

# Executive Summary

## Mirrmont/Tiger Mountain/May Valley - Area 066

### Annual Update

#### Characteristics Based Market Adjustment for 2014 Assessment Roll

**Previous Physical Inspection:** 2012  
**Number of Improved Sales:** 330  
**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
<b>2013 Value</b>	\$159,200	\$296,300	\$455,500			9.35%
<b>2014 Value</b>	\$179,400	\$362,000	\$541,400	\$584,700	92.7%	9.00%
<b>\$ Change</b>	+\$20,200	+\$65,700	+\$85,900			
<b>% Change</b>	+12.7%	+22.2%	+18.9%			

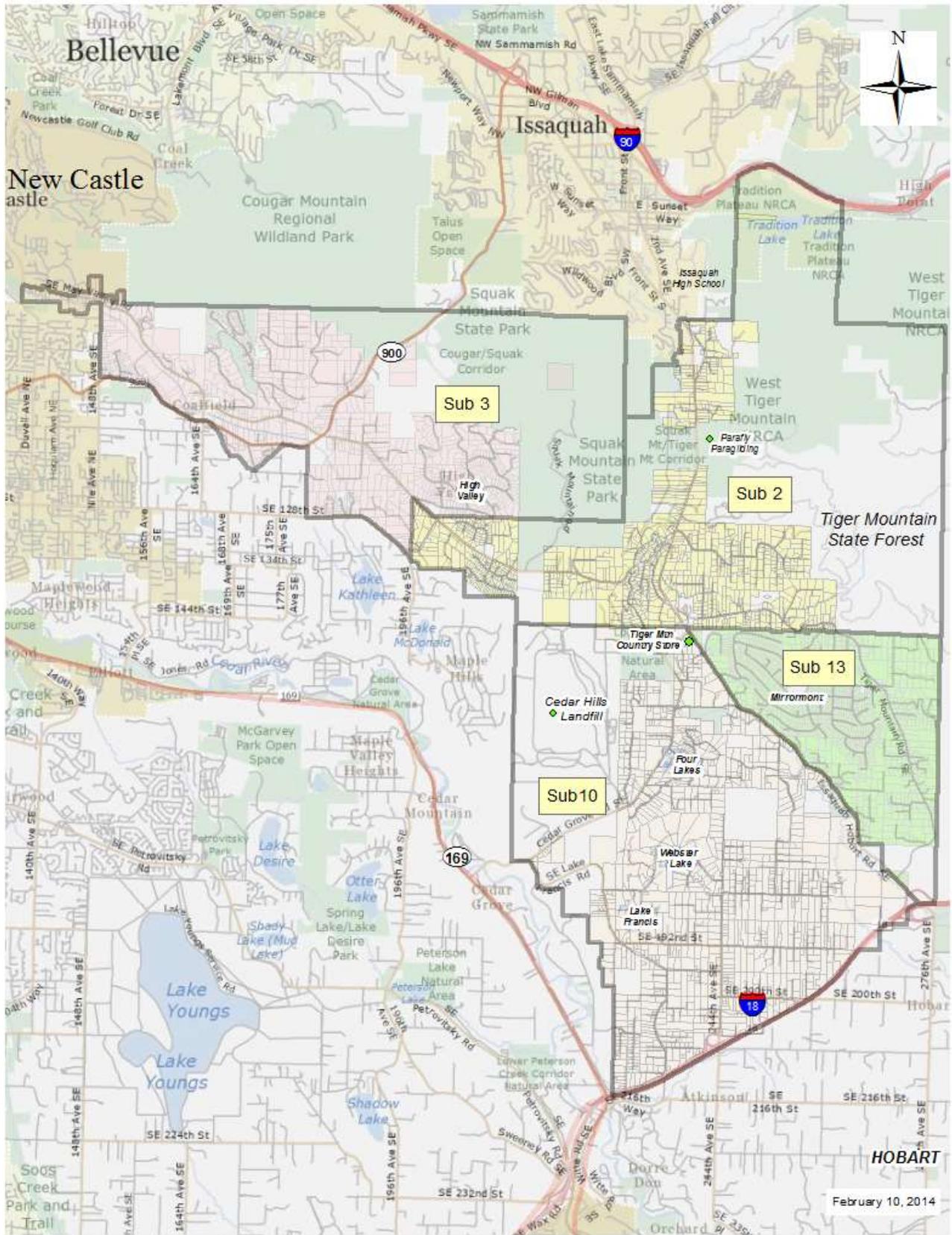
Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2014 COD of 9.00% is an improvement from the previous COD of 9.35%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards 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
<b>2013 Value</b>	\$156,100	\$257,900	\$414,000
<b>2014 Value</b>	\$175,900	\$316,000	\$491,900
<b>% Change</b>	+12.7%	+22.5%	+18.8%

**Number of one to three unit residences in the population:** 3,076

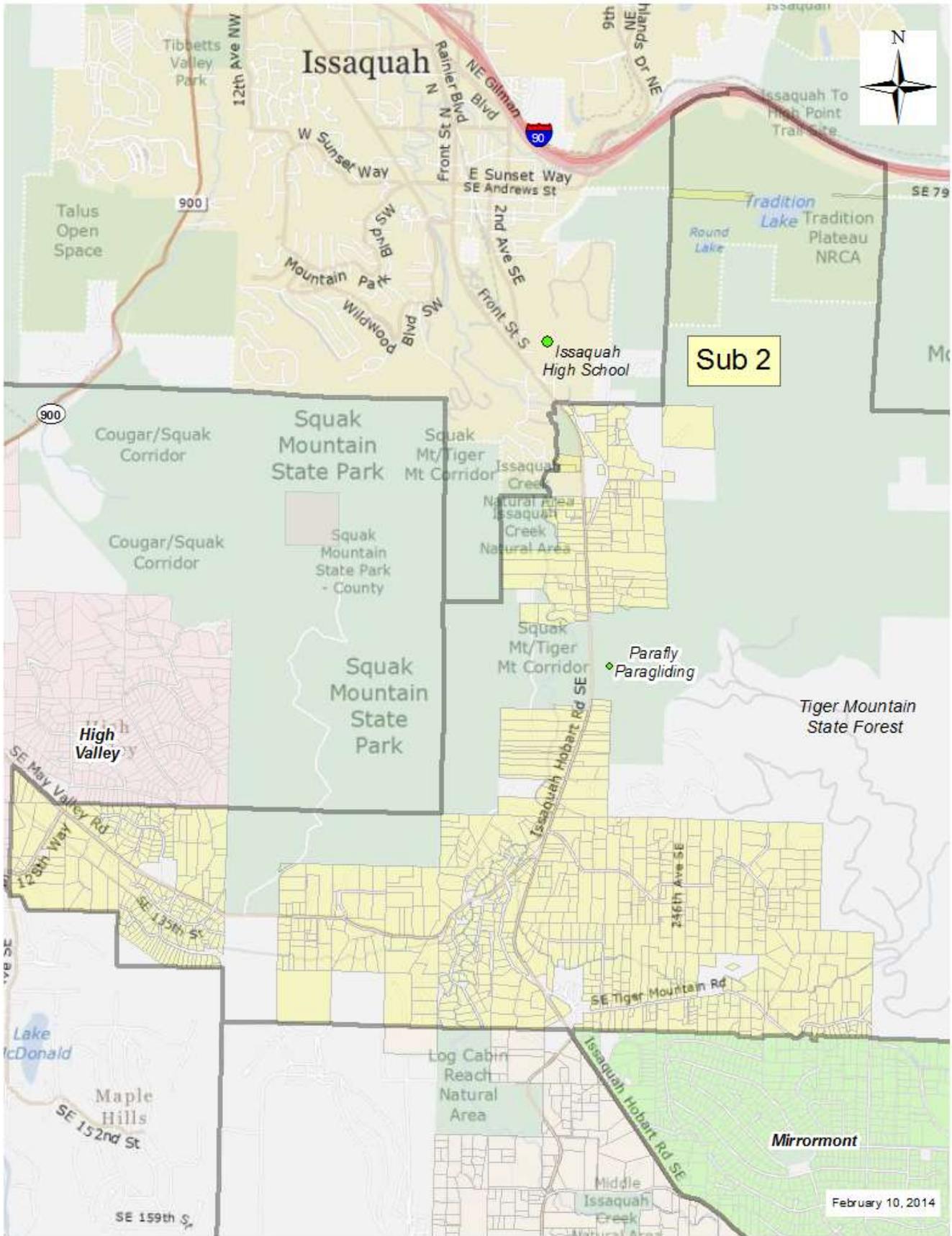
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Sub Area 10 and Mirrmont (Majors 156100 thru 156140), were generally at a lower assessment level than the rest of the population. On the other hand, Grade 6 homes and Neighborhood 6 were generally at a higher assessment level than the rest of the population. This annual update valuation model corrects for these strata differences.

# Area 066 - Map

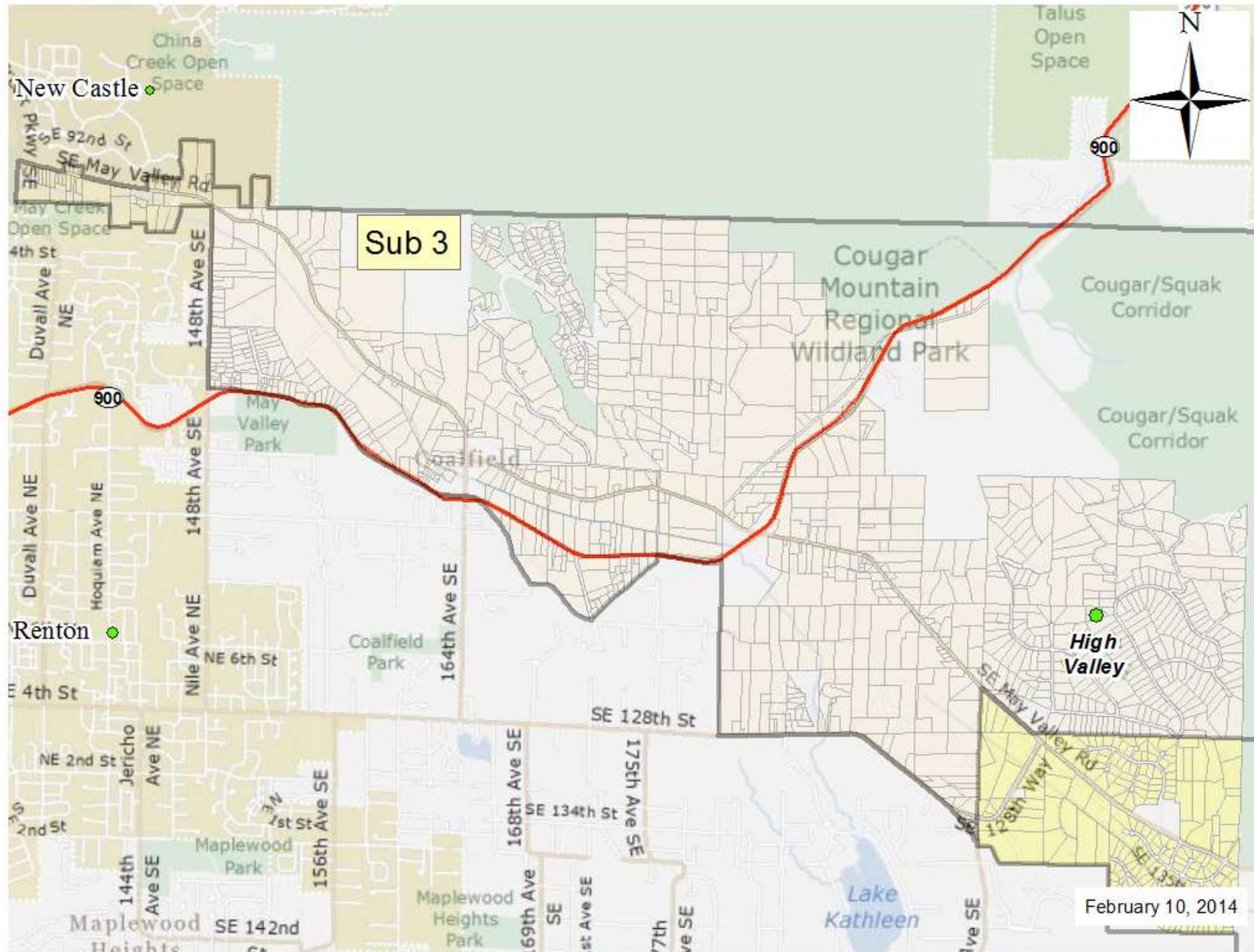


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# Area 066 - Sub Area 2 Map

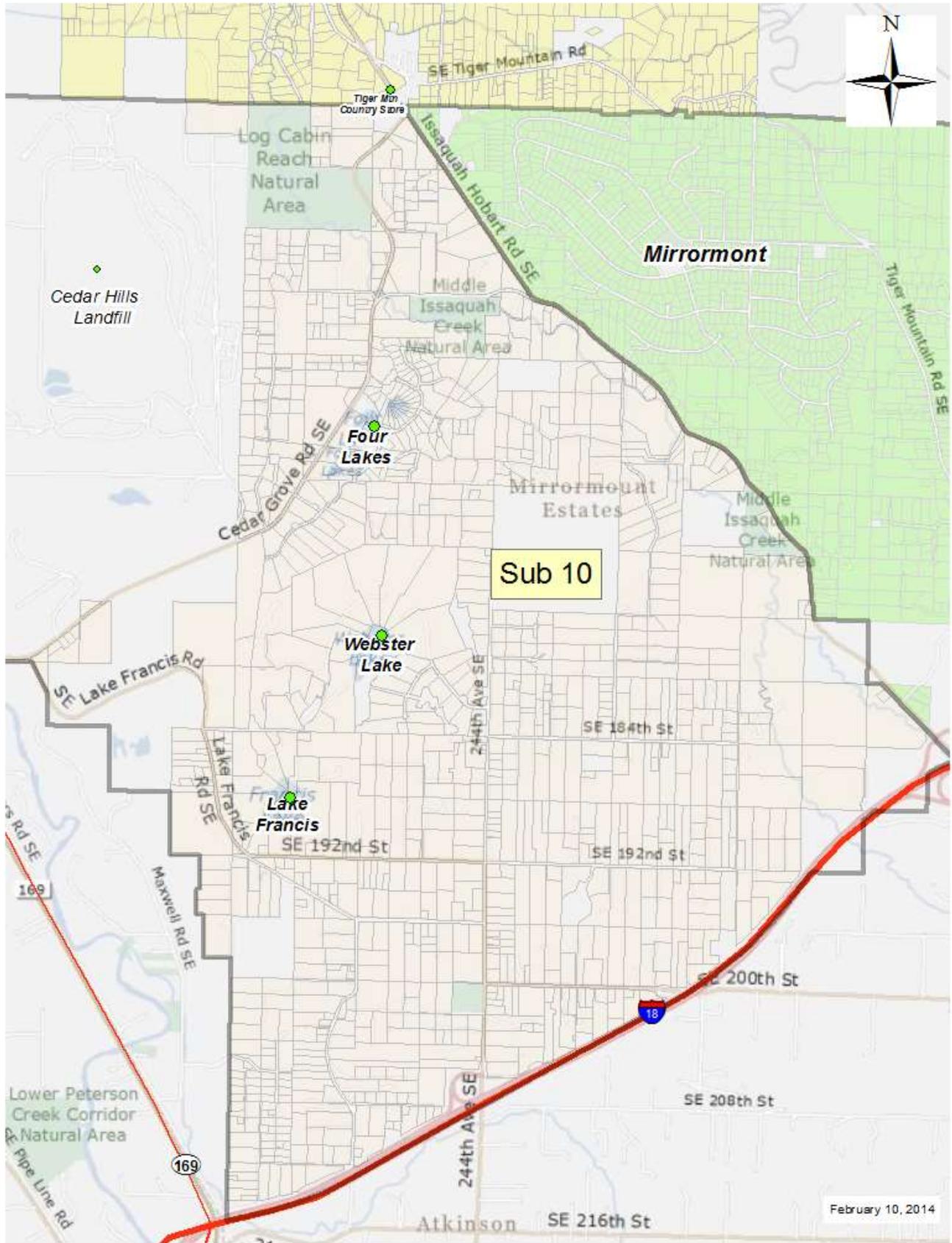


# Area 066 - Sub Area 3 Map

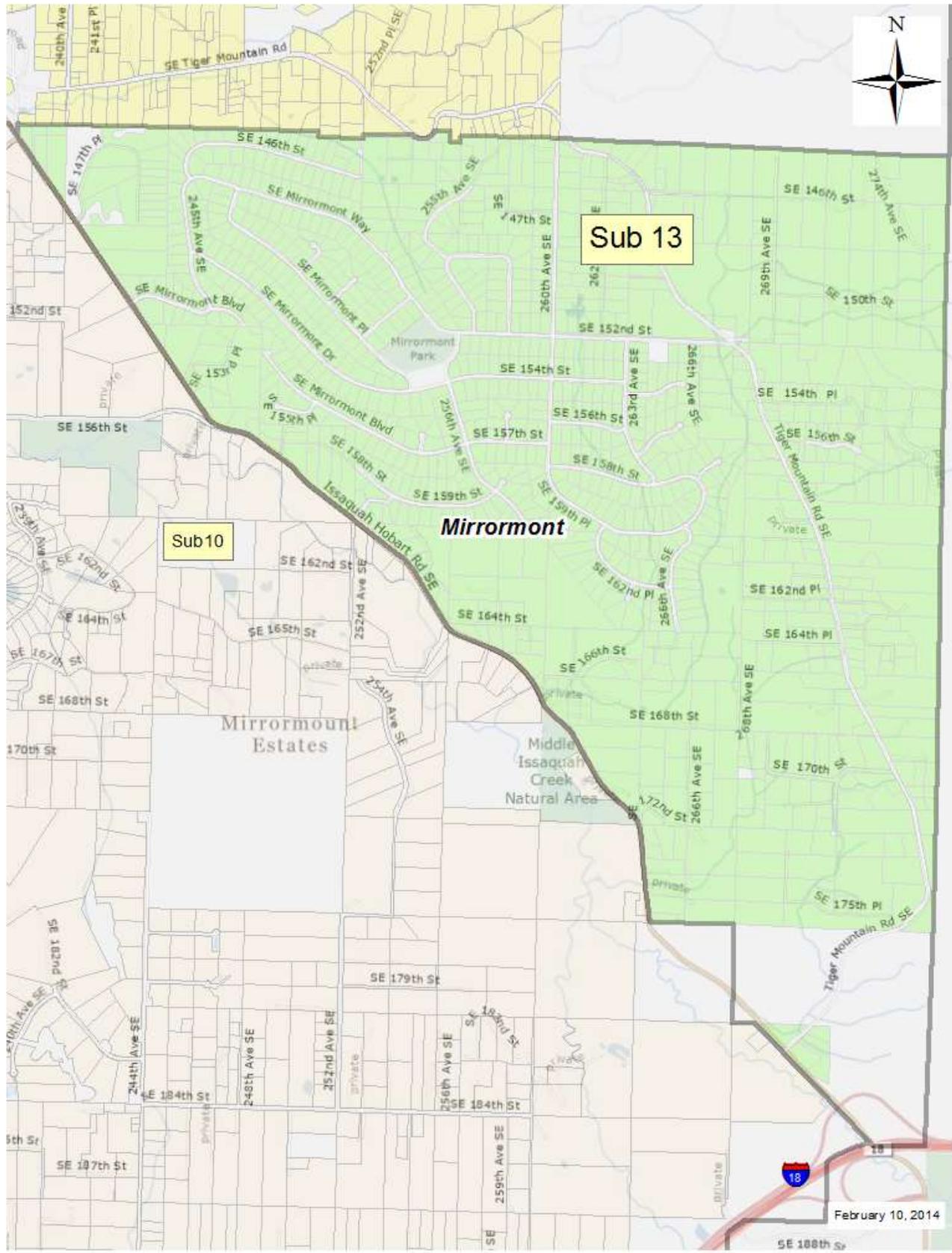


February 10, 2014

# Area 066 - Sub Area 10 Map



# Area 066 - Sub Area 13 Map



## Area 066 - Model Adjustments 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
<b>+17.67%</b>	1,658	54%

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.

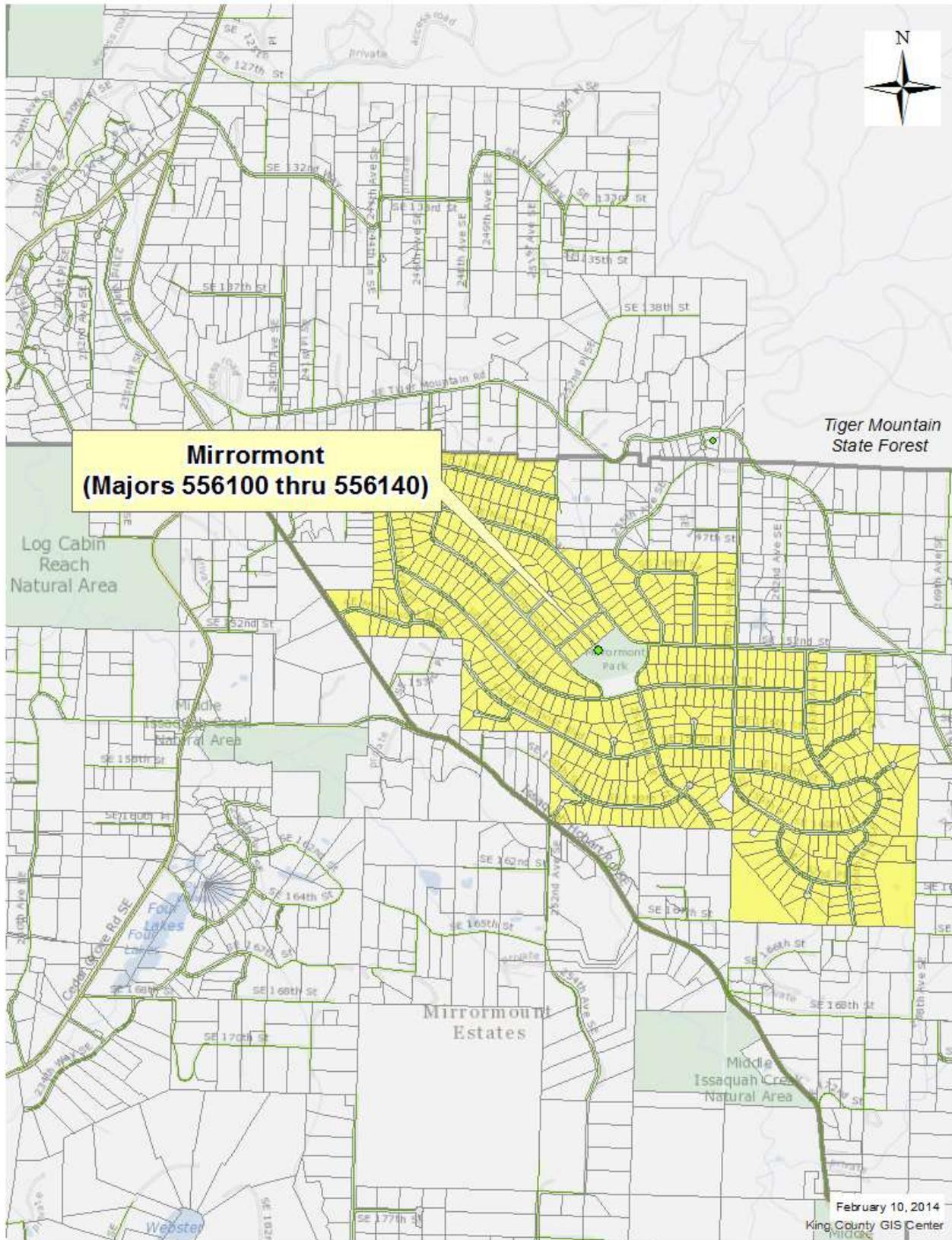
The percentages listed in the following table are total adjustments, not additive adjustments.

Model Variable	Adj %	# Sales	# in Pop	% Rep
<b>Sub Area 10 ( Less Grade&lt;=6 &amp; Nghb 6)</b>	+22.64%	75	664	11%
<b>Mirrormont ( Majors 556100 thru 556140)</b>	+22.59%	57	532	11%
<b>Low Grade (Grade &lt;=6)</b>	+3.08%	13	207	6%
<b>Neighborhood 6</b>	+3.02%	5	15	33%

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

Generally, Sub area 10 and Mirrormont (Majors 156100 thru 156140), were generally at a lower assessment level than the rest of the population. On the other hand, Grade 6 homes and Neighborhood 6 were generally at a higher assessment level than the rest of the population. This annual update valuation model corrects for these strata differences.

# Area 066 - Plat Map



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## Area 066 - Summary of Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% Pop	QSTR	Sub	Range of Building Grades	Range of Year Built
556100 thru 556140	Mirrormont Division 1 thru 5	57	532	11%	NW-23- 23-06	13	8-10	1960- 2002

# Annual Update Process

**Effective Date of Appraisal: January 1, 2014**

**Date of Appraisal Report: August 20, 2014**

## Sales Screening for Improved Parcel Analysis

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

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

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

## Land Update

Based on the 22 usable land sales available in the area, their 2013 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall +12.7% increase in land assessments in the area for the 2014 Assessment Year. The formula is:

2014 Land Value = 2013 Land Value \* 1.130, with the result truncated to the next \$1,000.

## Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Sub Area 10 and Mirrormont (Majors 156100 thru 156140), were generally at a lower assessment level than the rest of the population. On the other hand, Grade 6 homes and Neighborhood 6 were generally at a higher assessment level than the rest of the population. 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 330 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:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * (1 - 0.06) / (.7988363 - 3.237054E-02 * \text{Sub10} - 3.207161E-02 * \text{Mirrormont} + .1130597 * \text{LowGrade})$$

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 13 sales of mobile homes within Area 066. Analysis of the mobile home sales indicated a value increase in line with the Total % Change indicated by the Area’s sales sample as reflected on the Executive Summary page of +18.9%. The adjustment formula is:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * 1.189$$
$$2014 \text{ Improvements Value} = 2014 \text{ Total Value} \text{ minus } 2014 \text{ Land Value}$$

## Results

The resulting assessment level is 0.927. 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 +18.8%. 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) \* 1.189.
- 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) \* 1.189.
- If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.
- If land value <= \$10,000 no adjustment is applied.

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

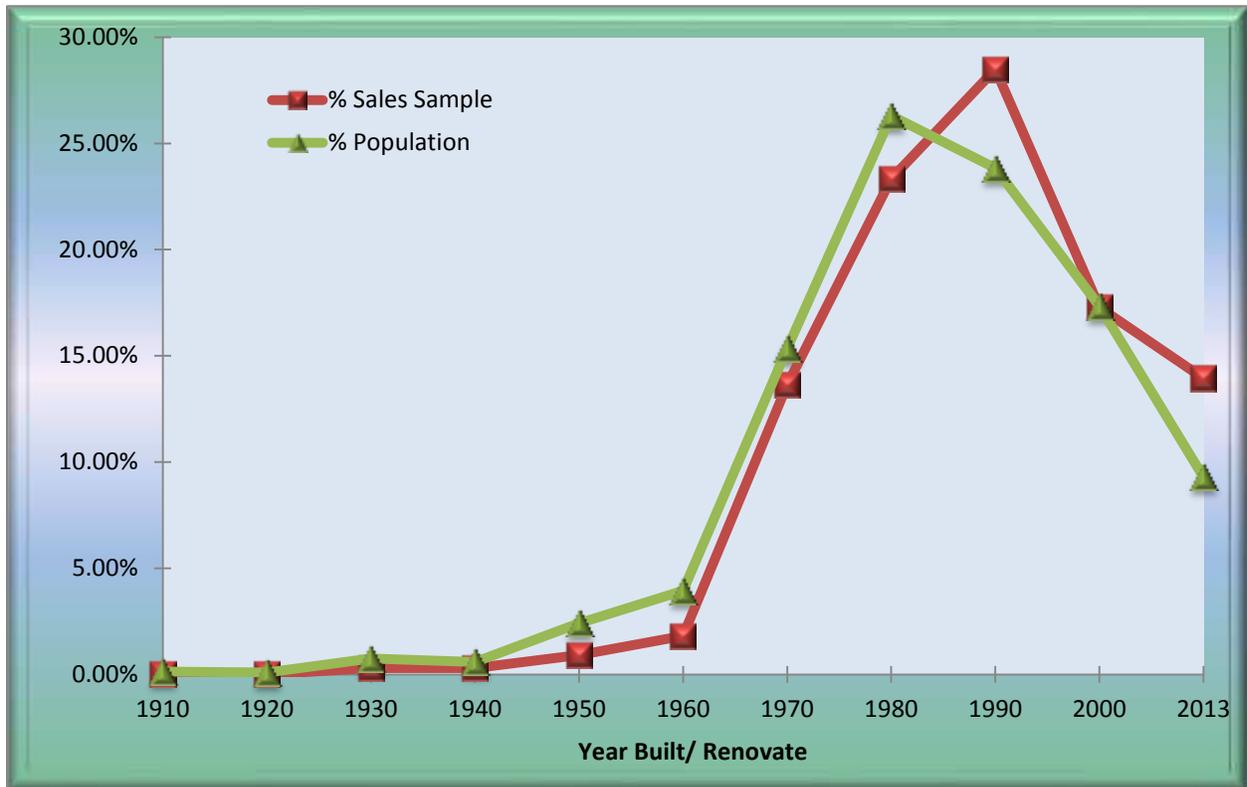
## Sales Sample Representation of Population Year Built or Renovated

**Sales Sample**

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	1	0.30%
1940	1	0.30%
1950	3	0.91%
1960	6	1.82%
1970	45	13.64%
1980	77	23.33%
1990	94	28.48%
2000	57	17.27%
2013	46	13.94%
330		

**Population**

Year Built/Ren	Frequency	% Population
1910	4	0.13%
1920	3	0.10%
1930	23	0.75%
1940	18	0.59%
1950	74	2.41%
1960	121	3.93%
1970	472	15.34%
1980	809	26.30%
1990	733	23.83%
2000	533	17.33%
2013	286	9.30%
3,076		



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

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

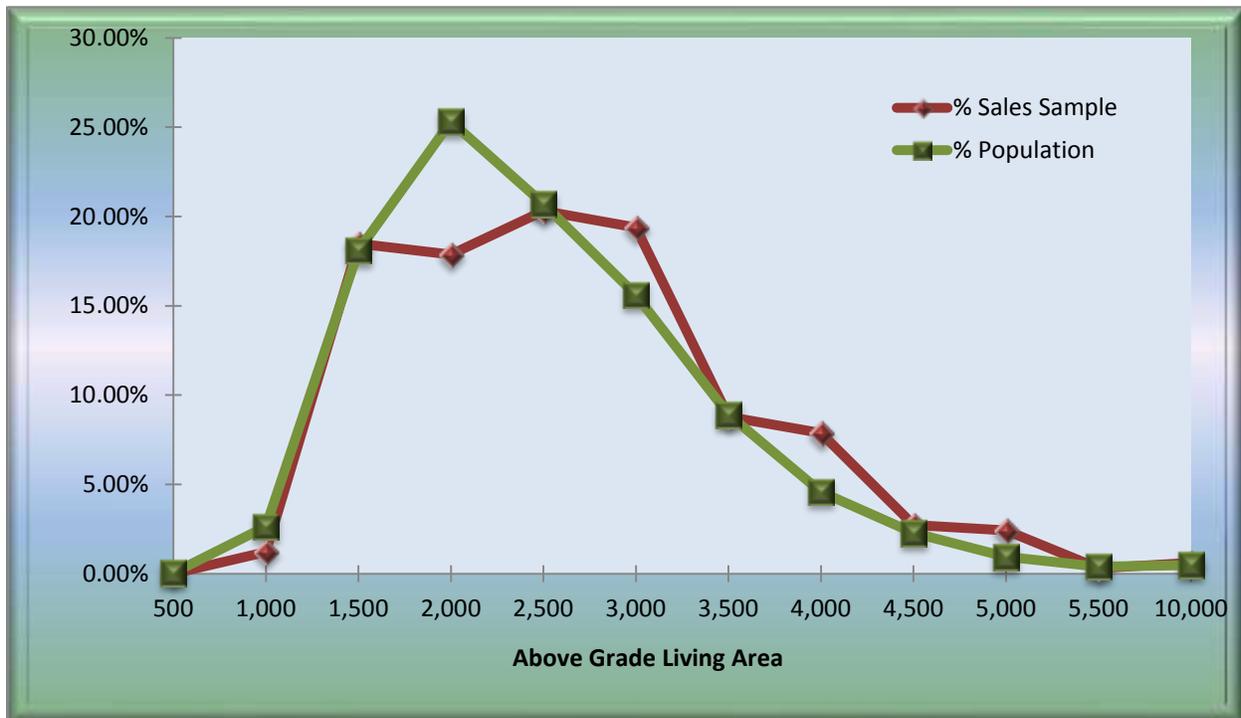
## Sales Sample Representation of Population Above Grade Living Area

### Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	4	1.21%
1,500	61	18.48%
2,000	59	17.88%
2,500	67	20.30%
3,000	64	19.39%
3,500	29	8.79%
4,000	26	7.88%
4,500	9	2.73%
5,000	8	2.42%
5,500	1	0.30%
10,000	2	0.61%
330		

### Population

AGLA	Frequency	% Population
500	1	0.03%
1,000	81	2.63%
1,500	557	18.11%
2,000	779	25.33%
2,500	637	20.71%
3,000	480	15.60%
3,500	274	8.91%
4,000	141	4.58%
4,500	70	2.28%
5,000	29	0.94%
5,500	12	0.39%
10,000	15	0.49%
3,076		



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.

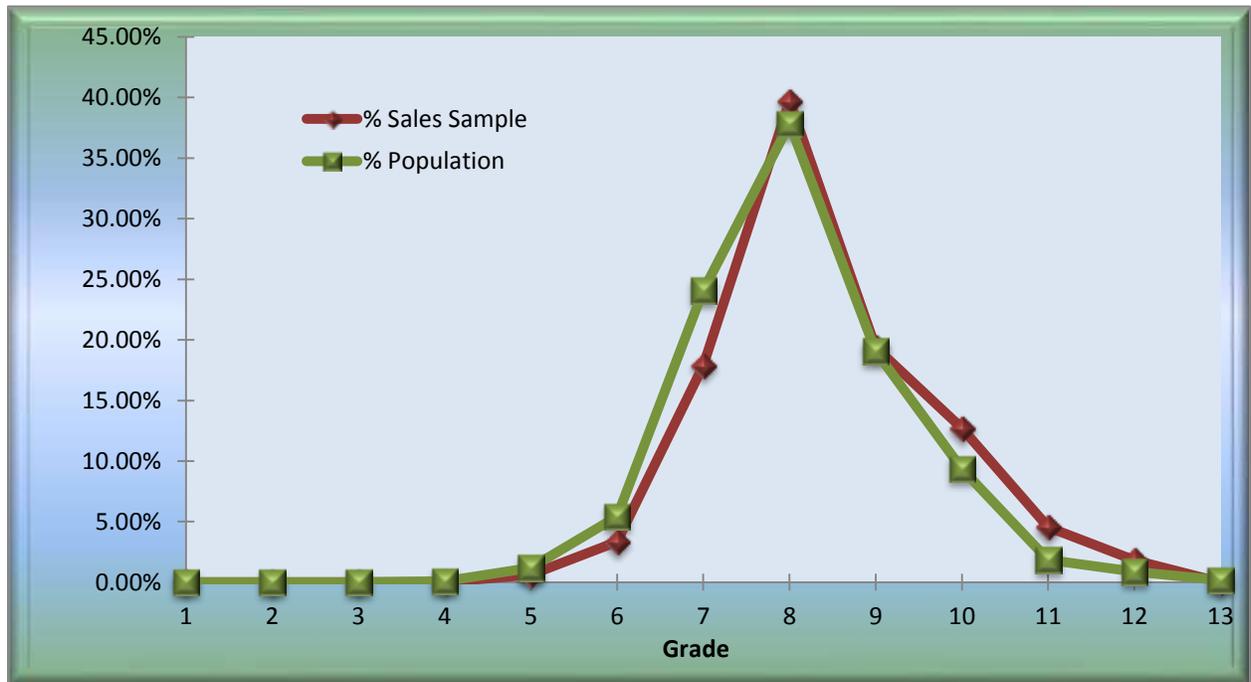
## Sales Sample Representation of Population Building Grade

### Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	2	0.61%
6	11	3.33%
7	59	17.88%
8	131	39.70%
9	64	19.39%
10	42	12.73%
11	15	4.55%
12	6	1.82%
13	0	0.00%
330		

### Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	3	0.10%
5	37	1.20%
6	167	5.43%
7	741	24.09%
8	1,164	37.84%
9	587	19.08%
10	288	9.36%
11	57	1.85%
12	27	0.88%
13	5	0.16%
3,076		



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

## Area 066 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 1.131, resulting in an adjusted value of \$537,000 ( $\$475,000 * 1.131 = \$537,225$ ) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.178	17.8%
2/1/2011	1.180	18.0%
3/1/2011	1.181	18.1%
4/1/2011	1.181	18.1%
5/1/2011	1.182	18.2%
6/1/2011	1.182	18.2%
7/1/2011	1.181	18.1%
8/1/2011	1.180	18.0%
9/1/2011	1.179	17.9%
10/1/2011	1.178	17.8%
11/1/2011	1.176	17.6%
12/1/2011	1.174	17.4%
1/1/2012	1.171	17.1%
2/1/2012	1.168	16.8%
3/1/2012	1.165	16.5%
4/1/2012	1.161	16.1%
5/1/2012	1.157	15.7%
6/1/2012	1.153	15.3%
7/1/2012	1.148	14.8%
8/1/2012	1.143	14.3%
9/1/2012	1.137	13.7%
10/1/2012	1.131	13.1%
11/1/2012	1.125	12.5%
12/1/2012	1.118	11.8%
1/1/2013	1.111	11.1%
2/1/2013	1.104	10.4%
3/1/2013	1.097	9.7%
4/1/2013	1.089	8.9%
5/1/2013	1.081	8.1%
6/1/2013	1.072	7.2%
7/1/2013	1.063	6.3%
8/1/2013	1.053	5.3%
9/1/2013	1.043	4.3%
10/1/2013	1.033	3.3%
11/1/2013	1.022	2.2%
12/1/2013	1.011	1.1%
1/1/2014	1.000	0.0%

The time adjustment formula for Area 066 is:  $(.7988363 - 2.977122E-04 * \text{SaleDay} - 1.54125E-07 * \text{SaleDaySq} - 3.237054E-02 * 0.2090909 - 3.207161E-02 * 0.1727273 + .1130597 * 3.939394E-02) / (.7988363 - 3.237054E-02 * 0.2090909 - 3.207161E-02 * 0.1727273 + .1130597 * 3.939394E-02)$

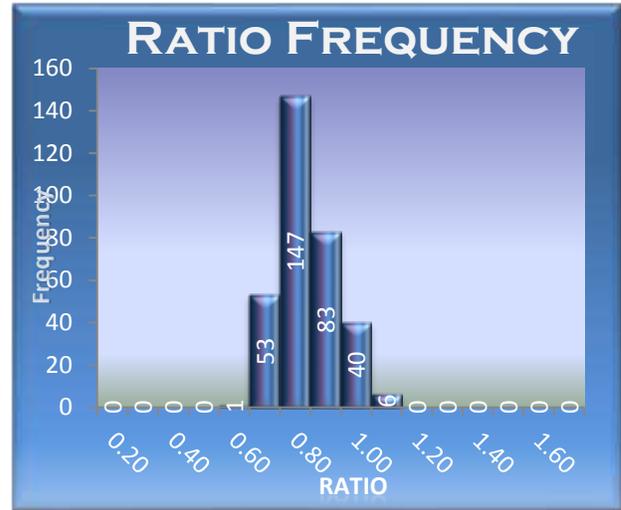
$\text{SaleDay} = \text{SaleDate} - 41640$

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

# Annual Update Ratio Study Report (Before) – 2013 Assessments

<b>District: SE / Team: 3</b>	<b>Appr. Date:</b> 1/1/2013	<b>Date of Report:</b> 8/20/2014	<b>Sales Dates:</b> 1/2011 - 12/2013
<b>Area Name: Mirrormont/Tiger Mountain/May Valley</b>	<b>Appr ID:</b> MTIA	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?</b> YES
<b>Area Number: 66</b>			

<b>SAMPLE STATISTICS</b>	
<i>Sample size (n)</i>	330
<i>Mean Assessed Value</i>	455,500
<i>Mean Adj. Sales Price</i>	584,700
<i>Standard Deviation AV</i>	182,162
<i>Standard Deviation SP</i>	251,278
<b>ASSESSMENT LEVEL</b>	
<i>Arithmetic Mean Ratio</i>	0.791
<i>Median Ratio</i>	0.775
<i>Weighted Mean Ratio</i>	0.779
<b>UNIFORMITY</b>	
<i>Lowest ratio</i>	0.581
<i>Highest ratio:</i>	1.098
<i>Coefficient of Dispersion</i>	9.35%
<i>Standard Deviation</i>	0.092
<i>Coefficient of Variation</i>	11.68%
<i>Price Related Differential (PRD)</i>	1.015
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
<i>Lower limit</i>	0.768
<i>Upper limit</i>	0.789
<b>95% Confidence: Mean</b>	
<i>Lower limit</i>	0.781
<i>Upper limit</i>	0.801
<b>SAMPLE SIZE EVALUATION</b>	
<i>N (population size)</i>	3076
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.092
<b>Recommended minimum:</b>	14
<i>Actual sample size:</i>	330
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
<i># ratios below mean:</i>	186
<i># ratios above mean:</i>	144
<i>z:</i>	1.950
<b>Conclusion:</b>	<b>Normal*</b>
<i>*i.e. no evidence of non-normality</i>	



**COMMENTS:**

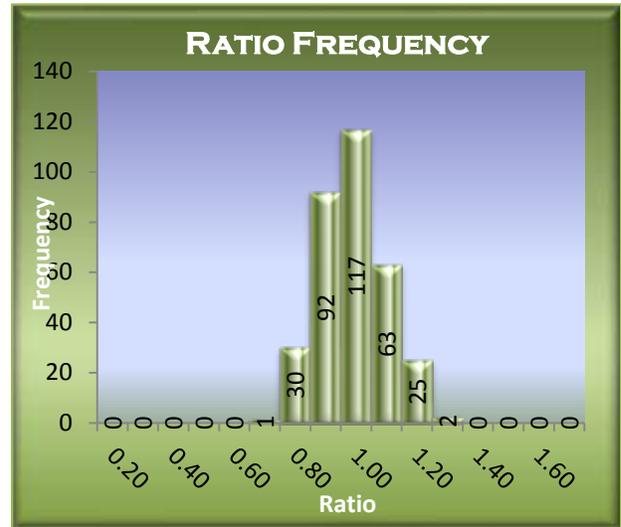
1 to 3 Unit Residences throughout Area 066

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

# Annual Update Ratio Study Report (After) - 2014 Assessments

<b>District: SE / Team: 3</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: Mirrormont/Tiger</b>	1/1/2014	8/20/2014	1/2011 - 12/2013
<b>Mountain/May Valley</b>	<b>Appr. ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
<b>Area Number: 66</b>	MTIA	1 to 3 Unit	YES

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	330
<b>Mean Assessed Value</b>	541,400
<b>Mean Sales Price</b>	584,700
<b>Standard Deviation AV</b>	214,469
<b>Standard Deviation SP</b>	251,278
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.939
<b>Median Ratio</b>	0.927
<b>Weighted Mean Ratio</b>	0.926
<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.683
<b>Highest ratio:</b>	1.260
<b>Coefficient of Dispersion</b>	9.00%
<b>Standard Deviation</b>	0.105
<b>Coefficient of Variation</b>	11.17%
<b>Price Related Differential (PRD)</b>	1.014
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.914
Upper limit	0.939
<b>95% Confidence: Mean</b>	
Lower limit	0.928
Upper limit	0.950
<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	3076
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.105
<b>Recommended minimum:</b>	18
<b>Actual sample size:</b>	330
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
<b># ratios below mean:</b>	183
<b># ratios above mean:</b>	147
<b>z:</b>	1.940
<b>Conclusion:</b>	Normal*
<b>*i.e. no evidence of non-normality</b>	



**COMMENTS:**

1 to 3 Unit Residences throughout Area 066

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

## Improved Sales Used in This Annual Update Analysis Area 066 -- 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
2	0	142306	9012	06/01/12	\$232,000	\$267,000	780	5	1957	Good	160,785	N	N	14307 250TH PL SE
2	0	162306	9014	01/29/13	\$309,000	\$341,000	1,410	5	1930	VGood	88,862	N	N	22021 SE MAY VALLEY RD
2	0	152306	9192	04/02/12	\$204,900	\$238,000	1,400	6	1998	Avg	98,010	N	N	24104 SE 132ND WAY
2	0	102306	9012	01/07/13	\$420,000	\$466,000	1,470	6	1987	Avg	219,950	N	N	23710 SE 125TH PL
2	0	172306	9063	06/12/11	\$412,200	\$487,000	1,190	7	1986	VGood	79,279	N	N	21004 SE MAY VALLEY RD
2	0	142306	9129	03/12/13	\$350,000	\$383,000	1,250	7	1971	Good	54,450	N	N	13414 251ST AVE SE
2	0	152306	9206	07/01/11	\$252,000	\$298,000	1,250	7	1984	Avg	40,870	N	N	13921 241ST PL SE
2	0	142306	9064	03/04/13	\$266,000	\$292,000	1,290	7	1968	Good	125,888	N	N	13528 246TH AVE SE
2	0	032306	9102	01/24/13	\$370,000	\$409,000	1,440	7	1978	Good	170,091	N	N	10029 ISSAQUAH-HOBART RD SE
2	0	152306	9113	05/30/12	\$397,950	\$459,000	1,470	7	1968	Good	70,567	N	N	14015 240TH AVE SE
2	0	152306	9117	05/01/13	\$380,000	\$411,000	1,500	7	1952	Good	54,450	N	N	13315 244TH AVE SE
2	0	172306	9075	09/25/12	\$347,000	\$393,000	1,620	7	1977	Good	51,400	N	N	13232 195TH PL SE
2	0	142306	9039	08/08/13	\$380,000	\$399,000	1,690	7	1947	Good	43,263	N	N	24405 SE 133RD ST
2	0	152306	9020	03/15/11	\$344,950	\$407,000	1,800	7	1990	Avg	98,445	N	N	24335 SE TIGER MOUNTAIN RD
2	0	142306	9035	10/25/12	\$455,000	\$513,000	1,850	7	1987	VGood	45,417	N	N	24800 SE 133RD WAY
2	0	162306	9072	09/11/12	\$392,000	\$445,000	1,930	7	1986	Good	60,548	N	N	13631 217TH AVE SE
2	0	032306	9142	08/28/12	\$416,200	\$474,000	1,980	7	1972	Good	25,200	N	N	23606 SE 111TH ST
2	0	142306	9125	10/15/13	\$525,000	\$540,000	2,100	7	1971	VGood	97,138	N	N	25636 SE TIGER MOUNTAIN RD
2	0	152306	9069	08/23/11	\$352,000	\$415,000	2,500	7	2009	Avg	180,774	N	N	24225 SE TIGER MOUNTAIN RD
2	0	142306	9073	08/18/11	\$375,000	\$442,000	2,560	7	1984	VGood	159,865	N	N	25306 SE 133RD ST
2	0	152306	9144	07/26/11	\$535,000	\$632,000	1,400	8	1978	Good	169,884	N	N	13815 241ST PL SE
2	0	102306	9036	11/25/11	\$357,000	\$419,000	1,950	8	1970	Good	32,234	N	N	12503 ISSAQUAH-HOBART RD SE
2	0	152306	9213	05/23/13	\$582,100	\$625,000	2,060	8	1985	Good	67,082	Y	N	13121 229TH AVE SE
2	0	032306	9095	07/13/12	\$420,000	\$481,000	2,173	8	1970	Good	21,680	N	N	24013 SE 103RD PL
2	0	032306	9116	08/23/12	\$489,000	\$557,000	2,210	8	1990	Good	90,169	N	N	10422 240TH PL SE
2	0	172306	9045	07/07/11	\$620,000	\$732,000	3,360	8	2004	Avg	49,277	N	N	19735 SE 128TH WAY
2	0	102306	9024	10/23/12	\$575,000	\$648,000	3,520	8	1951	Avg	496,148	N	N	12123 ISSAQUAH-HOBART RD SE
2	0	142306	9199	06/17/13	\$406,050	\$433,000	2,400	9	2004	Avg	85,377	N	N	14245 248TH PL SE
2	0	152306	9186	07/12/11	\$595,000	\$703,000	2,870	9	2002	Avg	79,279	N	N	13428 ISSAQUAH-HOBART RD SE

## Improved Sales Used in This Annual Update Analysis Area 066 -- 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
2	0	172306	9109	12/26/12	\$630,000	\$701,000	3,730	9	1987	Good	217,800	N	N	20908 SE 132ND ST
2	0	142306	9187	09/07/11	\$667,000	\$786,000	3,880	9	1992	Good	202,118	N	N	13015 250TH PL SE
2	0	152306	9034	12/11/13	\$635,000	\$640,000	2,340	10	1972	Good	76,230	N	N	13906 241ST PL SE
2	0	142306	9198	07/25/13	\$679,000	\$717,000	2,510	10	1988	Good	43,560	N	N	14225 248TH PL SE
2	0	172306	9055	11/28/12	\$870,000	\$974,000	2,570	10	1992	Avg	215,673	N	N	20335 SE 136TH ST
2	0	152306	9207	10/11/13	\$622,000	\$640,000	2,820	10	1990	Good	216,493	N	N	14041 233RD PL SE
2	0	152306	9207	05/23/11	\$530,000	\$626,000	2,820	10	1990	Good	216,493	N	N	14041 233RD PL SE
2	0	142306	9082	11/01/11	\$655,000	\$770,000	3,250	10	2000	Avg	108,900	N	N	25434 SE 135TH ST
2	0	152306	9107	04/18/13	\$744,500	\$807,000	3,690	10	2003	Avg	233,482	Y	N	13211 230TH AVE SE
2	0	172306	9074	08/17/12	\$765,000	\$872,000	3,770	10	1995	Avg	253,954	N	N	19754 SE 128TH WAY
2	0	172306	9101	11/19/13	\$815,000	\$828,000	4,760	10	1983	Good	215,213	N	N	13353 202ND AVE SE
2	0	162306	9062	05/31/12	\$1,225,000	\$1,412,000	3,010	11	2007	Avg	303,177	Y	N	14229 228TH AVE SE
2	0	162306	9062	09/25/13	\$1,330,000	\$1,377,000	3,010	11	2007	Avg	303,177	Y	N	14229 228TH AVE SE
2	0	142306	9188	10/10/11	\$1,247,000	\$1,468,000	3,710	11	1993	Avg	580,219	Y	N	13004 250TH PL SE
2	0	172306	9111	03/22/13	\$757,500	\$827,000	3,810	11	1990	Avg	217,800	N	N	21038 SE 132ND ST
2	0	152306	9211	03/01/11	\$900,000	\$1,063,000	4,750	11	2004	Avg	219,978	N	N	14140 233RD PL SE
2	0	032306	9118	10/08/13	\$1,750,000	\$1,804,000	5,110	12	2010	Avg	110,872	N	N	24005 SE 106TH PL
2	9	261680	0390	07/26/13	\$574,000	\$606,000	1,680	9	1985	Good	31,816	N	N	13625 229TH DR SE
2	9	261680	0020	03/21/13	\$438,000	\$478,000	1,900	9	1986	Good	35,444	N	N	23215 SE 135TH CT
2	9	261680	0030	06/21/12	\$343,000	\$394,000	2,030	9	1986	Good	28,022	N	N	23216 SE 135TH CT
2	9	261680	0070	01/14/13	\$415,000	\$460,000	2,250	9	1985	Good	33,327	N	N	23201 SE 135TH CT
2	9	261680	0150	02/25/13	\$631,000	\$693,000	2,450	9	1990	Good	88,155	N	N	13933 232ND AVE SE
2	9	261680	0140	05/21/12	\$440,000	\$508,000	2,670	9	1987	Good	53,271	N	N	13831 232ND AVE SE
2	9	261680	0330	11/04/13	\$560,000	\$572,000	2,700	9	1986	Good	52,951	N	N	22828 SE 141ST CT
2	9	261680	0080	10/07/13	\$630,000	\$649,000	2,750	9	1985	Good	44,451	N	N	23207 SE 135TH CT
2	9	261680	0310	04/03/13	\$615,000	\$669,000	2,740	10	1987	Good	77,829	N	N	22816 SE 141ST CT
2	9	261680	0220	01/05/11	\$625,000	\$737,000	2,870	10	1989	Good	65,715	N	N	14218 229TH DR SE
2	9	261680	0240	08/31/12	\$640,105	\$728,000	3,390	10	1987	Good	102,805	N	N	14243 229TH DR SE
2	9	261680	0490	02/06/13	\$650,000	\$717,000	4,010	10	1987	Good	36,932	N	N	13812 229TH DR SE

## Improved Sales Used in This Annual Update Analysis Area 066 -- 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
2	9	261680	0490	05/17/12	\$555,000	\$641,000	4,010	10	1987	Good	36,932	N	N	13812 229TH DR SE
2	10	813750	0110	08/01/13	\$490,000	\$516,000	1,920	8	1989	Good	168,141	N	N	20611 SE 135TH ST
2	10	813750	0400	07/24/12	\$450,000	\$515,000	2,140	8	1990	Good	40,173	N	N	20623 SE 136TH ST
2	10	813750	0480	03/21/13	\$470,000	\$513,000	2,160	8	1988	Good	52,015	N	N	20921 SE 138TH PL
2	10	813750	0700	04/24/12	\$521,000	\$603,000	2,350	8	1987	Good	60,112	N	N	13518 209TH AVE SE
2	10	813750	0530	06/03/11	\$522,050	\$617,000	2,440	8	1989	Good	40,099	N	N	21033 SE 138TH PL
2	10	813750	0720	10/29/12	\$495,000	\$557,000	2,450	8	1987	Good	42,851	N	N	13511 209TH AVE SE
2	10	813750	0840	07/31/13	\$542,000	\$571,000	2,460	8	1987	Good	31,339	N	N	21110 SE 135TH ST
2	10	813750	0770	06/13/12	\$500,000	\$575,000	2,670	8	1986	Good	30,299	N	N	13419 209TH AVE SE
2	10	813750	0680	04/17/12	\$558,000	\$647,000	2,720	8	1987	Good	35,000	N	N	13506 209TH AVE SE
2	10	813750	0230	08/02/13	\$562,500	\$592,000	2,720	8	1990	Good	37,590	N	N	20490 SE 136TH ST
2	10	813750	0500	05/03/13	\$459,000	\$496,000	2,840	8	1990	Avg	40,046	N	N	21003 SE 138TH PL
2	10	813750	0620	08/29/13	\$604,500	\$631,000	3,340	8	1986	Good	35,827	N	N	21107 SE 137TH PL
2	10	813750	0900	07/12/12	\$500,000	\$573,000	2,380	9	1986	Good	34,233	N	N	21132 SE 137TH PL
2	10	813750	0460	09/14/11	\$487,000	\$574,000	2,780	9	1989	Good	52,272	N	N	20901 SE 138TH PL
2	10	813750	0050	04/13/11	\$503,000	\$594,000	2,860	9	1988	Good	35,000	N	N	13431 207TH CT SE
2	10	813750	0200	09/19/12	\$600,000	\$680,000	3,320	9	1990	Good	40,594	N	N	20526 SE 136TH ST
2	11	229490	0020	07/13/11	\$340,000	\$402,000	1,260	7	1977	VGood	29,957	N	N	25619 SE TIGER MOUNTAIN RD
2	11	229490	0070	06/18/12	\$350,000	\$402,000	1,250	8	1976	VGood	23,378	N	N	14313 258TH AVE SE
2	11	229490	0040	10/31/12	\$355,000	\$399,000	1,380	8	1974	Good	35,611	N	N	25643 SE TIGER MOUNTAIN RD
2	12	255160	0040	09/21/13	\$1,349,900	\$1,399,000	4,610	11	2013	Avg	53,885	N	N	9922 239TH LN SE
2	12	255160	0020	12/20/13	\$1,390,000	\$1,396,000	4,650	11	2013	Avg	45,821	N	N	9923 239TH LN SE
2	12	255160	0010	06/25/13	\$1,158,000	\$1,233,000	4,710	11	2013	Avg	47,870	N	N	9935 239TH LN SE
2	13	142306	9177	10/11/12	\$1,003,000	\$1,133,000	3,030	10	1980	VGood	217,800	N	N	25504 SE 138TH ST
2	14	162306	9075	07/02/12	\$665,000	\$763,000	3,450	9	1995	Good	219,542	N	N	13712 223RD AVE SE
2	14	162306	9029	09/19/12	\$762,000	\$864,000	3,680	10	1989	Good	170,755	N	N	13759 223RD AVE SE
2	15	788001	0110	06/04/13	\$659,000	\$706,000	2,630	10	1986	Good	36,000	N	N	13005 205TH PL SE
2	15	788001	0110	11/26/12	\$450,000	\$504,000	2,630	10	1986	Good	36,000	N	N	13005 205TH PL SE
2	15	788002	0090	11/28/11	\$627,000	\$736,000	3,210	10	1990	Good	45,100	N	N	20340 SE 130TH ST

## Improved Sales Used in This Annual Update Analysis Area 066 -- 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
2	15	788001	0070	09/13/13	\$677,500	\$704,000	3,780	10	1986	Good	36,995	N	N	13016 204TH PL SE
2	15	788002	0120	08/14/12	\$635,000	\$724,000	3,950	10	1987	Good	40,971	N	N	20304 SE 130TH ST
2	15	788001	0200	12/13/13	\$675,000	\$680,000	4,080	10	1986	Good	36,593	N	N	13014 205TH PL SE
3	0	522930	0231	09/06/11	\$199,900	\$236,000	980	6	2000	Avg	45,594	N	N	16815 SE RENTON-ISSAQUAH RD
3	0	522990	0120	10/03/11	\$245,000	\$289,000	1,030	6	1947	Good	55,321	N	N	10510 151ST AVE SE
3	0	522990	0095	02/25/13	\$190,000	\$209,000	1,040	6	1948	Avg	75,794	N	N	10713 151ST AVE SE
3	0	072306	9079	12/05/12	\$155,000	\$173,000	1,150	6	2008	Avg	10,082	N	N	19320 SE MAY VALLEY RD
3	0	540480	0010	12/28/12	\$239,950	\$267,000	1,220	6	1939	VGood	32,868	N	N	18412 SE 128TH ST
3	0	522930	0137	07/27/11	\$276,450	\$326,000	1,180	7	1967	Good	30,855	N	N	16627 SE MAY VALLEY RD
3	0	522930	0027	06/04/13	\$260,000	\$278,000	1,190	7	1989	VGood	27,215	N	N	16823 SE RENTON-ISSAQUAH RD
3	0	012305	9087	05/13/13	\$320,000	\$345,000	1,272	7	1995	Avg	53,400	N	N	17530 SE 110TH ST
3	0	012305	9042	09/10/13	\$390,000	\$406,000	1,330	7	1976	Good	220,414	Y	N	17826 SE 110TH ST
3	0	338830	0150	10/24/13	\$400,000	\$410,000	1,420	7	1961	Good	50,094	N	N	19900 SE 125TH ST
3	0	072306	9085	09/29/11	\$317,000	\$373,000	1,430	7	1970	VGood	12,375	N	N	11720 188TH AVE SE
3	0	522930	0080	04/26/13	\$317,500	\$344,000	1,800	7	1969	Good	18,659	N	N	17312 SE MAY VALLEY RD
3	0	328680	0330	09/28/13	\$440,000	\$455,000	2,000	7	1978	Avg	39,107	N	N	20624 SE 119TH ST
3	0	072306	9054	03/19/13	\$292,500	\$319,000	1,010	8	1989	Avg	107,428	N	N	11133 RENTON-ISSAQUAH RD SE
3	0	012305	9085	11/20/12	\$401,500	\$450,000	1,300	8	1977	Good	43,560	N	N	17909 SE 106TH ST
3	0	338830	0450	09/14/12	\$480,000	\$545,000	1,350	8	1971	Good	41,833	Y	N	20439 SE 127TH ST
3	0	328680	0320	05/30/13	\$420,000	\$450,000	1,490	8	1977	VGood	55,756	N	N	20634 SE 119TH ST
3	0	328680	0190	11/14/12	\$425,000	\$477,000	1,530	8	1976	Good	47,916	N	N	12204 210TH PL SE
3	0	012305	9064	04/12/13	\$466,800	\$507,000	1,800	8	1987	Avg	51,836	N	N	10025 174TH AVE SE
3	0	338830	0820	09/27/11	\$465,000	\$548,000	1,830	8	1966	Good	52,707	Y	N	12313 206TH PL SE
3	0	062306	9075	09/10/12	\$615,000	\$698,000	1,970	8	1981	Good	241,322	N	N	10908 RENTON-ISSAQUAH RD SE
3	0	522930	0136	07/03/13	\$474,500	\$504,000	2,010	8	1954	VGood	81,892	N	N	16611 SE MAY VALLEY RD
3	0	328680	0420	12/23/13	\$555,000	\$557,000	2,040	8	1990	Avg	74,487	Y	N	20745 SE 119TH ST
3	0	012305	9100	10/07/13	\$600,000	\$619,000	2,060	8	1985	Avg	214,481	N	N	16738 SE 112TH ST
3	0	338830	0220	06/18/13	\$390,000	\$416,000	2,080	8	1981	Avg	52,707	Y	N	19806 SE 127TH ST
3	0	082306	9037	05/20/13	\$520,000	\$559,000	2,110	8	1981	Good	181,645	N	N	11305 207TH AVE SE

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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
3	0	328680	0430	08/22/11	\$425,550	\$502,000	2,150	8	1969	Good	84,506	N	N	11901 210TH PL SE
3	0	328680	0370	05/02/13	\$555,000	\$600,000	2,170	8	1970	VGood	40,341	N	N	20609 SE 119TH ST
3	0	328680	0370	05/03/13	\$555,000	\$599,000	2,170	8	1970	VGood	40,341	N	N	20609 SE 119TH ST
3	0	328680	0370	03/04/11	\$500,000	\$590,000	2,170	8	1970	VGood	40,341	N	N	20609 SE 119TH ST
3	0	338830	0230	03/06/13	\$403,450	\$442,000	2,230	8	1968	Avg	64,904	N	N	19652 SE 127TH ST
3	0	338830	0420	05/23/11	\$422,000	\$499,000	2,320	8	1965	Good	46,609	N	N	20405 SE 127TH ST
3	0	338830	0680	10/22/12	\$425,000	\$479,000	2,330	8	1967	Avg	80,150	N	N	12042 206TH PL SE
3	0	338830	0740	08/01/12	\$400,000	\$457,000	2,360	8	1962	Good	69,696	Y	N	12055 206TH PL SE
3	0	338830	0080	11/19/11	\$450,000	\$529,000	2,370	8	1965	Avg	104,544	N	N	19823 SE 123RD ST
3	0	062306	9070	05/03/13	\$360,000	\$389,000	2,490	8	1980	Good	53,578	N	N	10708 185TH AVE SE
3	0	072306	9155	08/27/12	\$550,000	\$626,000	2,640	8	1991	Good	212,137	N	N	18416 SE 122ND ST
3	0	328680	0380	08/25/13	\$535,000	\$559,000	2,650	8	1981	Good	51,400	N	N	20615 SE 119TH ST
3	0	338830	0100	09/25/11	\$541,237	\$638,000	2,740	8	1990	Avg	51,400	N	N	19849 SE 123RD ST
3	0	182306	9001	11/14/12	\$494,000	\$554,000	2,820	8	1986	Avg	290,545	N	N	12803 195TH PL SE
3	0	328680	0460	09/03/13	\$540,000	\$563,000	2,830	8	1974	Good	84,506	Y	N	12007 210TH PL SE
3	0	012305	9092	10/27/11	\$525,000	\$618,000	2,970	8	1990	Good	144,183	N	N	17424 SE 106TH ST
3	0	012305	9024	12/21/11	\$575,000	\$674,000	3,090	8	1994	Avg	177,289	N	N	17535 SE 106TH ST
3	0	338830	0330	09/20/13	\$550,000	\$570,000	3,260	8	1974	Good	81,457	N	N	20025 SE 127TH ST
3	0	338830	1110	06/12/13	\$600,000	\$641,000	3,410	8	1972	Good	86,248	N	N	12052 200TH AVE SE
3	0	328680	0310	06/25/13	\$445,000	\$474,000	3,570	8	1978	Avg	57,499	N	N	20644 SE 119TH ST
3	0	338830	0010	09/11/13	\$519,652	\$540,000	2,080	9	1974	Avg	98,881	N	N	12011 198TH AVE SE
3	0	062306	9055	02/04/13	\$524,950	\$579,000	2,120	9	1995	Avg	174,240	N	N	10422 186TH AVE SE
3	0	338830	0510	12/30/11	\$483,750	\$567,000	2,560	9	1990	Avg	76,665	Y	N	12536 206TH PL SE
3	0	338830	0760	01/26/13	\$530,000	\$586,000	2,870	9	1968	Good	68,824	Y	N	12075 206TH PL SE
3	0	328680	0230	09/06/13	\$880,000	\$916,000	2,700	10	2007	Avg	55,321	N	N	12010 210TH PL SE
3	0	072306	9180	07/20/12	\$600,000	\$687,000	3,580	10	1999	Avg	232,610	N	N	19207 SE MAY VALLEY RD
3	0	522990	0015	07/15/11	\$750,000	\$886,000	3,720	10	2011	Avg	41,000	N	N	10426 148TH AVE SE
3	0	012305	9037	02/26/13	\$658,950	\$723,000	4,000	10	1990	Avg	276,170	Y	N	17620 SE 106TH ST
3	0	012305	9063	04/05/13	\$717,400	\$780,000	3,400	11	1986	Avg	217,800	Y	N	17401 SE 102ND ST

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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
3	0	012305	9055	10/25/11	\$740,000	\$870,000	3,830	11	1986	Avg	217,800	Y	N	17735 SE 102ND ST
3	1	430970	0290	04/19/13	\$675,000	\$732,000	2,690	9	1999	Avg	32,408	N	N	10353 172ND AVE SE
3	1	430970	0280	05/07/13	\$630,000	\$680,000	2,690	9	1999	Avg	22,572	N	N	10350 172ND AVE SE
3	1	430970	0270	06/19/13	\$674,000	\$719,000	2,740	9	1999	Avg	47,044	Y	N	10354 172ND AVE SE
3	1	430970	0120	05/28/13	\$730,000	\$783,000	2,860	9	1998	Avg	23,312	N	N	10518 172ND CT SE
3	1	430970	0320	10/29/13	\$729,000	\$746,000	2,930	9	1999	Avg	22,177	N	N	10371 172ND AVE SE
3	1	430971	0220	03/26/13	\$698,850	\$762,000	2,970	9	1999	Avg	28,876	Y	N	17122 SE 100TH ST
3	1	430970	0060	11/09/12	\$560,000	\$629,000	2,990	9	1998	Avg	39,498	N	N	10418 172ND AVE SE
3	1	430971	0050	08/08/13	\$712,500	\$749,000	3,590	9	1999	Avg	36,742	Y	N	17133 SE 100TH ST
3	1	430970	0240	09/17/12	\$740,000	\$839,000	3,790	9	1998	Good	46,173	N	N	17226 SE LICORICE WAY
3	1	430972	0040	09/12/11	\$950,000	\$1,120,000	3,680	10	2002	Avg	52,707	N	N	16908 SE LICORICE WAY
3	2	082306	9092	07/31/12	\$875,000	\$1,000,000	4,310	11	1998	Avg	181,818	Y	N	11610 206TH PL SE
3	2	082306	9087	08/08/13	\$1,750,000	\$1,839,000	4,340	12	1995	Good	217,800	Y	N	11529 206TH PL SE
10	0	022206	9036	11/26/12	\$285,000	\$319,000	1,090	6	1994	Avg	409,464	N	N	24654 SE 200TH ST
10	0	342306	9020	06/18/13	\$405,000	\$432,000	1,430	6	1990	Avg	400,752	Y	Y	18810 SE LAKE FRANCIS RD
10	0	352306	9095	12/21/11	\$285,000	\$334,000	960	7	1974	Good	110,206	N	N	18211 246TH AVE SE
10	0	262306	9088	04/22/13	\$358,000	\$388,000	1,020	7	1989	Avg	210,394	Y	N	16815 254TH AVE SE
10	0	032206	9120	11/08/12	\$260,000	\$292,000	1,140	7	1967	Good	150,282	N	N	20015 236TH AVE SE
10	0	342306	9035	03/21/12	\$344,000	\$400,000	1,180	7	1966	Good	213,008	N	N	18907 240TH AVE SE
10	0	102206	9089	10/18/11	\$279,000	\$328,000	1,200	7	1966	Good	111,513	Y	N	21245 230TH AVE SE
10	0	032206	9003	12/10/13	\$278,500	\$281,000	1,200	7	1986	Good	181,209	N	N	19624 236TH AVE SE
10	0	352306	9106	04/27/11	\$275,000	\$325,000	1,260	7	1973	Good	89,733	N	N	18249 252ND AVE SE
10	0	352306	9055	07/26/11	\$337,042	\$398,000	1,290	7	1987	Good	94,729	Y	N	17628 252ND AVE SE
10	0	352306	9094	11/30/11	\$318,000	\$373,000	1,300	7	1973	Good	110,206	N	N	18105 246TH AVE SE
10	0	222306	9124	09/15/11	\$420,000	\$495,000	1,430	7	1991	Good	101,494	Y	N	15226 230TH AVE SE
10	0	261730	0480	06/12/12	\$366,000	\$421,000	1,450	7	1972	VGood	40,070	N	N	16736 235TH AVE SE
10	0	022206	9035	12/21/12	\$359,000	\$400,000	1,520	7	1989	Good	207,781	N	N	19240 244TH AVE SE
10	0	342306	9040	06/18/12	\$295,000	\$339,000	1,560	7	1966	Good	208,216	N	N	18805 244TH AVE SE
10	0	022206	9045	11/11/13	\$370,000	\$377,000	1,620	7	1963	Avg	104,108	N	N	19458 244TH AVE SE

## Improved Sales Used in This Annual Update Analysis Area 066 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	0	032206	9009	07/14/11	\$305,000	\$360,000	1,660	7	1976	Good	157,687	N	N	20303 235TH AVE SE
10	0	352306	9107	09/19/13	\$412,000	\$427,000	1,680	7	1978	Good	129,808	N	N	25227 SE 184TH ST
10	0	022206	9046	08/13/12	\$322,000	\$367,000	1,730	7	1996	Good	81,000	N	N	20056 244TH AVE SE
10	0	272306	9003	04/19/12	\$330,000	\$382,000	1,770	7	1976	Good	64,033	Y	Y	23861 SE 162ND ST
10	0	222306	9090	09/12/11	\$334,000	\$394,000	1,870	7	2001	Avg	53,337	N	N	15503 CEDAR GROVE RD SE
10	0	032206	9060	06/11/13	\$350,000	\$374,000	1,900	7	1990	Avg	174,240	N	N	20729 235TH AVE SE
10	0	261730	0460	04/27/13	\$415,000	\$449,000	2,480	7	1997	Good	60,984	N	N	16418 239TH AVE SE
10	0	342306	9026	06/24/13	\$355,000	\$378,000	1,090	8	1985	Avg	164,690	Y	Y	19136 SE LAKE FRANCIS RD
10	0	352306	9089	05/02/13	\$349,950	\$378,000	1,190	8	1966	VGood	23,882	Y	N	18033 248TH AVE SE
10	0	261730	0400	06/12/13	\$400,000	\$427,000	1,260	8	1972	Good	111,513	Y	N	16612 237TH AVE SE
10	0	261730	0300	06/24/13	\$465,500	\$496,000	1,280	8	1977	VGood	33,976	Y	Y	16463 239TH AVE SE
10	0	102206	9149	02/21/12	\$315,000	\$367,000	1,470	8	1982	Good	50,529	N	N	20843 231ST AVE SE
10	0	032206	9110	07/22/11	\$475,000	\$561,000	1,590	8	1973	VGood	217,800	N	N	23805 SE 202ND ST
10	0	352306	9084	01/04/11	\$452,000	\$533,000	1,630	8	1951	VGood	217,800	Y	N	25800 SE 184TH ST
10	0	222306	9129	10/22/13	\$469,000	\$481,000	1,790	8	1977	Good	57,063	N	N	15332 231ST AVE SE
10	0	032206	9055	03/18/13	\$525,000	\$574,000	1,820	8	1964	Good	441,262	N	N	23815 SE 196TH ST
10	0	362306	9028	07/25/13	\$449,000	\$474,000	1,850	8	1979	VGood	217,800	N	N	26302 SE 192ND ST
10	0	032206	9112	10/29/13	\$435,000	\$445,000	2,050	8	1975	Good	108,900	N	N	23923 SE 202ND ST
10	0	352306	9164	03/18/11	\$328,500	\$388,000	2,150	8	2003	Avg	40,663	N	N	18127 252ND AVE SE
10	0	032206	9001	01/04/12	\$525,000	\$615,000	2,150	8	2005	Avg	225,772	Y	N	24305 SE 192ND ST
10	0	272306	9065	12/11/13	\$386,100	\$389,000	2,160	8	1976	Good	57,063	Y	Y	23855 SE 162ND ST
10	0	102206	9177	05/23/12	\$404,000	\$466,000	2,220	8	1991	Good	217,800	N	N	23417 SE 209TH PL
10	0	032206	9153	05/10/13	\$302,950	\$327,000	2,280	8	1994	Avg	213,879	N	N	23033 SE 201ST ST
10	0	262306	9094	06/20/12	\$410,000	\$471,000	2,310	8	1996	Avg	215,186	Y	N	16916 254TH AVE SE
10	0	032206	9164	08/14/13	\$459,000	\$481,000	2,320	8	1990	Avg	83,199	N	N	23622 SE 206TH ST
10	0	362306	9030	10/08/12	\$385,000	\$435,000	2,340	8	1995	Good	217,800	N	N	26300 SE 192ND ST
10	0	032206	9124	09/11/12	\$432,500	\$491,000	2,450	8	1989	Good	220,413	N	N	19817 241ST AVE SE
10	0	342306	9068	07/02/13	\$423,000	\$449,000	2,500	8	1973	Good	32,450	N	N	18409 244TH AVE SE
10	0	352306	9059	03/21/12	\$478,000	\$556,000	2,560	8	2006	Avg	149,410	N	N	19056 244TH AVE SE

## Improved Sales Used in This Annual Update Analysis Area 066 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	0	352306	9174	12/23/13	\$503,000	\$505,000	2,600	8	1993	Avg	214,315	Y	N	25410 SE 184TH ST
10	0	032206	9006	08/06/13	\$581,000	\$611,000	2,720	8	1963	VGood	175,546	N	N	19253 SE LAKE FRANCIS RD
10	0	352306	9030	10/10/12	\$415,000	\$469,000	2,750	8	1995	Good	101,930	N	N	25320 SE 184TH ST
10	0	352306	9090	10/12/11	\$415,000	\$489,000	2,990	8	1983	Good	164,002	N	N	24624 SE 184TH ST
10	0	222306	9155	11/07/12	\$381,350	\$429,000	3,050	8	1995	Avg	59,390	N	N	15914 CEDAR GROVE RD SE
10	0	272306	9078	02/14/13	\$450,000	\$495,000	1,360	9	1979	Good	219,978	Y	N	17104 242ND AVE SE
10	0	022206	9058	09/01/11	\$494,000	\$583,000	2,250	9	2005	Avg	60,548	N	N	19720 244TH AVE SE
10	0	022206	9068	10/08/12	\$350,000	\$395,000	2,470	9	2006	Avg	31,462	N	N	24409 SE 200TH ST
10	0	342306	9059	04/22/13	\$515,000	\$558,000	2,650	9	1976	VGood	207,781	N	N	19009 244TH AVE SE
10	0	272306	9117	06/19/13	\$430,000	\$459,000	2,760	9	1984	Good	52,707	Y	Y	24321 SE 162ND ST
10	0	352306	9110	08/07/13	\$640,000	\$673,000	2,850	9	1991	Avg	109,335	Y	N	25702 SE 192ND ST
10	0	352306	9108	07/11/13	\$693,000	\$734,000	2,910	9	2002	Avg	131,986	Y	N	18920 258TH AVE SE
10	0	342306	9082	09/24/12	\$619,500	\$702,000	3,080	9	2004	Avg	221,720	N	N	22825 SE 178TH PL
10	0	352306	9160	03/04/11	\$549,900	\$649,000	3,090	9	2001	Avg	101,494	Y	N	19030 250TH AVE SE
10	0	352306	9027	04/01/13	\$500,000	\$544,000	3,150	9	2007	Avg	43,560	N	N	18438 244TH AVE SE
10	0	272306	9153	08/30/13	\$669,300	\$699,000	3,250	9	1995	Good	196,020	N	N	16940 234TH WAY SE
10	0	222306	9141	05/07/13	\$650,000	\$701,000	3,530	9	1992	Good	70,131	Y	N	15002 237TH PL SE
10	0	022206	9034	10/08/12	\$685,500	\$775,000	3,560	9	2005	Avg	102,366	N	N	24520 SE 200TH ST
10	0	222306	9018	03/23/12	\$975,000	\$1,133,000	2,730	10	2008	Avg	99,752	N	N	14851 ISSAQUAH-HOBART RD SE
10	0	920670	0180	09/25/13	\$650,000	\$673,000	2,830	10	1998	Avg	108,028	Y	N	18248 240TH AVE SE
10	0	920670	0160	10/30/13	\$835,000	\$854,000	3,160	10	1997	Avg	163,785	N	N	24119 SE 182ND ST
10	0	032206	9177	10/22/12	\$585,000	\$659,000	3,210	10	1992	Good	218,239	N	N	24103 SE 192ND ST
10	0	272306	9158	03/08/12	\$554,000	\$645,000	3,590	10	1998	Avg	116,740	N	N	16920 234TH WAY SE
10	0	352306	9172	09/07/11	\$725,000	\$855,000	4,140	10	2006	Avg	219,978	N	N	17935 252ND AVE SE
10	0	222306	9094	12/18/12	\$800,000	\$892,000	4,400	10	1983	Avg	90,169	Y	N	14901 237TH PL SE
10	0	222306	9149	05/20/13	\$1,080,000	\$1,161,000	4,820	10	2007	Avg	257,004	Y	N	15130 238TH AVE SE
10	6	352306	9176	08/26/13	\$770,500	\$805,000	3,790	11	1998	Avg	78,844	Y	N	24421 SE 179TH ST
10	6	352306	9183	04/30/12	\$665,000	\$770,000	3,990	11	1997	Avg	92,347	Y	N	24415 SE 177TH ST
10	6	352306	9147	04/19/12	\$780,000	\$904,000	4,970	11	2000	Avg	102,366	Y	N	24431 SE 179TH ST

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Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	6	352306	9180	07/10/13	\$1,200,000	\$1,272,000	6,900	12	2000	Avg	114,563	Y	N	24488 SE 179TH ST
13	0	232306	9078	04/22/11	\$226,500	\$268,000	1,550	6	1969	Avg	33,985	N	N	15650 ISSAQUAH-HOBART RD SE
13	0	804110	0010	11/01/12	\$275,000	\$309,000	1,820	6	1967	Good	34,800	N	N	27021 SE 156TH ST
13	0	232306	9020	06/20/13	\$425,000	\$453,000	940	7	2013	Avg	238,273	N	N	15316 ISSAQUAH-HOBART RD SE
13	0	242306	9174	01/12/12	\$290,000	\$339,000	1,340	7	2009	Avg	18,725	N	N	15316 TIGER MOUNTAIN RD SE
13	0	222306	9021	06/05/12	\$279,000	\$321,000	1,350	7	1954	Good	42,438	N	N	14410 ISSAQUAH-HOBART RD SE
13	0	864590	0070	05/30/12	\$495,000	\$571,000	1,440	7	1977	Good	121,953	N	N	16820 269TH AVE SE
13	0	252306	9134	07/08/11	\$435,000	\$514,000	1,470	7	1973	Good	91,911	Y	N	26919 SE 160TH ST
13	0	556140	0120	07/01/13	\$473,000	\$503,000	1,510	7	1983	Good	39,631	N	N	24957 SE 155TH PL
13	0	864600	0240	04/16/13	\$509,950	\$553,000	1,600	7	2002	Avg	215,622	N	N	14515 273RD AVE SE
13	0	252306	9133	12/17/13	\$450,000	\$453,000	1,610	7	1974	Good	73,616	N	N	26310 SE 166TH ST
13	0	252306	9177	04/29/13	\$283,500	\$306,000	1,700	7	1994	Avg	68,000	N	N	26048 SE 167TH PL
13	0	262306	9042	09/25/12	\$245,000	\$277,000	1,800	7	1964	Avg	27,970	N	N	16620 ISSAQUAH-HOBART RD SE
13	0	262306	9071	12/12/13	\$489,000	\$493,000	1,850	7	1977	Good	91,476	N	N	16125 255TH AVE SE
13	0	242306	9018	08/28/12	\$399,000	\$454,000	1,940	7	2004	Avg	37,577	N	N	26625 SE 152ND ST
13	0	242306	9134	09/16/13	\$415,000	\$431,000	2,260	7	1974	VGood	99,316	N	N	27249 SE 156TH ST
13	0	556120	0530	11/20/12	\$430,000	\$482,000	1,150	8	1969	VGood	35,100	N	N	25658 SE 154TH ST
13	0	556130	1410	09/13/12	\$325,000	\$369,000	1,210	8	1974	Avg	41,076	N	N	25207 SE MIRRORMONT DR
13	0	242306	9091	09/30/13	\$439,000	\$454,000	1,250	8	1963	VGood	183,823	N	N	15234 TIGER MOUNTAIN RD SE
13	0	556120	0960	04/24/13	\$449,000	\$486,000	1,340	8	1981	Good	35,218	N	N	25803 SE 157TH ST
13	0	556130	0780	02/13/13	\$365,000	\$402,000	1,450	8	1978	Good	35,700	N	N	24734 SE MIRRORMONT PL
13	0	556140	1130	01/08/13	\$425,000	\$472,000	1,480	8	1978	Good	35,060	N	N	24448 SE MIRRORMONT BLVD
13	0	556130	1250	09/20/12	\$390,000	\$442,000	1,480	8	1976	Good	35,520	N	N	24606 SE MIRRORMONT DR
13	0	556130	1450	12/23/13	\$423,000	\$424,000	1,480	8	1978	Avg	35,239	N	N	25041 SE MIRRORMONT DR
13	0	556140	1560	10/09/13	\$489,000	\$504,000	1,500	8	1978	Good	43,385	Y	N	24629 SE 146TH ST
13	0	556100	0360	09/20/13	\$410,000	\$425,000	1,500	8	1976	Good	36,123	N	N	15623 263RD AVE SE
13	0	252306	9004	12/04/12	\$380,000	\$425,000	1,540	8	1975	Avg	107,054	N	N	16707 TIGER MOUNTAIN RD SE
13	0	232306	9087	12/10/13	\$480,000	\$484,000	1,550	8	1980	Good	70,131	N	N	25132 SE 158TH ST
13	0	556120	0800	04/13/12	\$492,000	\$570,000	1,600	8	1974	Good	48,582	N	N	15446 256TH AVE SE

## Improved Sales Used in This Annual Update Analysis Area 066 -- 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
13	0	556130	0660	12/15/11	\$398,500	\$467,000	1,600	8	1978	Good	35,306	N	N	14860 250TH PL SE
13	0	556140	1340	10/28/13	\$430,000	\$440,000	1,600	8	1980	Good	40,427	N	N	24818 SE 146TH ST
13	0	556140	0660	08/07/12	\$500,000	\$571,000	1,710	8	1980	VGood	37,859	N	N	25905 SE 159TH ST
13	0	556140	1360	03/11/13	\$504,000	\$552,000	1,730	8	1981	VGood	48,756	N	N	24918 SE 146TH ST
13	0	556120	0090	01/11/13	\$395,000	\$438,000	1,730	8	1966	Good	36,445	N	N	25832 SE 152ND ST
13	0	556120	0520	12/31/13	\$475,000	\$475,000	1,760	8	1977	Good	35,100	N	N	25670 SE 154TH ST
13	0	556110	0190	10/25/13	\$587,000	\$601,000	1,790	8	1982	Good	52,476	N	N	16228 266TH AVE SE
13	0	556110	0370	03/04/13	\$440,000	\$482,000	1,800	8	1964	Avg	35,959	N	N	26301 SE 160TH ST
13	0	556140	0190	05/25/13	\$630,000	\$676,000	1,830	8	1999	Avg	35,400	N	N	25233 SE MIRRORMONT BLVD
13	0	556100	0430	08/20/12	\$370,000	\$422,000	1,830	8	1963	Good	39,165	N	N	26032 SE 158TH ST
13	0	232306	9080	02/20/13	\$380,000	\$418,000	1,880	8	1978	Avg	74,923	N	N	14503 255TH AVE SE
13	0	252306	9183	12/26/12	\$420,000	\$467,000	1,900	8	1991	Avg	43,812	N	N	27011 SE 162ND PL
13	0	556120	0550	11/18/13	\$371,680	\$378,000	1,940	8	1983	Good	38,634	N	N	25626 SE 154TH ST
13	0	556130	1310	11/01/13	\$520,000	\$532,000	1,960	8	1974	Good	35,706	N	N	14746 245TH AVE SE
13	0	232306	9089	12/21/12	\$339,900	\$379,000	1,990	8	1976	Good	43,560	N	N	25421 SE TIGER MOUNTAIN RD
13	0	556140	1030	03/21/12	\$485,000	\$564,000	2,050	8	1982	Good	40,205	N	N	15028 245TH AVE SE
13	0	556100	0840	11/15/12	\$341,000	\$383,000	2,100	8	1964	Good	35,021	N	N	15404 263RD AVE SE
13	0	262306	9051	08/24/12	\$625,200	\$712,000	2,110	8	1974	Good	215,622	Y	N	16032 259TH AVE SE
13	0	242306	9035	01/01/14	\$475,000	\$475,000	2,130	8	1977	Good	70,567	N	N	14909 TIGER MOUNTAIN RD SE
13	0	242306	9016	01/11/13	\$422,000	\$468,000	2,140	8	1968	Good	61,855	N	N	15731 TIGER MOUNTAIN RD SE
13	0	556100	1060	07/25/13	\$385,075	\$406,000	2,140	8	1963	Good	60,118	N	N	26345 SE 156TH PL
13	0	556100	0250	12/20/13	\$424,000	\$426,000	2,170	8	1976	VGood	35,268	N	N	26044 SE 156TH ST
13	0	556100	0600	05/17/12	\$425,000	\$491,000	2,190	8	1994	Avg	34,528	N	N	15843 266TH AVE SE
13	0	556130	0170	06/01/12	\$595,000	\$686,000	2,280	8	1986	VGood	35,100	Y	N	24846 SE MIRRORMONT WAY
13	0	556100	0750	07/16/12	\$432,500	\$495,000	2,280	8	1983	VGood	40,634	N	N	26455 SE 152ND ST
13	0	556100	0910	05/05/11	\$435,000	\$514,000	2,320	8	1966	Good	43,671	N	N	26443 SE 154TH PL
13	0	556100	0810	09/28/11	\$466,000	\$549,000	2,370	8	1977	Good	35,103	N	N	15220 263RD AVE SE
13	0	556130	0030	05/21/13	\$440,000	\$473,000	2,450	8	1973	Good	35,272	N	N	25334 SE MIRRORMONT WAY
13	0	556110	0140	11/15/13	\$520,000	\$529,000	2,470	8	1975	Good	37,983	N	N	16219 266TH AVE SE

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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
13	0	556130	0710	06/05/12	\$360,000	\$415,000	2,500	8	1977	Good	42,743	N	N	14800 250TH PL SE
13	0	252306	9156	06/03/13	\$490,000	\$525,000	2,510	8	1981	Avg	43,995	N	N	16417 266TH AVE SE
13	0	864600	0270	07/01/12	\$579,500	\$665,000	2,660	8	1980	Avg	215,622	N	N	26908 SE 146TH ST
13	0	556100	0070	06/13/12	\$450,000	\$518,000	2,760	8	1977	Good	35,015	N	N	15209 263RD AVE SE
13	0	556100	1010	03/11/11	\$385,000	\$455,000	2,810	8	1968	Good	39,410	N	N	26430 SE 156TH PL
13	0	556100	0990	07/19/13	\$575,000	\$608,000	2,970	8	1984	VGood	43,905	N	N	26404 SE 156TH PL
13	0	556110	0130	12/05/11	\$490,000	\$575,000	3,170	8	1967	Good	36,977	N	N	26431 SE 162ND PL
13	0	556100	0500	09/27/13	\$568,000	\$588,000	3,270	8	1965	Good	38,146	N	N	26213 SE 158TH ST
13	0	556100	1290	04/26/13	\$460,000	\$498,000	1,410	9	1963	Good	35,652	Y	N	26053 SE 159TH PL
13	0	556140	0770	08/03/12	\$480,000	\$548,000	1,800	9	1978	Good	46,048	N	N	15553 255TH AVE SE
13	0	242306	9100	06/02/13	\$460,000	\$493,000	1,950	9	2001	Avg	49,658	N	N	26222 SE 152ND ST
13	0	556120	1040	05/04/13	\$477,000	\$515,000	2,120	9	1978	Avg	36,000	N	N	15457 256TH AVE SE
13	0	556120	1040	04/13/12	\$411,400	\$477,000	2,120	9	1978	Avg	36,000	N	N	15457 256TH AVE SE
13	0	556140	1120	06/04/12	\$427,000	\$492,000	2,120	9	1977	Good	35,906	N	N	24434 SE MIRRORMONT BLVD
13	0	556120	1070	06/12/13	\$648,948	\$693,000	2,560	9	1971	VGood	35,264	N	N	25551 SE MIRRORMONT BLVD
13	0	242306	9108	06/12/13	\$599,000	\$640,000	2,570	9	2006	Avg	101,059	N	N	15329 TIGER MOUNTAIN RD SE
13	0	556130	0930	02/22/12	\$425,000	\$495,000	2,620	9	1991	Avg	36,861	N	N	24843 SE MIRRORMONT PL
13	0	556120	0820	06/14/13	\$610,000	\$651,000	2,630	9	1987	Avg	43,637	N	N	15412 256TH AVE SE
13	0	556140	1160	10/28/11	\$461,925	\$543,000	2,640	9	1977	Good	40,921	N	N	14905 245TH AVE SE
13	0	556100	0130	07/23/13	\$495,000	\$523,000	2,810	9	1963	Good	35,100	N	N	26020 SE 154TH ST
13	0	556100	0130	06/03/11	\$415,000	\$490,000	2,810	9	1963	Good	35,100	N	N	26020 SE 154TH ST
13	0	252306	9193	10/04/12	\$599,000	\$677,000	2,830	9	1999	Avg	74,923	N	N	16430 266TH AVE SE
13	0	252306	9193	11/13/13	\$590,000	\$601,000	2,830	9	1999	Avg	74,923	N	N	16430 266TH AVE SE
13	0	556140	0950	04/25/13	\$499,950	\$541,000	2,840	9	2001	Avg	28,562	N	N	24618 SE MIRRORMONT BLVD
13	0	252306	9186	08/03/11	\$552,500	\$652,000	2,910	9	2002	Avg	34,848	N	N	26808 SE 162ND PL
13	0	556120	0160	07/18/12	\$545,000	\$624,000	3,020	9	1989	Avg	48,053	N	N	14904 258TH AVE SE
13	0	556100	0880	10/28/13	\$585,000	\$599,000	3,070	9	1986	Good	44,107	N	N	26444 SE 154TH PL
13	0	252306	9162	09/24/13	\$660,000	\$683,000	3,310	9	2001	Avg	51,219	N	N	26910 SE 162ND PL
13	0	252306	9098	09/14/12	\$590,000	\$669,000	3,980	9	2002	Avg	423,403	Y	N	16628 TIGER MOUNTAIN RD SE

## Improved Sales Used in This Annual Update Analysis Area 066 -- 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
13	0	556120	0190	11/30/11	\$580,000	\$681,000	2,940	10	1993	Avg	35,100	N	N	25652 SE 149TH ST
13	0	556120	0190	08/08/13	\$645,000	\$678,000	2,940	10	1993	Avg	35,100	N	N	25652 SE 149TH ST
13	0	864590	0130	11/10/11	\$660,000	\$776,000	3,060	10	2007	Avg	38,702	N	N	17125 272ND AVE SE
13	0	556140	0700	11/10/11	\$600,000	\$705,000	3,180	10	2005	Avg	37,795	Y	N	25914 SE 159TH ST
13	0	232306	9108	03/29/12	\$638,000	\$741,000	3,660	10	1994	Avg	49,658	N	N	14620 255TH LN SE
13	0	252306	9015	08/12/13	\$1,105,000	\$1,160,000	4,620	10	1999	Avg	219,978	N	N	17309 270TH AVE SE
13	7	222306	9171	04/12/13	\$1,680,000	\$1,824,000	6,310	11	2007	Avg	211,070	N	N	24229 SE 147TH PL
13	7	222306	9075	02/25/13	\$1,189,000	\$1,305,000	3,690	12	2003	Avg	43,450	N	N	24256 SE 147TH PL
13	7	222306	9172	02/28/12	\$1,120,000	\$1,305,000	4,090	12	2005	Avg	170,635	Y	N	24215 SE 147TH PL
13	7	222306	9161	11/06/12	\$1,550,000	\$1,742,000	4,410	12	2006	Avg	43,450	N	N	24264 SE 147TH PL
13	8	242306	9088	04/24/13	\$690,000	\$747,000	3,380	10	1990	Avg	39,131	N	N	14836 260TH AVE SE

## Improved Sales Removed in This Annual Update Analysis Area 066 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	032306	9040	05/14/13	\$10,000	DOR RATIO;PREVIMP<=25K;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	032306	9140	09/21/11	\$150,000	DOR RATIO; FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	032306	9142	02/24/12	\$366,151	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	102306	9014	06/26/12	\$247,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
2	0	142306	9082	09/01/11	\$655,000	RELOCATION - SALE TO SERVICE
2	0	142306	9199	03/22/13	\$409,872	OBSOLESCENCE;BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	142306	9200	03/07/11	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	152306	9042	12/04/12	\$585,000	IMP COUNT
2	0	152306	9074	04/04/13	\$487,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	152306	9128	09/17/12	\$137,000	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	172306	9064	10/25/13	\$397,367	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	509030	0005	09/08/11	\$220,000	SAS DIAGNOSTIC OUTLIER; STATISTICAL OUTLIER
2	0	509030	0015	03/21/12	\$315,000	IMP COUNT
2	9	261680	0150	04/03/12	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
2	10	813750	0500	01/15/13	\$438,905	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	10	813750	0560	09/19/13	\$486,497	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
2	11	229490	0090	02/10/12	\$180,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
2	14	162306	9078	07/26/13	\$557,317	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
2	15	788002	0150	03/02/11	\$380,000	NO MARKET EXPOSURE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
3	0	012305	9032	07/29/13	\$194,413	DOR RATIO;REAL MH;BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	0	012305	9032	07/29/13	\$665,300	REAL MH;BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; MOBILE HOME
3	0	012305	9054	10/21/13	\$761,000	SAS DIAGNOSTIC OUTLIER; STATISTICAL OUTLIER
3	0	012305	9072	07/06/11	\$523,500	NO MARKET EXPOSURE
3	0	022305	9094	11/11/11	\$390,000	NO MARKET EXPOSURE; DIVORCE
3	0	062306	9076	03/02/12	\$559,000	REAL MH;OPEN SPACE
3	0	072306	9058	01/30/12	\$200,000	SAS DIAGNOSTIC OUTLIER; STATISTICAL OUTLIER
3	0	072306	9060	11/01/13	\$1,000,000	PRESENT CHARACTERISTICS DOES NOT MATCH SALE CHARACTERISTICS
3	0	072306	9070	04/12/13	\$381,859	CORPORATE AFFILIATES; BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
3	0	182306	9209	11/01/11	\$114,199	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	0	328680	0370	03/04/11	\$500,000	RELOCATION - SALE TO SERVICE

## Improved Sales Removed in This Annual Update Analysis Area 066 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	328680	0510	11/23/11	\$420,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	338830	0070	02/03/11	\$246,144	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
3	0	338830	0220	06/18/13	\$390,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	338830	0260	10/10/13	\$369,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	338830	0520	08/31/12	\$305,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	338830	0520	03/01/13	\$501,714	PRESENT CHARACTERISTICS DOES NOT MATCH SALE CHARACTERISTICS
3	0	522930	0026	04/27/11	\$100,000	OBSOLESCENCE;NON-REPRESENTATIVE SALE
3	0	522930	0027	05/15/12	\$110,480	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
3	0	522930	0051	02/08/13	\$146,300	OBSOLESCENCE;IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	522930	0172	03/01/13	\$184,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	522930	0172	12/18/13	\$155,000	SAS OUTLIER:FAIR COND
3	0	522930	0208	06/06/12	\$14,500	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.); MULTI-PARCEL SALE
3	0	522990	0095	08/30/12	\$287,085	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
3	0	522990	0169	04/20/11	\$156,200	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	811400	0040	03/10/11	\$201,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
3	1	430970	0210	12/24/13	\$99,898	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
3	1	430971	0270	09/20/11	\$680,000	NON-REPRESENTATIVE SALE
3	1	430972	0040	09/12/11	\$950,000	RELOCATION - SALE TO SERVICE
10	0	022206	9001	05/30/12	\$216,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
10	0	022206	9002	01/17/12	\$449,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	022206	9083	04/03/12	\$166,300	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
10	0	022206	9083	08/27/12	\$320,000	PRESENT CHARACTERISTICS DOES NOT MATCH SALE CHARACTERISTICS
10	0	022206	9096	08/28/13	\$225,000	SAS DIAGNOSTIC OUTLIER; STATISTICAL OUTLIER
10	0	022206	9100	05/25/11	\$153,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
10	0	032206	9092	10/31/11	\$287,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	032206	9093	08/30/12	\$235,355	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
10	0	032206	9102	02/07/11	\$199,900	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
10	0	032206	9164	12/12/12	\$267,750	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	0	032206	9168	02/22/11	\$140,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
10	0	032206	9169	07/23/13	\$863,007	ACTIVE PERMIT BEFORE SALE>25K;%COMPLETE

## Improved Sales Removed in This Annual Update Analysis Area 066 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	0	102206	9058	06/03/13	\$297,158	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
10	0	222306	9019	03/24/11	\$4,500	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
10	0	222306	9019	05/17/11	\$3,000	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
10	0	222306	9070	03/12/11	\$20,171	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
10	0	222306	9081	03/28/11	\$2,000	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
10	0	222306	9088	03/21/11	\$3,500	DOR RATIO;OPEN SPACE/EASEMENT OR RIGHT-OF-WAY
10	0	222306	9089	04/18/11	\$3,500	DOR RATIO;OPEN SPACE/EASEMENT OR RIGHT-OF-WAY
10	0	222306	9093	06/12/13	\$375,000	PRESENT CHARACTERISTICS DOES NOT MATCH SALE CHARACTERISTICS
10	0	232306	9051	07/29/13	\$997,542	SAS OUTLIER
10	0	261730	0340	06/24/11	\$408,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR
10	0	261730	0470	05/21/12	\$236,000	SAS OUTLIER;FAIR COND
10	0	262306	9085	02/08/11	\$180,500	IMP COUNT;OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	262306	9098	06/26/13	\$75,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
10	0	272306	9002	02/17/11	\$9,500	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
10	0	272306	9070	01/08/11	\$2,546	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
10	0	272306	9072	05/10/11	\$6,000	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
10	0	272306	9101	04/17/12	\$137,300	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	272306	9104	04/12/13	\$374,405	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
10	0	272306	9112	07/01/13	\$676,464	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
10	0	272306	9129	06/13/13	\$257,750	SAS DIAGNOSTIC OUTLIER; STATISTICAL OUTLIER
10	0	272306	9132	08/14/13	\$382,200	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
10	0	272306	9148	01/06/12	\$545,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	342306	9020	02/04/13	\$350,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
10	0	342306	9102	06/16/11	\$446,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	352306	9019	09/12/11	\$135,000	DOR RATIO;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
10	0	352306	9030	06/13/12	\$379,416	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
10	0	352306	9074	02/04/11	\$52,500	DOR RATIO;PREVIMP<=25K;IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	352306	9083	08/09/11	\$280,000	NO MARKET EXPOSURE
10	0	352306	9084	01/04/11	\$487,500	RELOCATION - SALE TO SERVICE;OPEN SPACE
10	0	352306	9103	04/25/13	\$239,800	%NETCONDITION

## Improved Sales Removed in This Annual Update Analysis Area 066 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	0	352306	9103	01/24/13	\$236,000	%NETCONDITION;BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
10	0	352306	9115	09/26/11	\$189,751	DOR RATIO;QUIT CLAIM DEED
10	0	920670	0040	05/11/12	\$785,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	920670	0170	07/31/13	\$442,001	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
13	0	232306	9020	11/08/12	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
13	0	232306	9029	07/09/12	\$575,000	SAS DIAGNOSTIC OUTLIER; BOXPLOTS
13	0	232306	9089	06/27/12	\$345,667	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
13	0	232306	9091	07/09/12	\$50,000	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
13	0	232306	9097	11/20/12	\$499,275	OBSOLESCENCE;BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
13	0	232306	9097	11/27/12	\$417,064	OBSOLESCENCE;NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
13	0	242306	9014	06/27/12	\$192,625	REAL MH;BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
13	0	242306	9026	07/10/13	\$10,000	DOR RATIO;IMP COUNT;PARTIAL INTEREST (1/3, 1/2, Etc.)
13	0	242306	9100	02/15/13	\$469,177	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
13	0	242306	9108	07/30/12	\$520,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
13	0	242306	9108	03/01/13	\$410,799	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
13	0	242306	9120	07/02/13	\$389,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
13	0	242306	9134	11/20/12	\$200,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
13	0	242306	9160	05/14/12	\$300,000	SAS DIAGNOSTIC OUTLIER; ANOMALY DETECTION
13	0	252306	9146	12/24/13	\$211,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
13	0	252306	9193	11/07/13	\$590,000	RELOCATION - SALE TO SERVICE
13	0	556100	0840	04/12/12	\$329,676	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
13	0	556100	0940	08/07/13	\$327,520	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
13	0	556100	0940	08/07/13	\$344,579	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
13	0	556100	0980	07/09/12	\$379,633	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
13	0	556100	0980	11/07/12	\$310,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
13	0	556110	0210	06/11/13	\$313,695	SAS DIAGNOSTIC OUTLIER; BOXPLOTS
13	0	556120	0550	09/13/13	\$315,000	SAS DIAGNOSTIC OUTLIER; ANOMALY DETECTION
13	0	556120	0550	07/15/13	\$360,877	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
13	0	556130	0170	01/03/12	\$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
13	0	556130	0330	01/23/12	\$300,625	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE

**Improved Sales Removed in This Annual Update Analysis  
Area 066 -- 1 to 3 Unit Residences**

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
13	0	556130	0330	04/04/12	\$305,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
13	0	556130	0540	11/09/12	\$86,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
13	0	556130	1220	06/26/13	\$548,100	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
13	0	556140	1360	05/11/12	\$285,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
13	0	864600	0220	04/30/12	\$277,725	DOR RATIO;CORPORATE AFFILIATES; NON-REPRESENTATIVE SALE
13	7	222306	9172	02/28/12	\$1,120,000	RELOCATION - SALE TO SERVICE

## Vacant Sales Used in this Annual Update Analysis Area 066

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
2	0	032306	9046	03/27/13	\$122,000	99,752	N	N
2	0	032306	9046	12/31/12	\$121,000	99,752	N	N
2	0	032306	9156	02/09/11	\$160,000	94,909	N	N
2	0	142306	9083	01/20/11	\$66,000	108,900	N	N
2	12	255160	0050	09/28/11	\$237,000	53,426	N	N
3	0	122305	9113	01/28/11	\$125,000	231,303	N	N
3	0	522930	0240	06/24/13	\$125,000	145,926	N	N
10	0	022206	9140	04/23/13	\$130,000	89,733	N	N
10	0	032206	9036	06/03/11	\$130,000	44,000	N	N
10	0	032206	9167	06/17/11	\$145,000	67,415	N	N
10	0	222306	9005	08/28/12	\$300,000	475,675	N	N
10	0	222306	9122	09/05/13	\$115,000	238,273	N	N
10	0	262306	9024	02/04/11	\$162,000	304,484	N	N
10	0	332306	9083	07/08/13	\$150,000	774,497	N	N
10	0	342306	9103	12/14/12	\$200,000	217,364	N	N
10	0	352306	9012	07/11/13	\$300,000	217,804	Y	N
13	0	232306	9098	09/06/11	\$120,000	39,737	N	N
13	0	242306	9039	06/19/12	\$122,500	51,836	N	N
13	0	242306	9140	07/16/13	\$157,700	217,800	N	N
13	0	242306	9179	04/17/13	\$135,000	171,263	N	N
13	0	252306	9039	12/12/12	\$61,900	78,843	N	N
13	7	222306	9168	07/11/13	\$275,000	211,722	N	N

## Vacant Sales Removed in this Annual Update Analysis Area 066

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	032306	9046	11/28/12	\$169,196	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	032305	9019	12/30/13	\$126,500	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
3	0	062306	9032	05/29/13	\$1,076,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALE
3	0	338830	0430	10/25/11	\$40,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
10	0	032206	9169	08/02/12	\$80,000	NON-REPRESENTATIVE SALE
10	0	222306	9014	03/31/11	\$18,000	EASEMENT OR RIGHT-OF-WAY
10	0	222306	9046	03/29/11	\$10,000	EASEMENT OR RIGHT-OF-WAY
10	0	222306	9069	03/29/12	\$1,000	QUIT CLAIM DEED; \$1,000 SALE OR LESS
10	0	252306	9011	07/05/12	\$1,287,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
10	0	261730	0070	04/04/12	\$125,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
10	0	272306	9020	08/01/11	\$55,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
10	0	272306	9071	07/14/11	\$5,440	EASEMENT OR RIGHT-OF-WAY
10	0	272306	9165	10/28/11	\$34,000	AUCTION SALE
10	0	352306	9037	08/28/13	\$78,000	NON-REPRESENTATIVE SALE
13	0	242306	9039	12/19/11	\$35,000	NO MARKET EXPOSURE
13	0	252306	9039	10/02/12	\$50,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
13	0	252306	9112	05/15/12	\$60,000	RELATED PARTY, FRIEND, OR NEIGHBOR; FINANCIAL INSTITUTION RESALE;
13	0	252306	9112	02/13/12	\$50,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
13	0	252306	9154	12/11/12	\$23,500	GOVERNMENT AGENCY; QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
13	0	252306	9154	11/21/11	\$127,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
13	0	556140	1300	01/24/13	\$12,000	PARTIAL INTEREST (1/3, 1/2, Etc.); STATEMENT TO DOR
13	0	556140	1310	08/10/11	\$17,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
13	0	556140	1520	04/18/12	\$55,000	NO MARKET EXPOSURE

## Mobile Home Sales Used in this Annual Update Analysis Area 066

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
2	0	142306	9007	06/11/13	\$329,999	\$329,999	1,740	Good	1986	Good	216,928	N	13631 246TH AVE SE
3	0	522930	0015	12/02/13	\$171,500	\$171,500	800	Fair	1966	Avg	98,881	N	11703 172ND PL SE
3	0	522990	0115	10/24/12	\$238,725	\$238,725	1,344	Avg	1977	Good	51,836	N	10422 151ST AVE SE
3	0	072306	9176	12/17/13	\$335,000	\$335,000	1,512	Good	1985	Avg	58,370	N	11519 186TH AVE SE
3	0	342405	9150	08/23/13	\$245,000	\$245,000	1,782	Avg	1985	Good	15,085	N	14140 SE MAY VALLEY RD
3	0	022305	9062	12/24/13	\$230,000	\$230,000	1,848	Avg	2001	V-Good	19,166	N	10726 148TH AVE SE
3	0	072306	9100	06/06/13	\$250,000	\$250,000	1,980	Good	2009	Good	46,609	N	18923 SE MAY VALLEY RD
10	0	032206	9035	04/07/12	\$365,000	\$365,000	1,512	Good	2002	Good	662,112	N	20406 235TH AVE SE
10	0	352306	9045	11/25/13	\$293,500	\$293,500	1,620	Avg	1985	Good	220,849	Y	25410 SE 178TH ST
10	0	022206	9094	02/14/12	\$256,294	\$256,294	1,810	Good	1993	Good	341,510	N	24610 SE 202ND PL
10	0	022206	9094	12/01/11	\$195,000	\$195,000	1,810	Good	1993	Good	341,510	N	24610 SE 202ND PL
10	0	022206	9064	03/12/13	\$303,000	\$303,000	2,640	Good	1998	Good	226,517	N	20416 244TH AVE SE
13	0	242306	9109	11/27/12	\$202,000	\$202,000	1,680	Avg	2004	Excellent	62,290	N	27204 SE 154TH PL

## Mobile Home Sales Removed in this Annual Update Analysis Area 066

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	152306	9194	10/28/13	\$76,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	342405	9099	01/28/13	\$252,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; MOBILE HOME;
3	0	523100	0010	11/17/11	\$85,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
3	0	072306	9003	09/19/11	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; MOBILE HOME; STATEMENT TO DOR
3	0	072306	9118	01/13/11	\$95,000	NO MARKET EXPOSURE; MOBILE HOME
10	0	262306	9097	10/17/12	\$198,283	BANKRUPTCY RECEIVER OR TRUSTEE;NO MARKET EXPOSURE;EXEMPT FROM EXCISE TAX
10	0	272306	9084	03/25/13	\$331,763	BANKRUPTCY RECEIVER OR TRUSTEE;NO MARKET EXPOSURE;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
- Physical Inspection Model Development and Report Preparation
- Land and total Valuation
- New Construction Evaluation

*Mari "Mindy" Tianzon*

8-20-14

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Appraiser II

Date