15	1	201920	0510	06/19/12	\$165,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
15	1	201920	0510	12/08/12	\$152,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
15	1	201920	0150	03/28/13	\$185,000	RELATED PARTY, FRIEND, OR NEIGHBOR
15	1	219060	0320	06/19/13	\$98,000	%COMPLETE; PREVIMP<=25K
15	1	219060	1180	06/25/13	\$226,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
15	1	219160	0670	06/13/11	\$97,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER
15	1	219160	0580	07/07/11	\$206,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
15	1	226800	0470	01/25/13	\$196,373	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
15	1	226800	0470	01/29/13	\$171,546	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
15	1	226800	0500	05/09/12	\$102,000	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
15	1	226800	0260	07/06/12	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in This Annual Update Analysis Area 055 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
15	1	226800	0260	10/21/11	\$120,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
15	1	226800	0280	02/15/12	\$110,000	NON-REPRESENTATIVE SALE
15	1	234550	0320	07/27/11	\$92,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
15	1	234550	0010	12/19/11	\$110,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
15	1	234550	0310	11/09/11	\$95,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
15	1	242200	0005	04/17/13	\$274,100	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
15	1	242200	0110	11/01/13	\$129,050	BANKRUPTCY - RECEIVER OR TRUSTEE; PREVIMP<=25K; NO MARKET EXPOSURE
15	1	242200	0110	11/04/13	\$272,608	NO MARKET EXPOSURE; PREVIMP<=25K; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
15	1	282104	9091	09/18/12	\$145,000	NON-NORMAL DISTRIBUTION
15	1	282104	9219	11/20/13	\$402,100	ANOMALY DETECTION
15	1	282104	9221	11/15/13	\$411,150	STATISTICAL OUTLIER
15	1	282104	9050	11/06/12	\$143,728	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
15	1	282104	9043	04/08/11	\$119,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
15	1	282104	9194	05/08/12	\$100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
15	1	282104	9018	04/27/11	\$230,000	NO MARKET EXPOSURE
15	1	282104	9219	09/04/13	\$907,439	SHERIFF / TAX SALE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
15	1	282104	9221	09/18/13	\$928,273	SHERIFF / TAX SALE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
15	1	332104	9052	10/18/12	\$315,000	OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE
15	1	342104	9071	12/19/12	\$206,172	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
15	1	375060	8086	09/27/11	\$410,000	IMP COUNT; IMP. CHARACTERISTICS CHANGED SINCE SALE
15	1	375160	1813	05/30/13	\$1,268,550	DOR RATIO; NO MARKET EXPOSURE; MULTI-PARCEL SALE
15	1	375160	1821	07/11/13	\$1,534,167	DOR RATIO; NO MARKET EXPOSURE; MULTI-PARCEL SALE
15	1	386144	0220	01/09/12	\$179,938	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
15	1	386145	0270	12/19/12	\$183,700	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
15	1	386145	0410	07/17/12	\$308,219	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
15	1	386145	0410	08/29/12	\$308,219	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
15	1	386145	0250	08/05/13	\$316,242	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
15	1	386145	0270	03/28/13	\$270,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
15	1	386150	0370	08/11/11	\$215,000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
15	1	386150	0270	04/22/11	\$266,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed in This Annual Update Analysis Area 055 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
15	1	403110	0750	02/24/12	\$92,829	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
15	1	403170	0280	05/29/13	\$571,418	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
15	1	404570	0430	04/19/11	\$170,000	RETENTION EXCLUSION FOR THE SAMPLE SET
15	1	404570	0125	03/13/13	\$233,554	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
15	1	404570	0687	03/01/12	\$140,000	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
15	1	404570	0620	08/22/13	\$335,000	IMP COUNT
15	1	404570	0395	07/18/13	\$139,365	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
15	1	404570	0675	01/29/13	\$198,000	QUESTIONABLE PER APPRAISAL; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
15	1	404570	0395	07/02/13	\$153,530	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
15	1	412980	0130	07/07/11	\$105,000	DOR RATIO; ESTATE ADMIN., GUARDIAN, OR EXECUTOR; IMP. CHAR.CHANGED SINCE SALE
15	1	432230	0400	01/04/12	\$120,021	MODEL DEVELOPMENT EXCLUSION
15	1	432230	0030	07/09/12	\$131,225	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
15	1	432230	0030	06/05/13	\$267,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
15	1	432230	0030	10/23/12	\$117,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
15	1	512880	0160	04/03/12	\$175,378	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
15	1	512880	0210	01/31/11	\$185,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
15	1	512880	0030	01/22/13	\$152,250	QUIT CLAIM DEED
15	1	513100	0100	04/01/13	\$281,283	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
15	1	513100	0660	07/23/13	\$172,882	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
15	1	513100	0100	04/03/13	\$218,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
15	1	513100	0050	09/26/13	\$190,556	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
15	1	513100	0550	03/28/12	\$125,000	NON-REPRESENTATIVE SALE; SHORT SALE
15	1	520500	0020	10/11/13	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
15	1	520500	0410	02/22/12	\$290,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; RELOCATION - SALE BY SERVICE
15	1	520500	0410	02/18/12	\$290,000	RELOCATION - SALE TO SERVICE
15	1	606460	0121	08/09/12	\$134,400	AUCTION SALE; DOR RATIO;NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
15	1	614360	0325	06/09/11	\$14,394	DOR RATIO; QUIT CLAIM DEED
15	1	815587	0020	08/12/13	\$388,818	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
15	1	815587	0250	09/19/13	\$339,900	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
15	1	815587	0040	09/17/13	\$359,900	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE

Improved Sales Removed in This Annual Update Analysis Area 055 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
15	1	815587	0030	08/27/13	\$347,400	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
15	1	815587	0140	10/18/13	\$366,200	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
15	1	815587	0050	11/13/13	\$415,429	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
15	1	815587	0080	11/13/13	\$410,000	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
15	1	815587	0170	10/29/13	\$405,452	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
15	1	815587	0180	11/13/13	\$425,400	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
15	1	815587	0090	10/24/13	\$402,100	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
15	1	815587	0010	04/26/13	\$369,900	UNFIN AREA
15	1	815587	0060	03/18/13	\$393,580	UNFIN AREA
15	1	946220	0045	08/27/13	\$229,896	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
15	1	946220	0105	05/02/12	\$417,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
16	0	114140	0030	11/01/11	\$205,000	ANOMALY DETECTION
16	0	281785	0260	01/25/13	\$192,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
16	0	281785	0120	11/14/11	\$80,000	DOR RATIO; ESTATE ADMIN., GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR
16	0	281785	0320	04/28/12	\$205,000	NON-REPRESENTATIVE SALE; SHORT SALE
16	0	335340	4482	01/10/12	\$145,000	DOR RATIO; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTIT. RESALE
16	0	342104	9034	05/29/12	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
16	0	352104	9075	09/03/11	\$195,199	NON-NORMAL DISTRIBUTION
16	0	352104	9054	12/02/13	\$471,700	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
16	0	352104	9041	06/18/12	\$370,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
16	0	352104	9043	07/16/13	\$523,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
16	0	375060	6996	06/20/11	\$150,000	STATISTICAL OUTLIER
16	0	375060	5848	12/18/13	\$177,077	RETENTION EXCLUSION FOR THE SAMPLE SET
16	0	375060	4395	07/17/13	\$110,000	STATISTICAL OUTLIER
16	0	375060	5934	11/06/12	\$130,000	MODEL DEVELOPMENT EXCLUSION
16	0	375060	5760	12/22/11	\$364,000	NON-NORMAL DISTRIBUTION
16	0	375060	3111	12/12/13	\$133,000	ANOMALY DETECTION
16	0	375060	5322	04/16/13	\$223,075	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE
16	0	375060	3940	03/16/12	\$96,682	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
16	0	375060	4554	08/19/13	\$235,658	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis Area 055 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
16	0	375060	5848	04/03/13	\$182,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
16	0	375060	2436	03/21/13	\$247,753	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
16	0	375060	4645	04/22/13	\$249,621	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
16	0	375060	3720	09/09/13	\$285,123	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
16	0	375060	5322	05/24/13	\$177,719	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
16	0	375060	5639	07/30/13	\$69,566	DOR RATIO; NO MARKET EXPOSURE; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
16	0	375060	5642	11/16/12	\$40,000	DOR RATIO; NON-REPRESENTATIVE SALE
16	0	375060	6612	04/13/11	\$42,000	DOR RATIO; PREVIMP<=25K; EXEMPT FROM EXCISE TAX
16	0	375060	0702	09/22/11	\$163,000	FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
16	0	375060	2652	12/18/12	\$194,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
16	0	375060	3940	03/15/13	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
16	0	375060	3940	07/11/12	\$102,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
16	0	375060	0575	09/25/13	\$337,967	NO MARKET EXPOSURE
16	0	375060	3441	02/22/13	\$210,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
16	0	375060	3539	12/12/11	\$125,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
16	0	375060	3542	07/31/12	\$137,000	NON-REPRESENTATIVE SALE; SHORT SALE
16	0	375060	3636	04/15/13	\$191,500	NON-REPRESENTATIVE SALE; SHORT SALE
16	0	375060	6453	05/07/12	\$104,000	RELATED PARTY, FRIEND, OR NEIGHBOR
16	0	375060	7000	07/28/12	\$215,000	RELATED PARTY, FRIEND, OR NEIGHBOR
16	0	375160	3879	06/30/11	\$310,000	OBSERVATION OUTSIDE THE NORM
16	0	375160	5865	01/09/12	\$120,000	RETENTION EXCLUSION FOR THE SAMPLE SET
16	0	375160	5432	10/01/13	\$122,699	STATISTICAL OUTLIER
16	0	375160	3745	09/05/13	\$260,041	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE
16	0	375160	3180	01/29/13	\$140,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE
16	0	375160	5432	01/16/13	\$222,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE
16	0	375160	5353	09/17/12	\$148,400	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
16	0	375160	6109	02/20/13	\$137,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
16	0	375160	4950	08/29/12	\$385,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
16	0	375160	6651	06/17/13	\$138,343	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
16	0	375160	6645	04/30/13	\$186,705	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis Area 055 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
16	0	375160	5371	05/14/13	\$232,306	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
16	0	375160	0920	05/14/13	\$146,453	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
16	0	375160	3799	02/24/12	\$286,132	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
16	0	375160	3159	05/09/12	\$298,030	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
16	0	375160	6349	07/29/13	\$170,889	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
16	0	375160	6651	12/03/13	\$50,600	DOR RATIO; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTIT. RESALE
16	0	375160	3179	01/10/11	\$89,989	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
16	0	375160	6513	09/26/13	\$115,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
16	0	375160	4698	09/07/12	\$117,800	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
16	0	375160	5881	12/26/12	\$100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
16	0	375160	5881	05/09/13	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
16	0	375160	4698	12/28/12	\$249,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
16	0	375160	4541	11/25/13	\$100,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
16	0	375160	0146	07/23/12	\$138,000	NON-REPRESENTATIVE SALE
16	0	375160	1071	02/01/12	\$107,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
16	0	375160	5790	10/04/11	\$104,000	OBSOLESCE; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTIT. RESALE
16	0	541210	0700	10/30/12	\$280,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
16	0	541210	0100	02/18/11	\$245,300	AUCTION SALE; EXEMPT FROM EXCISE TAX
16	0	541210	0180	04/29/11	\$340,000	RELOCATION - SALE TO SERVICE
16	0	926445	0030	07/30/13	\$272,995	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
16	0	926445	0400	08/13/13	\$307,955	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
16	0	926445	0410	08/05/13	\$327,760	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
16	0	926445	0420	08/20/13	\$306,800	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
16	0	926445	0330	09/09/13	\$318,986	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
16	0	926445	0320	09/09/13	\$334,085	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
16	0	926445	0310	09/19/13	\$310,410	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
16	0	926445	0390	09/18/13	\$329,195	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
16	0	926445	0340	10/15/13	\$319,450	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
16	0	926445	0380	10/16/13	\$330,605	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE; PREVIMP<=25K
16	1	375160	0326	09/26/13	\$381,625	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE

Improved Sales Removed in This Annual Update Analysis Area 055 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
16	1	375160	0369	09/30/13	\$363,462	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
16	1	375160	0707	10/08/13	\$366,192	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
16	1	375160	0703	10/30/13	\$371,249	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE; PREVIMP<=25K
16	1	375160	1421	05/14/13	\$300,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
16	1	375160	1438	04/18/13	\$313,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
16	1	375160	1438	11/19/13	\$448,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
16	1	895620	0590	09/27/13	\$410,445	%COMPLETE
16	1	895620	0660	10/04/13	\$389,075	%COMPLETE
16	1	895620	0800	10/08/13	\$388,450	%COMPLETE
16	1	895620	0530	09/11/13	\$449,525	%COMPLETE
16	1	895620	0560	09/20/13	\$427,335	%COMPLETE
16	1	895620	0710	11/01/13	\$379,405	%COMPLETE
16	1	895620	0780	11/04/13	\$481,553	%COMPLETE
16	1	895620	0680	11/04/13	\$417,655	%COMPLETE
16	1	895620	0880	10/15/13	\$473,950	%COMPLETE
16	1	895620	0890	10/21/13	\$475,455	%COMPLETE
16	1	895620	0790	12/26/13	\$419,700	%COMPLETE
16	1	895620	0450	11/20/13	\$434,950	%COMPLETE
16	1	895620	0620	12/17/13	\$404,450	%COMPLETE
16	1	895620	0610	12/04/13	\$421,590	%COMPLETE
16	1	895620	0320	11/28/12	\$332,045	DOR RATIO; PREVIMP<=25K; IMP. CHARACTERISTICS CHANGED SINCE SALE
16	1	895620	0300	10/24/12	\$333,678	DOR RATIO; PREVIMP<=25K; IMP. CHARACTERISTICS CHANGED SINCE SALE
16	1	895620	0640	11/19/13	\$371,450	DOR RATIO; PREVIMP<=25K; IMP. CHARACTERISTICS CHANGED SINCE SALE
16	1	895620	0600	09/04/13	\$372,990	DOR RATIO; PREVIMP<=25K; IMP. CHARACTERISTICS CHANGED SINCE SALE
16	1	895620	0550	09/19/13	\$425,935	DOR RATIO; PREVIMP<=25K; IMP. CHARACTERISTICS CHANGED SINCE SALE
16	1	895620	0650	12/18/13	\$429,780	DOR RATIO; PREVIMP<=25K; IMP. CHARACTERISTICS CHANGED SINCE SALE
16	1	895620	0720	12/13/13	\$438,610	DOR RATIO; PREVIMP<=25K; IMP. CHARACTERISTICS CHANGED SINCE SALE
16	1	895620	0670	12/18/13	\$439,860	DOR RATIO; PREVIMP<=25K; IMP. CHARACTERISTICS CHANGED SINCE SALE
16	1	895620	0520	12/27/13	\$487,500	DOR RATIO; PREVIMP<=25K; IMP. CHARACTERISTICS CHANGED SINCE SALE
18	0	111630	0250	01/08/13	\$325,482	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE

Improved Sales Removed in This Annual Update Analysis Area 055 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
18	0	111630	0220	11/10/11	\$155,841	AUCTION SALE; EXEMPT FROM EXCISE TAX
18	0	111630	0250	09/17/13	\$193,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
18	0	111630	0250	03/14/13	\$325,482	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
18	0	111630	0070	10/18/12	\$245,000	RELATED PARTY, FRIEND, OR NEIGHBOR
18	0	187400	0555	06/11/13	\$405,000	NO MARKET EXPOSURE
18	0	322104	9126	12/30/11	\$212,000	MODEL DEVELOPMENT EXCLUSION
18	0	327530	0520	05/02/11	\$155,000	ANOMALY DETECTION
18	0	327530	0440	09/30/13	\$257,968	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
18	0	327530	0120	07/22/13	\$323,092	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
18	0	327531	0030	10/10/12	\$190,697	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
18	0	327531	0020	06/19/13	\$217,400	IMP. CHARACTERISTICS CHANGED SINCE SALE
18	0	387654	0760	10/07/13	\$222,267	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
18	0	387654	0730	07/24/13	\$312,627	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
18	0	387654	0700	08/04/11	\$115,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
18	0	387654	0490	11/09/11	\$130,000	QUIT CLAIM DEED
18	0	540980	0020	07/30/13	\$357,609	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
18	0	540980	0090	11/02/13	\$370,000	RELOCATION - SALE TO SERVICE
18	0	715340	0050	09/20/12	\$417,687	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE
18	0	721265	0510	01/25/12	\$181,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
18	0	721265	0390	06/20/11	\$38,809	DOR RATIO; QUIT CLAIM; EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR
18	0	721265	0180	11/07/13	\$279,790	AUCTION SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
18	0	721265	1160	09/02/11	\$199,000	NON-REPRESENTATIVE SALE
18	0	721265	0470	12/26/12	\$220,000	NON-REPRESENTATIVE SALE; SHORT SALE
18	0	721266	0100	07/02/13	\$166,175	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
18	0	721266	0700	05/14/13	\$350,290	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
18	0	721266	0240	07/25/12	\$180,000	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
18	0	721266	0820	09/22/11	\$224,950	NO MARKET EXPOSURE
18	0	721268	0870	02/24/12	\$149,300	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE
18	0	721268	1040	12/07/11	\$201,014	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
18	0	721268	0630	09/12/12	\$229,752	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis
Area 055 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
18	0	721268	0390	12/04/12	\$240,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REPRESENTATIVE SALE
18	0	721268	0130	04/11/13	\$270,000	RELOCATION - SALE TO SERVICE
18	0	802960	0250	07/06/12	\$275,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
18	0	802960	0110	11/28/11	\$274,900	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
18	0	802960	0050	11/22/11	\$357,000	RELOCATION - SALE TO SERVICE

**Vacant Sales Used in this Annual Update Analysis
Area 055**

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
15	0	152104	9003	08/30/11	\$135,000	319,931	0	0
15	0	404570	0538	09/14/11	\$79,950	21,138	0	0
15	1	219060	0555	04/08/13	\$115,000	23,800	0	0
15	1	219160	0395	04/23/13	\$75,000	9,000	0	0
16	0	375060	0579	02/01/12	\$57,500	50,639	0	0
16	0	375060	2735	06/05/12	\$125,000	27,513	Y	Y
16	0	375060	5540	01/29/13	\$70,000	10,198	0	0
16	0	375160	4531	10/28/13	\$65,000	20,678	0	0
16	1	375160	0445	12/23/13	\$37,000	14,826	0	0

Vacant Sales Removed in this Annual Update Analysis Area 055

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
15	0	103570	0090	11/20/13	\$22,500	DOR RATIO; NON-REPRESENTATIVE SALE
15	0	614360	0440	03/06/13	\$145,000	MOBILE HOME REMOVED AFTER THE SALE
15	1	219060	0095	10/10/12	\$28,750	NO MARKET EXPOSURE; LAND PREVIOUSLY CODED UNBUILDABLE
15	1	219060	0105	09/05/12	\$39,900	NO MARKET EXPOSURE
15	1	219060	0535	06/28/13	\$31,000	DOR RATIO; RESTRICTED ACCESS
15	1	219060	0855	05/18/11	\$7,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
15	1	219160	0460	11/29/11	\$80,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR;
15	1	219160	0820	12/01/11	\$5,000	PLOTTAGE; NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
15	1	282104	9167	06/24/11	\$45,000	FORCED SALE; NON-REPRESENTATIVE SALE; RELATED PARTY, FRIEND, OR NEIGHBOR;
15	1	375060	0987	12/05/13	\$45,500	DOR RATIO
15	1	375060	7374	05/29/13	\$5,000	UNBUILDABLE
15	1	375060	7770	09/12/12	\$9,000	UNBUILDABLE
15	1	614360	0326	05/31/11	\$22,828	QUIT CLAIM DEED;
16	0	335340	4406	05/30/12	\$25,000	EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR;
16	0	375060	1579	05/25/11	\$30,000	NON-REPRESENTATIVE SALE;
16	0	375160	0259	03/15/12	\$15,000	NO ACCESS
16	0	375160	0261	08/18/11	\$15,000	QUIT CLAIM DEED;
16	0	375160	0937	11/20/12	\$4,000	UNBUILDABLE
16	0	506640	0020	01/09/13	\$33,900	DOR RATIO;NO MARKET EXPOSURE
16	1	375060	1890	01/27/12	\$15,000	QUIT CLAIM DEED;
16	1	375060	1899	01/19/11	\$4,000	UNBUILDABLE
16	1	375060	1902	07/01/11	\$15,000	PLOTTAGE; RELATED PARTY, FRIEND, OR NEIGHBOR;
16	1	375060	1994	08/22/11	\$5,000	PLOTTAGE;
16	1	375060	2798	01/09/12	\$39,000	NO MARKET EXPOSURE;
16	1	375060	4254	05/04/11	\$5,000	UNBUILDABLE
16	1	375060	5442	02/17/11	\$10,000	QUIT CLAIM DEED;
16	1	375060	6741	02/21/11	\$5,000	QUIT CLAIM DEED;
16	1	375160	4669	10/03/12	\$10,000	QUIT CLAIM DEED;
16	1	375160	5533	03/14/13	\$4,500	UNBUILDABLE
16	1	375160	6021	02/15/12	\$6,000	UNBUILDABLE

Mobile Home Sales Used in this Annual Update Analysis Area 055

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
15	1	206200	0050	11/15/11	\$145,000	\$145,000	1,484	4	1995	Very Good	8,062	0	2710 S 371ST ST
15	1	332104	9083	05/04/11	\$186,000	\$186,000	1,857	4	1985	Fair	235,659	0	37335 32ND AVE S
15	1	375160	1857	07/26/12	\$92,000	\$92,000	1,340	3	1981	Average	28,057	0	35306 44TH AVE S
15	1	375160	2787	11/14/13	\$171,201	\$171,201	1,580	3	1976	Good	56,114	0	35406 44TH AVE S
15	1	404570	0569	07/13/11	\$175,000	\$175,000	1,848	3	1986	Good	35,734	0	35425 42ND AVE S
16	0	375060	6414	05/06/11	\$156,500	\$156,500	1,890	4	2004	Excel	19,200	0	4921 S 382ND ST
16	0	375160	0527	03/28/13	\$112,220	\$112,220	1,248	3	1981	Good	12,000	0	34501 53RD AVE S
16	0	375160	1224	05/08/13	\$136,150	\$136,150	1,836	3	2005	Excel	13,200	0	34837 54TH AVE S
16	0	375160	1781	08/29/12	\$148,000	\$148,000	1,056	3	1977	Good	9,600	0	5116 S 352ND ST
16	0	375160	3030	03/22/12	\$69,900	\$69,900	1,512	3	1990	Average	14,760	0	35612 MILITARY RD S
18	0	187400	0554	05/01/12	\$139,000	\$139,000	1,848	3	1981	Good	9,750	0	38309 28TH AVE S

Mobile Home Sales Removed in this Annual Update Analysis Area 055

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
15	0	242260	0005	11/15/13	\$232,948	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
15	0	242260	0005	11/07/13	\$156,640	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
15	1	375160	2787	02/13/13	\$130,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY
15	1	404570	0486	11/13/12	\$70,000	MOBILE HOME; NO VALUE IN THE MOBILE
16	0	142104	9071	06/03/13	\$102,560	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
16	0	375060	1227	01/20/12	\$115,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
16	0	375160	0152	11/19/13	\$140,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
16	0	375160	0155	11/25/13	\$207,204	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
16	0	375160	0444	06/26/13	\$131,720	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
16	0	375160	0444	06/26/13	\$282,415	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
16	0	375160	1224	05/30/12	\$208,657	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
16	0	375160	1224	05/15/12	\$256,930	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
16	0	375160	2303	07/12/11	\$60,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
16	0	375160	5965	04/30/13	\$43,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX

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



August 5 2014

Appraiser II

Date