

Executive Summary

South Sammamish Plateau - Area 069

Annual Update

Characteristics Based Market Adjustment for 2014 Assessment Roll

Previous Physical Inspection: 2009

Number of Improved Sales: 1467

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	\$250,700	\$309,100	\$559,800			7.13%
2014 Value	\$275,300	\$385,500	\$660,800	\$708,400	93.6%	7.01%
\$ Change	+\$24,600	+\$76,400	+\$101,000			
% Change	+9.8%	+24.7%	+18.0%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2014 COD of 7.01% is an improvement from the previous COD of 7.13%. 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.

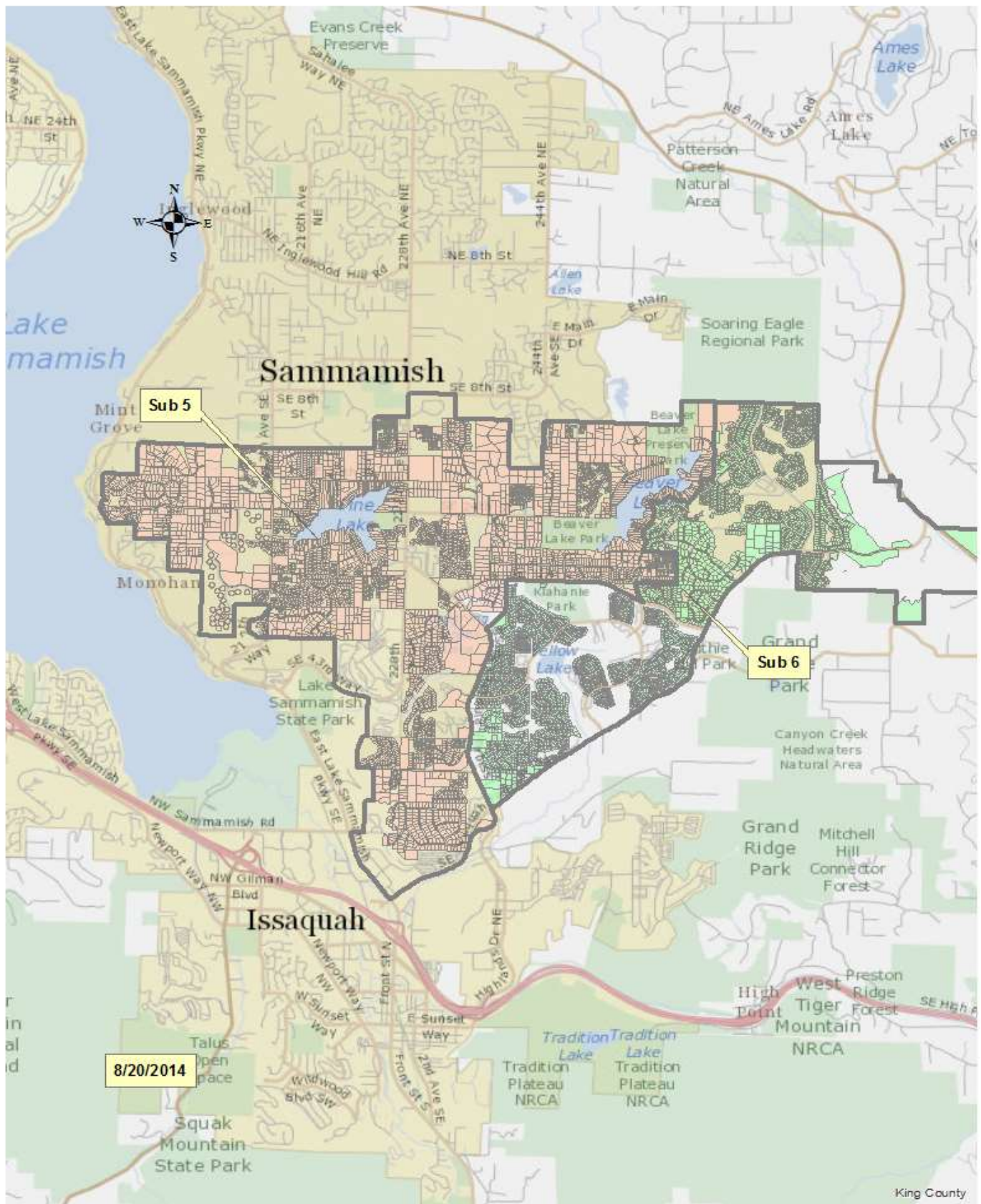
Population - Improved Parcel Summary Data:

	Land	Improvements	Total
2013 Value	\$260,800	\$282,100	\$542,900
2014 Value	\$286,400	\$353,800	\$640,200
% Change	+9.8%	+25.4%	+17.9%

Number of one to three unit residences in the population: 8,568

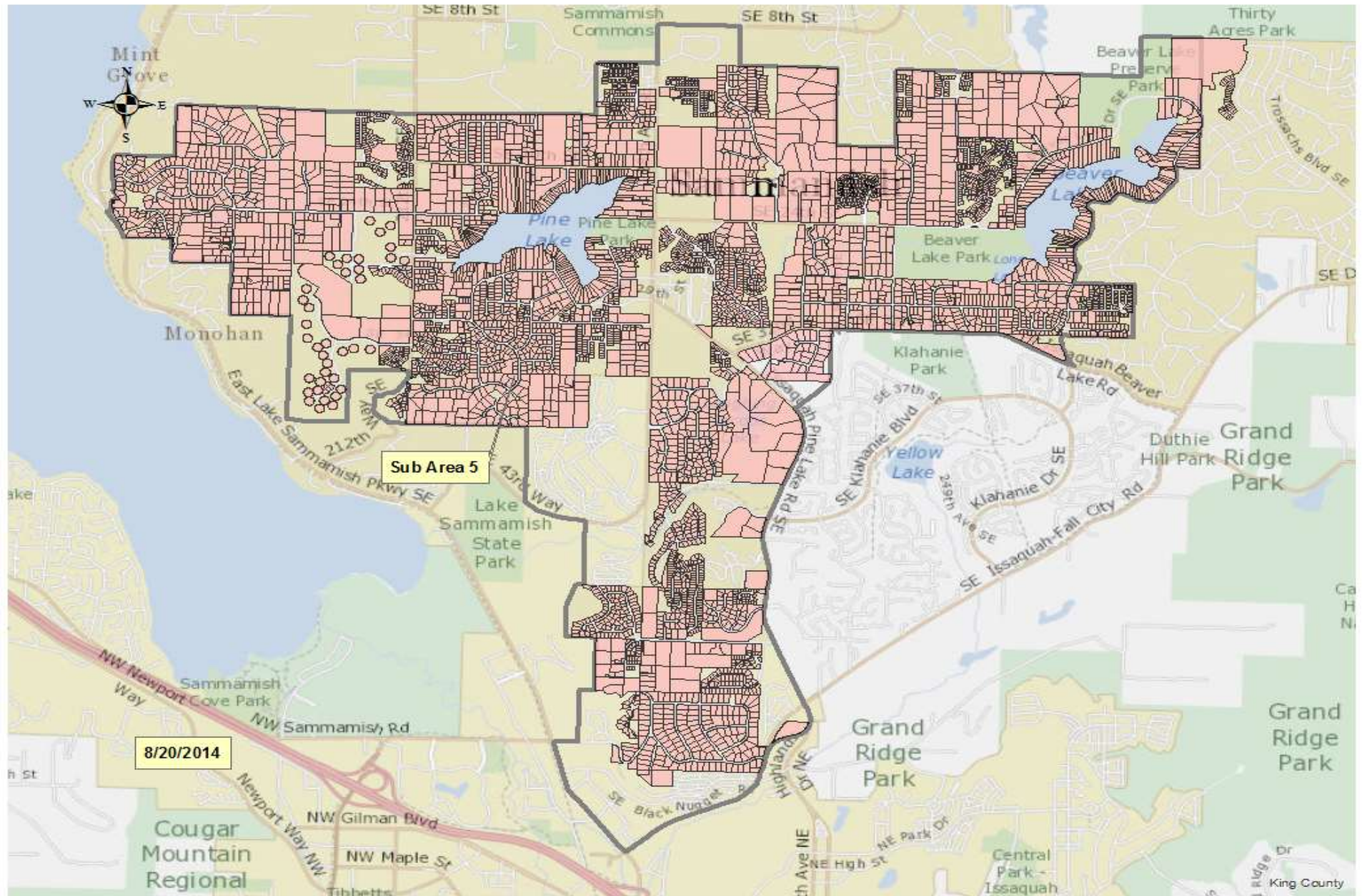
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a plat-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Tibbetts Station (major 864420 thru 864422) was generally at higher assessment level than the rest of the population. This annual update valuation model corrects for these strata differences.

Area 069 - Map

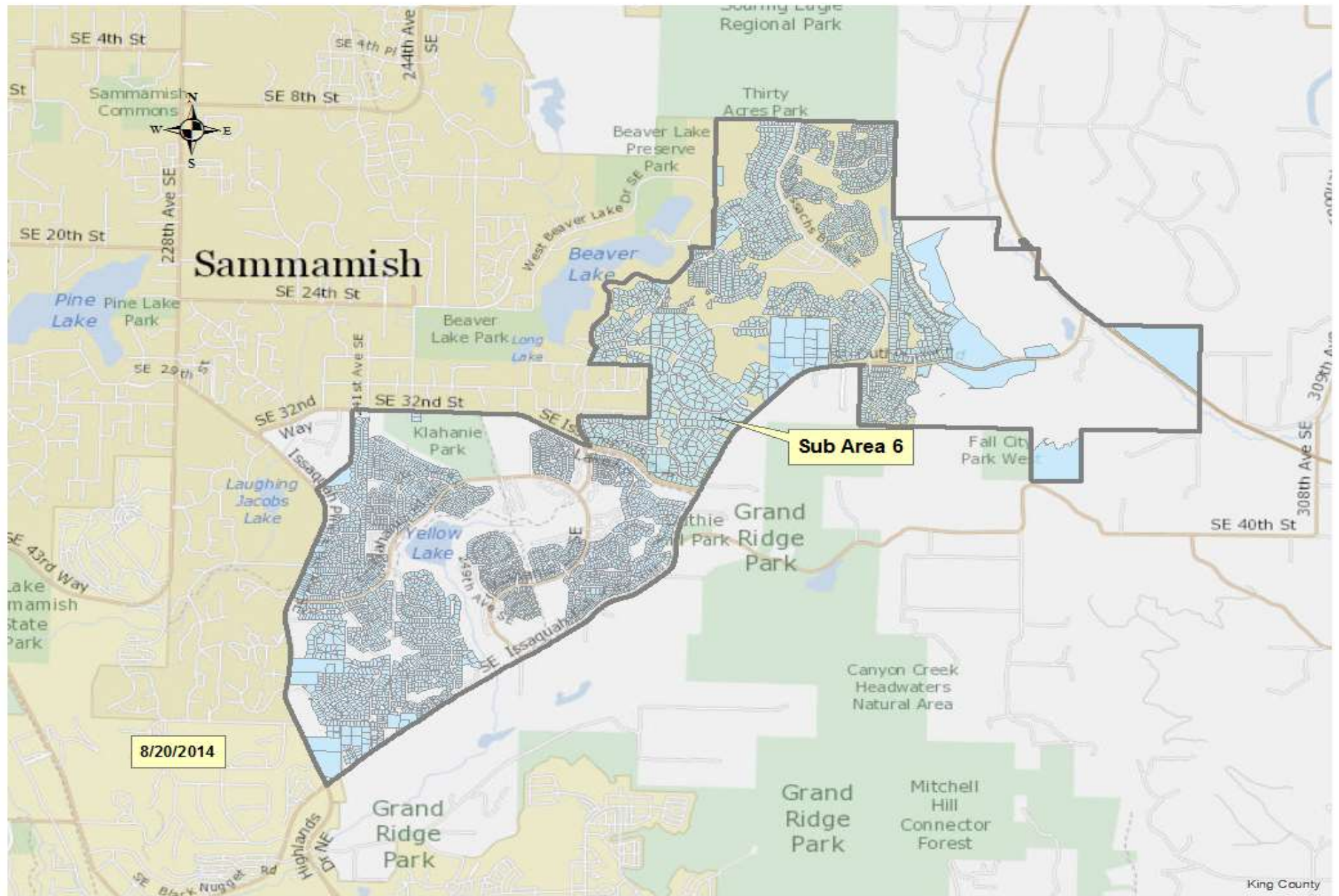


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Area 069 – Sub Area 5 Map



Area 069 – Sub Area 6 Map



Area 069 - Model Adjustments

1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+18.41%	8,431	98%

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.

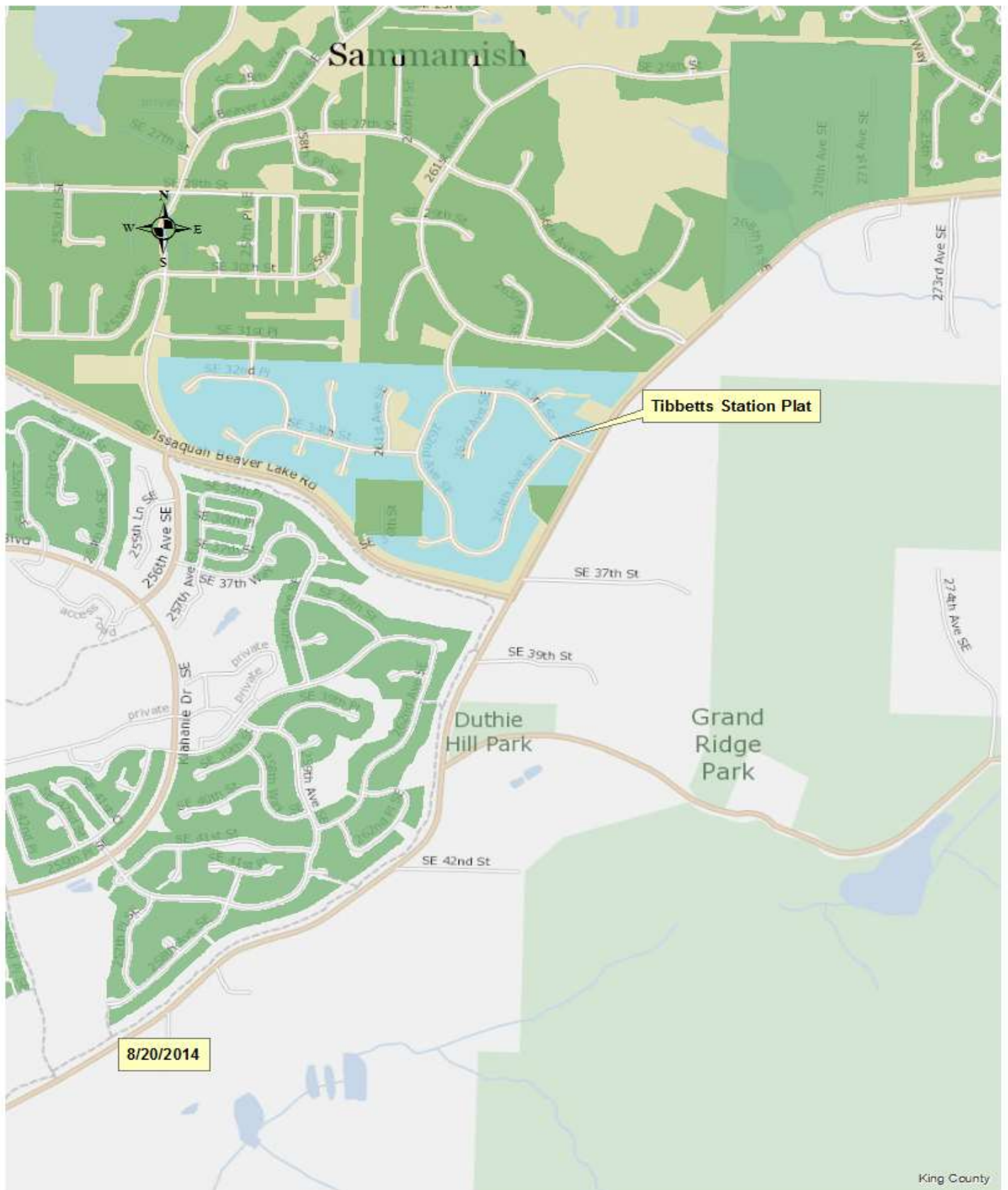
The percentages listed in the following table are total adjustments, not additive adjustments.

Model Variable	Adj %	# Sales	# in Pop	% Rep
Tibbetts Station	+0.98%	17	137	12%

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

Generally, properties within Tibbetts Station were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

Area 069 – Plat Map



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Area 069 - Summary of Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% Pop	QSTR	Sub	Range of Building Grades	Range of Year Built
864420 thru 864422	Tibbetts Station	17	137	12%	SE-12-24-6	6	10-11	1988-1994

Annual Update Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: August 18, 2014

Sales Screening for Improved Parcel Analysis

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

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

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

Land Update

Based on the 17 usable land sales available in the area, their 2013 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall +9.8% increase in land assessments in the area for the 2014 Assessment Year. The formula is:

2014 Land Value = 2013 Land Value * 1.100, 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 plat-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Tibbetts Station (major 864420 thru 864422) was generally at 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 1,467 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:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * (1 - 0.06) / (.7938826 - 3.908513E-04 * \text{SaleDay} - 1.811575E-07 * \text{SaleDaySq} + .1369678 * \text{TibbettsStation})$$

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 two sales of mobile homes within Area 069. Therefore, mobile homes were adjusted by the Total % Change indicated by the Area’s sales sample as reflected on the Executive Summary page of +18.0%. The adjustment formula is:

$$\begin{aligned} 2014 \text{ Total Value} &= 2013 \text{ Total Value} * 1.180 \\ 2014 \text{ Improvements Value} &= 2014 \text{ Total Value} \text{ minus } 2014 \text{ Land Value} \end{aligned}$$

Results

The resulting assessment level is 0.936. 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 +17.9%. 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) * 1.180.
- 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) * 1.180.
- If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.
- If land value <= \$10,000 no adjustment is applied.

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

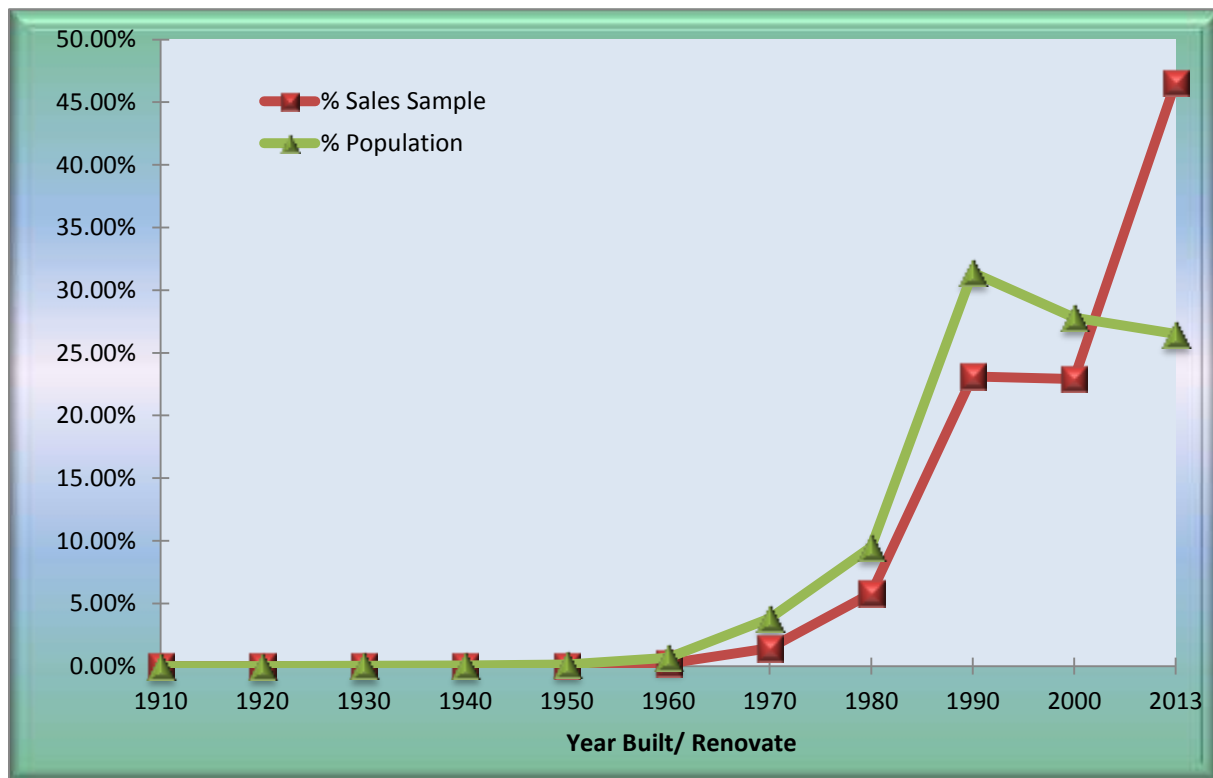
Sales Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	0	0.00%
1960	3	0.20%
1970	21	1.43%
1980	85	5.79%
1990	339	23.11%
2000	336	22.90%
2013	683	46.56%
1,467		

Population

Year Built/Ren	Frequency	% Population
1910	1	0.01%
1920	1	0.01%
1930	3	0.04%
1940	5	0.06%
1950	12	0.14%
1960	57	0.67%
1970	327	3.82%
1980	814	9.50%
1990	2,692	31.42%
2000	2,384	27.82%
2013	2,272	26.52%
8,568		



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.

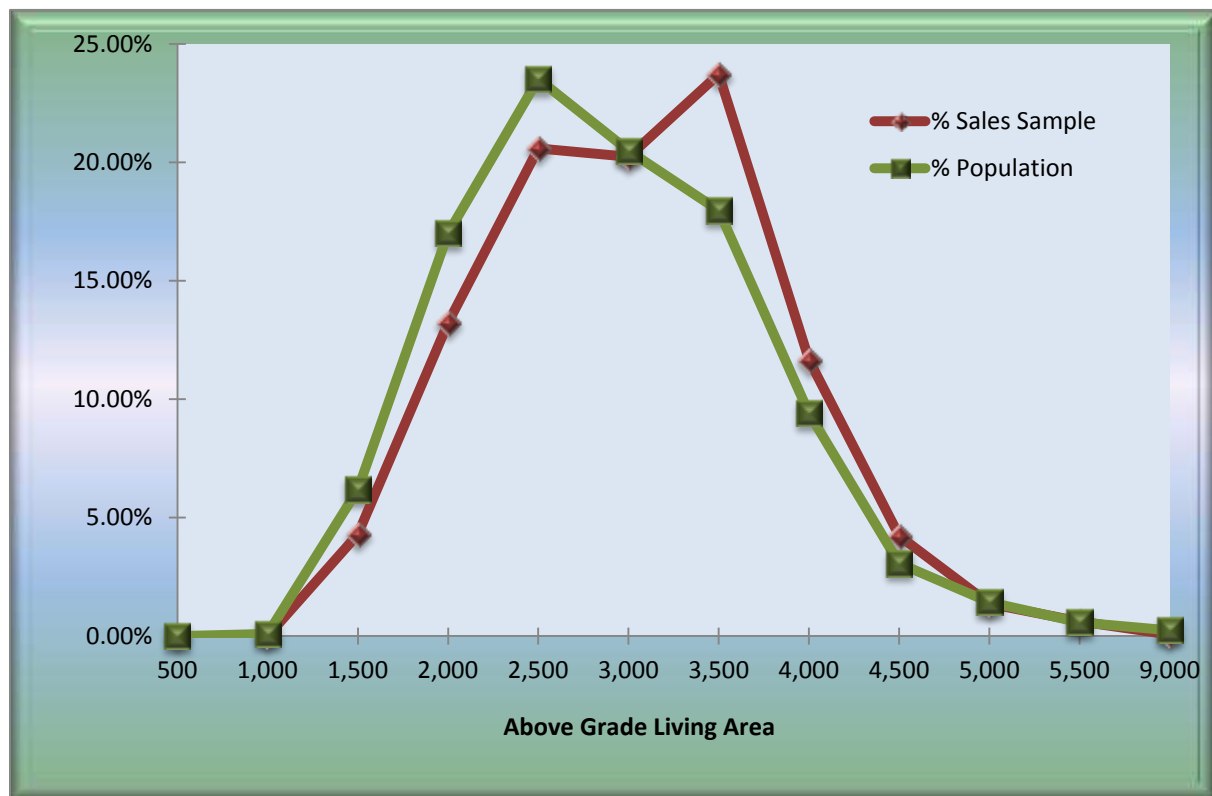
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	0	0.00%
1,500	63	4.29%
2,000	194	13.22%
2,500	302	20.59%
3,000	297	20.25%
3,500	348	23.72%
4,000	171	11.66%
4,500	62	4.23%
5,000	20	1.36%
5,500	9	0.61%
9,000	1	0.07%
1467		

Population

AGLA	Frequency	% Population
500	0	0.00%
1,000	8	0.09%
1,500	530	6.19%
2,000	1,458	17.02%
2,500	2,015	23.52%
3,000	1,756	20.49%
3,500	1,540	17.97%
4,000	806	9.41%
4,500	263	3.07%
5,000	123	1.44%
5,500	49	0.57%
9,000	20	0.23%
8,568		



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

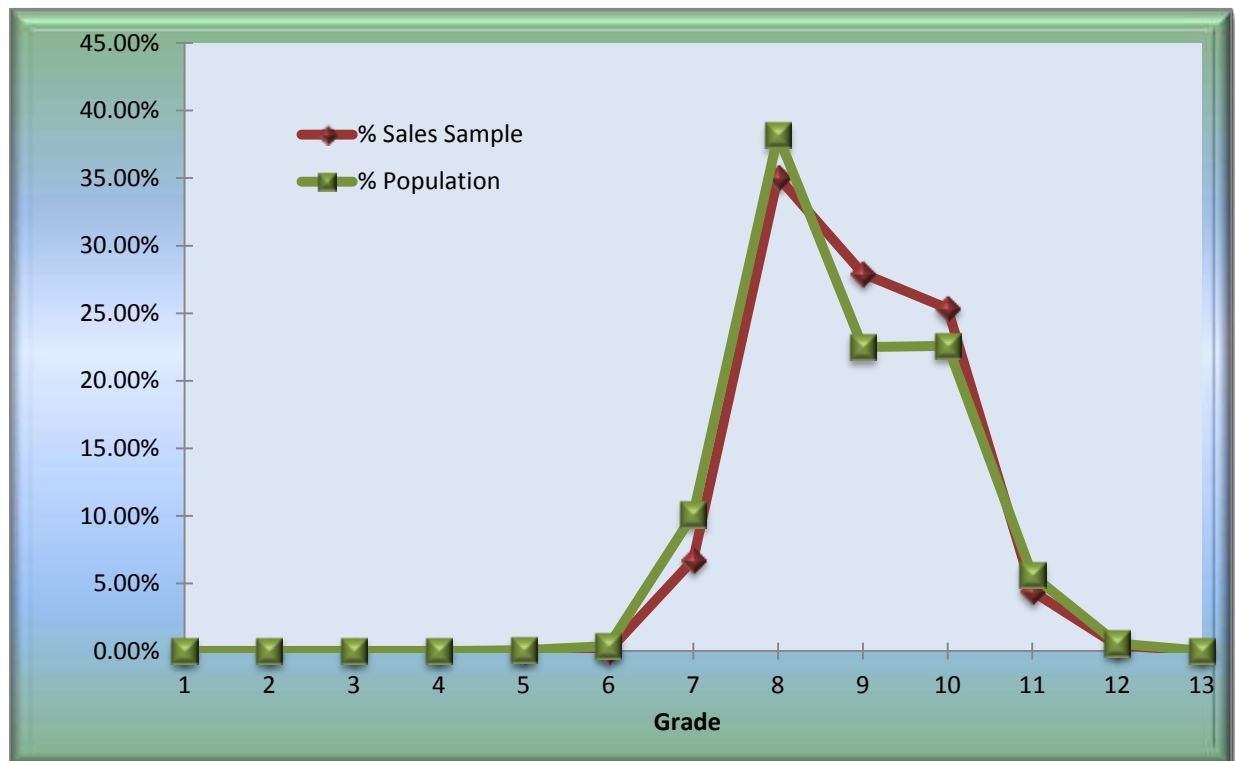
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	0	0.00%
7	99	6.75%
8	515	35.11%
9	410	27.95%
10	372	25.36%
11	65	4.43%
12	6	0.41%
13	0	0.00%
1467		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	5	0.06%
6	31	0.36%
7	865	10.10%
8	3,271	38.18%
9	1,928	22.50%
10	1,936	22.60%
11	481	5.61%
12	49	0.57%
13	2	0.02%
8,568		



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 069 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 1.177, resulting in an adjusted value of \$559,000 ($\$475,000 \times 1.177 = \$559,075$) – truncated to the nearest \$1000.

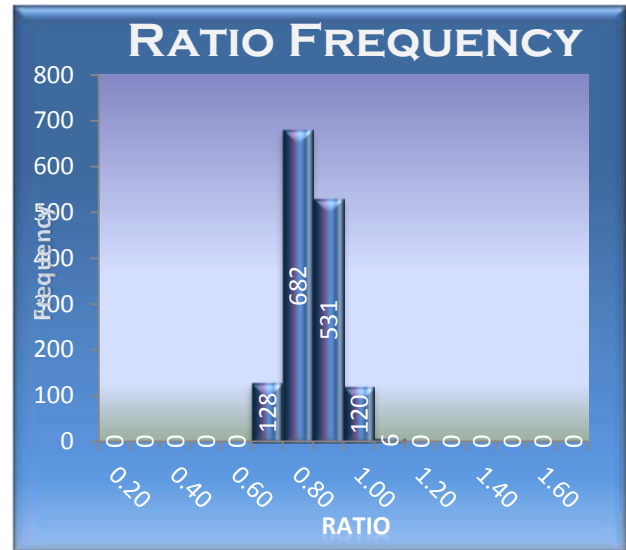
SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.265	26.5%
2/1/2011	1.265	26.5%
3/1/2011	1.265	26.5%
4/1/2011	1.264	26.4%
5/1/2011	1.263	26.3%
6/1/2011	1.261	26.1%
7/1/2011	1.259	25.9%
8/1/2011	1.256	25.6%
9/1/2011	1.253	25.3%
10/1/2011	1.250	25.0%
11/1/2011	1.246	24.6%
12/1/2011	1.242	24.2%
1/1/2012	1.237	23.7%
2/1/2012	1.232	23.2%
3/1/2012	1.227	22.7%
4/1/2012	1.221	22.1%
5/1/2012	1.215	21.5%
6/1/2012	1.208	20.8%
7/1/2012	1.201	20.1%
8/1/2012	1.193	19.3%
9/1/2012	1.185	18.5%
10/1/2012	1.177	17.7%
11/1/2012	1.168	16.8%
12/1/2012	1.159	15.9%
1/1/2013	1.149	14.9%
2/1/2013	1.139	13.9%
3/1/2013	1.129	12.9%
4/1/2013	1.118	11.8%
5/1/2013	1.107	10.7%
6/1/2013	1.095	9.5%
7/1/2013	1.083	8.3%
8/1/2013	1.070	7.0%
9/1/2013	1.057	5.7%
10/1/2013	1.043	4.3%
11/1/2013	1.029	2.9%
12/1/2013	1.015	1.5%
1/1/2014	1.000	0.0%

The time adjustment formula for Area 069 is: $(.7938826 - 3.908513E-04 * \text{SaleDay} - 1.811575E-07 * \text{SaleDaySq} + .1369678 * 1.158828E-02) / (.7938826 + .1369678 * 1.158828E-02)$
SaleDay = SaleDate - 41640
SaleDaySq = (SaleDate - 41640)^2

Annual Update Ratio Study Report (Before) – 2013 Assessments

District: NE / Team: 2	Appr. Date:	Date of Report:	Sales Dates:
Area Name: South Sammamish Plateau	1/1/2013	8/18/2014	1/2011 - 12/2013
Area Number: 69	Appr ID:	Property Type:	Adjusted for time?
	JRAM	1 to 3 Unit	YES

SAMPLE STATISTICS	
Sample size (n)	1467
Mean Assessed Value	559,800
Mean Adj. Sales Price	708,400
Standard Deviation AV	153,765
Standard Deviation SP	200,471
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.796
Median Ratio	0.792
Weighted Mean Ratio	0.790
UNIFORMITY	
Lowest ratio	0.616
Highest ratio:	1.020
Coefficient of Dispersion	7.13%
Standard Deviation	0.072
Coefficient of Variation	9.08%
Price Related Differential (PRD)	1.007
RELIABILITY	
95% Confidence: Median	
Lower limit	0.787
Upper limit	0.795
95% Confidence: Mean	
Lower limit	0.792
Upper limit	0.799
SAMPLE SIZE EVALUATION	
N (population size)	8568
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.072
Recommended minimum:	8
Actual sample size:	1467
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	773
# ratios above mean:	694
z:	2.063
Conclusion:	Non-normal



COMMENTS:

1 to 3 Unit Residences throughout Area 069

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

Annual Update Ratio Study Report (After) – 2014 Assessments

District: NE / Team: 2		Appr. Date: 1/1/2014	Date of Report: 8/18/2014	Sales Dates: 1/2011 - 12/2013
Area Name: South Sammamish Plateau				
Area Number: 69		Appr. ID: JRAM	Property Type: 1 to 3 Unit	Adjusted for time? YES
SAMPLE STATISTICS				
Sample size (n)		1467		
Mean Assessed Value		660,800		
Mean Sales Price		708,400		
Standard Deviation AV		180,751		
Standard Deviation SP		200,471		
ASSESSMENT LEVEL				
Arithmetic Mean Ratio		0.939		
Median Ratio		0.936		
Weighted Mean Ratio		0.933		
UNIFORMITY				
Lowest ratio		0.729		
Highest ratio:		1.207		
Coefficient of Dispersion		7.01%		
Standard Deviation		0.084		
Coefficient of Variation		8.95%		
Price Related Differential (PRD)		1.007		
RELIABILITY				
95% Confidence: Median				
Lower limit		0.930		
Upper limit		0.940		
95% Confidence: Mean				
Lower limit		0.935		
Upper limit		0.944		
SAMPLE SIZE EVALUATION				
N (population size)		8568		
B (acceptable error - in decimal)		0.05		
S (estimated from this sample)		0.084		
Recommended minimum:		11		
Actual sample size:		1467		
Conclusion:		OK		
NORMALITY				
Binomial Test				
# ratios below mean:		763		
# ratios above mean:		704		
z:		1.540		
Conclusion:		Normal*		
*i.e. no evidence of non-normality				

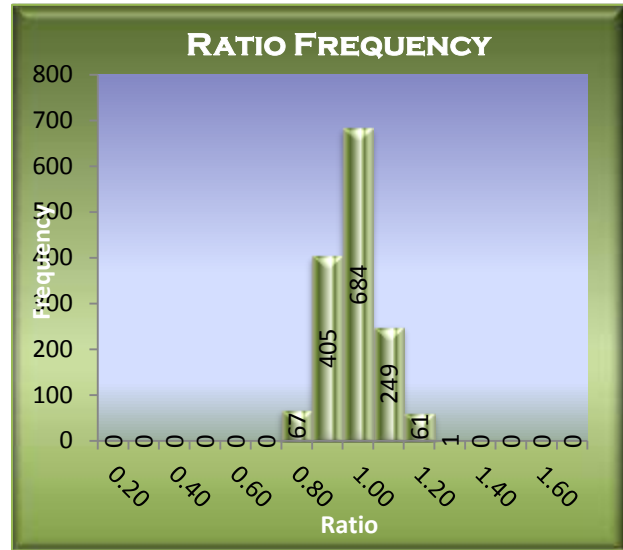
RATIO FREQUENCY

Ratio	Frequency
0.70-0.80	67
0.80-0.90	405
0.90-1.00	684
1.00-1.10	249
1.10-1.20	61
1.20-1.30	1
1.30-1.40	0
1.40-1.50	0
1.50-1.60	0

COMMENTS:

1 to 3 Unit Residences throughout Area 069

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



COMMENTS:

1 to 3 Unit Residences throughout Area 069

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

Improved Sales Used in This Annual Update Analysis

Area 069 -- 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
5	0	679110	0320	10/17/13	\$360,000	\$373,000	1,020	7	1973	Avg	13,311	N	N	3305 217TH PL SE
5	0	679110	0400	12/16/11	\$347,000	\$430,000	1,020	7	1970	Avg	19,180	N	N	21635 SE 32ND PL
5	0	092406	9083	09/13/12	\$295,000	\$349,000	1,100	7	1967	Good	15,120	N	N	2418 215TH AVE SE
5	0	809980	0580	01/09/13	\$330,000	\$378,000	1,100	7	1969	Avg	28,504	N	N	25112 SE 30TH ST
5	0	082406	9108	06/04/12	\$494,000	\$597,000	1,160	7	1964	VGood	44,866	N	N	19741 SE 24TH WAY
5	0	679110	0270	07/23/13	\$406,175	\$436,000	1,160	7	1976	Avg	14,259	N	N	3404 216TH PL SE
5	0	042406	9043	07/03/13	\$450,000	\$487,000	1,200	7	1972	Avg	25,000	N	N	21930 SE 21ST PL
5	0	809980	0560	04/08/13	\$401,000	\$447,000	1,200	7	1969	Good	20,000	N	N	25125 SE 30TH ST
5	0	679120	0030	08/08/13	\$410,000	\$437,000	1,210	7	1968	Good	18,720	N	N	2019 216TH AVE SE
5	0	012406	9050	09/12/13	\$400,000	\$421,000	1,220	7	1979	Good	27,878	N	N	1626 E BEAVER LAKE DR SE
5	0	092406	9153	09/19/13	\$460,000	\$482,000	1,220	7	1977	Avg	15,192	N	N	2422 215TH AVE SE
5	0	102406	9106	05/14/13	\$420,000	\$463,000	1,240	7	1967	Avg	16,500	N	N	23822 SE 30TH ST
5	0	092406	9111	12/13/12	\$400,000	\$462,000	1,290	7	1973	Avg	45,302	N	N	2706 212TH AVE SE
5	0	102406	9076	11/20/13	\$495,900	\$506,000	1,300	7	1963	Avg	50,094	N	N	23856 SE 30TH ST
5	0	679100	0840	01/08/13	\$399,999	\$459,000	1,300	7	1978	Avg	12,600	N	N	3307 221ST AVE SE
5	0	679100	0470	06/21/13	\$485,000	\$527,000	1,320	7	1978	Avg	12,150	N	N	22101 SE 32ND ST
5	0	112406	9077	07/08/13	\$380,000	\$410,000	1,330	7	1979	Avg	38,398	N	N	25210 SE ISSAQ-BEAVER LAKE RD
5	0	222406	9095	01/09/12	\$440,000	\$544,000	1,330	7	1968	Avg	43,885	N	N	5006 228TH AVE SE
5	0	679100	0400	04/11/13	\$406,500	\$453,000	1,340	7	1977	Avg	12,500	N	N	22034 SE 33RD ST
5	0	032406	9035	12/03/13	\$535,000	\$543,000	1,370	7	1959	Avg	54,014	N	N	22854 SE 21ST ST
5	0	572650	0100	11/08/12	\$442,000	\$515,000	1,410	7	1976	Good	15,251	N	N	21503 SE 16TH PL
5	0	809990	0510	12/20/12	\$320,000	\$369,000	1,420	7	1974	Good	10,806	N	N	3036 252ND PL SE
5	0	679100	0270	06/08/11	\$465,000	\$586,000	1,440	7	1978	Good	11,050	N	N	3518 221ST AVE SE
5	0	809980	0850	05/28/13	\$398,000	\$436,000	1,440	7	1967	Good	18,562	N	N	2842 245TH PL SE
5	0	809990	0270	08/28/13	\$422,250	\$447,000	1,450	7	1973	Good	10,121	N	N	3045 255TH AVE SE
5	0	809990	0420	06/04/12	\$330,000	\$399,000	1,460	7	1979	Avg	19,225	N	N	3012 253RD PL SE
5	0	679090	0030	10/02/12	\$340,000	\$400,000	1,480	7	1969	Avg	14,874	N	N	1904 216TH AVE SE
5	0	679110	0300	09/20/12	\$375,000	\$443,000	1,480	7	1976	Avg	13,114	N	N	21647 SE 33RD PL
5	0	809990	0010	09/03/13	\$464,000	\$490,000	1,480	7	1974	Good	11,995	N	N	3011 252ND PL SE
5	0	809990	0230	04/29/13	\$435,000	\$482,000	1,490	7	1972	Avg	12,699	N	N	3005 255TH AVE SE
5	0	022406	9119	07/15/13	\$590,000	\$635,000	1,500	7	1977	Good	52,707	N	N	1443 247TH AVE SE
5	0	082406	9183	10/04/13	\$357,500	\$373,000	1,510	7	1977	Avg	15,246	N	N	2407 201ST AVE SE
5	0	809990	0160	04/24/12	\$395,000	\$481,000	1,520	7	1973	Avg	12,512	N	N	3054 255TH AVE SE
5	0	679110	0080	04/06/12	\$346,500	\$423,000	1,540	7	1975	Avg	11,680	N	N	3317 216TH PL SE
5	0	679090	0190	07/30/13	\$485,000	\$519,000	1,560	7	1972	Good	14,985	N	N	1905 216TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 069 -- 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
5	0	809980	0190	02/11/13	\$400,000	\$454,000	1,560	7	1969	Avg	37,537	N	N	24725 SE 31ST PL
5	0	809980	0550	02/26/13	\$415,000	\$469,000	1,570	7	1974	Avg	20,000	N	N	25115 SE 30TH ST
5	0	679100	0940	06/23/11	\$395,000	\$498,000	1,600	7	1977	Avg	12,075	N	N	3425 221ST AVE SE
5	0	809980	0180	05/27/11	\$365,000	\$461,000	1,630	7	1977	Avg	27,126	N	N	24717 SE 31ST PL
5	0	679100	0830	06/15/13	\$445,000	\$485,000	1,640	7	1977	Avg	12,075	N	N	22023 SE 33RD ST
5	0	679100	0280	08/15/12	\$370,000	\$440,000	1,650	7	1977	Good	9,600	N	N	3512 221ST AVE SE
5	0	809980	0120	12/13/12	\$425,000	\$491,000	1,650	7	1979	Good	39,627	N	N	3017 247TH AVE SE
5	0	644600	0045	06/04/13	\$625,000	\$684,000	1,690	7	1994	Avg	27,531	N	N	5513 231ST AVE SE
5	0	679100	0460	11/14/12	\$350,000	\$408,000	1,740	7	1977	Avg	12,150	N	N	22021 SE 32ND ST
5	0	042406	9152	04/02/12	\$305,000	\$373,000	1,760	7	1956	Avg	13,200	N	N	21919 SE 20TH ST
5	0	092406	9220	07/12/12	\$435,000	\$521,000	1,770	7	1986	Avg	54,968	N	N	22124 SE 38TH ST
5	0	809990	0240	01/15/13	\$446,000	\$511,000	1,780	7	1972	Good	10,004	N	N	3015 255TH AVE SE
5	0	612700	0970	09/13/13	\$425,000	\$447,000	1,780	7	2005	Avg	3,960	N	N	2034 249TH PL SE
5	0	679100	0910	07/11/12	\$355,000	\$426,000	1,830	7	1978	Avg	13,600	N	N	22025 SE 34TH ST
5	0	679100	0380	07/16/11	\$417,000	\$525,000	1,860	7	1977	Avg	10,200	N	N	22048 SE 33RD ST
5	0	679120	0190	06/28/13	\$470,000	\$510,000	1,860	7	1973	Good	12,625	N	N	2310 216TH AVE SE
5	0	809980	0070	12/27/12	\$365,000	\$420,000	1,860	7	1968	Avg	23,313	N	N	3026 245TH AVE SE
5	0	612700	0160	05/23/13	\$440,000	\$483,000	1,900	7	2003	Avg	5,591	N	N	1911 249TH PL SE
5	0	612700	0990	07/03/12	\$419,000	\$503,000	1,900	7	2005	Avg	4,514	N	N	2028 249TH PL SE
5	0	612700	1000	12/13/12	\$403,000	\$466,000	1,900	7	2005	Avg	4,236	N	N	2022 249TH PL SE
5	0	679110	0470	07/24/13	\$490,000	\$526,000	1,920	7	1988	Avg	14,413	N	N	21618 SE 32ND PL
5	0	809980	0680	08/22/12	\$461,000	\$548,000	1,970	7	1968	Good	27,106	N	N	24900 SE 30TH ST
5	0	612700	1130	04/03/13	\$430,000	\$480,000	1,970	7	2005	Avg	4,139	N	N	2021 250TH PL SE
5	0	809980	0400	02/29/12	\$440,000	\$540,000	2,110	7	2012	Avg	20,000	N	N	24959 SE 30TH ST
5	0	612701	0760	11/05/12	\$438,000	\$511,000	2,127	7	2005	Avg	4,141	N	N	24807 SE 19TH ST
5	0	612700	0080	06/14/12	\$416,500	\$502,000	2,170	7	2003	Avg	5,284	N	N	2016 250TH PL SE
5	0	612701	0610	01/13/11	\$398,000	\$504,000	2,170	7	2005	Avg	5,379	N	N	1701 249TH PL SE
5	0	612701	0980	05/14/13	\$480,000	\$529,000	2,170	7	2005	Avg	4,395	N	N	1813 251ST PL SE
5	0	679120	0070	02/13/13	\$445,000	\$505,000	2,190	7	1971	Good	11,476	N	N	21505 SE 22ND ST
5	0	679100	0370	10/31/13	\$459,900	\$474,000	2,210	7	1977	Avg	12,000	N	N	3302 221ST AVE SE
5	0	809990	0050	08/09/13	\$446,000	\$476,000	2,210	7	1974	Avg	9,746	N	N	3047 252ND PL SE
5	0	612700	1140	08/29/11	\$392,000	\$492,000	2,230	7	2005	Avg	4,208	N	N	2027 250TH PL SE
5	0	032406	9070	04/09/13	\$467,500	\$521,000	2,240	7	1974	Good	59,241	N	N	23350 SE 22ND ST
5	0	809990	0360	01/05/12	\$385,000	\$476,000	2,250	7	1973	Good	10,165	N	N	3023 254TH AVE SE
5	0	612700	0090	07/24/12	\$445,000	\$532,000	2,260	7	2003	Avg	5,493	N	N	2010 250TH PL SE

Improved Sales Used in This Annual Update Analysis

Area 069 -- 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
5	0	612701	0120	04/11/11	\$370,000	\$468,000	2,260	7	2004	Avg	4,158	N	N	2002 251ST PL SE
5	0	612700	0120	04/18/11	\$388,650	\$491,000	2,290	7	2003	Avg	5,482	N	N	1918 250TH PL SE
5	0	612700	0550	11/01/12	\$464,000	\$542,000	2,290	7	2003	Avg	6,599	N	N	2133 248TH PL SE
5	0	612701	0180	05/03/11	\$410,000	\$518,000	2,300	7	2004	Avg	4,783	N	N	1904 251ST PL SE
5	0	644620	0345	06/02/11	\$499,500	\$630,000	2,450	7	1977	Avg	32,670	N	N	5422 232ND AVE SE
5	0	102406	9133	07/05/11	\$415,000	\$523,000	2,460	7	1971	Good	22,564	N	N	3122 239TH PL SE
5	0	612701	0920	11/12/12	\$465,000	\$542,000	2,540	7	2005	Avg	4,629	N	N	24933 SE 18TH ST
5	0	082406	9110	03/08/13	\$546,000	\$615,000	2,570	7	1997	Avg	43,560	N	N	2525 212TH AVE SE
5	0	612700	0330	08/05/13	\$508,000	\$543,000	2,680	7	2003	Avg	6,299	N	N	24827 SE 20TH CT
5	0	612700	0370	06/10/13	\$520,000	\$567,000	2,690	7	2003	Avg	6,120	N	N	2031 249TH PL SE
5	0	612701	0410	01/26/11	\$439,900	\$557,000	2,690	7	2005	Avg	5,402	N	N	1716 250TH CT SE
5	0	612701	0840	07/06/12	\$460,000	\$552,000	2,750	7	2005	Avg	4,877	N	N	24853 SE 19TH ST
5	0	612701	0950	03/04/11	\$445,000	\$563,000	2,750	7	2005	Avg	4,571	N	N	25009 SE 18TH ST
5	0	809980	0530	05/18/11	\$473,000	\$597,000	3,020	7	1967	Good	30,034	N	N	3024 251ST AVE SE
5	0	032406	9029	08/15/12	\$650,000	\$774,000	3,120	7	1960	Good	86,248	N	N	23904 SE 24TH ST
5	0	612700	1170	09/12/12	\$479,950	\$568,000	3,220	7	2003	Avg	6,020	N	N	2037 250TH PL SE
5	0	612700	0240	03/13/13	\$565,000	\$636,000	3,500	7	2003	Avg	6,000	N	N	24902 SE 20TH CT
5	0	612700	0530	04/05/13	\$675,000	\$754,000	3,980	7	2005	Avg	6,574	N	N	2121 248TH PL SE
5	0	612700	0260	04/21/12	\$500,000	\$609,000	4,140	7	2003	Avg	5,968	N	N	24822 SE 20TH CT
5	0	612700	0510	02/27/12	\$508,000	\$624,000	4,140	7	2003	Avg	6,270	N	N	2109 248TH PL SE
5	0	679100	0590	06/12/13	\$470,000	\$513,000	1,250	8	1977	Good	12,650	N	N	3236 218TH AVE SE
5	0	644620	0185	08/11/11	\$500,000	\$628,000	1,290	8	2000	Avg	25,000	N	N	5346 235TH AVE SE
5	0	679100	0750	11/02/12	\$415,000	\$485,000	1,300	8	1977	Avg	10,500	N	N	21718 SE 32ND PL
5	0	062960	0170	07/26/11	\$368,000	\$463,000	1,350	8	1977	Avg	33,820	N	N	2814 255TH AVE SE
5	0	679100	0740	01/25/12	\$345,500	\$426,000	1,390	8	1976	Avg	10,500	N	N	21722 SE 32ND PL
5	0	082406	9160	12/09/13	\$519,000	\$525,000	1,400	8	1972	Avg	21,780	Y	N	2923 202ND PL SE
5	0	102406	9087	10/04/12	\$375,000	\$441,000	1,400	8	1979	Avg	18,424	N	N	23804 SE 30TH ST
5	0	679100	0600	08/14/13	\$415,000	\$442,000	1,410	8	1977	Avg	9,900	N	N	3230 218TH AVE SE
5	0	052406	9098	04/10/13	\$435,500	\$486,000	1,420	8	1978	Avg	15,500	N	N	20614 SE 24TH ST
5	0	300140	0010	11/01/12	\$435,000	\$508,000	1,430	8	1974	Good	17,325	N	N	1846 W BEAVER LAKE DR SE
5	0	679100	0150	10/10/13	\$497,500	\$517,000	1,430	8	1977	Avg	12,000	N	N	3503 220TH PL SE
5	0	357000	0010	10/27/11	\$400,000	\$499,000	1,440	8	1975	Avg	30,000	N	N	21420 SE 16TH PL
5	0	679100	0700	08/12/11	\$400,000	\$502,000	1,460	8	1977	Good	15,640	N	N	3231 218TH AVE SE
5	0	752720	0390	09/03/13	\$571,000	\$603,000	1,460	8	1979	Good	29,445	Y	N	19218 SE 20TH CT
5	0	679110	0020	01/11/11	\$345,000	\$437,000	1,470	8	1968	Good	10,200	N	N	3211 216TH CT SE

Improved Sales Used in This Annual Update Analysis

Area 069 -- 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
5	0	022406	9104	04/18/12	\$605,000	\$737,000	1,510	8	1989	Avg	148,498	N	N	1610 248TH AVE SE
5	0	679101	0290	04/23/12	\$362,000	\$441,000	1,550	8	1984	Avg	15,000	N	N	2909 218TH AVE SE
5	0	052406	9084	01/25/11	\$415,000	\$525,000	1,560	8	1977	Avg	44,866	N	N	2127 207TH AVE SE
5	0	752720	0220	03/27/12	\$387,000	\$473,000	1,560	8	1978	Avg	24,200	N	N	19520 SE 21ST ST
5	0	809980	0720	01/07/11	\$369,000	\$467,000	1,570	8	1972	Avg	25,331	N	N	2830 247TH AVE SE
5	0	684330	0050	02/23/12	\$395,000	\$485,000	1,610	8	1977	Avg	43,618	N	N	2202 245TH AVE SE
5	0	752720	0280	07/01/13	\$606,750	\$657,000	1,610	8	1978	Good	22,000	N	N	19408 SE 21ST ST
5	0	684330	0030	05/21/13	\$392,500	\$431,000	1,620	8	1977	Avg	45,371	N	N	24530 SE 24TH ST
5	0	022406	9036	04/08/11	\$339,500	\$429,000	1,650	8	1978	Avg	23,958	N	N	1635 W BEAVER LAKE DR SE
5	0	684330	0150	06/07/11	\$442,500	\$558,000	1,650	8	1977	Good	33,477	N	N	1809 245TH AVE SE
5	0	092406	9189	10/24/13	\$430,000	\$444,000	1,670	8	1972	Good	18,807	N	N	21528 SE 32ND ST
5	0	644600	0090	07/26/11	\$430,000	\$541,000	1,670	8	1966	Avg	28,855	Y	N	23021 SE 58TH ST
5	0	679070	0160	03/03/11	\$415,000	\$525,000	1,670	8	1984	Avg	9,431	N	N	21219 SE 29TH ST
5	0	752542	0080	04/24/12	\$520,000	\$633,000	1,670	8	1981	Avg	40,800	N	N	22908 SE 37TH ST
5	0	752720	0200	05/03/13	\$553,000	\$612,000	1,750	8	1979	Good	18,000	N	N	19523 SE 21ST ST
5	0	752740	0070	07/09/13	\$642,350	\$693,000	1,750	8	1976	Good	34,485	N	N	2205 197TH AVE SE
5	0	422125	0510	05/17/12	\$400,500	\$485,000	1,790	8	2002	Avg	5,105	N	N	24213 SE 21ST ST
5	0	540650	0560	08/19/12	\$438,000	\$521,000	1,800	8	1999	Avg	5,206	N	N	22650 SE 13TH ST
5	0	042406	9176	11/19/13	\$575,000	\$587,000	1,810	8	1978	Avg	50,882	N	N	21310 SE 20TH ST
5	0	719780	0130	04/25/13	\$430,000	\$477,000	1,870	8	2003	Avg	2,895	N	N	1303 231ST AVE SE
5	0	752740	0100	08/09/13	\$495,000	\$528,000	1,880	8	1976	Avg	34,320	N	N	19605 SE 23RD ST
5	0	809980	0840	04/15/13	\$532,000	\$592,000	1,920	8	1989	Avg	16,903	N	N	24518 SE 30TH ST
5	0	719780	0260	07/19/13	\$480,000	\$516,000	1,920	8	2002	Avg	3,000	N	N	23001 SE 13TH PL
5	0	102406	9075	08/23/11	\$435,000	\$546,000	1,950	8	1978	Good	39,180	N	N	23815 SE 28TH ST
5	0	062960	0110	03/07/13	\$630,000	\$710,000	1,960	8	1977	Avg	34,794	N	N	25330 SE 29TH PL
5	0	540650	0760	11/15/11	\$425,000	\$529,000	1,960	8	1999	Avg	4,814	N	N	22637 SE 12TH PL
5	0	022406	9063	09/13/13	\$925,000	\$973,000	1,980	8	1987	Good	108,900	N	N	2109 248TH AVE SE
5	0	422125	0040	04/16/12	\$388,000	\$473,000	1,990	8	2004	Avg	4,637	N	N	24024 SE 23RD ST
5	0	422127	0210	09/25/12	\$399,950	\$472,000	1,990	8	2004	Avg	5,182	N	N	2021 240TH AVE SE
5	0	422125	0290	07/02/12	\$445,000	\$535,000	2,000	8	2003	Avg	4,499	N	N	24106 SE 22ND ST
5	0	422125	0330	10/01/13	\$548,000	\$572,000	2,000	8	2003	Avg	4,527	N	N	24010 SE 22ND ST
5	0	422125	0380	10/10/11	\$425,000	\$531,000	2,000	8	2003	Avg	5,469	N	N	24003 SE 21ST ST
5	0	022406	9101	04/25/11	\$1,110,000	\$1,402,000	2,020	8	2003	Avg	19,166	Y	Y	2302 W BEAVER LAKE DR SE
5	0	042406	9111	08/24/12	\$475,000	\$564,000	2,060	8	1984	Avg	23,958	N	N	22720 SE 21ST PL
5	0	679101	0270	10/08/13	\$579,000	\$602,000	2,060	8	1985	Avg	15,000	N	N	2925 218TH AVE SE

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Area 069 -- 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
5	0	679101	0030	10/04/11	\$445,000	\$556,000	2,080	8	1984	Avg	15,046	N	N	21817 SE 29TH CT
5	0	679510	0265	03/21/11	\$895,000	\$1,132,000	2,080	8	1990	VGood	33,668	Y	Y	2955 224TH PL SE
5	0	719780	0170	08/27/13	\$485,000	\$514,000	2,080	8	2002	Avg	3,000	N	N	23004 SE 13TH WAY
5	0	755960	0110	03/07/11	\$450,000	\$569,000	2,080	8	2003	Avg	3,652	N	N	1305 231ST AVE SE
5	0	755960	0130	05/13/13	\$480,000	\$529,000	2,080	8	2003	Avg	3,854	N	N	1313 231ST AVE SE
5	0	679070	0180	02/07/11	\$457,250	\$579,000	2,100	8	1985	Good	12,366	N	N	21203 SE 29TH ST
5	0	679070	0290	01/23/13	\$512,000	\$585,000	2,100	8	1986	Avg	9,000	N	N	21221 SE 28TH ST
5	0	422126	0030	08/25/11	\$415,000	\$521,000	2,110	8	2004	Avg	4,258	N	N	24206 SE 21ST ST
5	0	422127	0180	06/07/13	\$420,000	\$459,000	2,110	8	2005	Avg	3,963	N	N	24024 SE 20TH ST
5	0	422127	0280	10/25/11	\$415,000	\$518,000	2,110	8	2004	Avg	4,959	N	N	24103 SE 20TH ST
5	0	422125	0050	08/26/13	\$517,000	\$548,000	2,130	8	2003	Avg	4,528	N	N	24020 SE 23RD ST
5	0	422125	0080	10/02/13	\$529,950	\$553,000	2,130	8	2003	Avg	4,166	N	N	24008 SE 23RD ST
5	0	422125	0410	01/15/13	\$430,000	\$492,000	2,130	8	2003	Avg	4,892	N	N	24015 SE 21ST ST
5	0	644620	0385	11/14/11	\$447,000	\$557,000	2,140	8	1967	Avg	32,670	N	N	5436 232ND AVE SE
5	0	679070	0280	05/13/13	\$570,000	\$628,000	2,150	8	1986	Avg	9,000	N	N	21229 SE 28TH ST
5	0	422125	0360	06/03/12	\$454,950	\$550,000	2,150	8	2003	Avg	4,156	N	N	2111 240TH AVE SE
5	0	102406	9048	07/20/11	\$551,000	\$693,000	2,160	8	1984	Good	35,247	N	N	23219 SE 25TH CT
5	0	022406	9122	06/12/13	\$525,000	\$573,000	2,170	8	1979	Avg	42,247	N	N	1308 251ST AVE SE
5	0	042406	9040	06/21/11	\$600,000	\$756,000	2,170	8	2002	Avg	24,179	N	N	1601 223RD AVE SE
5	0	719780	0210	03/27/12	\$425,000	\$520,000	2,170	8	2001	Avg	3,000	N	N	22914 SE 13TH WAY
5	0	719780	0310	08/22/12	\$475,000	\$564,000	2,170	8	2003	Avg	3,000	N	N	23020 SE 13TH PL
5	0	951095	0050	06/16/11	\$465,000	\$586,000	2,180	8	1985	Avg	15,919	N	N	22303 SE 18TH CT
5	0	042406	9225	07/30/13	\$585,000	\$626,000	2,230	8	1981	Avg	21,222	N	N	1925 223RD AVE SE
5	0	540650	0180	04/17/13	\$535,000	\$595,000	2,230	8	2001	Avg	4,200	N	N	22564 SE 12TH PL
5	0	540650	0360	10/16/12	\$500,000	\$587,000	2,230	8	1999	Avg	4,980	N	N	22561 SE 13TH ST
5	0	422127	0230	08/20/11	\$400,000	\$502,000	2,250	8	2005	Avg	4,060	N	N	2029 240TH AVE SE
5	0	422127	0300	06/04/13	\$507,500	\$555,000	2,250	8	2004	Avg	5,008	N	N	24117 SE 20TH ST
5	0	679115	0210	06/15/12	\$572,000	\$689,000	2,270	8	1981	Avg	45,302	N	N	3318 239TH AVE SE
5	0	022406	9051	06/02/11	\$990,000	\$1,249,000	2,290	8	1992	Avg	52,707	Y	Y	2010 W BEAVER LAKE DR SE
5	0	082406	9113	05/09/13	\$460,000	\$508,000	2,290	8	1981	Avg	14,585	N	N	2505 200TH AVE SE
5	0	679070	0190	06/10/13	\$611,000	\$667,000	2,290	8	1984	Good	14,952	N	N	21202 SE 29TH ST
5	0	679070	0220	02/26/12	\$570,000	\$700,000	2,300	8	1984	Good	12,116	N	N	21224 SE 29TH ST
5	0	184241	0020	11/07/11	\$470,000	\$586,000	2,310	8	1976	Good	14,490	N	N	1623 217TH PL SE
5	0	730020	0320	08/22/12	\$499,000	\$593,000	2,320	8	1980	Avg	31,283	N	N	3825 219TH AVE SE
5	0	422125	0180	09/15/11	\$412,500	\$517,000	2,320	8	2003	Avg	4,253	N	N	24007 SE 22ND ST

Improved Sales Used in This Annual Update Analysis

Area 069 -- 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
5	0	422127	0270	06/15/12	\$484,500	\$584,000	2,320	8	2004	Avg	5,110	N	N	24033 SE 20TH ST
5	0	422127	0340	11/08/11	\$410,000	\$511,000	2,320	8	2004	Avg	4,721	N	N	24139 SE 20TH ST
5	0	679110	0170	02/16/12	\$543,000	\$668,000	2,340	8	1972	Good	14,994	N	N	21625 SE 35TH ST
5	0	719780	0380	06/25/13	\$540,000	\$586,000	2,340	8	2001	Avg	2,947	N	N	22922 SE 13TH PL
5	0	730020	0300	05/21/13	\$515,000	\$566,000	2,360	8	1983	Avg	35,400	N	N	21809 SE 38TH PL
5	0	730020	0520	08/30/12	\$575,000	\$682,000	2,360	8	1983	Good	37,887	N	N	21712 SE 37TH ST
5	0	022406	9180	05/20/13	\$550,000	\$605,000	2,370	8	1989	Avg	15,000	N	N	1715 W BEAVER LAKE DR SE
5	0	357000	0040	08/28/13	\$675,000	\$714,000	2,380	8	1977	Good	42,253	N	N	21408 SE 16TH PL
5	0	064280	0030	12/19/11	\$520,000	\$645,000	2,380	8	2011	Avg	8,254	N	N	3460 233RD PL NE
5	0	064280	0090	01/06/11	\$479,000	\$606,000	2,380	8	2011	Avg	4,845	N	N	23296 SE 34TH PL
5	0	064280	0160	07/20/11	\$502,000	\$631,000	2,380	8	2011	Avg	5,490	N	N	23212 SE 34TH PL
5	0	064280	0200	06/01/11	\$499,000	\$629,000	2,380	8	2011	Avg	4,641	N	N	23247 SE 34TH PL
5	0	679070	0210	05/01/13	\$460,200	\$509,000	2,390	8	1984	Avg	15,799	N	N	21220 SE 29TH ST
5	0	644620	0125	05/17/11	\$450,000	\$568,000	2,400	8	1970	Avg	28,200	N	N	23264 SE 58TH ST
5	0	755960	0030	04/11/13	\$540,000	\$602,000	2,400	8	2003	Avg	3,859	N	N	1311 230TH AVE SE
5	0	185308	1210	09/08/11	\$562,000	\$704,000	2,400	8	2010	Avg	5,000	N	N	1661 208TH PL SE
5	0	951095	0070	05/31/13	\$555,000	\$608,000	2,450	8	1987	Avg	25,977	N	N	22326 SE 20TH ST
5	0	719780	0390	04/10/12	\$389,000	\$475,000	2,450	8	2001	Avg	3,000	N	N	22916 SE 13TH PL
5	0	064280	0050	03/12/12	\$553,000	\$678,000	2,480	8	2011	Avg	4,820	N	N	23313 SE 32ND WAY
5	0	064280	0060	04/25/12	\$554,000	\$674,000	2,480	8	2011	Avg	4,637	N	N	23323 SE 32ND WAY
5	0	064280	0230	03/23/11	\$581,000	\$735,000	2,480	8	2011	Avg	5,241	N	N	23275 SE 34TH PL
5	0	064280	0240	03/04/11	\$569,000	\$720,000	2,480	8	2011	Avg	5,335	N	N	23285 SE 34TH PL
5	0	947601	0060	01/11/11	\$520,000	\$658,000	2,490	8	2010	Avg	7,089	N	N	24882 SE 13TH PL
5	0	679020	0200	02/06/12	\$500,000	\$616,000	2,500	8	1987	Avg	9,935	N	N	2915 217TH AVE SE
5	0	052406	9086	06/01/11	\$476,000	\$600,000	2,510	8	1988	Avg	77,972	N	N	2019 207TH AVE SE
5	0	540650	0370	10/02/12	\$499,265	\$588,000	2,510	8	1999	Avg	4,402	N	N	1315 226TH CT SE
5	0	679020	0070	02/11/13	\$538,750	\$612,000	2,520	8	1987	Avg	9,776	N	N	3006 217TH AVE SE
5	0	947601	0130	08/08/11	\$479,950	\$603,000	2,540	8	2010	Avg	5,226	N	N	1350 248TH AVE SE
5	0	769180	0170	12/12/12	\$536,000	\$619,000	2,550	8	2002	Avg	4,656	N	N	22513 SE 15TH PL
5	0	769180	0230	02/24/12	\$620,000	\$762,000	2,570	8	2002	Avg	4,858	N	N	1515 225TH PL SE
5	0	769180	0010	10/24/11	\$488,880	\$610,000	2,580	8	2002	Avg	4,437	N	N	1502 225TH PL SE
5	0	679510	0350	06/01/11	\$810,000	\$1,022,000	2,590	8	1992	Avg	18,550	Y	Y	2922 222ND PL SE
5	0	752742	0150	05/28/13	\$749,990	\$822,000	2,590	8	1985	Good	33,088	N	N	20010 SE 20TH PL
5	0	422126	0070	11/05/13	\$566,000	\$581,000	2,590	8	2004	Avg	4,356	N	N	24128 SE 21ST ST
5	0	422126	0110	08/26/13	\$527,188	\$558,000	2,590	8	2003	Avg	4,521	N	N	24102 SE 21ST ST

Improved Sales Used in This Annual Update Analysis

Area 069 -- 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
5	0	422127	0060	08/21/12	\$461,500	\$549,000	2,590	8	2004	Avg	4,761	N	N	24208 SE 20TH ST
5	0	755960	0020	06/07/13	\$575,000	\$628,000	2,600	8	2003	Avg	3,859	N	N	1307 230TH AVE SE
5	0	185308	1150	02/10/11	\$591,742	\$749,000	2,610	8	2010	Avg	6,000	N	N	20820 SE 16TH ST
5	0	042406	9087	02/27/13	\$524,560	\$593,000	2,630	8	2001	Avg	15,200	N	N	2121 219TH LN SE
5	0	679020	0100	12/06/11	\$545,000	\$677,000	2,640	8	1987	Avg	9,567	N	N	3024 217TH AVE SE
5	0	679070	0040	11/18/13	\$625,000	\$638,000	2,660	8	1987	Good	12,001	N	N	21230 SE 28TH ST
5	0	684331	0130	05/11/12	\$415,000	\$503,000	2,660	8	1977	Avg	33,578	N	N	1821 244TH AVE SE
5	0	064280	0010	05/03/12	\$565,000	\$686,000	2,660	8	2011	Avg	5,063	N	N	3485 233RD PL SE
5	0	064280	0010	10/14/11	\$560,000	\$699,000	2,660	8	2011	Avg	5,063	N	N	3485 233RD PL SE
5	0	064280	0020	11/07/11	\$540,000	\$673,000	2,660	8	2011	Avg	5,691	N	N	3490 233RD PL SE
5	0	064280	0040	01/21/12	\$550,000	\$679,000	2,660	8	2011	Avg	5,800	N	N	3430 233RD PL SE
5	0	064280	0070	07/03/12	\$530,000	\$637,000	2,660	8	2011	Avg	4,896	N	N	23318 SE 32ND WAY
5	0	064280	0080	06/24/12	\$547,000	\$658,000	2,660	8	2011	Avg	4,881	N	N	23312 SE 34TH PL
5	0	064280	0100	02/09/11	\$525,000	\$664,000	2,660	8	2011	Avg	4,845	N	N	23274 SE 34TH PL
5	0	064280	0110	02/11/11	\$536,100	\$678,000	2,660	8	2011	Avg	4,935	N	N	23256 SE 34TH PL
5	0	064280	0170	06/28/13	\$650,000	\$705,000	2,660	8	2011	Avg	4,274	N	N	23217 SE 34TH PL
5	0	064280	0170	06/17/11	\$536,000	\$676,000	2,660	8	2011	Avg	4,274	N	N	23217 SE 34TH PL
5	0	064280	0180	06/17/11	\$550,000	\$693,000	2,660	8	2011	Avg	4,692	N	N	23227 SE 34TH PL
5	0	064280	0190	06/06/11	\$540,000	\$681,000	2,660	8	2011	Avg	4,641	N	N	23237 SE 34TH PL
5	0	064280	0210	05/04/11	\$539,000	\$681,000	2,660	8	2011	Avg	4,641	N	N	23257 SE 34TH PL
5	0	064280	0220	04/29/11	\$549,000	\$694,000	2,660	8	2011	Avg	6,332	N	N	23267 SE 34TH PL
5	0	752740	0090	08/04/13	\$579,500	\$619,000	2,670	8	1976	Avg	30,750	N	N	19606 SE 23RD ST
5	0	730020	0160	07/23/12	\$560,000	\$670,000	2,680	8	1983	Avg	30,464	N	N	21443 SE 37TH ST
5	0	809980	0030	12/10/13	\$649,950	\$657,000	2,680	8	2013	Avg	14,216	N	N	3033 245TH AVE SE
5	0	769180	0160	03/05/13	\$607,000	\$685,000	2,720	8	2002	Avg	5,696	N	N	22517 SE 15TH PL
5	0	032406	9003	08/13/13	\$793,800	\$845,000	2,750	8	1992	Avg	216,057	N	N	1306 238TH AVE SE
5	0	082406	9144	02/07/11	\$470,000	\$595,000	2,760	8	1967	Good	40,075	N	N	20308 SE 30TH ST
5	0	679020	0120	02/03/11	\$555,000	\$702,000	2,770	8	1987	Good	12,927	N	N	3034 217TH AVE SE
5	0	064280	0120	04/04/11	\$560,772	\$709,000	2,770	8	2011	Avg	4,185	N	N	23248 SE 34TH PL
5	0	064280	0130	10/25/11	\$525,000	\$655,000	2,770	8	2011	Avg	4,185	N	N	23230 SE 34TH PL
5	0	064280	0150	11/22/11	\$541,100	\$673,000	2,770	8	2011	Avg	7,952	N	N	23218 SE 34TH PL
5	0	064280	0250	01/23/12	\$537,500	\$663,000	2,770	8	2011	Avg	4,603	N	N	3455 233RD PL SE
5	0	064280	0260	02/24/12	\$545,000	\$670,000	2,770	8	2011	Avg	4,375	N	N	3445 233RD PL SE
5	0	064280	0270	03/13/12	\$550,000	\$674,000	2,770	8	2011	Avg	5,086	N	N	3435 233RD PL SE
5	0	540650	0630	05/04/12	\$510,000	\$620,000	2,780	8	2001	Avg	4,200	N	N	22566 SE 13TH ST

Improved Sales Used in This Annual Update Analysis

Area 069 -- 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
5	0	769180	0110	03/05/12	\$570,000	\$699,000	2,780	8	2002	Avg	7,710	N	N	22537 SE 15TH PL
5	0	064280	0140	11/08/11	\$525,000	\$654,000	2,780	8	2011	Avg	4,122	N	N	23224 SE 34TH PL
5	0	022406	9086	08/05/11	\$565,000	\$710,000	2,790	8	1980	Avg	49,658	N	N	1823 248TH AVE SE
5	0	752541	0050	11/25/13	\$590,000	\$601,000	2,910	8	1980	Avg	34,800	N	N	3827 231ST AVE SE
5	0	612700	0610	05/16/13	\$675,000	\$743,000	2,920	8	2004	Avg	7,583	N	N	2207 250TH PL SE
5	0	670587	0020	06/22/12	\$494,000	\$595,000	2,990	8	2003	Avg	6,424	N	N	3605 212TH PL SE
5	0	670587	0130	05/04/12	\$510,000	\$620,000	2,990	8	2004	Avg	6,086	N	N	3602 212TH PL SE
5	0	612700	0720	06/27/12	\$560,000	\$673,000	3,030	8	2004	Avg	8,748	N	N	2330 248TH AVE SE
5	0	612700	0620	09/12/11	\$550,000	\$689,000	3,100	8	2004	Avg	6,758	N	N	2219 250TH PL SE
5	0	612700	0700	07/25/13	\$650,000	\$697,000	3,100	8	2004	Avg	8,536	N	N	24807 SE 22ND CT
5	0	612700	0820	10/02/11	\$545,000	\$682,000	3,100	8	2004	Avg	6,279	N	N	2232 250TH PL SE
5	0	185308	0240	08/09/11	\$629,950	\$791,000	3,120	8	2011	Avg	5,802	N	N	1850 208TH PL SE
5	0	185308	0310	03/26/11	\$619,950	\$784,000	3,120	8	2010	Avg	5,047	N	N	1970 208TH PL SE
5	0	185308	1250	02/26/11	\$619,950	\$784,000	3,120	8	2010	Avg	5,000	N	N	1781 208TH PL SE
5	0	185308	1270	02/08/11	\$625,000	\$791,000	3,120	8	2010	Avg	5,001	N	N	1821 208TH PL SE
5	0	185308	0250	10/21/13	\$738,300	\$764,000	3,190	8	2011	Avg	6,624	N	N	1870 208TH PL SE
5	0	185308	0220	12/25/11	\$599,950	\$743,000	3,200	8	2011	Avg	5,001	N	N	1820 208TH PL SE
5	0	185308	0500	06/06/11	\$670,000	\$845,000	3,200	8	2011	Avg	9,099	N	N	20986 SE 22ND PL
5	0	185308	1290	06/23/11	\$629,950	\$794,000	3,200	8	2011	Avg	5,040	N	N	1841 208TH PL SE
5	0	185308	0390	05/10/11	\$669,950	\$846,000	3,210	8	2010	Avg	5,455	N	N	20867 SE 20TH ST
5	0	755960	0080	04/12/11	\$440,000	\$556,000	3,220	8	2004	Avg	4,922	N	N	23018 SE 14TH ST
5	0	755960	0460	01/03/11	\$518,000	\$656,000	3,220	8	2003	Avg	4,758	N	N	1419 231ST AVE SE
5	0	092406	9240	02/12/13	\$1,300,000	\$1,476,000	3,230	8	1983	Good	64,468	Y	Y	22016 SE 28TH ST
5	0	670587	0030	02/19/13	\$550,000	\$623,000	3,230	8	2003	Avg	4,901	N	N	3609 212TH PL SE
5	0	670587	0110	01/02/13	\$575,000	\$661,000	3,230	8	2004	Avg	5,033	N	N	3610 212TH PL SE
5	0	185308	0210	06/15/11	\$634,950	\$800,000	3,240	8	2011	Avg	6,309	N	N	1810 208TH PL SE
5	0	185308	0300	04/13/11	\$619,950	\$784,000	3,240	8	2011	Avg	5,699	N	N	1960 208TH PL SE
5	0	185308	0530	10/06/11	\$639,950	\$800,000	3,240	8	2011	Avg	6,371	N	N	20906 SE 22ND PL
5	0	185308	0510	11/21/11	\$650,000	\$809,000	3,310	8	2011	Avg	6,035	N	N	20966 SE 22ND PL
5	0	185308	1320	01/26/11	\$804,950	\$1,019,000	3,310	8	2010	Avg	9,791	N	N	1891 208TH PL SE
5	0	185308	0450	03/05/12	\$642,950	\$789,000	3,350	8	2010	Avg	5,771	N	N	20997 SE 20TH ST
5	0	670587	0060	02/14/12	\$489,000	\$602,000	3,370	8	2004	Avg	6,574	N	N	3627 212TH PL SE
5	0	947599	0100	04/03/13	\$726,000	\$811,000	3,380	8	2009	Avg	8,241	N	N	1361 247TH PL SE
5	0	947599	0160	06/03/13	\$720,000	\$788,000	3,380	8	2008	Avg	6,618	N	N	1352 247TH PL SE
5	0	185308	0260	05/11/11	\$680,000	\$859,000	3,390	8	2010	Avg	8,133	N	N	1890 208TH PL SE

Improved Sales Used in This Annual Update Analysis

Area 069 -- 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
5	0	185308	0460	05/17/11	\$689,950	\$871,000	3,390	8	2011	Avg	9,389	N	N	2031 210TH PL SE
5	0	185308	0520	07/12/11	\$689,950	\$868,000	3,390	8	2010	Avg	6,559	N	N	20926 SE 22ND PL
5	0	185308	0570	08/08/11	\$689,950	\$867,000	3,390	8	2011	Avg	6,298	N	N	20836 NE 22ND PL
5	0	185308	0780	02/27/12	\$638,650	\$784,000	3,390	8	2012	Avg	6,511	N	N	2018 211TH PL SE
5	0	185308	0230	05/20/11	\$649,950	\$820,000	3,450	8	2011	Avg	5,033	N	N	1830 208TH PL SE
5	0	185308	0280	09/21/11	\$699,000	\$875,000	3,450	8	2011	Avg	9,623	N	N	1930 208TH PL SE
5	0	185308	0350	05/19/11	\$669,950	\$846,000	3,450	8	2011	Avg	5,593	N	N	20767 SE 20TH ST
5	0	185308	0470	09/12/11	\$705,000	\$883,000	3,450	8	2011	Avg	7,756	N	N	21005 SE 20TH ST
5	0	185308	0490	06/30/11	\$689,950	\$869,000	3,450	8	2011	Avg	6,886	N	N	2046 210TH PL SE
5	0	185308	0550	05/13/11	\$689,990	\$871,000	3,450	8	2011	Avg	7,111	N	N	20876 SE 22ND PL
5	0	185308	1260	09/19/11	\$640,000	\$801,000	3,450	8	2011	Avg	5,001	N	N	1811 208TH PL SE
5	0	185308	1300	07/12/11	\$661,000	\$832,000	3,450	8	2011	Avg	5,341	N	N	1861 208TH PL SE
5	0	185308	0340	04/21/11	\$730,000	\$922,000	3,460	8	2011	Avg	7,043	N	N	20757 SE 20TH ST
5	0	185308	0380	05/04/11	\$719,950	\$909,000	3,460	8	2011	Avg	6,630	N	N	20837 SE 20TH ST
5	0	185308	0540	08/23/11	\$745,660	\$936,000	3,460	8	2011	Avg	7,977	N	N	20896 SE 22ND PL
5	0	185308	0560	03/09/12	\$669,950	\$821,000	3,460	8	2011	Avg	8,865	N	N	20856 SE 22ND PL
5	0	185308	0590	02/07/11	\$674,950	\$854,000	3,460	8	2010	Avg	8,798	N	N	21068 SE 20TH ST
5	0	185308	0760	08/30/11	\$666,950	\$836,000	3,460	8	2011	Avg	6,000	N	N	2038 211TH PL SE
5	0	947599	0090	01/29/13	\$565,000	\$644,000	3,530	8	2008	Avg	5,799	N	N	1351 247TH PL SE
5	0	947599	0110	07/20/12	\$587,000	\$703,000	3,610	8	2008	Avg	7,669	N	N	1371 247TH PL SE
5	0	644580	0115	05/22/13	\$677,500	\$744,000	1,930	9	1997	Good	30,875	Y	N	5507 231ST AVE SE
5	0	812360	0050	10/05/12	\$620,000	\$729,000	1,930	9	1985	Avg	72,745	N	N	2114 205TH AVE SE
5	0	809980	0706	11/14/12	\$575,000	\$670,000	1,980	9	2011	Avg	20,897	N	N	24730 SE 30TH ST
5	0	809980	0706	10/20/11	\$549,750	\$686,000	1,980	9	2011	Avg	20,897	N	N	24730 SE 30TH ST
5	0	954470	0490	05/14/12	\$615,000	\$746,000	2,030	9	2011	Avg	4,200	N	N	2861 259TH PL SE
5	0	062950	0080	09/30/11	\$505,000	\$632,000	2,320	9	2001	Avg	5,023	N	N	2812 257TH PL SE
5	0	062950	0310	07/08/13	\$585,000	\$632,000	2,320	9	2002	Avg	5,377	N	N	2908 256TH CT SE
5	0	031850	0180	08/21/13	\$591,000	\$627,000	2,330	9	2001	Avg	5,898	N	N	3521 211TH PL SE
5	0	954470	0470	03/26/13	\$754,900	\$846,000	2,340	9	2012	Avg	4,200	N	N	2881 259TH PL SE
5	0	954470	0560	06/21/12	\$702,030	\$845,000	2,340	9	2012	Avg	4,000	N	N	2920 258TH PL SE
5	0	062950	0330	06/27/12	\$495,000	\$595,000	2,350	9	2002	Avg	4,464	N	N	2902 256TH CT SE
5	0	030500	0640	08/17/11	\$635,000	\$797,000	2,359	9	1996	Avg	5,772	N	N	2538 AUDUBON PARK DR SE
5	0	954470	0430	08/07/13	\$712,500	\$761,000	2,370	9	2010	Avg	5,646	N	N	3003 259TH CT SE
5	0	954470	0430	04/15/11	\$655,000	\$828,000	2,370	9	2010	Avg	5,646	N	N	3003 259TH CT SE
5	0	278210	0190	07/25/11	\$492,500	\$619,000	2,390	9	2000	Avg	6,318	N	N	1421 225TH PL SE

Improved Sales Used in This Annual Update Analysis

Area 069 -- 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
5	0	954470	0330	06/04/13	\$705,000	\$771,000	2,390	9	2012	Avg	5,753	N	N	2930 259TH PL SE
5	0	954470	0360	10/04/12	\$699,900	\$823,000	2,390	9	2012	Avg	6,481	N	N	3030 259TH CT SE
5	0	679115	0170	01/20/12	\$551,200	\$681,000	2,420	9	1980	Avg	33,330	N	N	23835 SE 35TH ST
5	0	954470	0580	04/16/13	\$685,000	\$762,000	2,420	9	2010	Avg	4,000	N	N	2948 258TH PL SE
5	0	062950	0040	03/26/13	\$563,000	\$631,000	2,450	9	2001	Avg	5,141	N	N	2910 257TH PL SE
5	0	062950	0270	05/29/12	\$500,000	\$605,000	2,450	9	2001	Avg	5,842	N	N	25604 SE 30TH ST
5	0	092406	9105	05/17/12	\$516,000	\$625,000	2,460	9	2001	Avg	9,776	N	N	21529 SE 30TH PL
5	0	030501	0480	09/16/13	\$657,000	\$690,000	2,470	9	1997	Avg	5,528	N	N	23128 SE 27TH WAY
5	0	030500	0070	11/29/12	\$549,000	\$637,000	2,489	9	1996	Avg	7,250	N	N	22928 SE 25TH PL
5	0	030500	0590	05/24/13	\$660,000	\$725,000	2,489	9	1996	Avg	6,325	N	N	2629 231ST AVE SE
5	0	954470	0540	06/23/11	\$657,000	\$828,000	2,490	9	2010	Avg	4,000	N	N	2892 258TH PL SE
5	0	030501	0090	11/01/11	\$510,000	\$636,000	2,510	9	1998	Avg	7,028	N	N	23023 SE 27TH WAY
5	0	030500	0350	08/15/12	\$550,000	\$655,000	2,520	9	1997	Avg	7,003	N	N	2654 231ST PL SE
5	0	030501	0440	10/24/13	\$643,500	\$665,000	2,520	9	1998	Avg	5,542	N	N	23046 SE 27TH WAY
5	0	030500	0520	11/20/11	\$540,000	\$672,000	2,521	9	1996	Avg	6,901	N	N	2630 231ST AVE SE
5	0	185308	1080	01/20/12	\$714,047	\$882,000	2,530	9	2012	Avg	9,635	N	N	20960 SE 16TH ST
5	0	185308	1170	02/25/11	\$620,907	\$786,000	2,530	9	2010	Avg	6,553	N	N	20790 SE 16TH ST
5	0	679960	0060	11/09/12	\$575,000	\$670,000	2,550	9	2008	Avg	5,301	N	N	1828 248TH PL SE
5	0	954470	0550	04/18/12	\$689,900	\$840,000	2,550	9	2011	Avg	4,000	N	N	2896 258TH PL SE
5	0	030500	0600	06/27/11	\$513,000	\$646,000	2,554	9	1996	Avg	5,193	N	N	2635 231ST AVE SE
5	0	679960	0080	02/07/11	\$562,990	\$712,000	2,570	9	2011	Avg	4,745	N	N	24886 SE 17TH PL
5	0	042406	9230	10/22/13	\$624,900	\$646,000	2,580	9	1981	Avg	52,707	N	N	1603 223RD AVE SE
5	0	679095	0030	04/21/11	\$685,000	\$866,000	2,580	9	1985	Good	47,705	N	N	23425 SE 17TH PL
5	0	030500	0550	08/10/12	\$675,000	\$804,000	2,580	9	1997	Avg	7,128	N	N	2605 231ST AVE SE
5	0	954470	0020	01/19/11	\$635,000	\$804,000	2,600	9	2010	Avg	4,200	N	N	2989 258TH PL SE
5	0	954470	0080	07/18/12	\$655,000	\$784,000	2,600	9	2010	Avg	4,000	N	N	2897 258TH PL SE
5	0	954470	0110	01/18/13	\$642,900	\$735,000	2,600	9	2010	Avg	4,000	N	N	2871 285TH PL SE
5	0	954470	0130	11/15/12	\$629,900	\$733,000	2,600	9	2012	Avg	4,200	N	N	2835 258TH PL SE
5	0	954470	0150	05/24/12	\$634,000	\$767,000	2,600	9	2011	Avg	4,366	N	N	25812 S 28TH PL
5	0	954470	0170	05/15/13	\$652,900	\$719,000	2,600	9	2012	Avg	4,000	N	N	25836 SE 28TH PL
5	0	954470	0190	06/12/13	\$659,900	\$720,000	2,600	9	2012	Avg	4,000	N	N	25860 28TH PL SE
5	0	954470	0590	01/25/11	\$599,900	\$759,000	2,600	9	2010	Avg	4,000	N	N	2968 258TH PL SE
5	0	031850	0130	08/22/12	\$540,000	\$642,000	2,610	9	2001	Avg	5,371	N	N	21021 SE 35TH PL
5	0	031850	0200	09/22/11	\$500,000	\$626,000	2,610	9	2001	Avg	6,152	N	N	3528 211TH PL SE
5	0	697994	0160	10/26/11	\$632,500	\$789,000	2,630	9	2000	Avg	7,779	N	N	2628 212TH PL SE

Improved Sales Used in This Annual Update Analysis

Area 069 -- 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
5	0	329960	0230	11/26/12	\$680,000	\$789,000	2,640	9	2001	Avg	7,322	N	N	4607 229TH PL SE
5	0	954470	0370	02/23/12	\$729,308	\$896,000	2,640	9	2011	Avg	5,728	N	N	3060 259TH CT SE
5	0	954470	0440	07/13/11	\$705,000	\$887,000	2,640	9	2011	Avg	4,790	N	N	2931 259TH PL SE
5	0	030501	0420	10/09/13	\$632,000	\$657,000	2,660	9	1998	Avg	6,007	N	N	23026 SE 27TH WAY
5	0	954470	0060	12/22/11	\$632,707	\$784,000	2,660	9	2011	Avg	4,000	N	N	2917 258TH PL SE
5	0	954470	0530	09/26/11	\$615,000	\$769,000	2,660	9	2011	Avg	4,000	N	N	2888 258TH PL SE
5	0	112406	9089	09/26/11	\$565,000	\$707,000	2,670	9	1993	Avg	26,103	N	N	2825 252ND AVE SE
5	0	954470	0310	01/03/13	\$705,000	\$810,000	2,670	9	2012	Avg	4,053	N	N	2910 259TH PL SE
5	0	954470	0390	04/24/13	\$761,128	\$845,000	2,670	9	2012	Avg	5,004	N	N	3093 259TH CT SE
5	0	954470	0570	10/26/11	\$665,000	\$830,000	2,670	9	2011	Avg	4,000	N	N	2934 258TH PL SE
5	0	954470	0040	05/16/12	\$619,900	\$751,000	2,690	9	2011	Avg	4,000	N	N	2957 258TH PL SE
5	0	185308	1140	08/29/11	\$580,890	\$729,000	2,700	9	2010	Avg	6,000	N	N	20840 SE 16TH ST
5	0	954470	0480	03/11/13	\$722,500	\$813,000	2,700	9	2012	Avg	4,200	N	N	2873 SE 259TH PL
5	0	092406	9095	08/19/13	\$750,000	\$797,000	2,710	9	1989	Avg	64,468	N	N	2811 216TH AVE SE
5	0	867920	0330	06/23/13	\$760,964	\$826,000	2,710	9	2012	Avg	8,635	N	N	4667 231ST PL SE
5	0	867920	0370	03/29/13	\$712,900	\$798,000	2,710	9	2012	Avg	6,938	N	N	4715 231ST PL SE
5	0	867920	0400	12/04/12	\$672,900	\$779,000	2,710	9	2012	Avg	7,566	N	N	4763 231ST PL SE
5	0	954470	0100	01/14/13	\$637,900	\$730,000	2,720	9	2010	Avg	4,000	N	N	2889 258TH PL SE
5	0	954470	0160	03/19/13	\$661,954	\$743,000	2,720	9	2012	Avg	4,000	N	N	25824 SE 28TH PL
5	0	329960	0280	11/25/13	\$777,000	\$791,000	2,740	9	2001	Avg	5,612	N	N	4627 229TH PL SE
5	0	113750	0090	08/11/11	\$610,000	\$766,000	2,750	9	1989	Avg	16,139	N	N	21015 SE 28TH PL
5	0	030501	0020	07/25/11	\$490,000	\$616,000	2,760	9	1997	Avg	6,074	N	N	23129 SE 27TH WAY
5	0	062950	0010	05/10/11	\$521,000	\$658,000	2,770	9	2001	Avg	5,558	N	N	2924 257TH PL SE
5	0	185308	0170	02/22/12	\$620,000	\$762,000	2,770	9	2011	Avg	6,445	N	N	20875 SE 18TH PL
5	0	954470	0180	05/02/13	\$654,682	\$724,000	2,770	9	2012	Avg	4,000	N	N	25848 SE 28TH PL
5	0	032406	9103	06/15/12	\$621,000	\$749,000	2,780	9	1998	Avg	32,711	N	N	2016 236TH AVE SE
5	0	030501	0400	12/23/13	\$656,000	\$659,000	2,780	9	1998	Avg	5,572	N	N	2698 230TH AVE SE
5	0	954470	0380	08/16/13	\$747,500	\$795,000	2,780	9	2013	Avg	4,922	N	N	3090 259TH CT SE
5	0	030501	0040	10/11/13	\$620,000	\$644,000	2,790	9	1998	Avg	6,234	N	N	23113 SE 27TH WAY
5	0	867920	0030	12/06/12	\$727,900	\$843,000	2,790	9	2012	Avg	6,135	N	N	4784 231ST PL SE
5	0	679960	0140	03/25/13	\$622,000	\$697,000	2,800	9	2010	Avg	6,735	N	N	24802 SE 17TH PL
5	0	113750	0150	03/23/11	\$612,500	\$775,000	2,810	9	1989	Avg	11,908	N	N	21127 SE 28TH PL
5	0	113750	0040	06/01/11	\$589,000	\$743,000	2,820	9	1989	Avg	9,402	N	N	21126 SE 28TH PL
5	0	030501	0130	01/04/11	\$534,500	\$676,000	2,830	9	1998	Avg	6,095	N	N	22943 SE 27TH CT
5	0	030501	0390	04/27/13	\$660,000	\$732,000	2,830	9	1998	Avg	7,199	N	N	2692 230TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 069 -- 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
5	0	329960	0270	08/03/12	\$650,000	\$776,000	2,840	9	2001	Avg	5,819	N	N	4625 229TH PL SE
5	0	031850	0050	04/23/13	\$642,100	\$713,000	2,850	9	2001	Avg	8,206	N	N	3512 211TH PL SE
5	0	062950	0110	08/24/11	\$475,000	\$596,000	2,850	9	2001	Avg	7,146	N	N	2802 257TH PL SE
5	0	679115	0040	05/18/11	\$533,500	\$673,000	2,860	9	1980	VGood	44,431	N	N	23810 SE 33RD ST
5	0	031850	0220	07/23/13	\$700,000	\$752,000	2,860	9	2001	Avg	6,569	N	N	3534 211TH PL SE
5	0	031850	0340	10/17/11	\$575,000	\$718,000	2,860	9	2001	Avg	6,580	N	N	21028 SE 35TH PL
5	0	278210	0240	05/07/13	\$660,000	\$729,000	2,870	9	2000	Avg	6,974	N	N	22571 SE 14TH PL
5	0	329960	0140	12/12/11	\$477,500	\$593,000	2,870	9	2001	Avg	8,411	N	N	4606 230TH TER SE
5	0	329960	0160	07/16/12	\$620,000	\$743,000	2,870	9	2001	Avg	6,798	N	N	4602 230TH TER SE
5	0	185308	1090	04/21/12	\$639,950	\$779,000	2,870	9	2012	Avg	7,800	N	N	20940 SE 16TH ST
5	0	954470	0050	05/31/12	\$669,900	\$810,000	2,910	9	2012	Avg	4,400	N	N	2935 258TH PL SE
5	0	954470	0120	11/26/12	\$669,900	\$778,000	2,910	9	2012	Avg	4,400	N	N	2887 258TH PL SE
5	0	954470	0200	07/16/13	\$675,000	\$727,000	2,950	9	2013	Avg	5,020	N	N	25872 SE 28TH PL
5	0	954470	0630	04/05/11	\$665,000	\$841,000	2,950	9	2010	Avg	6,323	N	N	25831 SE 30TH ST
5	0	954470	0670	08/10/12	\$689,900	\$822,000	2,950	9	2012	Avg	5,759	N	N	25781 SE 30TH
5	0	954470	0710	12/08/11	\$670,000	\$832,000	2,950	9	2011	Avg	5,759	N	N	25741 SE 30TH ST
5	0	329961	0220	05/21/13	\$695,000	\$764,000	2,970	9	2003	Avg	6,792	Y	N	23007 SE 45TH PL
5	0	030500	0250	02/20/13	\$550,000	\$623,000	2,980	9	1996	Avg	7,809	N	N	23109 SE 26TH PL
5	0	042406	9263	08/22/11	\$610,000	\$766,000	2,980	9	1998	Avg	16,721	N	N	21925 SE 16TH PL
5	0	329961	0520	03/13/12	\$785,000	\$962,000	2,990	9	2003	Avg	7,008	Y	N	23024 SE 45TH PL
5	0	062950	0140	04/17/13	\$699,000	\$777,000	2,990	9	2001	Avg	8,313	N	N	2807 257TH PL SE
5	0	954470	0030	08/16/11	\$665,000	\$835,000	3,000	9	2011	Avg	4,400	N	N	2971 258TH PL SE
5	0	954470	0070	06/20/12	\$669,900	\$807,000	3,000	9	2011	Avg	4,400	N	N	2899 258TH PL SE
5	0	954470	0090	06/05/12	\$669,000	\$808,000	3,000	9	2012	Avg	4,400	N	N	2893 258TH PL SE
5	0	954470	0680	11/19/12	\$690,000	\$802,000	3,000	9	2012	Avg	5,759	N	N	25771 SE 30TH ST
5	0	954470	0750	12/13/12	\$705,000	\$815,000	3,000	9	2012	Avg	6,813	N	N	25701 SE 30TH ST
5	0	867920	0350	04/23/13	\$715,900	\$795,000	3,000	9	2012	Avg	7,454	N	N	4713 231ST PL SE
5	0	679099	0040	07/13/11	\$579,500	\$729,000	3,010	9	1992	Avg	7,602	N	N	3112 214TH PL SE
5	0	954470	0140	02/15/13	\$678,900	\$770,000	3,010	9	2012	Avg	4,922	N	N	2817 285TH PL SE
5	0	954470	0350	03/27/12	\$697,400	\$853,000	3,010	9	2011	Avg	5,058	N	N	3010 259TH CT SE
5	0	954470	0500	03/25/12	\$643,000	\$786,000	3,010	9	2011	Avg	1,842	N	N	2851 259TH PL SE
5	0	867920	0050	12/18/12	\$700,900	\$809,000	3,020	9	2012	Avg	9,180	N	N	4766 231ST PL SE
5	0	185308	0910	11/13/13	\$775,950	\$794,000	3,030	9	2013	Avg	6,000	N	N	1724 211TH AVE SE
5	0	329961	0100	07/28/11	\$705,000	\$886,000	3,040	9	2001	Avg	7,220	Y	N	4513 230TH WAY SE
5	0	329961	0540	06/03/13	\$872,000	\$954,000	3,040	9	2002	Avg	6,754	Y	N	23016 SE 45TH PL

Improved Sales Used in This Annual Update Analysis

Area 069 -- 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
5	0	329961	0590	07/08/13	\$730,000	\$788,000	3,040	9	2001	Avg	8,133	Y	N	4410 230TH WAY SE
5	0	329971	0180	05/02/13	\$755,000	\$835,000	3,040	9	2008	Avg	5,812	N	N	22704 SE 51ST ST
5	0	185308	1110	08/20/12	\$645,950	\$768,000	3,050	9	2012	Avg	7,099	N	N	20900 SE 16TH ST
5	0	185308	1220	12/24/12	\$656,371	\$756,000	3,050	9	2012	Avg	5,000	N	N	1721 208TH PL SE
5	0	185308	1240	02/05/13	\$672,708	\$765,000	3,050	9	2012	Avg	5,000	N	N	1761 208TH PL SE
5	0	697994	0070	11/15/13	\$712,500	\$729,000	3,060	9	2000	Avg	9,161	N	N	21242 SE 26TH ST
5	0	679960	0150	06/09/11	\$545,000	\$687,000	3,060	9	2010	Avg	5,662	N	N	24803 SE 17TH ST
5	0	867920	0070	01/08/13	\$605,940	\$695,000	3,060	9	2012	Avg	5,429	N	N	4742 231ST PL SE
5	0	867920	0090	02/05/13	\$619,900	\$705,000	3,060	9	2012	Avg	5,511	N	N	4718 231ST PL SE
5	0	867920	0320	07/25/13	\$750,900	\$806,000	3,060	9	2013	Avg	8,170	N	N	4661 231ST PL SE
5	0	867920	0340	05/08/13	\$775,900	\$857,000	3,060	9	2012	Avg	6,557	N	N	4705 231ST PL SE
5	0	867920	0380	03/29/13	\$734,561	\$822,000	3,060	9	2012	Avg	7,668	N	N	4739 231ST PL SE
5	0	867920	0390	02/20/13	\$713,900	\$808,000	3,060	9	2012	Avg	7,664	N	N	4751 231ST PL SE
5	0	185308	0860	03/13/13	\$677,674	\$762,000	3,080	9	2012	Avg	6,285	N	N	1854 211TH AVE SE
5	0	185308	1010	08/19/11	\$630,000	\$791,000	3,080	9	2011	Avg	5,950	N	N	1861 211TH AVE SE
5	0	185308	1230	12/12/12	\$651,798	\$753,000	3,080	9	2012	Avg	5,000	N	N	1751 208TH PL NE
5	0	329960	0090	09/12/12	\$625,000	\$739,000	3,120	9	2001	Avg	5,827	N	N	4622 230TH TER SE
5	0	092406	9296	03/20/13	\$592,500	\$665,000	3,120	9	2002	Avg	14,004	N	N	3321 228TH AVE SE
5	0	030501	0290	05/08/13	\$695,000	\$767,000	3,130	9	1998	Avg	5,106	N	N	2667 230TH AVE SE
5	0	217750	0146	04/16/13	\$1,350,000	\$1,502,000	3,140	9	2007	Avg	19,560	Y	Y	2215 E BEAVER LAKE DR SE
5	0	185308	0070	08/07/13	\$735,950	\$786,000	3,140	9	2013	Avg	5,000	N	N	1740 208TH PL SE
5	0	329961	0030	04/20/12	\$720,000	\$877,000	3,180	9	2003	Avg	6,832	N	N	4413 230TH WAY SE
5	0	679330	0120	02/15/12	\$642,000	\$790,000	3,180	9	2001	Avg	7,084	N	N	23409 SE 49TH ST
5	0	185308	0040	11/01/12	\$708,450	\$828,000	3,180	9	2012	Avg	5,500	N	N	1640 208TH PL SE
5	0	185308	0100	07/29/13	\$793,585	\$850,000	3,180	9	2013	Avg	8,152	N	N	20820 SE 18TH PL
5	0	329961	0250	04/24/13	\$991,000	\$1,100,000	3,190	9	2004	Avg	15,336	Y	N	23012 SE 45TH CT
5	0	112406	9027	10/11/12	\$980,000	\$1,151,000	3,200	9	1989	Avg	39,735	Y	Y	25432 SE 28TH ST
5	0	954470	0640	06/07/11	\$689,900	\$870,000	3,200	9	2011	Avg	5,935	N	N	25811 SE 30TH ST
5	0	954470	0720	10/26/11	\$689,900	\$861,000	3,200	9	2011	Avg	5,759	N	N	25731 SE 30TH ST
5	0	329960	0250	05/06/11	\$687,000	\$868,000	3,210	9	2001	Avg	7,515	N	N	4617 229TH PL SE
5	0	185308	0080	05/13/13	\$723,245	\$797,000	3,210	9	2012	Avg	6,707	N	N	1760 208TH PL SE
5	0	185308	0200	04/25/13	\$735,950	\$816,000	3,210	9	2012	Avg	6,891	N	N	20825 SE 18TH PL
5	0	185308	0810	09/27/13	\$769,950	\$805,000	3,210	9	2012	Avg	10,748	N	N	1964 211TH AVE SE
5	0	679115	0200	06/13/13	\$850,000	\$927,000	3,220	9	1980	Good	36,736	N	N	3406 239TH AVE SE
5	0	185308	0960	07/26/13	\$869,950	\$933,000	3,230	9	2012	Avg	11,564	N	N	1624 211TH AVE SE

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Area 069 -- 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
5	0	329971	0220	02/26/11	\$625,000	\$791,000	3,240	9	2011	Avg	6,001	N	N	22728 SE 51ST ST
5	0	329960	0020	03/29/12	\$610,000	\$746,000	3,250	9	2001	Avg	6,352	N	N	4642 229TH PL SE
5	0	185308	1040	03/08/12	\$643,000	\$789,000	3,290	9	2011	Avg	5,950	N	N	1911 211TH AVE SE
5	0	185308	0060	12/05/11	\$680,000	\$845,000	3,300	9	2011	Avg	5,000	N	N	1720 208TH PL SE
5	0	697994	0130	05/10/11	\$734,000	\$927,000	3,320	9	2000	Avg	11,469	N	N	21255 SE 26TH ST
5	0	867920	0080	02/04/13	\$635,900	\$724,000	3,320	9	2012	Avg	5,100	N	N	4730 231ST PL SE
5	0	867920	0100	05/03/13	\$702,850	\$777,000	3,320	9	2012	Avg	5,559	N	N	4706 231ST PL SE
5	0	867920	0130	06/17/13	\$669,000	\$728,000	3,320	9	2013	Avg	6,854	N	N	4664 231ST PL SE
5	0	867920	0410	11/14/12	\$673,000	\$784,000	3,320	9	2012	Avg	8,527	N	N	4727 231ST PL SE
5	0	679330	0250	08/17/11	\$630,000	\$791,000	3,340	9	2003	Avg	11,594	N	N	4995 236TH AVE SE
5	0	679095	0110	09/12/12	\$750,000	\$887,000	3,360	9	1985	Avg	63,258	N	N	23422 SE 17TH PL
5	0	329961	0560	02/14/12	\$722,000	\$888,000	3,370	9	2002	Avg	8,168	Y	N	23008 SE 45TH PL
5	0	679960	0220	06/28/11	\$605,000	\$762,000	3,380	9	2010	Avg	6,355	N	N	1815 248TH PL SE
5	0	092406	9282	03/20/13	\$855,000	\$960,000	3,400	9	2001	Avg	49,353	N	N	21521 SE 39TH ST
5	0	867920	0060	12/19/12	\$689,900	\$796,000	3,400	9	2012	Avg	6,039	N	N	4754 231ST PL SE
5	0	867920	0110	05/15/13	\$716,981	\$790,000	3,400	9	2013	Avg	6,113	N	N	4676 231ST PL SE
5	0	867920	0140	07/23/13	\$710,900	\$763,000	3,400	9	2013	Avg	7,280	N	N	4658 231ST PL SE
5	0	867920	0360	04/23/13	\$693,900	\$770,000	3,400	9	2012	Avg	8,236	N	N	4703 231ST PL SE
5	0	042406	9258	03/08/11	\$590,000	\$746,000	3,410	9	1993	Good	12,921	N	N	22613 SE 16TH PL
5	0	679330	0020	04/09/12	\$625,000	\$763,000	3,410	9	2004	Avg	5,545	N	N	23576 SE 49TH ST
5	0	329971	0140	02/16/11	\$582,000	\$736,000	3,420	9	2007	Avg	7,454	Y	N	22718 SE 49TH PL
5	0	867920	0120	06/05/13	\$659,900	\$721,000	3,420	9	2013	Avg	7,152	N	N	4670 231ST PL SE
5	0	867920	0150	07/31/13	\$680,900	\$729,000	3,420	9	2013	Avg	6,868	N	N	4652 231ST PL SE
5	0	185308	0970	06/20/11	\$610,000	\$769,000	3,470	9	2007	Avg	5,807	N	N	1811 211TH AVE SE
5	0	112406	9103	06/24/13	\$1,269,500	\$1,378,000	3,480	9	1997	Avg	21,434	Y	Y	2603 E BEAVER LAKE DR SE
5	0	329961	0180	05/28/13	\$760,000	\$833,000	3,530	9	2003	Avg	10,993	N	N	4522 230TH WAY SE
5	0	329961	0440	08/19/12	\$690,000	\$820,000	3,530	9	2003	Avg	6,951	N	N	4518 231ST PL SE
5	0	329961	0110	05/12/11	\$715,000	\$903,000	3,540	9	2001	Avg	6,504	Y	N	4517 230TH WAY SE
5	0	082406	9133	06/17/11	\$840,000	\$1,059,000	3,570	9	2001	Avg	39,837	N	N	20230 SE 30TH ST
5	0	329961	0550	03/29/11	\$870,000	\$1,100,000	3,570	9	2002	Avg	7,150	Y	N	23012 SE 45TH PL
5	0	957813	0060	09/02/11	\$605,000	\$759,000	3,630	9	2005	Avg	9,732	N	N	3101 222ND CT SE
5	0	185308	0800	10/02/13	\$827,071	\$863,000	3,700	9	2013	Avg	7,053	N	N	1984 211TH AVE SE
5	0	329971	0200	01/10/11	\$605,000	\$766,000	3,950	9	2010	Avg	6,016	N	N	22716 SE 51ST ST
5	0	329961	0200	05/07/11	\$760,000	\$960,000	4,090	9	2004	Avg	13,258	N	N	23001 SE 45TH CT
5	0	255330	0450	07/18/11	\$511,000	\$643,000	2,010	10	1991	Avg	10,575	N	N	2811 233RD AVE SE

Improved Sales Used in This Annual Update Analysis

Area 069 -- 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
5	0	883570	0010	08/01/12	\$784,000	\$936,000	2,220	10	1993	Avg	17,133	Y	N	4670 234TH AVE SE
5	0	883570	0010	06/17/11	\$755,000	\$952,000	2,220	10	1993	Avg	17,133	Y	N	4670 234TH AVE SE
5	0	138510	0080	04/22/13	\$650,000	\$722,000	2,430	10	1992	Avg	15,379	N	N	2444 196TH AVE SE
5	0	138510	0080	01/27/11	\$570,500	\$722,000	2,430	10	1992	Avg	15,379	N	N	2444 196TH AVE SE
5	0	160459	0350	09/17/12	\$647,000	\$764,000	2,500	10	1990	Avg	16,606	N	N	23211 SE 15TH CT
5	0	255330	0110	12/17/12	\$559,000	\$645,000	2,500	10	1992	Avg	9,917	N	N	2710 233RD AVE SE
5	0	255330	0670	12/09/11	\$530,000	\$658,000	2,520	10	1991	Avg	9,694	N	N	23233 SE 31ST ST
5	0	561150	0230	12/21/11	\$535,000	\$663,000	2,520	10	1999	Avg	6,207	N	N	23416 SE 28TH CT
5	0	160459	0340	10/04/13	\$645,000	\$672,000	2,540	10	1990	Avg	15,132	N	N	23208 SE 15TH CT
5	0	670585	0260	05/02/12	\$595,000	\$723,000	2,560	10	1992	Avg	7,930	N	N	21448 SE 35TH WAY
5	0	138510	0330	03/22/13	\$630,000	\$707,000	2,580	10	1994	Avg	17,523	Y	N	19221 SE 25TH ST
5	0	752553	0190	05/13/13	\$632,000	\$697,000	2,590	10	1988	Avg	10,078	N	N	4622 225TH AVE SE
5	0	865390	0270	06/01/11	\$540,000	\$681,000	2,600	10	1994	Avg	7,199	N	N	2718 226TH AVE SE
5	0	812010	0050	01/07/12	\$600,000	\$742,000	2,610	10	1986	Avg	30,887	N	N	23928 SE 25TH CT
5	0	752553	0900	08/14/13	\$648,040	\$690,000	2,620	10	1988	Avg	12,470	N	N	22622 SE 47TH CT
5	0	864990	0110	05/07/13	\$635,000	\$701,000	2,620	10	1991	Avg	9,802	N	N	3023 235TH AVE SE
5	0	864990	0640	07/25/12	\$565,000	\$676,000	2,640	10	1992	Avg	9,214	N	N	3129 235TH PL SE
5	0	160459	0030	03/06/13	\$625,000	\$705,000	2,650	10	1990	Avg	15,035	N	N	1506 235TH AVE SE
5	0	561150	0080	08/11/11	\$555,000	\$697,000	2,650	10	1998	Avg	8,771	N	N	2841 234TH AVE SE
5	0	381450	0150	07/15/13	\$635,000	\$684,000	2,660	10	1987	Avg	17,437	N	N	4007 230TH PL SE
5	0	092406	9041	06/15/12	\$1,299,000	\$1,566,000	2,680	10	1984	Good	56,393	Y	Y	21616 SE 28TH ST
5	0	160459	0150	06/23/11	\$539,950	\$680,000	2,680	10	1989	Avg	16,055	N	N	23315 SE 13TH CT
5	0	255330	0620	04/06/11	\$509,000	\$643,000	2,680	10	1992	Avg	10,254	N	N	23205 SE 31ST ST
5	0	864990	0630	08/12/13	\$655,000	\$698,000	2,720	10	1992	Avg	8,933	N	N	3106 235TH AVE SE
5	0	864990	0480	03/14/11	\$570,000	\$721,000	2,740	10	1990	Avg	12,899	N	N	3148 234TH CT SE
5	0	670585	0080	03/04/11	\$540,000	\$683,000	2,760	10	1992	Avg	8,899	N	N	21235 SE 35TH WAY
5	0	679095	0200	01/13/12	\$640,000	\$791,000	2,760	10	1989	Avg	117,584	N	N	1616 235TH AVE SE
5	0	752553	0480	02/22/11	\$535,000	\$677,000	2,770	10	1991	Avg	14,012	N	N	22517 SE 47TH PL
5	0	381450	0230	05/08/12	\$705,000	\$856,000	2,780	10	1987	Avg	18,932	N	N	4041 232ND AVE SE
5	0	679105	0040	06/13/11	\$559,000	\$705,000	2,780	10	1995	Avg	8,537	N	N	21221 SE 34TH ST
5	0	679105	0250	03/29/11	\$553,500	\$700,000	2,810	10	1995	Avg	7,916	N	N	3357 214TH PL SE
5	0	752553	0770	04/27/12	\$580,000	\$705,000	2,820	10	1988	Avg	11,615	N	N	4646 225TH AVE SE
5	0	864990	0590	07/05/12	\$540,000	\$648,000	2,830	10	1991	Avg	9,472	N	N	3132 235TH AVE SE
5	0	679106	0070	06/14/13	\$759,900	\$828,000	2,830	10	1997	Avg	14,407	N	N	21436 SE 33RD PL
5	0	864990	0390	06/02/11	\$564,500	\$712,000	2,860	10	1991	Avg	9,819	N	N	3109 234TH CT SE

Improved Sales Used in This Annual Update Analysis

Area 069 -- 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
5	0	160459	0220	05/07/12	\$585,000	\$710,000	2,870	10	1989	Avg	18,303	N	N	1301 233RD AVE SE
5	0	864990	0080	07/30/13	\$629,530	\$674,000	2,900	10	1991	Avg	9,691	N	N	3020 235TH AVE SE
5	0	670585	0370	07/15/13	\$656,000	\$707,000	2,910	10	1992	Avg	9,373	N	N	21312 SE 35TH WAY
5	0	864990	0540	09/20/13	\$620,000	\$650,000	2,950	10	1991	Avg	9,019	N	N	3107 235TH AVE SE
5	0	561150	0160	12/28/11	\$550,000	\$681,000	2,960	10	1999	Avg	8,127	N	N	2830 234TH AVE SE
5	0	138510	0270	03/26/13	\$717,000	\$803,000	2,980	10	1993	Avg	11,217	N	N	19537 SE 24TH PL
5	0	255330	0270	09/23/11	\$519,036	\$650,000	2,980	10	1994	Avg	12,764	N	N	23327 SE 26TH PL
5	0	670585	0180	11/01/12	\$585,000	\$683,000	2,980	10	1992	Avg	7,758	N	N	21431 SE 35TH WAY
5	0	864990	0440	08/29/12	\$550,000	\$653,000	2,980	10	1990	Avg	8,770	N	N	3139 234TH CT SE
5	0	752553	0860	05/17/11	\$649,000	\$819,000	2,990	10	1989	Avg	10,654	N	N	4643 227TH PL SE
5	0	670585	0300	10/01/12	\$610,000	\$718,000	3,010	10	1992	Avg	9,323	N	N	3424 214TH PL SE
5	0	752553	0330	06/09/11	\$704,000	\$888,000	3,010	10	1989	Avg	9,607	Y	N	4693 225TH AVE SE
5	0	679105	0330	09/25/13	\$713,000	\$746,000	3,020	10	1995	Avg	11,033	N	N	3351 213TH PL SE
5	0	440360	0150	07/08/11	\$700,000	\$881,000	3,030	10	1984	Good	80,589	N	N	1616 198TH PL SE
5	0	421526	0030	07/30/12	\$758,990	\$906,000	3,030	10	2012	Avg	7,360	N	N	3236 223RD AVE SE
5	0	421526	0190	10/09/12	\$775,990	\$912,000	3,030	10	2012	Avg	6,720	N	N	3428 224TH AVE SE
5	0	421526	0300	08/09/12	\$774,990	\$924,000	3,030	10	2012	Avg	6,720	N	N	22424 S 33RD PL
5	0	421526	0360	04/25/12	\$773,990	\$942,000	3,030	10	2012	Avg	6,720	N	N	3405 225TH AVE SE
5	0	138510	0280	04/16/13	\$715,000	\$795,000	3,040	10	1992	Avg	8,142	N	N	2473 196TH AVE SE
5	0	679105	0220	02/16/11	\$585,000	\$740,000	3,070	10	1996	Avg	8,392	N	N	21406 SE 34TH PL
5	0	864990	0520	12/19/11	\$555,000	\$688,000	3,080	10	1991	Avg	9,222	N	N	3112 234TH CT SE
5	0	883570	0050	01/18/11	\$670,000	\$848,000	3,080	10	1991	Avg	18,056	Y	N	4641 234TH AVE SE
5	0	679106	0020	09/03/13	\$826,000	\$872,000	3,080	10	1996	Avg	12,880	N	N	21402 SE 33RD PL
5	0	329561	0460	03/13/12	\$649,000	\$795,000	3,090	10	1998	Avg	11,374	N	N	4358 231ST CT SE
5	0	440360	0180	05/07/13	\$800,000	\$884,000	3,110	10	1989	Good	40,299	N	N	19740 SE 17TH ST
5	0	255330	0400	04/15/11	\$574,000	\$725,000	3,130	10	1993	Avg	9,870	N	N	2631 233RD AVE SE
5	0	042406	9262	04/25/11	\$752,000	\$950,000	3,140	10	2000	Avg	169,013	N	N	2208 212TH AVE SE
5	0	138510	0010	07/14/11	\$620,000	\$780,000	3,180	10	1992	Avg	14,217	N	N	2482 196TH AVE SE
5	0	184308	0090	03/11/11	\$650,000	\$822,000	3,180	10	2010	Avg	6,715	N	N	22475 SE 31ST PL
5	0	440360	0240	03/15/11	\$654,000	\$827,000	3,190	10	1980	Avg	52,953	N	N	19818 SE 19TH ST
5	0	864990	0040	02/16/12	\$530,000	\$652,000	3,200	10	1991	Avg	9,725	N	N	3116 235TH PL SE
5	0	144160	0200	01/03/11	\$759,000	\$961,000	3,200	10	2006	Avg	17,116	N	N	1125 235TH PL SE
5	0	112406	9035	04/15/11	\$645,000	\$815,000	3,220	10	1999	Avg	19,439	Y	N	2609 E BEAVER LAKE DR SE
5	0	752553	0580	01/04/12	\$554,000	\$686,000	3,220	10	1989	Avg	12,635	N	N	4721 227TH PL SE
5	0	329560	0050	12/07/11	\$775,000	\$962,000	3,220	10	1995	Avg	19,106	N	N	22970 SE 42ND CT

Improved Sales Used in This Annual Update Analysis

Area 069 -- 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
5	0	752553	0910	11/15/13	\$750,800	\$768,000	3,250	10	1989	Avg	10,970	N	N	22623 SE 47TH CT
5	0	185308	0610	05/29/13	\$761,250	\$834,000	3,260	10	2008	Avg	7,938	N	N	21073 SE 20TH ST
5	0	883570	0350	03/07/11	\$717,500	\$908,000	3,270	10	1990	Avg	18,035	N	N	23323 SE 47TH WAY
5	0	255330	0090	09/05/13	\$720,000	\$760,000	3,290	10	1992	Good	9,917	N	N	2808 233RD AVE SE
5	0	421526	0270	10/28/11	\$673,500	\$840,000	3,290	10	2011	Avg	7,245	N	N	3339 224TH AVE SE
5	0	752553	0030	05/23/11	\$647,000	\$817,000	3,340	10	1988	Avg	9,646	Y	N	4720 227TH PL SE
5	0	138510	0060	07/19/11	\$568,000	\$715,000	3,360	10	1992	Avg	15,015	N	N	2452 196TH AVE SE
5	0	421526	0080	11/23/11	\$678,990	\$845,000	3,380	10	2011	Avg	7,359	N	N	3346 223RD AVE SE
5	0	752553	0300	06/02/11	\$757,500	\$956,000	3,390	10	1989	Avg	9,605	Y	N	4669 225TH AVE SE
5	0	812010	0200	08/02/13	\$805,000	\$861,000	3,390	10	1985	Avg	32,115	N	N	2507 239TH AVE SE
5	0	865390	0330	12/31/12	\$1,335,000	\$1,535,000	3,400	10	1995	Avg	14,531	Y	Y	2615 226TH AVE SE
5	0	029376	0030	03/27/13	\$862,500	\$966,000	3,400	10	2002	Avg	9,635	Y	N	5196 235TH PL SE
5	0	184308	0110	08/23/13	\$837,000	\$888,000	3,410	10	2009	Avg	6,335	N	N	22480 SE 31ST PL
5	0	883570	0240	12/08/11	\$650,000	\$807,000	3,420	10	1990	Avg	20,194	N	N	4661 233RD AVE SE
5	0	752553	0290	06/14/12	\$750,000	\$904,000	3,440	10	1990	Avg	9,872	N	N	4659 225TH AVE SE
5	0	421526	0060	07/17/12	\$723,900	\$867,000	3,460	10	2012	Avg	7,359	N	N	3302 223RD AVE SE
5	0	664867	0030	08/20/13	\$839,950	\$892,000	3,460	10	2013	Avg	7,824	N	N	22500 SE 30TH ST
5	0	102406	9209	07/12/11	\$625,000	\$787,000	3,470	10	1995	Avg	24,192	N	N	2527 234TH PL SE
5	0	883570	0090	06/30/11	\$715,000	\$901,000	3,470	10	1991	Avg	20,129	Y	N	4675 234TH AVE SE
5	0	752553	0610	04/18/13	\$775,000	\$862,000	3,480	10	1992	Avg	11,486	N	N	22608 SE 47TH PL
5	0	421526	0050	08/21/12	\$729,990	\$868,000	3,480	10	2012	Avg	6,209	N	N	3256 223RD AVE SE
5	0	679083	0130	05/16/12	\$732,990	\$888,000	3,490	10	2012	Avg	7,633	N	N	21249 SE 25TH ST
5	0	381451	0230	08/29/12	\$755,000	\$896,000	3,500	10	1988	Good	14,440	N	N	23016 SE 41ST CT
5	0	883570	0260	10/22/12	\$671,000	\$786,000	3,510	10	1990	Avg	16,510	N	N	23214 SE 47TH WAY
5	0	144160	0030	09/19/13	\$870,000	\$912,000	3,520	10	2006	Avg	20,203	N	N	1414 235TH PL SE
5	0	381450	0240	05/19/11	\$735,000	\$928,000	3,540	10	1987	Avg	17,252	N	N	4051 232ND AVE SE
5	0	329561	0230	07/22/11	\$745,300	\$937,000	3,540	10	1996	Avg	12,805	N	N	23123 SE 44TH ST
5	0	752553	0870	04/21/11	\$594,400	\$751,000	3,550	10	1988	Avg	10,214	N	N	4649 227TH PL SE
5	0	883570	0140	10/12/12	\$862,000	\$1,012,000	3,570	10	1990	Avg	14,150	Y	N	4656 233RD AVE SE
5	0	883570	0250	05/14/12	\$732,000	\$888,000	3,570	10	1990	Avg	17,411	Y	N	23226 SE 47TH WAY
5	0	679083	0140	09/28/12	\$726,990	\$857,000	3,570	10	2012	Avg	7,646	N	N	21237 SE 25TH ST
5	0	421526	0090	12/14/11	\$675,990	\$839,000	3,590	10	2011	Avg	7,359	N	N	3368 223RD AVE SE
5	0	421526	0230	12/21/11	\$699,990	\$868,000	3,600	10	2011	Avg	8,155	N	N	3421 224TH AVE SE
5	0	421526	0330	08/27/12	\$744,990	\$884,000	3,600	10	2012	Avg	6,713	N	N	22482 SE 33RD PL
5	0	679083	0040	07/27/12	\$727,990	\$870,000	3,600	10	2012	Avg	8,439	N	N	21252 SE 25TH ST

Improved Sales Used in This Annual Update Analysis

Area 069 -- 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
5	0	679083	0110	03/13/12	\$745,990	\$914,000	3,600	10	2011	Avg	7,607	N	N	21289 SE 25TH ST
5	0	679083	0150	12/04/12	\$742,990	\$861,000	3,600	10	2011	Avg	7,658	N	N	21217 SE 25TH ST
5	0	664867	0050	05/25/13	\$819,950	\$900,000	3,600	10	2013	Avg	7,709	N	N	2940 224TH PL SE
5	0	329561	0130	08/18/11	\$660,000	\$829,000	3,620	10	1997	Avg	14,153	N	N	4519 229TH PL SE
5	0	029376	0510	03/04/11	\$762,500	\$965,000	3,630	10	2004	Avg	12,455	N	N	23449 SE 51ST PL
5	0	421526	0100	09/30/11	\$721,900	\$903,000	3,630	10	2011	Avg	7,359	N	N	3402 223RD AVE SE
5	0	329561	0510	10/26/12	\$785,000	\$919,000	3,639	10	1997	Avg	15,090	N	N	4376 230TH WAY SE
5	0	883570	0110	08/13/13	\$930,200	\$991,000	3,650	10	1990	Avg	15,927	Y	N	23320 SE 47TH WAY
5	0	883570	0110	10/18/12	\$799,000	\$937,000	3,650	10	1990	Avg	15,927	Y	N	23320 SE 47TH WAY
5	0	664867	0040	06/10/13	\$784,950	\$857,000	3,660	10	2013	Avg	8,642	N	N	22530 SE 30TH ST
5	0	329561	0060	06/19/13	\$877,500	\$954,000	3,670	10	1999	Avg	9,712	N	N	4417 229TH PL SE
5	0	329561	0060	07/15/11	\$800,000	\$1,007,000	3,670	10	1999	Avg	9,712	N	N	4417 229TH PL SE
5	0	329561	0420	12/11/12	\$775,000	\$896,000	3,670	10	1998	Avg	11,902	N	N	4378 231ST CT SE
5	0	421526	0010	07/13/11	\$708,619	\$892,000	3,670	10	2011	Avg	7,919	N	N	3204 223RD AVE SE
5	0	513770	0050	08/30/11	\$662,500	\$831,000	3,680	10	2007	Avg	7,350	N	N	22611 SE 32ND ST
5	0	752553	0680	12/12/13	\$774,500	\$782,000	3,690	10	1990	Avg	10,446	N	N	22504 SE 47TH PL
5	0	144160	0010	07/11/12	\$849,000	\$1,018,000	3,710	10	2005	Avg	14,170	N	N	1426 235TH PL SE
5	0	421526	0370	10/18/11	\$789,990	\$986,000	3,720	10	2011	Avg	6,719	N	N	3423 225TH AVE SE
5	0	144160	0240	06/04/13	\$766,500	\$838,000	3,730	10	2005	Avg	18,141	N	N	1223 235TH PL SE
5	0	160459	0250	12/27/12	\$720,000	\$829,000	3,740	10	1989	Avg	18,303	N	N	1331 233RD AVE SE
5	0	188810	0060	09/06/12	\$695,000	\$823,000	3,740	10	1992	Avg	17,494	N	N	25737 SE 31ST PL
5	0	421526	0170	03/07/12	\$754,990	\$926,000	3,740	10	2012	Avg	8,658	N	N	3448 224TH AVE SE
5	0	421526	0280	05/02/12	\$759,990	\$924,000	3,740	10	2011	Avg	7,530	N	N	3327 224TH AVE SE
5	0	421526	0320	01/20/12	\$789,990	\$976,000	3,740	10	2011	Avg	6,720	N	N	22468 SE 33RD PL
5	0	679083	0070	01/14/13	\$853,990	\$978,000	3,740	10	2012	Avg	8,829	N	N	21286 SE 25TH ST
5	0	664867	0010	01/25/13	\$799,500	\$913,000	3,740	10	2012	Avg	9,923	N	N	2948 224TH PL SE
5	0	738470	0340	11/17/12	\$875,000	\$1,018,000	3,750	10	1985	Avg	35,299	N	N	2619 208TH AVE SE
5	0	752650	0090	07/08/11	\$840,000	\$1,057,000	3,750	10	2005	Avg	8,294	N	N	3828 212TH AVE SE
5	0	329561	0520	04/01/12	\$816,000	\$997,000	3,790	10	1997	Avg	17,056	N	N	4382 230TH WAY SE
5	0	052406	9099	08/08/12	\$957,500	\$1,141,000	3,840	10	1999	Avg	51,400	N	N	19734 SE 19TH ST
5	0	421526	0350	02/27/12	\$749,990	\$921,000	3,850	10	2011	Avg	6,719	N	N	3355 225TH AVE SE
5	0	421526	0390	04/18/12	\$764,990	\$932,000	3,860	10	2011	Avg	6,719	N	N	3446 225TH AVE SE
5	0	421526	0020	05/17/12	\$752,990	\$913,000	3,870	10	2012	Avg	7,359	N	N	3222 223RD AVE SE
5	0	029376	0250	07/01/11	\$733,001	\$923,000	3,890	10	2003	Avg	11,906	N	N	23319 SE 52ND ST
5	0	421526	0240	04/23/12	\$724,990	\$882,000	3,910	10	2012	Avg	7,360	N	N	3423 224TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 069 -- 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
5	0	421526	0220	06/25/12	\$778,990	\$937,000	3,940	10	2012	Avg	7,261	N	N	3344 224TH AVE SE
5	0	421526	0250	01/26/12	\$753,990	\$930,000	3,940	10	2012	Avg	7,360	N	N	3411 224TH AVE SE
5	0	421526	0110	12/14/11	\$739,990	\$918,000	3,950	10	2011	Avg	6,209	N	N	3414 223RD AVE SE
5	0	679083	0050	08/13/12	\$779,990	\$929,000	3,950	10	2011	Avg	7,987	N	N	21628 SE 25TH ST
5	0	421526	0310	07/18/13	\$899,000	\$967,000	3,980	10	2012	Avg	6,720	N	N	22446 SE 33RD PL
5	0	421526	0310	07/18/12	\$769,990	\$922,000	3,980	10	2012	Avg	6,720	N	N	22446 SE 33RD PL
5	0	752553	0500	07/30/12	\$650,000	\$776,000	4,000	10	1991	Avg	12,157	N	N	22527 SE 47TH PL
5	0	029376	0380	06/25/12	\$889,000	\$1,069,000	4,070	10	2001	Avg	10,496	Y	N	23410 SE 52ND ST
5	0	421526	0210	06/06/12	\$773,990	\$935,000	4,070	10	2012	Avg	6,720	N	N	3366 224TH AVE SE
5	0	421526	0290	12/15/11	\$765,990	\$950,000	4,070	10	2012	Avg	11,938	N	N	22404 SE 33RD PL
5	0	421526	0340	10/18/13	\$977,990	\$1,013,000	4,070	10	2012	Avg	6,557	N	N	3335 225TH AVE SE
5	0	421526	0200	11/29/12	\$799,990	\$928,000	4,110	10	2012	Avg	6,720	N	N	3404 224TH AVE SE
5	0	421526	0130	09/21/11	\$769,990	\$964,000	4,130	10	2011	Avg	8,566	N	N	22315 SE 34TH PL
5	0	421526	0180	06/14/12	\$778,990	\$939,000	4,130	10	2011	Avg	6,837	N	N	3434 224TH AVE SE
5	0	679083	0030	10/18/12	\$799,950	\$938,000	4,130	10	2011	Avg	7,665	N	N	21246 SE 25TH ST
5	0	042406	9251	09/18/13	\$925,000	\$970,000	4,140	10	1991	Avg	68,651	N	N	1604 223RD AVE SE
5	0	029376	0110	04/19/11	\$839,000	\$1,060,000	4,160	10	2004	Avg	10,000	Y	N	23380 SE 51ST PL
5	0	440360	0010	06/06/13	\$865,000	\$945,000	4,170	10	1984	Good	118,605	N	N	20235 SE 19TH ST
5	0	421526	0040	08/21/12	\$756,990	\$900,000	4,220	10	2012	Avg	7,359	N	N	3238 223RD AVE SE
5	0	679083	0090	03/25/13	\$889,990	\$997,000	4,220	10	2012	Avg	8,417	N	N	2602 213TH PL SE
5	0	421526	0120	07/02/12	\$778,290	\$935,000	4,304	10	2012	Avg	8,696	N	N	3426 223RD AVE SE
5	0	421526	0380	05/23/13	\$895,000	\$983,000	4,304	10	2012	Avg	6,719	N	N	3437 225TH AVE SE
5	0	421526	0380	03/27/12	\$769,990	\$941,000	4,304	10	2012	Avg	6,719	N	N	3437 225TH AVE SE
5	0	421526	0140	06/07/12	\$789,440	\$953,000	4,310	10	2012	Avg	7,997	N	N	22327 SE 34TH PL
5	0	029376	0090	09/11/13	\$895,000	\$942,000	4,340	10	2002	Avg	10,000	Y	N	23430 SE 51ST PL
5	0	029376	0200	08/02/11	\$765,000	\$961,000	4,390	10	2005	Avg	10,544	N	N	23209 SE 52ND ST
5	0	421526	0150	04/04/12	\$769,990	\$940,000	4,540	10	2011	Avg	6,985	N	N	22339 SE 34TH PL
5	0	421526	0160	11/18/11	\$759,990	\$946,000	4,540	10	2011	Avg	7,175	N	N	22345 SE 34TH PL
5	0	679510	0661	07/31/12	\$900,000	\$1,075,000	5,040	10	2001	Avg	27,565	N	N	22431 SE 30TH ST
5	0	032406	9086	04/25/13	\$1,318,000	\$1,462,000	5,430	10	1997	Avg	210,395	N	N	23725 SE 18TH ST
5	0	138510	0350	06/03/11	\$920,000	\$1,160,000	2,570	11	1992	Good	52,707	Y	N	2427 196TH AVE SE
5	0	812010	0090	04/02/13	\$780,000	\$872,000	3,070	11	1984	Avg	37,615	N	N	2524 239TH AVE SE
5	0	212406	9143	05/30/13	\$742,500	\$814,000	3,090	11	2012	Avg	9,998	N	N	4995 227TH AVE SE
5	0	138510	0170	05/10/11	\$675,000	\$852,000	3,170	11	1992	Good	11,413	Y	N	2455 196TH AVE SE
5	0	664595	0110	06/19/13	\$1,190,000	\$1,294,000	3,290	11	2004	Avg	20,498	Y	N	5380 228TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 069 -- 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
5	0	042406	9013	02/17/11	\$1,650,000	\$2,088,000	3,380	11	2005	Avg	127,631	Y	Y	21727 SE 20TH ST
5	0	664595	0080	08/15/12	\$1,335,000	\$1,589,000	3,600	11	2005	Avg	16,427	Y	N	5349 228TH AVE SE
5	0	138510	0140	10/28/11	\$750,000	\$935,000	3,640	11	1994	Good	18,098	Y	N	2433 196TH AVE SE
5	0	052406	9012	08/03/12	\$1,120,000	\$1,336,000	3,650	11	2008	Avg	79,279	N	N	2222 202ND PL SE
5	0	188812	0030	06/08/11	\$868,000	\$1,095,000	3,960	11	2000	Avg	11,783	N	N	25803 SE 31ST PL
5	0	395680	0180	02/08/12	\$1,111,000	\$1,368,000	4,050	11	1998	Avg	13,908	N	N	3837 234TH AVE SE
5	0	144160	0260	07/17/12	\$787,500	\$943,000	4,110	11	2005	Avg	17,617	N	N	1307 235TH PL SE
5	0	032406	9110	10/22/13	\$1,248,975	\$1,291,000	4,130	11	2013	Avg	15,001	N	N	23420 SE 21ST CT
5	0	679510	0180	09/21/11	\$1,695,000	\$2,122,000	4,190	11	2003	Avg	44,866	Y	Y	2821 226TH AVE SE
5	0	217750	0195	06/10/12	\$1,720,000	\$2,075,000	4,640	11	2004	Avg	23,343	Y	Y	2151 E BEAVER LAKE DR SE
5	0	188812	0010	08/06/12	\$930,000	\$993,000	4,670	11	2000	Avg	13,516	N	N	25753 SE 31ST PL
5	0	144160	0130	12/22/12	\$1,090,000	\$1,256,000	4,860	11	2006	Avg	14,616	N	N	1206 235TH PL SE
5	0	144160	0100	03/18/13	\$1,075,000	\$1,207,000	4,930	11	2005	Avg	14,187	N	N	1232 235TH PL SE
5	0	102406	9028	03/15/13	\$1,198,000	\$1,347,000	5,180	11	1979	Avg	109,745	N	N	3526 239TH AVE SE
5	0	042406	9054	05/10/13	\$2,320,000	\$2,560,000	5,250	11	2005	Avg	103,237	Y	Y	21717 SE 20TH ST
5	0	138510	0100	04/16/13	\$1,260,000	\$1,402,000	3,260	12	1995	Good	15,171	Y	N	2409 196TH AVE SE
5	0	138510	0110	09/21/11	\$1,075,000	\$1,346,000	3,910	12	1995	Avg	13,291	Y	N	2413 196TH AVE SE
5	0	395680	0090	07/13/12	\$1,175,000	\$1,408,000	4,930	12	1989	Avg	23,035	N	N	3719 234TH AVE SE
5	0	395680	0130	12/24/12	\$1,200,000	\$1,382,000	5,750	12	1990	Avg	16,554	N	N	3759 234TH AVE SE
5	9	022406	9103	06/07/11	\$690,000	\$870,000	3,550	8	2003	Avg	41,830	N	N	1825 W BEAVER LAKE DR SE
6	0	405730	0100	08/13/13	\$285,000	\$303,000	1,150	7	1988	Avg	2,875	N	N	4157 244TH PL SE
6	0	405730	0230	04/01/13	\$282,950	\$316,000	1,150	7	1988	Avg	3,297	N	N	4170 244TH PL SE
6	0	390490	1640	02/12/12	\$340,000	\$419,000	1,440	7	1986	Avg	4,126	N	N	24230 SE 44TH ST
6	0	390490	1320	03/28/12	\$357,000	\$436,000	1,470	7	1985	Avg	5,217	N	N	24224 SE 43RD PL
6	0	390490	1460	11/26/13	\$402,800	\$410,000	1,470	7	1985	Avg	4,050	N	N	4356 242ND PL SE
6	0	390490	1670	01/24/13	\$298,000	\$340,000	1,470	7	1985	Avg	4,653	N	N	4355 242ND PL SE
6	0	390490	1410	01/25/11	\$306,000	\$387,000	1,490	7	1985	Avg	4,661	N	N	4324 242ND PL SE
6	0	390490	1540	09/11/13	\$460,000	\$484,000	1,740	7	1985	Avg	5,136	N	N	24235 SE 44TH ST
6	0	142406	9065	10/28/13	\$435,000	\$449,000	2,020	7	1967	Good	19,911	N	N	25725 SE 42ND WAY
6	0	390491	0090	11/08/11	\$329,000	\$410,000	1,440	8	1987	Avg	5,014	N	N	24300 SE 42ND ST
6	0	807835	0440	08/13/12	\$525,000	\$625,000	1,440	8	1990	Avg	9,719	N	N	4013 239TH PL SE
6	0	807835	0460	11/22/11	\$404,000	\$503,000	1,440	8	1989	Avg	7,638	N	N	4021 239TH PL SE
6	0	390491	0230	04/12/13	\$368,200	\$410,000	1,450	8	1987	Avg	4,785	N	N	4216 243RD PL SE
6	0	390499	0150	09/23/13	\$360,000	\$377,000	1,450	8	1989	Avg	5,330	N	N	3532 254TH AVE SE
6	0	222406	9103	03/26/12	\$525,000	\$642,000	1,460	8	1972	Avg	52,707	N	N	24009 SE 49TH PL

Improved Sales Used in This Annual Update Analysis

Area 069 -- 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
6	0	390491	0020	03/29/12	\$332,950	\$407,000	1,490	8	1987	Avg	5,023	N	N	4235 243RD AVE SE
6	0	866505	0570	09/10/13	\$399,000	\$420,000	1,500	8	1996	Avg	6,229	N	N	4373 252ND PL SE
6	0	866505	0840	07/22/13	\$388,000	\$417,000	1,500	8	1995	Avg	5,300	N	N	4307 252ND PL SE
6	0	866505	0870	07/17/12	\$320,000	\$383,000	1,500	8	1996	Avg	4,085	N	N	25063 SE 43RD WAY
6	0	390496	0740	11/28/12	\$445,000	\$516,000	1,510	8	1989	Avg	7,927	N	N	24102 SE 34TH PL
6	0	390490	0390	06/27/13	\$501,000	\$543,000	1,520	8	1986	Avg	6,675	N	N	24225 SE 42ND PL
6	0	390510	0030	10/31/13	\$395,000	\$407,000	1,530	8	1995	Avg	3,985	N	N	4245 249TH CT SE
6	0	894436	0450	06/13/13	\$365,000	\$398,000	1,540	8	1993	Avg	3,371	N	N	25739 SE 36TH PL
6	0	894436	0630	08/27/13	\$405,000	\$429,000	1,540	8	1992	Avg	3,202	N	N	25741 SE 35TH PL
6	0	390498	0380	02/05/13	\$369,000	\$420,000	1,550	8	1989	Avg	5,778	N	N	3637 248TH PL SE
6	0	390493	0510	06/01/12	\$375,000	\$453,000	1,580	8	1987	Avg	5,605	N	N	24201 SE 38TH PL
6	0	390510	0840	08/01/12	\$332,000	\$396,000	1,580	8	1994	Avg	4,379	N	N	25112 SE 42ND DR
6	0	390490	0430	05/01/13	\$416,000	\$460,000	1,590	8	1986	Avg	8,806	N	N	24201 SE 42ND PL
6	0	894436	0420	01/26/12	\$340,000	\$420,000	1,590	8	1993	Avg	3,544	N	N	25757 SE 36TH PL
6	0	894436	0490	06/17/13	\$406,000	\$442,000	1,590	8	1992	Avg	3,711	N	N	25715 SE 36TH PL
6	0	894436	0540	08/12/13	\$421,000	\$448,000	1,590	8	1992	Avg	3,219	N	N	25736 SE 36TH PL
6	0	390490	0470	06/15/11	\$375,000	\$473,000	1,610	8	1986	Avg	6,444	N	N	4245 242ND AVE SE
6	0	866505	0210	04/29/13	\$440,000	\$487,000	1,610	8	1995	Avg	4,000	N	N	4334 252ND PL SE
6	0	866505	0300	07/19/12	\$357,000	\$427,000	1,610	8	1996	Avg	4,000	N	N	4388 252ND PL SE
6	0	866505	0560	11/20/13	\$450,000	\$459,000	1,610	8	1996	Avg	4,563	N	N	25142 SE 43RD PL
6	0	866505	0590	08/19/11	\$332,500	\$417,000	1,610	8	1996	Avg	4,000	N	N	4361 252ND PL SE
6	0	866505	0730	06/08/11	\$363,000	\$458,000	1,610	8	1996	Avg	4,313	N	N	24914 SE 43RD ST
6	0	866505	0930	07/24/12	\$369,000	\$441,000	1,610	8	1996	Avg	4,887	N	N	25029 SE 43RD WAY
6	0	390493	0680	12/05/12	\$375,000	\$434,000	1,620	8	1988	Avg	4,580	N	N	24221 SE 39TH ST
6	0	390494	0650	02/13/13	\$490,000	\$556,000	1,620	8	1988	Avg	7,036	N	N	24126 SE 37TH PL
6	0	390495	0260	11/08/12	\$405,000	\$472,000	1,620	8	1988	Good	6,293	N	N	3751 246TH AVE SE
6	0	807835	0300	11/01/12	\$407,000	\$476,000	1,630	8	1989	Avg	7,088	N	N	4060 239TH PL SE
6	0	390510	0500	08/13/13	\$475,000	\$506,000	1,640	8	1994	Avg	3,755	N	N	4124 252ND AVE SE
6	0	390494	0080	10/05/11	\$490,000	\$613,000	1,680	8	1988	Good	11,746	N	N	3911 245TH CT SE
6	0	390495	0040	06/19/12	\$379,000	\$456,000	1,700	8	1988	Avg	8,268	N	N	3637 246TH AVE SE
6	0	390505	0420	01/10/12	\$349,000	\$432,000	1,700	8	1990	Avg	5,535	N	N	3545 252ND PL SE
6	0	390505	0450	06/08/11	\$335,000	\$422,000	1,700	8	1990	Avg	5,535	N	N	3611 252ND PL SE
6	0	894436	0550	01/25/11	\$370,000	\$468,000	1,700	8	1992	Avg	3,207	N	N	25742 SE 36TH PL
6	0	352900	0430	06/10/12	\$416,000	\$502,000	1,710	8	1988	Avg	6,370	N	N	24454 SE 46TH ST
6	0	390493	0290	06/26/12	\$380,000	\$457,000	1,710	8	1988	Avg	5,191	N	N	3831 242ND AVE SE

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Area 069 -- 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
6	0	390493	0300	08/20/13	\$477,000	\$507,000	1,710	8	1988	Avg	5,286	N	N	3827 242ND AVE SE
6	0	390505	0190	05/03/13	\$433,000	\$479,000	1,710	8	1989	Avg	7,615	N	N	25211 SE 35TH ST
6	0	390495	0200	11/15/12	\$415,000	\$483,000	1,720	8	1988	Avg	4,539	N	N	3746 246TH AVE SE
6	0	390499	0550	03/01/11	\$349,000	\$442,000	1,720	8	1989	Avg	4,776	N	N	3506 253RD CT SE
6	0	390510	0020	07/01/13	\$437,000	\$473,000	1,720	8	1995	Avg	3,857	N	N	4249 249TH CT SE
6	0	390510	0080	10/25/12	\$340,000	\$398,000	1,720	8	1995	Avg	4,005	N	N	4225 249TH CT SE
6	0	390510	0890	04/16/12	\$419,000	\$511,000	1,720	8	1994	Avg	6,566	N	N	25111 SE 42ND DR
6	0	390510	1010	10/15/13	\$460,000	\$477,000	1,720	8	1995	Avg	4,565	N	N	24915 SE 42ND DR
6	0	390490	0660	09/17/13	\$425,000	\$446,000	1,730	8	1985	Avg	7,531	N	N	23909 SE 42ND CT
6	0	390491	0180	08/28/13	\$487,500	\$516,000	1,730	8	1987	Avg	4,909	N	N	24348 SE 42ND ST
6	0	894436	0350	03/23/12	\$352,000	\$431,000	1,730	8	1993	Avg	6,993	N	N	3705 257TH AVE SE
6	0	866505	0340	11/16/11	\$331,000	\$412,000	1,730	8	1996	Avg	4,010	N	N	25145 SE 43RD PL
6	0	866505	0490	08/16/11	\$369,500	\$464,000	1,730	8	1996	Avg	4,924	N	N	4327 249TH AVE SE
6	0	866505	0920	07/05/12	\$373,500	\$448,000	1,730	8	1996	Avg	4,524	N	N	25035 SE 43RD WAY
6	0	390499	0290	08/08/12	\$371,250	\$443,000	1,740	8	1989	Avg	4,595	N	N	3507 253RD CT SE
6	0	894436	0070	09/17/12	\$350,000	\$413,000	1,740	8	1993	Avg	4,575	N	N	3620 258TH AVE SE
6	0	894436	0200	05/01/13	\$415,000	\$459,000	1,740	8	1993	Avg	4,281	N	N	25740 SE 35TH PL
6	0	894436	0210	10/22/13	\$440,000	\$455,000	1,740	8	1993	Avg	4,275	N	N	25734 SE 35TH PL
6	0	390494	0380	06/27/12	\$363,800	\$437,000	1,750	8	1988	Avg	6,274	N	N	3614 243RD AVE SE
6	0	894436	0530	09/19/13	\$399,950	\$419,000	1,760	8	1992	Avg	3,383	N	N	25730 SE 36TH PL
6	0	390499	0370	04/04/11	\$375,000	\$474,000	1,770	8	1989	Avg	4,518	N	N	3539 253RD CT SE
6	0	390510	0830	06/03/13	\$442,000	\$484,000	1,770	8	1994	Avg	4,187	N	N	25104 SE 42ND DR
6	0	390510	0910	02/16/11	\$418,500	\$530,000	1,770	8	1995	Avg	5,792	N	N	25029 SE 42ND DR
6	0	390490	0290	09/26/13	\$416,000	\$435,000	1,780	8	1985	Avg	9,749	N	N	4214 242ND AVE SE
6	0	390510	0230	03/25/11	\$409,000	\$517,000	1,780	8	1994	Avg	3,894	N	N	4238 249TH CT SE
6	0	390510	0400	12/13/13	\$480,000	\$484,000	1,780	8	1995	Avg	3,766	N	N	25106 SE 42ND ST
6	0	390510	0700	09/05/13	\$458,000	\$483,000	1,780	8	1994	Avg	4,083	N	N	25119 SE 42ND ST
6	0	866505	0220	06/24/13	\$446,000	\$484,000	1,780	8	1995	Good	4,000	N	N	4340 252ND PL SE
6	0	352900	0710	10/18/12	\$400,000	\$469,000	1,790	8	1988	Avg	6,391	N	N	4554 244TH PL SE
6	0	390508	1420	11/22/13	\$469,000	\$478,000	1,790	8	1992	Avg	4,560	N	N	25708 SE 41ST ST
6	0	390493	0370	12/09/13	\$439,000	\$444,000	1,800	8	1987	Avg	5,145	N	N	3816 242ND AVE SE
6	0	390498	0140	06/11/13	\$470,000	\$513,000	1,800	8	1989	Avg	6,961	N	N	3614 248TH PL SE
6	0	390498	0170	06/26/13	\$475,000	\$515,000	1,800	8	1987	Avg	4,565	N	N	3626 248TH PL SE
6	0	390498	0210	01/30/13	\$333,900	\$381,000	1,800	8	1989	Avg	3,938	N	N	3644 248TH PL SE
6	0	390504	1030	01/07/13	\$421,000	\$483,000	1,800	8	1990	Avg	6,902	N	N	25429 SE 42ND ST

Improved Sales Used in This Annual Update Analysis

Area 069 -- 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
6	0	390490	0710	05/24/13	\$485,000	\$533,000	1,810	8	1986	Avg	6,396	N	N	23912 SE 42ND PL
6	0	894436	0370	12/07/11	\$345,000	\$428,000	1,810	8	1992	Avg	3,951	N	N	25722 SE 37TH ST
6	0	390510	0800	11/15/13	\$470,000	\$481,000	1,830	8	1994	Avg	4,465	N	N	25014 SE 42ND DR
6	0	390510	0800	04/07/11	\$424,000	\$536,000	1,830	8	1994	Avg	4,465	N	N	25014 SE 42ND DR
6	0	390510	0440	09/24/13	\$468,000	\$490,000	1,840	8	1994	Avg	4,577	N	N	25146 SE 42ND ST
6	0	390491	0620	10/02/13	\$445,000	\$464,000	1,850	8	1987	Avg	9,837	N	N	4346 243RD AVE SE
6	0	390510	0320	05/09/12	\$406,000	\$493,000	1,860	8	1994	Avg	4,191	N	N	4215 250TH PL SE
6	0	390510	0330	01/02/13	\$420,000	\$483,000	1,860	8	1995	Avg	3,691	N	N	25002 SE 42ND ST
6	0	390510	0520	06/03/11	\$392,500	\$495,000	1,860	8	1994	Avg	3,658	N	N	4132 252ND AVE SE
6	0	390512	0970	04/01/13	\$450,000	\$503,000	1,860	8	1995	Avg	4,998	N	N	4044 252ND AVE SE
6	0	390493	0060	11/18/11	\$347,500	\$432,000	1,870	8	1988	Avg	5,175	N	N	24305 SE 40TH PL
6	0	390493	0150	06/21/13	\$460,500	\$501,000	1,870	8	1988	Avg	6,458	N	N	24205 SE 40TH PL
6	0	390510	0900	07/02/12	\$405,000	\$487,000	1,870	8	1994	Avg	5,411	N	N	25103 SE 42ND DR
6	0	390493	0240	12/28/12	\$400,000	\$460,000	1,880	8	1988	Avg	5,502	N	N	3917 242ND AVE SE
6	0	390493	0860	12/12/11	\$355,000	\$441,000	1,880	8	1987	Avg	5,368	N	N	24308 SE 40TH PL
6	0	390510	0390	10/22/13	\$475,000	\$491,000	1,880	8	1995	Avg	3,766	N	N	25050 SE 42ND ST
6	0	390490	0800	06/18/13	\$516,000	\$561,000	1,890	8	1986	Avg	9,858	N	N	23973 SE 42ND PL
6	0	390494	0460	05/22/13	\$477,000	\$524,000	1,890	8	1988	Avg	7,028	N	N	24118 SE 36TH PL
6	0	390508	0630	10/15/13	\$517,000	\$536,000	1,890	8	1993	Avg	7,191	N	N	25925 SE 41ST CT
6	0	390508	0870	10/17/12	\$415,000	\$487,000	1,890	8	1993	Avg	5,929	N	N	4103 259TH AVE SE
6	0	390510	1000	05/03/12	\$365,000	\$443,000	1,890	8	1995	Avg	4,784	N	N	24923 SE 42ND DR
6	0	390494	0440	04/13/12	\$415,000	\$506,000	1,900	8	1988	Avg	6,216	N	N	24206 SE 36TH PL
6	0	390508	1270	07/13/12	\$378,500	\$454,000	1,900	8	1993	Avg	4,668	N	N	25635 SE 41ST ST
6	0	390490	2020	12/06/13	\$555,000	\$562,000	1,910	8	1986	Avg	8,941	N	N	24221 SE 44TH PL
6	0	390498	0020	02/15/13	\$430,000	\$488,000	1,910	8	1989	Avg	4,660	N	N	3691 248TH AVE SE
6	0	352896	0180	06/07/13	\$610,340	\$667,000	1,912	8	2012	Avg	4,124	N	N	24625 SE 46TH TER
6	0	352896	0160	11/15/12	\$541,950	\$631,000	1,920	8	2012	Avg	3,847	N	N	24534 SE 46TH TER
6	0	390492	0150	02/07/12	\$327,550	\$403,000	1,930	8	1987	Avg	7,440	N	N	24521 SE 44TH ST
6	0	390497	0100	12/29/11	\$397,700	\$493,000	1,930	8	1989	Avg	8,508	N	N	3757 248TH AVE SE
6	0	390497	0100	12/29/11	\$397,700	\$493,000	1,930	8	1989	Avg	8,508	N	N	3757 248TH AVE SE
6	0	390505	0200	03/22/13	\$435,000	\$488,000	1,930	8	1989	Avg	4,902	N	N	25217 SE 35TH ST
6	0	352896	0010	04/23/13	\$537,516	\$597,000	1,930	8	2012	Avg	3,304	N	N	24539 SE 46TH TER
6	0	352896	0050	03/08/13	\$520,000	\$586,000	1,930	8	2012	Avg	3,301	N	N	24553 SE 46TH TER
6	0	352896	0070	04/08/13	\$531,000	\$592,000	1,930	8	2011	Avg	4,066	N	N	24561 SE 46TH TER
6	0	352896	0070	06/08/12	\$495,000	\$597,000	1,930	8	2011	Avg	4,066	N	N	24561 SE 46TH TER

Improved Sales Used in This Annual Update Analysis

Area 069 -- 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
6	0	390490	0750	12/12/11	\$375,000	\$465,000	1,940	8	1985	Avg	7,016	N	N	23954 SE 42ND PL
6	0	390508	1550	09/23/11	\$425,000	\$532,000	1,940	8	1993	Avg	4,934	N	N	25826 SE 41ST ST
6	0	390493	0450	03/05/13	\$367,500	\$414,000	1,950	8	1988	Avg	5,389	N	N	24228 SE 39TH ST
6	0	390508	1870	06/14/12	\$416,000	\$502,000	1,950	8	1992	Avg	7,037	N	N	4220 257TH PL SE
6	0	390491	0160	04/20/13	\$480,000	\$533,000	1,960	8	1987	Avg	6,846	N	N	24338 SE 42ND ST
6	0	390493	0050	10/29/12	\$440,000	\$514,000	1,960	8	1988	Avg	5,750	N	N	24307 SE 40TH PL
6	0	390493	0120	08/07/12	\$408,000	\$486,000	1,960	8	1988	Avg	5,014	N	N	24217 SE 40TH PL
6	0	390494	0630	10/25/12	\$385,000	\$451,000	1,960	8	1988	Avg	7,673	N	N	24210 SE 37TH PL
6	0	390508	1680	12/23/11	\$410,000	\$508,000	1,960	8	1993	Avg	6,338	N	N	25748 SE 42ND CT
6	0	390490	0730	02/10/12	\$413,950	\$510,000	1,970	8	1986	Avg	6,646	N	N	23928 SE 42ND PL
6	0	390492	0100	10/31/13	\$535,000	\$551,000	1,970	8	1987	Avg	7,915	N	N	4325 245TH AVE SE
6	0	390504	0730	12/03/12	\$400,600	\$464,000	1,970	8	1990	Avg	4,762	N	N	25457 SE 42ND PL
6	0	390492	0370	07/25/13	\$525,000	\$563,000	1,980	8	1987	Avg	6,898	N	N	24544 SE 43RD PL
6	0	390493	0470	09/25/13	\$485,000	\$507,000	1,980	8	1988	Avg	5,242	N	N	24217 SE 38TH PL
6	0	390504	0690	05/24/12	\$393,500	\$476,000	1,980	8	1991	Avg	4,760	N	N	25433 SE 42ND PL
6	0	390508	0450	03/24/11	\$400,000	\$506,000	1,980	8	1993	Avg	4,938	N	N	4218 258TH AVE SE
6	0	390493	0690	06/18/13	\$454,000	\$494,000	1,990	8	1988	Avg	4,592	N	N	24217 SE 39TH ST
6	0	390495	0210	05/02/13	\$482,088	\$533,000	1,990	8	1989	Avg	5,366	N	N	3752 246TH AVE SE
6	0	390503	0150	09/17/12	\$420,000	\$496,000	1,990	8	1990	Avg	5,857	N	N	25741 SE 39TH ST
6	0	390506	0060	06/04/13	\$485,000	\$530,000	1,990	8	1991	Avg	8,789	N	N	25707 SE 40TH ST
6	0	390508	0040	05/02/11	\$410,000	\$518,000	1,990	8	1993	Avg	6,035	N	N	25623 SE 42ND WAY
6	0	352895	0070	03/01/13	\$500,000	\$565,000	1,990	8	2009	Avg	7,575	N	N	24690 SE 46TH TER
6	0	122406	9060	05/28/13	\$472,500	\$518,000	2,000	8	1974	Avg	55,321	N	N	26444 SE DUTHIE HILL RD
6	0	352900	0230	05/02/12	\$467,500	\$568,000	2,010	8	1988	Avg	7,444	N	N	4609 247TH PL SE
6	0	352900	0280	02/12/13	\$455,000	\$517,000	2,010	8	1988	Avg	7,748	N	N	4613 246TH PL SE
6	0	390492	0500	03/01/11	\$380,000	\$481,000	2,010	8	1989	Avg	6,877	N	N	4252 245TH AVE SE
6	0	390496	0700	08/30/12	\$442,500	\$525,000	2,010	8	1989	Avg	7,972	N	N	3419 241ST PL SE
6	0	390505	0260	04/24/12	\$400,000	\$487,000	2,010	8	1990	Avg	4,500	N	N	25222 SE 35TH ST
6	0	390505	0430	04/24/13	\$465,000	\$516,000	2,010	8	1990	Avg	5,535	N	N	3603 252ND PL SE
6	0	390508	0850	06/20/13	\$480,000	\$522,000	2,010	8	1994	Avg	4,833	N	N	25833 SE 41ST PL
6	0	390508	1170	03/28/11	\$432,000	\$546,000	2,010	8	1992	Avg	6,776	N	N	4132 257TH CT SE
6	0	866505	0100	05/21/13	\$420,295	\$462,000	2,010	8	1996	Avg	6,295	N	N	25062 SE 43RD WAY
6	0	866505	0110	04/09/12	\$412,500	\$503,000	2,010	8	1996	Avg	6,132	N	N	25208 SE 43RD WAY
6	0	866505	0130	01/23/13	\$395,950	\$452,000	2,010	8	1996	Avg	4,699	N	N	25220 SE 43RD WAY
6	0	866505	0330	07/01/13	\$465,000	\$504,000	2,010	8	1996	Avg	4,003	N	N	25151 SE 43RD PL

Improved Sales Used in This Annual Update Analysis

Area 069 -- 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
6	0	866505	0350	03/15/13	\$450,000	\$506,000	2,010	8	1996	Avg	5,047	N	N	25139 SE 43RD PL
6	0	866505	0740	03/24/11	\$393,000	\$497,000	2,010	8	1996	Avg	4,470	N	N	24920 SE 43RD ST
6	0	866505	0760	03/05/12	\$405,000	\$497,000	2,010	8	1996	Avg	4,306	N	N	24932 SE 43RD ST
6	0	866505	0810	07/18/13	\$513,000	\$552,000	2,010	8	1995	Avg	4,500	N	N	4325 252ND PL SE
6	0	866505	0880	11/11/13	\$485,000	\$497,000	2,010	8	1996	Avg	4,064	N	N	25059 SE 43RD WAY
6	0	866505	0880	12/11/12	\$389,950	\$451,000	2,010	8	1996	Avg	4,064	N	N	25059 SE 43RD WAY
6	0	390508	0020	10/02/13	\$460,000	\$480,000	2,020	8	1994	Avg	5,508	N	N	25613 SE 42ND WAY
6	0	390496	0800	12/26/13	\$500,000	\$501,000	2,030	8	1989	Avg	7,123	N	N	24220 SE 34TH PL
6	0	390497	0110	05/24/13	\$425,000	\$467,000	2,030	8	1989	Avg	7,556	N	N	3763 248TH AVE SE
6	0	390508	0610	02/27/13	\$480,000	\$542,000	2,030	8	1993	Avg	5,984	N	N	25917 SE 41ST CT
6	0	390508	0770	05/05/11	\$410,000	\$518,000	2,030	8	1993	Avg	6,318	N	N	25814 SE 42ND WAY
6	0	390508	1660	06/14/11	\$380,000	\$479,000	2,030	8	1993	Avg	5,995	N	N	4235 258TH AVE SE
6	0	352900	0440	05/26/12	\$444,500	\$538,000	2,040	8	1988	Avg	8,054	N	N	24460 SE 46TH ST
6	0	390493	0340	05/20/13	\$480,000	\$528,000	2,040	8	1988	Avg	4,518	N	N	3811 242ND AVE SE
6	0	390496	0510	08/17/12	\$455,000	\$541,000	2,040	8	1989	Avg	7,467	N	N	3506 243RD AVE SE
6	0	390496	0510	01/11/11	\$431,000	\$545,000	2,040	8	1989	Avg	7,467	N	N	3506 243RD AVE SE
6	0	390512	0440	02/23/12	\$380,000	\$467,000	2,040	8	1996	Avg	6,295	N	N	4056 251ST PL SE
6	0	352896	0120	03/25/13	\$541,152	\$606,000	2,040	8	2012	Avg	4,322	N	N	24552 SE 46TH TER
6	0	352900	0860	09/11/13	\$474,950	\$500,000	2,050	8	1988	Avg	6,381	N	N	24512 SE 45TH WAY
6	0	390490	2210	05/29/13	\$525,000	\$575,000	2,050	8	1986	Avg	7,362	N	N	24118 SE 44TH CT
6	0	390496	0460	08/17/12	\$370,000	\$440,000	2,050	8	1989	Avg	6,628	N	N	24206 SE 35TH PL
6	0	390505	0350	04/19/12	\$413,000	\$503,000	2,050	8	1989	Avg	6,185	N	N	3517 252ND PL SE
6	0	390505	0380	04/25/13	\$460,500	\$511,000	2,050	8	1989	Avg	5,698	N	N	3529 252ND PL SE
6	0	390508	0140	10/18/12	\$429,000	\$503,000	2,050	8	1994	Avg	4,492	N	N	4243 257TH PL SE
6	0	390508	0140	03/29/11	\$399,950	\$506,000	2,050	8	1994	Avg	4,492	N	N	4243 257TH PL SE
6	0	390508	1010	05/03/13	\$475,000	\$525,000	2,050	8	1994	Avg	4,568	N	N	25731 SE 41ST PL
6	0	390512	0980	01/10/12	\$404,000	\$500,000	2,050	8	1996	Avg	4,905	N	N	4104 252ND AVE SE
6	0	390491	0650	11/14/11	\$430,000	\$535,000	2,060	8	1987	Avg	10,839	N	N	24311 SE 43RD PL
6	0	390492	0390	01/14/11	\$430,000	\$544,000	2,060	8	1987	Avg	7,184	N	N	24536 SE 43RD PL
6	0	390493	0310	08/12/13	\$463,000	\$493,000	2,060	8	1988	Avg	6,471	N	N	3823 242ND AVE SE
6	0	390505	0150	07/08/13	\$502,000	\$542,000	2,060	8	1989	Avg	4,602	N	N	3530 252ND PL SE
6	0	390508	0340	08/26/13	\$498,000	\$528,000	2,060	8	1993	Avg	4,527	N	N	4262 258TH AVE SE
6	0	390508	1200	05/07/12	\$412,000	\$500,000	2,060	8	1993	Avg	7,111	N	N	4131 257TH CT SE
6	0	352900	0080	05/04/12	\$450,000	\$547,000	2,070	8	1988	Avg	8,360	N	N	24708 SE 45TH CT
6	0	390490	0440	12/03/13	\$472,000	\$479,000	2,070	8	1986	Avg	11,483	N	N	4261 242ND AVE SE

Improved Sales Used in This Annual Update Analysis

Area 069 -- 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
6	0	390490	2400	04/10/13	\$535,000	\$596,000	2,070	8	1986	Avg	8,504	N	N	24235 SE 45TH ST
6	0	390512	0930	07/18/13	\$535,000	\$576,000	2,070	8	1996	Avg	5,000	N	N	4028 252ND AVE SE
6	0	390492	0040	05/07/13	\$451,000	\$498,000	2,080	8	1987	Avg	10,867	N	N	4273 244TH PL SE
6	0	352900	0800	01/24/12	\$479,000	\$591,000	2,090	8	1988	Avg	7,644	N	N	24424 SE 46TH ST
6	0	390503	0040	07/26/13	\$488,000	\$523,000	2,090	8	1990	Avg	6,370	N	N	25758 SE 39TH ST
6	0	390503	0450	06/03/12	\$453,500	\$548,000	2,090	8	1991	Avg	8,755	N	N	4020 258TH WAY SE
6	0	390504	0020	02/19/13	\$389,999	\$442,000	2,090	8	1991	Avg	5,146	N	N	4106 255TH PL SE
6	0	352900	0460	06/19/12	\$449,950	\$542,000	2,100	8	1988	Avg	7,018	N	N	4555 245TH CT SE
6	0	352900	0920	03/13/13	\$490,000	\$551,000	2,100	8	1988	Avg	6,360	N	N	24610 SE 45TH WAY
6	0	390493	0910	11/19/12	\$426,000	\$495,000	2,100	8	1988	Avg	4,453	N	N	24211 SE 40TH ST
6	0	390496	0130	02/18/11	\$411,000	\$520,000	2,100	8	1989	Avg	4,508	N	N	3711 247TH AVE SE
6	0	390496	0480	03/23/11	\$443,000	\$560,000	2,100	8	1989	Avg	6,485	N	N	24218 SE 35TH PL
6	0	390496	0520	05/15/13	\$462,000	\$509,000	2,100	8	1989	Avg	6,000	N	N	3512 243RD AVE SE
6	0	390496	0610	08/13/12	\$438,000	\$522,000	2,100	8	1989	Avg	7,984	N	N	3508 241ST PL SE
6	0	390503	0070	02/26/11	\$395,000	\$500,000	2,100	8	1990	Avg	6,508	N	N	25740 SE 39TH ST
6	0	390503	0340	05/23/13	\$540,000	\$593,000	2,100	8	1991	Avg	6,852	N	N	25755 SE 40TH ST
6	0	390512	0900	03/28/13	\$490,000	\$549,000	2,100	8	1996	Avg	5,378	N	N	4016 252ND AVE SE
6	0	390512	0920	02/07/13	\$467,000	\$531,000	2,100	8	1996	Avg	5,279	N	N	4024 252ND AVE SE
6	0	390490	0640	05/16/13	\$381,111	\$420,000	2,110	8	1985	Avg	6,685	N	N	23919 SE 42ND CT
6	0	390493	0930	06/18/13	\$474,000	\$516,000	2,110	8	1988	Avg	5,742	N	N	24203 SE 40TH ST
6	0	390504	0320	07/18/11	\$432,000	\$543,000	2,110	8	1992	Avg	4,760	N	N	25554 SE 41ST CT
6	0	142406	9101	07/16/12	\$545,000	\$653,000	2,120	8	1994	Avg	13,759	N	N	25737 SE 42ND WAY
6	0	390490	1050	04/17/12	\$460,000	\$560,000	2,120	8	1986	Avg	10,459	N	N	4384 239TH PL SE
6	0	390491	0640	08/15/13	\$535,000	\$569,000	2,120	8	1987	Avg	7,772	N	N	4334 243RD AVE SE
6	0	390492	0380	10/27/12	\$488,000	\$571,000	2,120	8	1989	Avg	6,602	N	N	24540 SE 43RD PL
6	0	390492	0530	09/05/12	\$485,000	\$575,000	2,120	8	1987	Avg	9,222	N	N	4234 245TH AVE SE
6	0	390494	0510	07/03/13	\$490,000	\$530,000	2,120	8	1988	Avg	7,680	N	N	3535 241ST PL SE
6	0	390508	0820	09/13/11	\$406,500	\$509,000	2,120	8	1994	Avg	5,148	N	N	25817 SE 41ST PL
6	0	390492	0180	06/25/13	\$480,000	\$521,000	2,130	8	1987	Avg	7,440	N	N	24539 SE 44TH ST
6	0	390495	0020	07/20/12	\$375,000	\$449,000	2,130	8	1988	Avg	6,600	N	N	24530 SE 37TH ST
6	0	390495	0090	03/05/12	\$420,000	\$515,000	2,130	8	1988	Avg	6,170	N	N	3638 246TH AVE SE
6	0	390508	1690	07/18/13	\$530,000	\$570,000	2,130	8	1993	Avg	7,386	N	N	25744 SE 42ND CT
6	0	390512	0890	09/23/13	\$550,880	\$577,000	2,130	8	1995	Avg	5,626	N	N	4012 252ND AVE SE
6	0	390490	1030	08/13/12	\$452,800	\$539,000	2,140	8	1987	Avg	8,475	N	N	4372 239TH PL SE
6	0	390492	1263	11/02/11	\$445,000	\$555,000	2,140	8	1988	Avg	10,890	N	N	24405 SE 46TH CT

Improved Sales Used in This Annual Update Analysis

Area 069 -- 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
6	0	390493	0110	07/29/13	\$512,000	\$548,000	2,140	8	1988	Avg	5,137	N	N	24221 SE 40TH PL
6	0	390508	0460	04/18/11	\$390,000	\$493,000	2,140	8	1993	Avg	5,266	N	N	4214 258TH AVE SE
6	0	390512	0290	07/25/11	\$355,000	\$446,000	2,140	8	1995	Avg	5,000	N	N	4020 250TH AVE SE
6	0	390512	0740	10/07/11	\$429,500	\$537,000	2,140	8	1995	Avg	7,066	N	N	24906 SE 40TH DR
6	0	390492	1267	04/12/12	\$443,000	\$540,000	2,150	8	1988	Avg	6,533	N	N	24415 SE 46TH CT
6	0	390504	0230	06/11/12	\$432,000	\$521,000	2,150	8	1992	Avg	6,517	N	N	25556 SE 40TH CT
6	0	390504	0970	04/19/12	\$426,000	\$519,000	2,150	8	1992	Avg	5,395	N	N	25420 SE 42ND PL
6	0	390504	1020	03/08/13	\$461,000	\$519,000	2,150	8	1990	Avg	6,329	N	N	25419 SE 42ND ST
6	0	390512	0960	06/03/13	\$460,000	\$503,000	2,150	8	1995	Avg	5,145	N	N	4040 252ND AVE SE
6	0	390512	0960	05/12/12	\$419,950	\$509,000	2,150	8	1995	Avg	5,145	N	N	4040 252ND AVE SE
6	0	352896	0030	02/12/13	\$505,000	\$573,000	2,150	8	2012	Avg	3,419	N	N	24547 SE 46TH TER
6	0	352896	0200	03/19/13	\$522,950	\$587,000	2,150	8	2012	Avg	3,476	N	N	24515 SE 46TH TER
6	0	352896	0040	12/18/12	\$510,000	\$588,000	2,160	8	2012	Avg	3,328	N	N	24549 SE 46TH TER
6	0	352896	0080	03/15/12	\$509,000	\$624,000	2,160	8	2011	Avg	4,630	N	N	24565 SE 46TH TER
6	0	352896	0100	10/24/12	\$515,279	\$603,000	2,160	8	2011	Avg	3,888	N	N	24562 SE 46TH TER
6	0	352896	0210	11/19/12	\$502,950	\$585,000	2,160	8	2012	Avg	3,501	N	N	24521 SE 46TH TER
6	0	390492	0460	11/05/12	\$456,000	\$532,000	2,170	8	1987	Avg	7,531	N	N	24508 SE 43RD PL
6	0	390492	0460	02/14/11	\$417,000	\$528,000	2,170	8	1987	Avg	7,531	N	N	24508 SE 43RD PL
6	0	807835	0150	03/29/13	\$536,000	\$600,000	2,170	8	1989	Avg	6,658	N	N	4119 239TH PL SE
6	0	390504	0900	09/19/12	\$462,000	\$545,000	2,180	8	1991	Avg	5,075	N	N	4245 255TH PL SE
6	0	222406	9071	06/26/13	\$483,500	\$525,000	2,190	8	1987	Avg	12,238	N	N	4914 242ND AVE SE
6	0	352900	0170	11/07/12	\$455,000	\$531,000	2,190	8	1989	Avg	8,306	N	N	4630 247TH PL SE
6	0	390490	1210	03/16/11	\$429,000	\$543,000	2,190	8	1987	Avg	12,355	N	N	4329 239TH PL SE
6	0	390504	0780	05/02/11	\$410,000	\$518,000	2,190	8	1992	Avg	5,085	N	N	4250 255TH PL SE
6	0	390490	0550	06/24/11	\$419,000	\$528,000	2,200	8	1986	Avg	6,056	N	N	24017 SE 42ND ST
6	0	390497	0350	10/26/11	\$383,000	\$478,000	2,200	8	1989	Avg	5,624	N	N	24809 SE 37TH PL
6	0	390499	0460	01/14/13	\$449,000	\$514,000	2,200	8	1989	Avg	6,325	N	N	3579 253RD CT SE
6	0	390504	0980	06/24/13	\$536,000	\$582,000	2,200	8	1992	Avg	5,208	N	N	25414 SE 42ND PL
6	0	390503	0580	04/05/12	\$470,000	\$574,000	2,210	8	1991	Avg	7,042	N	N	4007 259TH AVE SE
6	0	390504	0880	02/25/11	\$450,000	\$569,000	2,210	8	1990	Avg	5,142	N	N	4229 255TH PL SE
6	0	390512	0700	06/02/11	\$465,000	\$587,000	2,210	8	1996	Avg	6,442	N	N	4027 249TH AVE SE
6	0	807838	0100	06/30/11	\$475,000	\$598,000	2,210	8	1988	Avg	7,200	N	N	4064 240TH PL SE
6	0	807838	0230	08/16/13	\$552,500	\$588,000	2,210	8	1988	Avg	8,622	N	N	4045 240TH PL SE
6	0	807838	0340	04/19/12	\$422,000	\$514,000	2,210	8	1988	Avg	7,839	N	N	23958 SE 41ST PL
6	0	352896	0060	08/07/12	\$509,950	\$608,000	2,210	8	2010	Avg	3,372	N	N	24557 SE 46TH TER

Improved Sales Used in This Annual Update Analysis

Area 069 -- 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
6	0	390512	0590	05/07/12	\$447,000	\$543,000	2,220	8	1994	Avg	5,272	N	N	25108 SE 41ST DR
6	0	390512	0620	12/21/12	\$415,000	\$478,000	2,220	8	1994	Avg	5,302	N	N	25018 SE 41ST DR
6	0	390497	0370	07/19/11	\$425,000	\$535,000	2,230	8	1989	Avg	4,834	N	N	24821 SE 37TH PL
6	0	390494	0610	07/31/13	\$530,000	\$567,000	2,240	8	1988	Avg	6,849	N	N	24217 SE 36TH PL
6	0	352900	0150	04/01/13	\$531,000	\$594,000	2,250	8	1989	Avg	6,929	N	N	4618 247TH PL SE
6	0	390504	0450	03/16/12	\$432,000	\$529,000	2,250	8	1991	Avg	4,760	N	N	25551 SE 41ST CT
6	0	390505	0520	05/22/13	\$498,000	\$547,000	2,250	8	1990	Avg	5,224	N	N	3639 252ND PL SE
6	0	807838	0260	08/24/12	\$490,000	\$582,000	2,250	8	1988	Avg	7,806	N	N	4059 240TH PL SE
6	0	390490	0570	06/06/13	\$557,000	\$609,000	2,260	8	1985	Avg	6,025	N	N	24001 SE 42ND ST
6	0	390508	0880	03/18/11	\$419,490	\$531,000	2,260	8	1994	Avg	7,764	N	N	25836 SE 41ST PL
6	0	390512	1040	06/14/13	\$536,500	\$585,000	2,260	8	1995	Avg	5,028	N	N	25031 SE 41ST DR
6	0	390508	0010	05/17/13	\$526,000	\$579,000	2,280	8	1994	Avg	5,803	N	N	25611 SE 42ND WAY
6	0	390490	1110	12/09/13	\$510,000	\$516,000	2,290	8	1985	Avg	13,247	N	N	4381 239TH PL SE
6	0	390490	1920	07/21/11	\$395,000	\$497,000	2,290	8	1986	Avg	8,158	N	N	24254 SE 44TH PL
6	0	390512	0350	11/18/13	\$563,000	\$575,000	2,290	8	1996	Avg	7,202	N	N	25039 SE 40TH DR
6	0	390490	2390	06/24/13	\$538,000	\$584,000	2,300	8	1986	Avg	6,996	N	N	24229 SE 45TH ST
6	0	390496	0890	04/10/12	\$465,000	\$567,000	2,300	8	1989	Avg	6,825	N	N	24420 SE 34TH PL
6	0	390503	0730	05/16/12	\$475,000	\$576,000	2,320	8	1991	Avg	6,737	N	N	3938 259TH AVE SE
6	0	390491	0760	09/23/11	\$480,000	\$601,000	2,330	8	1987	Good	7,627	N	N	24320 SE 43RD PL
6	0	390503	0900	05/30/13	\$505,000	\$553,000	2,340	8	1990	Avg	11,323	N	N	25900 SE 39TH PL
6	0	390512	0710	06/25/12	\$480,000	\$577,000	2,340	8	1996	Avg	6,630	N	N	4021 249TH AVE SE
6	0	390512	1110	12/05/11	\$432,500	\$537,000	2,340	8	1996	Avg	5,165	N	N	24913 SE 41ST DR
6	0	390503	0460	08/02/13	\$550,000	\$588,000	2,350	8	1991	Avg	6,197	N	N	4014 258TH WAY SE
6	0	807835	0080	07/18/13	\$534,500	\$575,000	2,350	8	1988	Avg	7,217	N	N	23815 SE 40TH PL
6	0	390496	0270	06/18/12	\$467,500	\$563,000	2,360	8	1989	Avg	7,228	N	N	24417 SE 34TH PL
6	0	390499	0310	03/07/13	\$492,000	\$555,000	2,360	8	1989	Good	5,814	N	N	3515 253RD CT SE
6	0	390490	1950	09/25/12	\$455,000	\$536,000	2,370	8	1986	Avg	7,538	N	N	24234 SE 44TH PL
6	0	352896	0090	08/08/13	\$594,950	\$635,000	2,370	8	2013	Avg	3,570	N	N	24564 SE 46TH TER
6	0	352896	0130	03/08/13	\$580,671	\$654,000	2,370	8	2012	Avg	3,659	N	N	24548 SE 46TH TER
6	0	352896	0150	10/08/12	\$560,000	\$658,000	2,370	8	2012	Avg	3,946	N	N	24540 SE 46TH TER
6	0	352896	0220	05/08/13	\$564,697	\$624,000	2,370	8	2012	Avg	4,743	N	N	24531 SE 46TH TER
6	0	807838	0040	01/04/13	\$552,500	\$634,000	2,410	8	1988	Avg	7,813	N	N	23975 SE 41ST PL
6	0	807838	0240	11/17/11	\$395,000	\$492,000	2,410	8	1988	Avg	7,133	N	N	4049 240TH PL SE
6	0	390507	0020	09/02/11	\$521,500	\$654,000	2,430	8	1993	Avg	8,703	N	N	25966 SE 39TH PL
6	0	390492	0060	04/18/12	\$612,000	\$746,000	2,440	8	1989	Avg	7,835	N	N	4309 245TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 069 -- 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
6	0	807838	0050	03/01/12	\$490,500	\$602,000	2,510	8	1988	Good	9,271	N	N	4092 240TH PL SE
6	0	390495	0030	09/13/12	\$460,000	\$544,000	2,540	8	1988	Avg	8,118	N	N	24536 SE 37TH ST
6	0	142406	9099	07/08/11	\$439,000	\$553,000	2,580	8	1998	Avg	6,630	N	N	25715 SE 42ND WAY
6	0	390490	2100	06/16/13	\$510,000	\$555,000	2,580	8	1985	Avg	7,521	N	N	24269 SE 44TH PL
6	0	222406	9170	02/04/13	\$545,900	\$621,000	2,640	8	2013	Avg	5,964	N	N	4808 242ND AVE SE
6	0	222406	9176	06/05/13	\$585,900	\$641,000	2,640	8	2013	Avg	7,165	N	N	4836 243RD CIR SE
6	0	222406	9169	01/03/13	\$530,900	\$610,000	2,650	8	2012	Avg	5,436	N	N	4804 243RD CIR SE
6	0	222406	9178	01/07/13	\$552,900	\$634,000	2,650	8	2012	Avg	6,581	N	N	5139 S 166TH LN
6	0	222406	9171	02/20/13	\$554,830	\$628,000	2,660	8	2013	Avg	5,751	N	N	4812 243RD CIR SE
6	0	222406	9174	05/02/13	\$585,845	\$648,000	2,660	8	2013	Avg	6,412	N	N	4828 243RD CIR SE
6	0	390496	1010	12/03/13	\$593,725	\$602,000	2,810	8	1989	Avg	7,922	N	N	24664 SE 36TH CT
6	0	222406	9173	03/22/13	\$583,900	\$655,000	2,810	8	2012	Avg	6,934	N	N	4820 242ND AVE SE
6	0	222406	9175	05/15/13	\$581,000	\$640,000	2,810	8	2013	Avg	7,940	N	N	4832 243RD CIR SE
6	0	352896	0020	11/14/12	\$517,500	\$603,000	2,830	8	2012	Avg	3,496	N	N	24543 SE 46TH TER
6	0	352896	0190	11/19/12	\$518,950	\$603,000	2,830	8	2012	Avg	3,818	N	N	24622 SE 46TH TER
6	0	222406	9172	01/17/13	\$565,900	\$647,000	2,840	8	2012	Avg	6,117	N	N	4816 243RD CIR SE
6	0	390494	0730	05/17/12	\$530,000	\$642,000	2,970	8	1988	Good	7,404	N	N	3715 245TH AVE SE
6	0	222406	9100	05/29/12	\$839,000	\$1,015,000	3,500	8	1996	Avg	55,321	N	N	4830 240TH PL SE
6	0	390492	0700	06/23/11	\$470,000	\$592,000	1,740	9	1987	Avg	9,528	N	N	24536 SE 42ND CT
6	0	807836	0260	07/29/13	\$471,744	\$505,000	1,890	9	1989	Avg	7,921	N	N	4108 238TH CT SE
6	0	390492	0840	01/04/11	\$413,600	\$523,000	1,900	9	1987	Avg	9,575	N	N	24601 SE 44TH ST
6	0	807910	0200	10/04/13	\$605,000	\$630,000	1,990	9	1988	Avg	7,985	N	N	4506 246TH AVE SE
6	0	807910	0810	06/08/12	\$476,000	\$575,000	2,000	9	1988	Avg	7,312	N	N	24520 SE 45TH ST
6	0	807910	0020	06/12/13	\$565,000	\$616,000	2,030	9	1988	Avg	7,399	N	N	4420 246TH AVE SE
6	0	807910	0540	03/26/13	\$475,000	\$532,000	2,060	9	1989	Avg	7,568	N	N	24414 SE 44TH CT
6	0	807910	0010	10/10/13	\$625,000	\$650,000	2,130	9	1988	Avg	7,313	N	N	4412 246TH AVE SE
6	0	807910	0270	11/16/12	\$530,000	\$617,000	2,150	9	1989	Avg	7,844	N	N	24707 SE 45TH PL
6	0	807910	0410	08/02/11	\$455,000	\$572,000	2,220	9	1988	Avg	7,456	N	N	24455 SE 45TH ST
6	0	807839	0230	11/13/13	\$580,000	\$594,000	2,230	9	1990	Avg	7,927	N	N	3919 240TH PL SE
6	0	807910	0420	12/11/13	\$575,000	\$581,000	2,230	9	1988	Avg	9,075	N	N	24449 SE 45TH ST
6	0	807910	0310	09/11/13	\$620,000	\$652,000	2,234	9	1989	Avg	7,277	N	N	4505 246TH AVE SE
6	0	807910	0820	05/20/13	\$598,000	\$658,000	2,250	9	1989	Avg	7,848	N	N	24532 SE 45TH ST
6	0	807910	0600	08/07/12	\$535,000	\$638,000	2,280	9	1989	Avg	9,618	N	N	4421 244TH PL SE
6	0	390492	0870	05/30/12	\$478,000	\$578,000	2,290	9	1987	Avg	9,680	N	N	24613 SE 44TH ST
6	0	807910	0240	03/05/13	\$540,000	\$609,000	2,300	9	1988	Avg	8,743	N	N	24718 SE 45TH PL

Improved Sales Used in This Annual Update Analysis

Area 069 -- 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
6	0	390492	1130	07/01/13	\$550,000	\$596,000	2,340	9	1989	Avg	9,789	N	N	4236 246TH PL SE
6	0	142406	9118	02/24/12	\$472,500	\$581,000	2,340	9	2011	Avg	5,207	N	N	4721 245TH LN SE
6	0	142406	9119	07/20/12	\$497,000	\$595,000	2,340	9	2011	Avg	4,307	N	N	4727 245TH LN SE
6	0	142406	9119	03/01/12	\$479,950	\$589,000	2,340	9	2011	Avg	4,307	N	N	4727 245TH LN SE
6	0	390493	0020	07/23/13	\$580,000	\$623,000	2,350	9	1989	Avg	7,814	N	N	24337 SE 40TH PL
6	0	390493	0040	07/29/13	\$585,000	\$627,000	2,350	9	1989	Avg	13,411	N	N	24325 SE 40TH PL
6	0	807910	0160	08/01/13	\$590,000	\$631,000	2,350	9	1989	Avg	8,590	N	N	24615 SE 44TH CT
6	0	390492	0850	07/27/12	\$514,000	\$614,000	2,380	9	1987	Avg	10,305	N	N	24605 SE 44TH ST
6	0	807910	0040	06/14/12	\$525,000	\$633,000	2,380	9	1988	Avg	10,051	N	N	24610 SE 44TH CT
6	0	390501	0190	07/09/13	\$567,500	\$613,000	2,400	9	1990	Avg	8,434	N	N	25949 SE 37TH WAY
6	0	031840	0060	07/23/12	\$533,000	\$638,000	2,430	9	1992	Avg	6,499	N	N	4655 244TH PL SE
6	0	869139	0740	11/07/12	\$515,000	\$601,000	2,430	9	2003	Avg	6,075	N	N	27310 SE 8TH PL
6	0	280600	0050	11/21/12	\$530,000	\$616,000	2,460	9	1991	Avg	7,211	N	N	3815 240TH PL SE
6	0	142406	9121	09/24/13	\$580,000	\$607,000	2,510	9	2011	Avg	4,191	N	N	4739 245TH LN SE
6	0	142406	9121	03/29/12	\$489,950	\$599,000	2,510	9	2011	Avg	4,191	N	N	4739 245TH LN SE
6	0	031840	0020	10/22/12	\$501,000	\$587,000	2,520	9	1992	Avg	6,499	N	N	4631 244TH PL SE
6	0	390500	0610	03/28/12	\$520,000	\$636,000	2,520	9	1990	Avg	8,712	N	N	26143 SE 39TH WAY
6	0	142406	9120	03/14/12	\$489,950	\$600,000	2,520	9	2011	Avg	4,708	N	N	4733 245TH LN SE
6	0	390492	0920	06/22/12	\$630,000	\$758,000	2,530	9	1989	Avg	16,325	N	N	24639 SE 44TH ST
6	0	390492	0920	05/31/11	\$630,000	\$795,000	2,530	9	1989	Avg	16,325	N	N	24639 SE 44TH ST
6	0	390509	0110	08/28/13	\$585,000	\$619,000	2,540	9	1992	Avg	8,357	N	N	3988 262ND AVE SE
6	0	869141	0420	03/04/13	\$582,900	\$658,000	2,540	9	2005	Avg	5,851	N	N	1323 270TH WAY SE
6	0	142406	9109	05/12/11	\$512,000	\$646,000	2,570	9	2011	Avg	5,583	N	N	4745 245TH LN SE
6	0	327693	0330	08/08/11	\$533,000	\$670,000	2,600	9	1988	Avg	35,898	N	N	2611 260TH PL SE
6	0	142406	9115	02/09/11	\$517,950	\$655,000	2,620	9	2010	Avg	8,055	N	N	4781 245TH LN SE
6	0	114990	0310	01/14/11	\$452,000	\$572,000	2,640	9	1993	Avg	10,041	N	N	4632 242ND AVE SE
6	0	869140	0160	10/07/13	\$670,000	\$697,000	2,640	9	2004	Avg	8,782	N	N	27215 SE 12TH PL
6	0	807839	0130	10/25/13	\$610,000	\$630,000	2,660	9	1989	Avg	9,219	N	N	24011 SE 39TH CT
6	0	807839	0250	10/10/13	\$700,000	\$728,000	2,660	9	1989	Avg	9,839	N	N	23962 SE 40TH CT
6	0	807839	0250	07/02/12	\$587,000	\$705,000	2,660	9	1989	Avg	9,839	N	N	23962 SE 40TH CT
6	0	390500	0710	01/20/12	\$491,000	\$606,000	2,670	9	1990	Avg	8,398	N	N	26141 SE 39TH CT
6	0	869139	1170	02/16/11	\$583,000	\$738,000	2,670	9	2002	Avg	6,701	N	N	1004 272ND PL SE
6	0	807839	0290	05/03/12	\$500,000	\$607,000	2,690	9	1989	Avg	7,872	N	N	23969 SE 40TH CT
6	0	280600	0150	10/28/13	\$611,200	\$630,000	2,700	9	1990	Avg	9,425	N	N	3719 241ST CT SE
6	0	869141	0140	06/13/13	\$640,000	\$698,000	2,710	9	2005	Avg	6,236	N	N	1320 269TH CT SE

Improved Sales Used in This Annual Update Analysis

Area 069 -- 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
6	0	869141	0760	01/27/11	\$487,000	\$616,000	2,710	9	2004	Avg	5,096	N	N	1226 270TH PL SE
6	0	062942	0140	06/27/13	\$630,000	\$683,000	2,720	9	2005	Avg	7,118	N	N	2014 263RD LN SE
6	0	062942	0210	01/29/13	\$589,000	\$671,000	2,720	9	2005	Avg	6,042	N	N	2021 263RD LN SE
6	0	031840	0110	06/27/12	\$512,000	\$616,000	2,730	9	1991	Avg	7,369	N	N	24332 SE 47TH ST
6	0	062941	0170	01/08/13	\$570,000	\$654,000	2,750	9	2004	Avg	7,550	N	N	26038 SE 23RD PL
6	0	062941	0170	04/18/11	\$515,000	\$651,000	2,750	9	2004	Avg	7,550	N	N	26038 SE 23RD PL
6	0	142406	9113	02/08/11	\$520,000	\$658,000	2,750	9	2011	Avg	4,429	N	N	4769 245TH LN SE
6	0	869139	1130	04/12/13	\$656,000	\$731,000	2,760	9	2002	Avg	5,556	N	N	1020 272ND PL SE
6	0	869139	1130	05/24/11	\$524,000	\$661,000	2,760	9	2002	Avg	5,556	N	N	1020 272ND PL SE
6	0	869139	1160	11/16/11	\$505,000	\$629,000	2,760	9	2002	Avg	5,796	N	N	1008 272ND PL SE
6	0	869139	0690	08/08/12	\$600,000	\$715,000	2,770	9	2004	Avg	5,250	N	N	27406 SE 8TH PL
6	0	142406	9112	08/25/11	\$515,000	\$646,000	2,770	9	2011	Avg	4,410	N	N	4763 245TH LN SE
6	0	142406	9114	02/09/11	\$520,000	\$658,000	2,770	9	2010	Avg	4,574	N	N	4775 245TH LN SE
6	0	807839	0220	09/21/11	\$508,000	\$636,000	2,810	9	1989	Avg	9,313	N	N	3915 240TH PL SE
6	0	869139	1220	02/17/12	\$529,000	\$651,000	2,810	9	2004	Avg	5,831	N	N	916 273RD PL SE
6	0	869139	1340	05/22/12	\$550,000	\$666,000	2,810	9	2004	Avg	6,043	N	N	27320 SE 10TH CT
6	0	869139	1450	05/10/11	\$559,500	\$706,000	2,810	9	2004	Avg	7,940	N	N	27333 SE 10TH CT
6	0	869139	0110	04/21/11	\$539,000	\$681,000	2,820	9	2003	Avg	7,912	N	N	812 275TH PL SE
6	0	869141	0710	01/18/11	\$540,000	\$683,000	2,840	9	2005	Avg	5,600	N	N	27018 SE 13TH ST
6	0	062941	0210	07/17/12	\$590,000	\$707,000	2,850	9	2004	Avg	6,444	N	N	26007 SE 22ND PL
6	0	031840	0100	07/21/11	\$575,000	\$723,000	2,860	9	1992	Avg	6,999	N	N	4681 244TH PL SE
6	0	114960	0040	03/06/13	\$620,000	\$699,000	2,860	9	1990	Avg	8,088	N	N	24223 SE 47TH ST
6	0	142406	9108	02/09/11	\$554,950	\$702,000	2,860	9	2011	Avg	6,434	N	N	4764 245TH LN SE
6	0	142406	9117	08/26/13	\$664,500	\$704,000	2,860	9	2009	Avg	6,164	N	N	4724 245TH LN SE
6	0	390500	0450	04/25/12	\$460,090	\$560,000	2,890	9	1989	Avg	8,444	N	N	26041 SE 38TH ST
6	0	390509	0490	07/14/13	\$605,000	\$652,000	2,890	9	1992	Avg	9,081	N	N	3981 262ND AVE SE
6	0	869131	0440	10/14/11	\$572,000	\$714,000	2,890	9	1998	Avg	9,600	N	N	2003 264TH PL SE
6	0	869139	1120	08/19/11	\$502,000	\$630,000	2,890	9	2002	Avg	5,612	N	N	1024 272ND PL SE
6	0	390500	0580	09/13/12	\$510,000	\$603,000	2,900	9	1989	Avg	8,950	N	N	26119 SE 39TH WAY
6	0	390492	0990	06/28/12	\$517,000	\$622,000	2,910	9	1989	Avg	10,801	N	N	24640 SE 44TH ST
6	0	869139	0550	06/13/13	\$690,880	\$753,000	2,910	9	2002	Avg	5,428	N	N	904 SE 274TH WAY
6	0	869139	0550	06/15/11	\$500,000	\$630,000	2,910	9	2002	Avg	5,428	N	N	904 SE 274TH WAY
6	0	114960	0080	06/21/13	\$630,000	\$685,000	2,920	9	1991	Avg	8,179	N	N	24322 SE 47TH ST
6	0	869139	1370	03/28/12	\$585,000	\$715,000	2,920	9	2004	Avg	6,048	N	N	27308 SE 10TH CT
6	0	390500	0520	12/16/11	\$507,000	\$629,000	2,950	9	1989	Avg	8,214	N	N	26014 SE 39TH WAY

Improved Sales Used in This Annual Update Analysis

Area 069 -- 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
6	0	062941	0090	05/08/12	\$603,000	\$732,000	2,950	9	2004	Avg	5,775	N	N	26033 SE 23RD PL
6	0	390492	0730	02/27/12	\$500,000	\$614,000	2,960	9	1987	Avg	10,760	N	N	24527 SE 42ND CT
6	0	869139	0440	11/14/13	\$650,000	\$665,000	2,980	9	2004	Avg	5,000	N	N	923 274TH PL SE
6	0	869139	0510	12/02/13	\$685,000	\$695,000	2,980	9	2002	Avg	5,000	N	N	920 274TH PL SE
6	0	869139	0580	07/18/11	\$507,000	\$638,000	2,980	9	2004	Avg	5,250	N	N	27321 SE 8TH PL
6	0	062942	0460	07/09/13	\$695,000	\$750,000	2,980	9	2005	Avg	8,209	N	N	1910 263RD CT SE
6	0	062942	0460	06/02/11	\$597,500	\$754,000	2,980	9	2005	Avg	8,209	N	N	1910 263RD CT SE
6	0	390509	0540	09/09/13	\$635,000	\$669,000	2,990	9	1993	Avg	6,884	N	N	3959 262ND AVE SE
6	0	390509	0210	02/07/11	\$515,500	\$652,000	3,010	9	1992	Avg	7,439	N	N	4032 262ND PL SE
6	0	869139	1020	11/14/13	\$644,000	\$659,000	3,010	9	2002	Avg	6,600	N	N	1003 272ND PL SE
6	0	869139	1020	07/10/12	\$554,000	\$664,000	3,010	9	2002	Avg	6,600	N	N	1003 272ND PL SE
6	0	869141	0450	03/24/11	\$595,000	\$752,000	3,020	9	2005	Avg	11,209	N	N	1403 270TH WAY SE
6	0	869141	0500	12/10/13	\$704,000	\$712,000	3,020	9	2004	Avg	7,532	N	N	1306 270TH WAY SE
6	0	222406	9164	03/21/13	\$679,950	\$763,000	3,020	9	2012	Avg	6,428	N	N	5015 240TH PL SE
6	0	114960	0170	07/24/13	\$649,000	\$697,000	3,030	9	1990	Avg	8,560	N	N	4708 242ND AVE SE
6	0	869142	0080	10/13/11	\$665,990	\$832,000	3,030	9	2011	Avg	7,476	N	N	1729 271ST AVE SE
6	0	869139	0470	09/27/12	\$585,000	\$689,000	3,050	9	2002	Avg	7,009	N	N	1014 274TH PL SE
6	0	869139	0710	03/25/13	\$685,000	\$768,000	3,080	9	2003	Avg	5,250	N	N	27322 SE 8TH PL
6	0	869140	0320	07/19/13	\$755,000	\$812,000	3,080	9	2004	Avg	9,007	N	N	27201 SE 13TH PL
6	0	869141	0470	06/25/13	\$710,000	\$771,000	3,080	9	2005	Avg	6,139	N	N	1324 270TH WAY SE
6	0	869141	0470	02/23/12	\$570,000	\$700,000	3,080	9	2005	Avg	6,139	N	N	1324 270TH WAY SE
6	0	869141	0640	01/07/11	\$540,000	\$683,000	3,080	9	2006	Avg	7,173	N	N	27114 SE 13TH ST
6	0	869141	0190	01/16/12	\$527,500	\$652,000	3,090	9	2004	Avg	5,198	N	N	1226 269TH CT SE
6	0	390509	0290	05/11/11	\$584,950	\$739,000	3,100	9	1992	Avg	7,838	N	N	4025 262ND PL SE
6	0	869139	1110	11/13/12	\$588,300	\$685,000	3,100	9	2002	Avg	5,599	N	N	1028 272ND PL SE
6	0	869141	0040	11/20/13	\$732,000	\$747,000	3,100	9	2004	Avg	7,278	N	N	1119 270TH PL SE
6	0	869141	0700	05/25/11	\$620,000	\$782,000	3,100	9	2005	Avg	5,600	N	N	27022 SE 13TH ST
6	0	869142	0160	07/15/11	\$674,000	\$848,000	3,100	9	2011	Avg	6,556	N	N	1782 271ST AVE SE
6	0	869140	0200	10/05/12	\$665,000	\$782,000	3,150	9	2004	Avg	7,167	N	N	27233 SE 12TH PL
6	0	062941	0200	06/27/12	\$599,000	\$720,000	3,160	9	2004	Avg	6,887	N	N	26003 SE 22ND PL
6	0	327692	0090	07/17/13	\$689,000	\$742,000	3,170	9	1986	Avg	36,299	N	N	26646 SE 31ST ST
6	0	869140	0210	04/01/13	\$715,000	\$799,000	3,180	9	2004	Avg	8,347	N	N	27239 SE 12TH PL
6	0	390501	0020	01/11/12	\$500,000	\$618,000	3,190	9	1990	Avg	10,199	N	N	3736 260TH AVE SE
6	0	062942	0190	04/19/12	\$555,000	\$676,000	3,190	9	2005	Avg	8,417	N	N	2009 263RD LN SE
6	0	869141	0080	12/27/13	\$679,000	\$681,000	3,210	9	2005	Avg	5,131	N	N	1213 269TH CT SE

Improved Sales Used in This Annual Update Analysis

Area 069 -- 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
6	0	280600	0060	09/30/13	\$606,000	\$633,000	3,220	9	1990	Avg	8,902	N	N	3823 240TH PL SE
6	0	390500	0590	01/10/13	\$615,000	\$705,000	3,220	9	1989	Avg	8,760	N	N	26127 SE 39TH WAY
6	0	869139	0900	10/21/13	\$682,000	\$705,000	3,240	9	2003	Avg	5,614	N	N	906 272ND PL SE
6	0	869139	0970	03/24/11	\$579,000	\$732,000	3,240	9	2002	Avg	6,162	N	N	823 272ND PL SE
6	0	869139	0990	10/21/12	\$635,000	\$744,000	3,240	9	2003	Avg	6,929	N	N	907 272ND PL SE
6	0	869139	1310	05/23/13	\$670,000	\$736,000	3,240	9	2004	Avg	6,769	N	N	27332 SE 10TH CT
6	0	869139	1390	06/13/12	\$595,000	\$717,000	3,240	9	2004	Avg	5,653	N	N	27309 SE 10TH ST
6	0	869141	0770	11/15/13	\$682,000	\$697,000	3,240	9	2004	Avg	5,428	N	N	1220 270TH PL SE
6	0	869141	0290	12/18/12	\$580,000	\$669,000	3,250	9	2005	Avg	6,515	N	N	1339 270TH LN SE
6	0	869141	0290	09/14/11	\$528,000	\$661,000	3,250	9	2005	Avg	6,515	N	N	1339 270TH LN SE
6	0	869141	0320	04/28/11	\$525,000	\$663,000	3,250	9	2004	Avg	6,528	N	N	1402 270TH LN SE
6	0	869141	0340	07/25/11	\$555,000	\$698,000	3,250	9	2005	Avg	5,610	N	N	1328 270TH LN SE
6	0	062942	0070	12/06/11	\$530,000	\$658,000	3,260	9	2005	Avg	6,225	N	N	26322 SE 21ST PL
6	0	062942	0120	07/01/11	\$585,000	\$737,000	3,260	9	2005	Avg	5,698	N	N	2022 263RD LN SE
6	0	869142	0030	01/23/12	\$775,000	\$957,000	3,270	9	2010	Avg	9,124	N	N	1779 271ST AVE SE
6	0	869142	0130	06/14/12	\$727,500	\$877,000	3,270	9	2010	Avg	7,688	N	N	1734 271ST AVE SE
6	0	869142	0250	03/20/12	\$744,000	\$911,000	3,270	9	2011	Avg	6,660	Y	N	27153 SE 18TH PL
6	0	869142	0280	05/19/11	\$755,000	\$953,000	3,270	9	2011	Avg	5,953	Y	N	27199 SE 18TH PL
6	0	222406	9102	03/10/13	\$710,000	\$800,000	3,290	9	2012	Avg	19,209	N	N	5020 240TH PL SE
6	0	869139	0010	08/08/13	\$745,000	\$795,000	3,290	9	2004	Avg	7,475	N	N	1102 275TH PL SE
6	0	869139	0090	06/28/12	\$593,000	\$713,000	3,290	9	2003	Avg	7,717	N	N	820 275TH PL SE
6	0	869139	0150	02/14/12	\$586,900	\$722,000	3,290	9	2003	Avg	6,825	N	N	805 275TH PL SE
6	0	869139	0910	03/28/13	\$675,100	\$756,000	3,290	9	2003	Avg	5,815	N	N	902 272ND PL SE
6	0	869139	0960	05/23/13	\$707,000	\$777,000	3,290	9	2002	Avg	6,159	N	N	819 272ND PL SE
6	0	869139	1030	05/18/12	\$595,000	\$721,000	3,290	9	2002	Avg	5,647	N	N	1007 272ND PL SE
6	0	869139	1350	06/25/13	\$692,000	\$751,000	3,290	9	2004	Avg	5,982	N	N	27316 SE 10TH CT
6	0	869140	0670	05/10/11	\$607,000	\$766,000	3,290	9	2004	Avg	7,415	N	N	1112 274TH PL SE
6	0	869140	0700	12/13/11	\$590,000	\$732,000	3,290	9	2004	Avg	7,536	N	N	1105 274TH PL SE
6	0	062942	0480	12/05/13	\$750,000	\$760,000	3,290	9	2005	Avg	8,808	N	N	1902 263RD CT SE
6	0	062942	0480	01/24/12	\$633,000	\$781,000	3,290	9	2005	Avg	8,808	N	N	1902 263RD CT SE
6	0	869141	0250	11/23/11	\$538,000	\$669,000	3,290	9	2004	Avg	4,923	N	N	1315 270TH LN SE
6	0	869141	0740	06/10/13	\$707,000	\$772,000	3,290	9	2005	Avg	5,576	N	N	27006 SE 13TH ST
6	0	679080	0020	02/06/12	\$639,950	\$788,000	3,290	9	2011	Avg	10,977	N	N	5040 240TH PL SE
6	0	679080	0050	07/06/12	\$630,000	\$756,000	3,290	9	2012	Avg	9,912	N	N	5047 240TH PL SE
6	0	222406	9163	10/30/12	\$634,950	\$742,000	3,290	9	2011	Avg	10,758	N	N	5030 240TH PL SE

Improved Sales Used in This Annual Update Analysis

Area 069 -- 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
6	0	222406	9165	12/03/12	\$680,000	\$788,000	3,290	9	2012	Avg	8,059	N	N	5011 240TH PL SE
6	0	222406	9167	01/24/13	\$665,000	\$759,000	3,290	9	2012	Avg	5,400	N	N	5025 240TH PL SE
6	0	222406	9168	02/25/13	\$665,000	\$752,000	3,290	9	2012	Avg	5,718	N	N	5025 240TH PL SE
6	0	869142	0220	05/10/11	\$680,000	\$859,000	3,300	9	2010	Avg	7,406	Y	N	27105 SE 18TH PL
6	0	869139	0520	03/05/12	\$575,000	\$705,000	3,320	9	2003	Avg	5,000	N	N	916 SE 274TH WAY
6	0	869140	0790	08/14/13	\$709,000	\$755,000	3,320	9	2004	Avg	6,858	N	N	1114 273RD PL SE
6	0	869140	0010	07/12/11	\$640,000	\$805,000	3,330	9	2004	Avg	7,809	N	N	1103 272ND PL SE
6	0	869140	0240	11/23/12	\$679,000	\$789,000	3,330	9	2005	Avg	7,058	N	N	27232 SE 13TH PL
6	0	869142	0200	08/24/11	\$670,000	\$841,000	3,330	9	2011	Avg	7,216	N	N	27174 SE 18TH PL
6	0	115090	0040	10/25/13	\$760,000	\$785,000	3,340	9	2003	Avg	6,597	N	N	24249 SE 47TH PL
6	0	869142	0240	04/13/11	\$679,990	\$859,000	3,340	9	2010	Avg	6,705	Y	N	27137 SE 18TH PL
6	0	869131	0660	06/21/12	\$640,000	\$770,000	3,350	9	1998	Avg	10,455	N	N	2026 265TH AVE SE
6	0	869140	0750	05/07/13	\$732,000	\$809,000	3,350	9	2004	Avg	8,835	N	N	1211 27TH PL SE
6	0	869142	0120	05/31/11	\$700,000	\$883,000	3,350	9	2010	Avg	8,332	N	N	1718 271ST AVE SE
6	0	869140	0180	05/23/13	\$727,000	\$799,000	3,360	9	2003	Avg	7,742	N	N	27223 SE 12TH PL
6	0	327692	0350	04/18/13	\$735,000	\$817,000	3,380	9	1991	Avg	31,510	N	N	3034 261ST AVE SE
6	0	869142	0020	02/18/11	\$779,000	\$986,000	3,380	9	2011	Avg	8,612	N	N	1789 271ST AVE SE
6	0	869142	0040	02/03/12	\$779,000	\$960,000	3,380	9	2011	Avg	8,687	N	N	1769 271ST AVE SE
6	0	869142	0150	06/07/11	\$710,000	\$895,000	3,380	9	2011	Avg	7,464	N	N	1766 271ST AVE SE
6	0	869142	0260	08/07/12	\$759,000	\$905,000	3,380	9	2011	Avg	6,660	Y	N	27167 SE 18TH PL
6	0	869142	0170	09/02/11	\$714,000	\$895,000	3,400	9	2010	Avg	6,558	N	N	27102 SE 18TH PL
6	0	390501	0060	07/18/11	\$550,000	\$692,000	3,410	9	1991	Avg	8,475	N	N	3714 260TH AVE SE
6	0	869142	0180	01/06/11	\$709,000	\$897,000	3,430	9	2010	Avg	5,789	N	N	27126 SE 18TH PL
6	0	869142	0270	07/18/11	\$733,500	\$923,000	3,433	9	2011	Avg	6,071	Y	N	27183 SE 18TH PL
6	0	869142	0010	08/02/11	\$764,000	\$960,000	3,450	9	2010	Avg	6,779	N	N	1799 271ST AVE SE
6	0	869140	0090	10/01/12	\$676,800	\$797,000	3,460	9	2004	Avg	6,653	N	N	1109 273RD PL SE
6	0	869142	0090	10/24/13	\$799,750	\$826,000	3,460	9	2010	Avg	7,248	N	N	1719 271ST AVE SE
6	0	869139	0130	04/02/12	\$590,000	\$721,000	3,470	9	2003	Avg	10,102	N	N	804 275TH PL SE
6	0	869131	0170	04/03/12	\$629,000	\$768,000	3,480	9	1999	Avg	9,909	N	N	26604 SE 22ND WAY
6	0	869131	0760	12/07/11	\$625,000	\$776,000	3,480	9	1998	Avg	11,011	N	N	2152 266TH CT SE
6	0	869131	0300	06/21/11	\$632,000	\$796,000	3,500	9	1998	Avg	10,740	N	N	2045 265TH AVE SE
6	0	869136	0600	09/17/13	\$774,950	\$813,000	3,530	9	2000	Avg	10,484	N	N	1013 269TH AVE SE
6	0	869140	0030	05/03/13	\$786,000	\$869,000	3,600	9	2003	Avg	8,057	N	N	1111 272ND PL SE
6	0	869140	0520	01/06/12	\$658,000	\$814,000	3,600	9	2004	Avg	8,054	N	N	1318 275TH PL SE
6	0	869140	0190	04/20/11	\$690,000	\$872,000	3,610	9	2004	Avg	6,609	N	N	27227 SE 12TH PL

Improved Sales Used in This Annual Update Analysis

Area 069 -- 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
6	0	869140	0500	04/17/13	\$745,000	\$829,000	3,620	9	2004	Avg	8,039	N	N	1326 275TH PL SE
6	0	869140	0640	03/29/12	\$630,000	\$770,000	3,620	9	2004	Avg	6,898	N	N	1124 274TH PL SE
6	0	869142	0210	07/26/11	\$695,000	\$874,000	3,660	9	2011	Avg	6,656	N	N	27198 SE 18TH PL
6	0	327693	0150	08/19/13	\$675,250	\$717,000	3,670	9	1987	Avg	35,034	N	N	2535 261ST AVE SE
6	0	869131	0310	10/01/13	\$775,000	\$809,000	3,730	9	1999	Avg	12,451	N	N	26450 SE 22ND ST
6	0	869131	0510	11/16/11	\$665,000	\$828,000	3,730	9	1999	Avg	10,152	N	N	2059 264TH PL SE
6	0	869131	0770	09/22/11	\$687,000	\$860,000	3,730	9	1998	Avg	11,676	N	N	2144 266TH CT SE
6	0	869138	0100	06/24/13	\$800,888	\$870,000	3,760	9	2002	Avg	8,214	N	N	26803 SE 18TH ST
6	0	352730	0020	07/26/13	\$728,000	\$781,000	3,770	9	2001	Avg	9,603	N	N	24452 SE 46TH PL
6	0	352730	0050	06/20/12	\$703,000	\$847,000	3,770	9	2001	Avg	9,134	N	N	24477 SE 46TH PL
6	0	352730	0070	12/01/11	\$715,000	\$888,000	3,770	9	2001	Avg	8,632	N	N	24469 SE 46TH PL
6	0	679080	0010	04/23/12	\$664,960	\$809,000	3,780	9	2011	Avg	9,317	N	N	5050 240TH PL SE
6	0	679080	0060	08/23/12	\$665,000	\$790,000	3,780	9	2012	Avg	14,609	N	N	5053 240TH PL SE
6	0	222406	9166	07/12/12	\$675,000	\$809,000	3,780	9	2012	Avg	14,189	N	N	5017 240TH PL SE
6	0	869131	0500	08/28/13	\$770,000	\$815,000	3,790	9	1999	Avg	9,600	N	N	2051 264TH PL SE
6	0	352730	0040	09/18/13	\$747,500	\$784,000	3,910	9	2001	Avg	9,475	N	N	24466 SE 46TH PL
6	0	869140	0540	09/27/13	\$688,899	\$720,000	3,920	9	2004	Avg	7,475	N	N	1310 275TH PL SE
6	0	869140	0610	02/14/11	\$700,000	\$886,000	3,920	9	2004	Avg	7,992	N	N	1210 274TH PL SE
6	0	869140	0760	04/18/12	\$700,000	\$853,000	3,920	9	2004	Avg	8,200	N	N	1212 273RD PL SE
6	0	869140	0430	08/08/11	\$748,000	\$940,000	3,980	9	2004	Good	8,518	N	N	27245 SE 13TH PL
6	0	352730	0090	10/26/11	\$697,500	\$870,000	4,020	9	2001	Avg	8,844	N	N	24457 SE 46TH PL
6	0	869139	0120	04/02/12	\$689,000	\$842,000	4,030	9	2003	Avg	8,410	N	N	808 275TH PL SE
6	0	869139	0170	11/22/13	\$681,000	\$694,000	4,030	9	2003	Avg	9,293	N	N	811 275TH PL SE
6	0	869140	0360	01/11/12	\$748,000	\$925,000	4,040	9	2004	Avg	8,726	N	N	27217 SE 13TH PL
6	0	062942	0020	06/26/12	\$775,000	\$932,000	4,160	9	2005	Avg	6,823	N	N	2007 263RD PL SE
6	0	869138	0110	01/07/13	\$705,000	\$809,000	4,168	9	2003	Avg	8,413	N	N	26807 SE 18TH ST
6	0	115090	0070	03/08/13	\$735,000	\$828,000	4,280	9	2003	Avg	6,301	N	N	24260 SE 47TH PL
6	0	869142	0070	01/17/11	\$754,990	\$955,000	4,310	9	2011	Avg	6,328	N	N	1739 271ST AVE SE
6	0	869142	0230	09/20/11	\$725,000	\$908,000	4,310	9	2011	Avg	6,637	Y	N	27121 SE 18TH PL
6	0	115000	0740	10/27/11	\$440,000	\$549,000	1,990	10	1989	Avg	8,034	N	N	4663 242ND AVE SE
6	0	115000	0830	11/04/13	\$688,000	\$707,000	2,070	10	1989	Avg	8,747	N	N	4729 242ND AVE SE
6	0	115000	0640	04/11/13	\$568,000	\$633,000	2,240	10	1988	Avg	8,523	N	N	24001 SE 46TH PL
6	0	115000	0820	05/02/13	\$705,000	\$780,000	2,240	10	1989	Avg	7,649	N	N	4721 242ND AVE SE
6	0	115000	0300	08/24/11	\$499,000	\$626,000	2,270	10	1989	Avg	9,847	N	N	4723 241ST AVE SE
6	0	115000	0020	05/06/11	\$490,000	\$619,000	2,290	10	1988	Avg	12,189	N	N	4673 238TH WAY SE

Improved Sales Used in This Annual Update Analysis

Area 069 -- 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
6	0	115000	1360	10/17/12	\$524,500	\$615,000	2,290	10	1988	Avg	10,099	N	N	4644 238TH WAY SE
6	0	115000	0050	09/07/12	\$570,000	\$675,000	2,340	10	1987	Avg	15,265	N	N	4689 238TH WAY SE
6	0	115000	0420	03/22/13	\$601,000	\$674,000	2,350	10	1987	Avg	8,695	N	N	24030 SE 47TH ST
6	0	115000	1220	01/09/13	\$491,500	\$564,000	2,350	10	1988	Avg	8,132	N	N	4624 239TH AVE SE
6	0	115000	0620	04/04/11	\$490,000	\$619,000	2,400	10	1987	Avg	8,029	N	N	23915 SE 46TH PL
6	0	115000	1170	08/01/11	\$512,000	\$644,000	2,410	10	1988	Avg	8,307	N	N	23924 SE 46TH PL
6	0	115000	0590	07/20/12	\$570,000	\$682,000	2,430	10	1989	Avg	8,820	N	N	23815 SE 46TH PL
6	0	869130	0800	04/24/13	\$605,000	\$671,000	2,460	10	1996	Avg	13,010	N	N	27133 SE 22ND WAY
6	0	115000	0240	09/13/11	\$515,000	\$645,000	2,470	10	1988	Avg	9,053	N	N	4724 240TH AVE SE
6	0	115000	1380	09/11/12	\$549,000	\$649,000	2,470	10	1988	Avg	18,816	N	N	4659 238TH WAY SE
6	0	869133	0590	12/12/11	\$497,000	\$617,000	2,510	10	1997	Avg	19,245	N	N	26620 SE 16TH CT
6	0	327692	0100	09/03/13	\$624,000	\$659,000	2,540	10	1987	Avg	37,562	N	N	26636 SE 31ST ST
6	0	327692	0310	09/17/12	\$668,000	\$789,000	2,600	10	1989	Avg	31,401	N	N	3011 263RD PL SE
6	0	327692	0010	06/18/13	\$550,000	\$598,000	2,620	10	1987	Avg	34,009	N	N	26603 SE 31ST ST
6	0	869134	0040	02/13/13	\$540,000	\$613,000	2,625	10	1999	Avg	10,044	N	N	1925 264TH PL SE
6	0	280600	0350	05/31/13	\$550,618	\$603,000	2,650	10	1990	Avg	9,600	N	N	3416 241ST AVE SE
6	0	869135	0040	03/22/11	\$560,000	\$708,000	2,650	10	1997	Avg	9,917	N	N	1542 267TH PL SE
6	0	280600	0370	09/25/12	\$625,000	\$737,000	2,680	10	1990	Avg	9,600	N	N	3404 241ST AVE SE
6	0	869130	0870	06/28/11	\$517,000	\$651,000	2,690	10	1996	Avg	11,474	N	N	2229 273RD CT SE
6	0	869137	0280	04/14/13	\$660,000	\$735,000	2,720	10	2001	Avg	7,969	N	N	910 270TH CT SE
6	0	280600	0270	06/28/11	\$555,000	\$699,000	2,730	10	1990	Avg	12,020	N	N	3612 241ST AVE SE
6	0	327692	0220	05/04/11	\$525,000	\$663,000	2,770	10	1987	Good	32,586	N	N	2933 266TH AVE SE
6	0	115000	0320	04/12/13	\$630,000	\$702,000	2,780	10	1988	Avg	8,652	N	N	4741 241ST AVE SE
6	0	869133	0760	10/03/13	\$665,000	\$693,000	2,780	10	1997	Avg	10,358	N	N	26647 SE 18TH ST
6	0	869130	0850	08/14/13	\$686,000	\$730,000	2,800	10	1996	Avg	10,470	N	N	2217 273RD CT SE
6	0	869133	0530	10/28/13	\$687,500	\$709,000	2,800	10	1997	Avg	12,039	N	N	26606 SE 17TH PL
6	0	280600	0430	02/28/12	\$555,000	\$682,000	2,830	10	1994	Avg	8,990	N	N	3215 241ST AVE SE
6	0	864421	0090	04/21/11	\$553,000	\$677,000	2,830	10	1993	Avg	12,206	N	N	3404 259TH CT SE
6	0	869132	0050	03/20/13	\$706,000	\$792,000	2,840	10	1997	Avg	11,193	N	N	2216 271ST CT SE
6	0	327692	0680	07/29/11	\$480,000	\$603,000	2,850	10	1990	Avg	36,887	N	N	26413 SE 31ST ST
6	0	115000	1040	07/21/11	\$547,000	\$688,000	2,900	10	1989	Avg	8,998	N	N	4639 241ST AVE SE
6	0	869132	0010	08/09/13	\$680,000	\$725,000	2,910	10	1997	Avg	10,335	N	N	2211 271ST CT SE
6	0	327692	0580	03/25/13	\$694,500	\$778,000	2,930	10	1988	Good	31,893	N	N	3127 262ND AVE SE
6	0	115000	0540	04/25/13	\$642,000	\$712,000	2,940	10	1987	Avg	9,517	N	N	23816 SE 47TH PL
6	0	869135	0010	05/23/12	\$630,000	\$763,000	2,967	10	1998	Avg	12,166	N	N	1564 267TH PL SE

Improved Sales Used in This Annual Update Analysis

Area 069 -- 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
6	0	280600	0190	10/05/11	\$515,000	\$644,000	2,990	10	1990	Avg	7,456	N	N	24101 SE 37TH PL
6	0	869136	0910	09/25/13	\$745,000	\$779,000	2,990	10	1999	Avg	10,437	N	N	1309 268TH WAY SE
6	0	869130	0280	05/25/11	\$632,500	\$798,000	3,000	10	1996	Avg	12,096	N	N	2242 273RD CT SE
6	0	280600	0130	09/17/13	\$590,000	\$619,000	3,010	10	1996	Avg	9,449	N	N	24039 SE 37TH PL
6	0	009802	0490	04/27/11	\$575,000	\$726,000	3,010	10	2005	Avg	10,299	N	N	3011 277TH PL SE
6	0	869133	0770	08/22/11	\$585,000	\$734,000	3,020	10	1997	Avg	10,115	N	N	26655 SE 18TH ST
6	0	869133	0870	07/27/13	\$739,000	\$792,000	3,020	10	1997	Avg	19,366	N	N	26649 SE 15TH ST
6	0	864421	0040	05/28/13	\$630,000	\$682,000	3,030	10	1993	Avg	12,921	N	N	3405 259TH CT SE
6	0	869143	0400	11/02/12	\$698,000	\$815,000	3,040	10	2012	Avg	6,200	N	N	27127 SE 13TH ST
6	0	869143	0550	07/12/13	\$799,990	\$863,000	3,040	10	2012	Avg	8,432	N	N	27240 SE 18TH PL
6	0	869132	0040	08/08/11	\$598,000	\$751,000	3,085	10	1997	Avg	12,556	N	N	2222 271ST CT SE
6	0	869130	0210	10/03/13	\$730,000	\$761,000	3,090	10	1997	Avg	12,821	N	N	27229 SE 26TH PL
6	0	869137	0010	07/15/13	\$745,000	\$802,000	3,100	10	2001	Avg	9,263	N	N	907 270TH PL SE
6	0	869130	0240	02/09/12	\$615,000	\$757,000	3,110	10	1996	Avg	10,295	N	N	27216 SE 26TH PL
6	0	869130	1220	04/23/12	\$620,000	\$755,000	3,110	10	1997	Avg	10,572	N	N	27182 SE 27TH ST
6	0	280600	0240	02/07/11	\$505,000	\$639,000	3,120	10	1998	Avg	8,096	N	N	3624 241ST AVE SE
6	0	869130	1290	05/29/12	\$613,500	\$742,000	3,120	10	1997	Avg	10,898	N	N	27149 SE 27TH ST
6	0	712200	0170	02/01/11	\$579,500	\$733,000	3,130	10	1989	Avg	20,642	N	N	23842 SE 45TH ST
6	0	009802	0120	06/17/11	\$610,000	\$769,000	3,130	10	2005	Avg	9,042	N	N	2813 277TH TER SE
6	0	009802	0280	09/17/12	\$620,950	\$734,000	3,140	10	2004	Avg	7,010	N	N	2916 277TH TER SE
6	0	869143	0140	12/27/11	\$624,990	\$774,000	3,140	10	2011	Avg	7,542	N	N	1580 272ND PL SE
6	0	009803	0590	12/18/12	\$610,000	\$704,000	3,150	10	2005	Avg	7,284	N	N	27519 SE 28TH PL
6	0	869143	0460	03/26/12	\$735,000	\$899,000	3,170	10	2011	Avg	7,913	N	N	1535 272ND PL SE
6	0	009802	0070	04/05/12	\$626,000	\$764,000	3,180	10	2005	Avg	7,230	N	N	2836 277TH TER SE
6	0	869143	0530	07/24/13	\$877,500	\$942,000	3,180	10	2012	Avg	7,728	N	N	1765 272ND PL SE
6	0	327692	0570	03/08/11	\$553,000	\$700,000	3,190	10	1989	Avg	36,356	N	N	3103 262ND AVE SE
6	0	009802	0080	01/19/12	\$578,000	\$714,000	3,200	10	2005	Avg	7,273	N	N	2828 277TH TER SE
6	0	009803	0520	05/10/13	\$701,000	\$774,000	3,200	10	2007	Avg	6,866	N	N	27536 SE 28TH CT
6	0	009803	0700	08/23/12	\$601,000	\$714,000	3,200	10	2006	Avg	6,713	N	N	27526 SE 28TH PL
6	0	869133	0580	07/10/13	\$689,000	\$744,000	3,210	10	1998	Avg	12,629	N	N	26626 SE 16TH CT
6	0	869138	0060	03/27/12	\$641,000	\$784,000	3,220	10	2002	Avg	11,742	N	N	26809 SE 22ND PL
6	0	869143	0430	01/02/13	\$775,000	\$890,000	3,220	10	2012	Avg	5,975	N	N	27151 SE 13TH ST
6	0	864421	0080	05/18/11	\$560,000	\$685,000	3,230	10	1993	Avg	11,959	N	N	3410 259TH CT SE
6	0	280600	0230	04/09/12	\$475,000	\$580,000	3,240	10	1990	Avg	7,805	N	N	3630 241ST AVE SE
6	0	327692	0420	08/02/11	\$650,000	\$817,000	3,240	10	1987	Avg	37,174	N	N	26116 SE 29TH ST

Improved Sales Used in This Annual Update Analysis

Area 069 -- 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
6	0	869143	0380	11/08/13	\$875,000	\$898,000	3,240	10	2013	Avg	5,542	N	N	27134 SE 13TH ST
6	0	009802	0460	08/10/12	\$650,000	\$774,000	3,280	10	2005	Avg	7,422	N	N	27533 SE 30TH ST
6	0	869143	0160	02/14/13	\$704,990	\$800,000	3,280	10	2012	Avg	6,077	N	N	27241 SE 13TH ST
6	0	869130	0690	11/15/11	\$620,000	\$772,000	3,300	10	1996	Avg	15,541	N	N	2141 272ND WAY SE
6	0	869143	0560	02/13/12	\$662,000	\$815,000	3,300	10	2011	Avg	8,125	N	N	27220 SE 18TH PL
6	0	864421	0390	01/28/13	\$645,000	\$722,000	3,310	10	1993	Avg	11,606	N	N	25738 SE 32ND PL
6	0	869143	0420	10/16/12	\$785,000	\$921,000	3,310	10	2012	Avg	6,222	N	N	27143 SE 13TH ST
6	0	869143	0450	06/24/13	\$795,000	\$863,000	3,310	10	2012	Avg	6,418	N	N	27367 SE 13TH ST
6	0	280600	0310	08/01/13	\$630,100	\$674,000	3,320	10	1990	Avg	10,737	N	N	3512 241ST AVE SE
6	0	869143	0120	04/12/12	\$668,990	\$816,000	3,340	10	2011	Avg	5,777	N	N	1688 272ND PL SE
6	0	869143	0470	10/05/11	\$694,990	\$869,000	3,350	10	2010	Avg	7,891	N	N	1575 272ND PL SE
6	0	869144	0560	08/27/13	\$805,990	\$853,000	3,350	10	2013	Avg	5,150	N	N	1876 272ND CT SE
6	0	869130	0120	08/22/11	\$660,000	\$828,000	3,360	10	1996	Avg	9,842	N	N	27220 SE 27TH ST
6	0	869137	0260	09/28/11	\$620,000	\$776,000	3,360	10	2002	Avg	7,647	N	N	922 270TH CT SE
6	0	869143	0410	07/25/12	\$729,000	\$872,000	3,360	10	2012	Avg	6,256	N	N	27135 SE 13TH ST
6	0	869131	0610	03/04/13	\$705,000	\$795,000	3,368	10	1998	Avg	9,669	N	N	26527 SE 22ND ST
6	0	869136	0700	05/29/12	\$715,000	\$865,000	3,370	10	2001	Avg	10,741	N	N	1132 268TH WAY SE
6	0	869136	0930	04/08/13	\$699,000	\$780,000	3,370	10	1999	Avg	10,226	N	N	1325 268TH WAY SE
6	0	869143	0070	06/23/12	\$774,000	\$931,000	3,370	10	2011	Avg	7,587	N	N	2630 116TH AVE NE
6	0	869143	0350	11/05/12	\$732,990	\$855,000	3,370	10	2012	Avg	6,033	N	N	27282 SE 13TH ST
6	0	869143	0080	09/12/11	\$725,000	\$908,000	3,380	10	2011	Avg	6,364	N	N	1780 272ND PL SE
6	0	869143	0210	04/08/13	\$805,000	\$898,000	3,380	10	2012	Avg	8,660	N	N	1655 273RD PL SE
6	0	869143	0390	11/07/13	\$887,500	\$911,000	3,380	10	2012	Avg	5,793	N	N	27126 SE 13TH ST
6	0	869130	0320	10/18/11	\$589,000	\$735,000	3,390	10	1996	Avg	11,563	N	N	2212 273RD CT SE
6	0	009802	0470	04/26/11	\$560,000	\$707,000	3,400	10	2005	Avg	8,762	N	N	27539 SE 30TH ST
6	0	869133	0920	04/26/13	\$799,000	\$886,000	3,410	10	1998	Avg	11,596	N	N	26586 SE 15TH ST
6	0	869143	0040	02/06/13	\$805,000	\$916,000	3,420	10	2012	Avg	6,180	N	N	27263 SE 18TH PL
6	0	327693	0440	03/18/13	\$725,000	\$814,000	3,440	10	1990	Avg	35,735	N	N	26123 SE 27TH ST
6	0	869143	0440	05/22/13	\$895,000	\$983,000	3,450	10	2012	Avg	6,586	N	N	27159 SE 13TH ST
6	0	869136	0080	08/08/13	\$755,000	\$806,000	3,460	10	1999	Avg	11,381	N	N	26814 SE 14TH CT
6	0	869143	0340	11/16/12	\$734,990	\$855,000	3,460	10	2012	Avg	6,546	N	N	27286 SE 13TH ST
6	0	869143	0500	10/23/12	\$707,990	\$829,000	3,460	10	2012	Avg	6,130	N	N	1685 272ND PL SE
6	0	009803	0170	05/10/12	\$649,990	\$789,000	3,470	10	2005	Avg	7,833	N	N	27540 SE 31ST PL
6	0	009803	0320	07/03/13	\$685,000	\$741,000	3,480	10	2006	Avg	7,339	N	N	2938 275TH AVE SE
6	0	869130	0480	01/06/12	\$610,500	\$755,000	3,490	10	1996	Avg	11,539	N	N	2233 275TH CT SE

Improved Sales Used in This Annual Update Analysis

Area 069 -- 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
6	0	009803	0680	11/03/11	\$590,000	\$735,000	3,490	10	2006	Avg	7,180	N	N	27606 SE 28TH PL
6	0	869130	0020	09/20/12	\$645,000	\$761,000	3,500	10	1997	Avg	13,920	Y	N	27207 SE 27TH ST
6	0	869131	0550	12/01/12	\$680,000	\$788,000	3,504	10	1999	Avg	9,798	N	N	26441 SE 22ND ST
6	0	009803	0150	07/26/13	\$773,800	\$830,000	3,510	10	2008	Avg	12,297	N	N	27578 SE 31ST PL
6	0	009803	0150	04/18/12	\$710,000	\$865,000	3,510	10	2008	Avg	12,297	N	N	27578 SE 31ST PL
6	0	009802	0050	08/22/13	\$750,000	\$796,000	3,550	10	2004	Avg	7,845	N	N	2847 278TH AVE SE
6	0	009802	0050	07/23/11	\$647,500	\$814,000	3,550	10	2004	Avg	7,845	N	N	2847 278TH AVE SE
6	0	869131	0340	08/03/12	\$657,500	\$785,000	3,560	10	1998	Avg	10,350	N	N	2052 264TH PL SE
6	0	009803	0070	07/03/13	\$830,000	\$898,000	3,560	10	2006	Avg	9,750	N	N	2849 275TH AVE SE
6	0	869143	0170	03/12/13	\$719,990	\$810,000	3,570	10	2012	Avg	7,438	N	N	27261 SE 13TH ST
6	0	869143	0490	08/23/12	\$717,990	\$853,000	3,570	10	2012	Avg	6,425	N	N	1655 272ND PL SE
6	0	869144	0170	09/04/13	\$827,000	\$873,000	3,590	10	2013	Avg	5,741	N	N	27193 SE 19TH PL
6	0	869130	0680	06/02/11	\$660,500	\$833,000	3,600	10	1996	Avg	10,048	N	N	2144 272ND WAY SE
6	0	869135	0190	12/18/13	\$749,900	\$755,000	3,600	10	1998	Avg	10,469	N	N	26610 SE 15TH ST
6	0	869143	0130	04/23/12	\$700,000	\$852,000	3,600	10	2011	Avg	7,292	N	N	1640 272ND PL SE
6	0	009803	0490	01/06/11	\$620,000	\$785,000	3,610	10	2006	Avg	8,263	N	N	27549 SE 28TH CT
6	0	869130	0010	06/14/12	\$653,000	\$787,000	3,620	10	1996	Avg	14,213	Y	N	27201 SE 27TH ST
6	0	869133	0710	11/16/12	\$686,300	\$799,000	3,620	10	1997	Avg	10,852	N	N	26607 SE 18TH ST
6	0	009802	0730	05/01/12	\$799,950	\$972,000	3,620	10	2005	Avg	9,379	N	N	2832 278TH AVE SE
6	0	869136	0940	10/04/13	\$760,000	\$792,000	3,630	10	1999	Avg	10,286	N	N	1333 268TH WAY SE
6	0	869143	0050	12/21/12	\$793,000	\$914,000	3,630	10	2012	Avg	7,255	N	N	27273 SE 18TH
6	0	869143	0090	12/01/11	\$774,000	\$962,000	3,630	10	2011	Avg	8,061	N	N	1782 272ND PL SE
6	0	869130	0580	08/16/13	\$772,000	\$821,000	3,640	10	1996	Avg	13,448	Y	N	2214 275TH CT SE
6	0	869136	0420	09/06/13	\$820,000	\$865,000	3,640	10	2000	Avg	11,376	N	N	26908 SE 9TH WAY
6	0	869137	0200	07/12/13	\$688,000	\$742,000	3,650	10	2001	Avg	7,549	N	N	921 270TH CT SE
6	0	869144	0670	09/24/13	\$855,000	\$895,000	3,670	10	2013	Avg	7,326	N	N	1897 SE 272ND CT
6	0	869130	0060	06/02/11	\$630,000	\$795,000	3,690	10	1996	Avg	13,609	Y	N	27231 SE 27TH ST
6	0	869143	0510	10/26/12	\$786,500	\$920,000	3,690	10	2012	Avg	6,931	N	N	1715 272ND PL SE
6	0	869136	1000	06/01/11	\$670,000	\$845,000	3,710	10	1999	Avg	12,236	N	N	1435 268TH WAY SE
6	0	869143	0060	03/20/13	\$850,000	\$954,000	3,710	10	2012	Avg	9,374	N	N	27293 SE 18TH PL
6	0	869143	0060	08/22/12	\$822,060	\$977,000	3,710	10	2012	Avg	9,374	N	N	27293 SE 18TH PL
6	0	869143	0180	03/25/13	\$749,990	\$841,000	3,710	10	2012	Avg	9,878	N	N	27281 SE 13TH ST
6	0	869143	0290	09/10/12	\$872,500	\$1,032,000	3,710	10	2012	Avg	7,118	N	N	1670 273RD PL SE
6	0	869143	0020	11/17/11	\$829,090	\$1,032,000	3,720	10	2011	Avg	7,159	N	N	27233 SE 18TH PL
6	0	869130	1040	06/08/12	\$670,000	\$809,000	3,730	10	1997	Avg	14,831	N	N	27133 SE 25TH PL

Improved Sales Used in This Annual Update Analysis

Area 069 -- 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
6	0	869133	0390	04/11/13	\$700,000	\$780,000	3,730	10	1997	Avg	11,171	N	N	26634 SE 18TH ST
6	0	869133	0420	04/12/12	\$649,950	\$793,000	3,730	10	1997	Avg	11,459	N	N	1730 266TH WAY SE
6	0	009802	0530	11/22/13	\$795,000	\$810,000	3,730	10	2004	Avg	6,825	N	N	27593 SE 31ST PL
6	0	009803	0280	01/05/11	\$715,000	\$905,000	3,730	10	2008	Avg	7,926	N	N	27553 SE 31ST PL
6	0	009803	0430	10/16/12	\$650,000	\$762,000	3,730	10	2006	Avg	7,587	N	N	27505 SE 28TH CT
6	0	869143	0360	05/18/12	\$749,990	\$909,000	3,730	10	2011	Avg	6,531	N	N	27150 SE 13TH ST
6	0	009802	0430	04/08/13	\$750,000	\$837,000	3,740	10	2005	Avg	6,998	N	N	27509 SE 30TH ST
6	0	869143	0240	03/28/13	\$772,990	\$865,000	3,740	10	2012	Avg	9,344	N	N	1747 273RD PL SE
6	0	869136	0210	07/08/13	\$760,000	\$821,000	3,750	10	1999	Avg	11,765	N	N	1231 269TH AVE SE
6	0	869136	0670	11/04/13	\$749,500	\$770,000	3,750	10	2000	Avg	11,460	N	N	1150 268TH WAY SE
6	0	009802	0510	07/19/13	\$750,000	\$807,000	3,750	10	2004	Avg	6,825	N	N	27577 SE 31ST PL
6	0	869143	0250	03/15/13	\$770,000	\$866,000	3,760	10	2012	Avg	7,705	N	N	1767 273RD PL SE
6	0	009803	0260	12/05/13	\$749,000	\$759,000	3,780	10	2006	Avg	10,145	N	N	27541 SE 31ST PL
6	0	009803	0260	03/22/11	\$675,000	\$854,000	3,780	10	2006	Avg	10,145	N	N	27541 SE 31ST PL
6	0	869143	0480	08/25/11	\$754,950	\$947,000	3,810	10	2011	Avg	8,034	N	N	1625 272ND PL SE
6	0	869135	0200	09/26/13	\$750,000	\$784,000	3,840	10	1998	Avg	12,151	N	N	26602 SE 15TH ST
6	0	869131	0190	06/12/13	\$790,000	\$862,000	3,840	10	1999	Avg	10,792	N	N	2028 266TH PL SE
6	0	869131	0240	11/05/13	\$779,900	\$801,000	3,840	10	1998	Avg	10,375	N	N	1943 265TH AVE SE
6	0	869131	1120	09/08/11	\$629,950	\$789,000	3,840	10	1999	Avg	11,843	N	N	26528 SE 20TH PL
6	0	869136	0300	07/10/12	\$750,000	\$899,000	3,840	10	2000	Avg	16,850	N	N	1122 269TH AVE SE
6	0	009802	0650	10/31/11	\$765,000	\$954,000	3,850	10	2005	Avg	11,775	N	N	3028 278TH CT SE
6	0	869138	0040	05/08/12	\$744,398	\$904,000	3,870	10	2002	Avg	12,663	N	N	26810 SE 22ND CT
6	0	869136	0400	03/18/11	\$899,000	\$1,137,000	3,900	10	2001	Avg	15,867	N	N	902 269TH AVE SE
6	0	869137	0240	11/14/11	\$766,000	\$954,000	3,900	10	2002	Avg	9,524	N	N	1012 270TH CT SE
6	0	869133	0180	05/22/13	\$790,888	\$869,000	3,910	10	1997	Avg	10,353	N	N	1795 268TH PL SE
6	0	869133	0180	04/04/11	\$720,000	\$910,000	3,910	10	1997	Avg	10,353	N	N	1795 268TH PL SE
6	0	009802	0570	07/21/11	\$750,000	\$943,000	3,910	10	2004	Avg	11,096	N	N	3014 277TH PL SE
6	0	869143	0150	08/16/12	\$721,990	\$859,000	3,910	10	2012	Avg	7,147	N	N	1520 272ND PL SE
6	0	869143	0100	11/02/11	\$729,990	\$910,000	3,950	10	2011	Avg	7,191	N	N	1764 272ND PL SE
6	0	869136	0250	05/06/11	\$749,000	\$946,000	3,960	10	1999	Avg	19,568	N	N	1232 269TH AVE SE
6	0	327694	0120	11/06/12	\$720,000	\$840,000	3,980	10	1995	Avg	19,091	N	N	2435 267TH CT SE
6	0	327694	0120	11/06/12	\$720,000	\$840,000	3,980	10	1995	Avg	19,091	N	N	2435 267TH CT SE
6	0	327694	0120	11/06/12	\$720,000	\$840,000	3,980	10	1995	Avg	19,091	N	N	2435 267TH CT SE
6	0	327694	0120	11/06/12	\$720,000	\$840,000	3,980	10	1995	Avg	19,091	N	N	2435 267TH CT SE
6	0	869136	0110	09/26/12	\$750,000	\$884,000	3,990	10	1999	Good	10,195	N	N	1316 268TH WAY SE

Improved Sales Used in This Annual Update Analysis

Area 069 -- 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
6	0	869136	0760	12/16/11	\$767,500	\$952,000	4,000	10	2001	Avg	12,363	N	N	1101 268TH WAY SE
6	0	869134	0120	03/24/11	\$738,950	\$934,000	4,010	10	1999	Avg	13,871	N	N	26521 SE 19TH CT
6	0	869136	0730	11/27/12	\$724,950	\$841,000	4,040	10	2000	Avg	11,233	N	N	1112 268TH WAY SE
6	0	869136	0860	12/03/12	\$717,000	\$831,000	4,050	10	1999	Avg	10,120	N	N	1213 268TH WAY SE
6	0	869143	0200	04/23/13	\$864,000	\$959,000	4,050	10	2012	Avg	10,647	N	N	1625 273RD PL SE
6	0	869143	0220	12/06/12	\$860,000	\$996,000	4,050	10	2012	Avg	10,549	N	N	1675 273RD PL SE
6	0	009803	0380	03/19/13	\$795,000	\$893,000	4,070	10	2006	Avg	10,365	N	N	27538 SE 29TH CT
6	0	869133	0330	06/15/11	\$649,950	\$819,000	4,080	10	1998	Avg	10,295	N	N	1773 267TH CT SE
6	0	009802	0680	01/19/11	\$630,000	\$797,000	4,080	10	2004	Avg	8,520	N	N	3010 278TH CT SE
6	0	009803	0350	05/02/11	\$758,125	\$958,000	4,100	10	2006	Avg	8,074	N	N	27523 SE 29TH CT
6	0	009803	0360	08/05/11	\$710,000	\$892,000	4,100	10	2006	Avg	8,860	N	N	27531 SE 29TH CT
6	0	869143	0330	03/23/12	\$758,000	\$927,000	4,100	10	2011	Avg	7,578	N	N	27292 SE 13TH ST
6	0	869144	0160	06/25/13	\$818,990	\$889,000	4,100	10	2013	Avg	5,943	N	N	27175 SE 19TH PL
6	0	869143	0030	09/07/11	\$769,000	\$964,000	4,110	10	2011	Avg	7,388	N	N	27253 SE 18TH PL
6	0	869143	0110	10/28/11	\$759,990	\$948,000	4,130	10	2011	Avg	8,436	N	N	1720 272ND PL SE
6	0	869131	0920	12/08/11	\$740,000	\$919,000	4,242	10	1999	Avg	12,170	N	N	2268 269TH AVE SE
6	0	869143	0010	05/24/12	\$749,990	\$908,000	4,310	10	2011	Avg	7,188	N	N	27213 SE 18TH PL
6	0	869143	0370	11/05/12	\$765,990	\$894,000	4,310	10	2011	Avg	6,573	N	N	27142 SE 13TH ST
6	0	869130	1100	06/27/13	\$849,888	\$922,000	4,340	10	1997	Avg	10,663	N	N	27171 SE 25TH PL
6	0	869143	0270	09/06/12	\$849,990	\$1,007,000	4,540	10	2011	Avg	6,611	N	N	1730 273RD PL SE
6	0	864420	0440	09/17/12	\$680,000	\$785,000	2,780	11	1994	Avg	26,932	N	N	3307 264TH AVE SE
6	0	864420	0310	09/25/13	\$765,000	\$795,000	3,010	11	1988	Avg	24,157	N	N	3320 262ND AVE SE
6	0	062940	0270	04/08/11	\$660,000	\$834,000	3,040	11	1995	Avg	13,886	N	N	2628 259TH CT SE
6	0	864420	0490	09/26/12	\$660,000	\$761,000	3,110	11	1989	Avg	24,178	N	N	3304 264TH AVE SE
6	0	864422	0140	09/13/13	\$715,000	\$746,000	3,120	11	1993	Avg	24,508	N	N	3515 264TH AVE SE
6	0	864420	0400	02/19/13	\$695,000	\$774,000	3,150	11	1989	Avg	22,687	N	N	3322 263RD AVE SE
6	0	864420	0370	03/07/12	\$700,000	\$835,000	3,200	11	1989	Avg	25,728	N	N	3353 263RD AVE SE
6	0	062940	0350	07/11/13	\$778,000	\$839,000	3,240	11	1995	Avg	12,611	N	N	25909 SE 23RD CT
6	0	062940	0450	03/19/12	\$646,500	\$791,000	3,250	11	1995	Avg	11,829	N	N	25934 SE 22ND PL
6	0	864420	0020	10/16/13	\$720,000	\$742,000	3,310	11	1989	Avg	22,901	N	N	26350 SE 33RD ST
6	0	062940	0470	07/26/13	\$850,000	\$912,000	3,420	11	1997	Avg	17,977	N	N	25922 SE 22ND PL
6	0	062940	0470	06/29/12	\$707,000	\$850,000	3,420	11	1997	Avg	17,977	N	N	25922 SE 22ND PL
6	0	864421	0270	04/03/12	\$640,000	\$761,000	3,480	11	1990	Avg	13,237	N	N	3331 259TH PL SE
6	0	864421	0360	08/04/11	\$645,000	\$786,000	3,480	11	1990	Avg	17,337	N	N	3320 258TH AVE SE
6	0	712200	0220	04/23/12	\$665,000	\$809,000	3,550	11	1989	Avg	18,326	N	N	23805 SE 45TH ST

Improved Sales Used in This Annual Update Analysis

Area 069 -- 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
6	0	062940	0770	09/04/13	\$741,000	\$782,000	3,600	11	1996	Avg	12,897	N	N	2441 258TH CT SE
6	0	062940	0420	02/28/12	\$620,000	\$761,000	3,720	11	1995	Avg	12,333	N	N	25911 SE 22ND PL
6	0	864420	0240	04/19/13	\$771,000	\$844,000	3,870	11	1990	Avg	26,809	N	N	3351 261ST AVE SE
6	0	009800	1210	01/15/13	\$844,000	\$966,000	3,900	11	2005	Avg	17,674	N	N	2307 279TH DR SE
6	0	009800	0610	03/14/11	\$684,000	\$865,000	3,950	11	2003	Avg	16,680	N	N	2413 277TH AVE SE
6	0	869136	0830	11/13/12	\$745,500	\$868,000	3,990	11	2001	Avg	11,893	N	N	1149 268TH WAY SE
6	0	864422	0200	07/11/13	\$885,000	\$944,000	4,070	11	1993	Avg	18,948	N	N	3524 262ND AVE SE
6	0	869133	0950	07/01/13	\$925,000	\$1,002,000	4,120	11	2001	Avg	10,138	N	N	26568 SE 15TH ST
6	0	864422	0240	09/01/12	\$764,500	\$886,000	4,150	11	1993	Avg	20,876	N	N	3533 262ND AVE SE
6	0	009800	0800	06/29/11	\$841,501	\$1,060,000	4,180	11	2003	Avg	17,268	N	N	27824 SE 26TH WAY
6	0	009800	0880	04/22/11	\$795,000	\$1,005,000	4,220	11	2001	Avg	17,679	Y	N	2436 277TH AVE SE
6	0	009800	1060	07/04/11	\$850,000	\$1,070,000	4,240	11	2001	Avg	13,328	Y	N	27736 SE 24TH WAY
6	0	009800	0830	06/21/12	\$750,000	\$903,000	4,260	11	2001	Avg	14,633	Y	N	27728 SE 26TH WAY
6	0	009800	0920	10/31/13	\$1,025,000	\$1,055,000	4,380	11	2002	Avg	17,122	Y	N	2412 277TH AVE SE
6	0	009800	0840	05/03/12	\$900,000	\$1,093,000	4,420	11	2004	Avg	15,238	Y	N	27714 SE 26TH WAY
6	0	009800	0500	05/21/13	\$998,800	\$1,098,000	4,540	11	2006	Avg	13,696	N	N	2121 277TH AVE SE
6	0	009800	1080	07/09/13	\$988,000	\$1,067,000	4,570	11	2005	Avg	13,251	Y	N	27724 SE 24TH WAY
6	0	009800	0340	07/18/13	\$1,000,000	\$1,076,000	4,580	11	2004	Avg	16,767	N	N	2058 277TH AVE SE
6	0	009800	0370	09/02/11	\$735,000	\$922,000	4,580	11	2004	Avg	13,323	N	N	2040 277TH AVE SE
6	0	009800	0370	04/26/11	\$695,000	\$878,000	4,580	11	2004	Avg	13,323	N	N	2040 277TH AVE SE
6	0	009800	0130	11/30/12	\$1,100,000	\$1,275,000	4,630	11	2005	Avg	24,054	Y	N	2432 279TH DR SE
6	0	009800	0310	12/03/12	\$925,000	\$1,072,000	4,630	11	2003	Avg	14,205	N	N	2108 279TH DR SE
6	0	009800	0850	07/28/11	\$715,000	\$899,000	4,700	11	2003	Avg	16,352	Y	N	2454 277TH AVE SE
6	0	009800	0350	11/07/13	\$927,500	\$952,000	4,790	11	2004	Avg	15,182	N	N	2052 277TH AVE SE
6	0	009800	1170	10/01/12	\$999,950	\$1,177,000	4,840	11	2006	Avg	15,783	N	N	2135 279TH DR SE
6	0	009800	1010	08/22/13	\$995,000	\$1,056,000	4,970	11	2003	Avg	17,057	Y	N	2426 278TH CT SE
6	0	009800	1110	05/23/11	\$852,500	\$1,076,000	5,050	11	2004	Avg	16,696	Y	N	27706 SE 24TH WAY
6	0	009800	1180	08/27/13	\$1,225,000	\$1,297,000	5,050	11	2006	Avg	17,572	N	N	2141 279TH DR SE
6	0	009800	0410	02/05/13	\$1,075,000	\$1,223,000	5,080	11	2004	Avg	16,380	N	N	2016 277TH AVE SE
6	0	009800	0380	02/08/11	\$785,000	\$993,000	5,210	11	2004	Avg	15,161	N	N	2034 277TH AVE SE
6	0	864422	0110	09/23/11	\$862,000	\$1,047,000	4,600	12	1994	Avg	33,262	N	N	3522 264TH AVE SE
6	0	009800	0240	05/20/12	\$1,000,000	\$1,211,000	5,170	12	2006	Avg	15,039	N	N	2300 279TH DR SE

Improved Sales Removed in This Annual Update Analysis

Area 069 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	012406	9049	04/01/13	\$975,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	022406	9065	07/15/13	\$510,000	MODEL DEVELOPEMENT EXCLUSION; NON-NORMAL DISTRIBUTION
5	0	022406	9092	07/22/13	\$795,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	022406	9121	05/24/13	\$220,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	022406	9142	06/05/13	\$453,500	NO MARKET EXPOSURE
5	0	022406	9144	09/24/12	\$428,250	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
5	0	022406	9168	03/08/13	\$357,000	ACTIVE PERMIT BEFORE SALE
5	0	029376	0480	09/26/13	\$487,300	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
5	0	030500	0600	06/27/11	\$527,000	RELOCATION - SALE TO SERVICE
5	0	032406	9053	03/19/12	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	032406	9053	01/12/11	\$275,625	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
5	0	032406	9055	07/23/12	\$985,000	STATISTICAL OUTLIER; NON-NORMAL DISTRIBUTION
5	0	032406	9076	03/27/13	\$529,868	GOVERNMENT AGENCY; NO MARKET EXPOSURE
5	0	042406	9086	09/26/11	\$445,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	042406	9098	02/22/13	\$645,000	PREVIMP<=25K
5	0	042406	9112	07/18/12	\$915,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	042406	9114	05/13/13	\$1,320,000	HISTORIC PROPERTY; NON-REPRESENTATIVE SALE
5	0	042406	9115	12/19/12	\$435,000	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
5	0	042406	9115	06/07/13	\$660,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	042406	9117	01/16/13	\$406,000	PREVIMP<=25K; NON-REPRESENTATIVE SALE
5	0	042406	9156	04/20/12	\$378,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	042406	9156	09/08/11	\$267,500	NO MARKET EXPOSURE
5	0	042406	9173	09/26/12	\$1,110,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	042406	9181	12/04/12	\$506,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	042406	9181	07/25/12	\$382,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	042406	9184	07/24/13	\$746,000	IMP COUNT
5	0	042406	9216	08/10/11	\$2,400,000	UNFIN AREA
5	0	042406	9232	06/13/12	\$429,000	OBSOLESCENCE
5	0	042406	9240	07/11/12	\$375,000	STATISTICAL OUTLIER; NON-NORMAL DISTRIBUTION

Improved Sales Removed in This Annual Update Analysis

Area 069 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	042406	9262	04/18/11	\$752,000	RELOCATION - SALE TO SERVICE
5	0	042406	9277	06/10/13	\$550,000	IMP COUNT;PREVIMP<=25K
5	0	042406	9278	04/02/13	\$220,000	EXCLUSION EXHIBITS LARGE INFLUENCE; STATISTICAL OUTLIER
5	0	052406	9011	02/23/12	\$415,071	OBSOLESCENCE
5	0	052406	9011	04/24/12	\$195,900	OBSOLESCENCE
5	0	052406	9023	01/22/13	\$749,000	PREVIMP<=25K
5	0	052406	9023	05/29/13	\$560,000	PREVIMP<=25K
5	0	052406	9026	01/24/11	\$585,000	NON-REPRESENTATIVE SALE
5	0	052406	9086	05/28/11	\$476,000	RELOCATION - SALE TO SERVICE
5	0	052406	9115	09/28/13	\$630,000	%COMPLETE
5	0	054910	0110	09/07/11	\$510,000	PREVIMP<=25K
5	0	062960	0010	01/17/12	\$355,000	SHORT SALE; MODEL DEVELOPMENT EXCLUSION
5	0	062960	0170	07/23/11	\$368,000	RELOCATION - SALE TO SERVICE
5	0	082406	9037	06/27/12	\$895,000	OBSOLESCENCE
5	0	082406	9104	06/28/12	\$244,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	082406	9108	05/29/12	\$494,000	RELOCATION - SALE TO SERVICE
5	0	082406	9113	03/28/12	\$326,000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
5	0	082406	9122	12/31/13	\$505,000	ACTIVE PERMIT BEFORE SALE
5	0	082406	9143	07/25/13	\$480,025	BANKRUPTCY - RECEIVER OR TRUSTEE
5	0	082406	9182	04/16/12	\$550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	082406	9212	05/19/11	\$1,310,000	UNFIN AREA
5	0	092406	9042	04/25/11	\$650,000	PREVIMP<=25K
5	0	092406	9061	05/01/13	\$500,000	PREVIMP<=25K
5	0	092406	9081	04/17/13	\$429,000	PREVIMP<=25K
5	0	092406	9081	12/15/11	\$315,000	PREVIMP<=25K
5	0	092406	9082	10/19/12	\$925,000	IMP COUNT
5	0	092406	9115	07/24/12	\$250,000	IMP COUNT
5	0	092406	9156	06/18/12	\$1,269,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	092406	9182	12/07/12	\$1,016,000	IMP COUNT;PREVIMP<=25K

Improved Sales Removed in This Annual Update Analysis

Area 069 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	092406	9214	01/11/12	\$830,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	092406	9214	03/15/13	\$935,000	PREVIMP<=25K
5	0	102406	9115	12/18/12	\$500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	102406	9115	01/12/12	\$229,246	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	102406	9120	04/12/12	\$237,000	NON-REPRESENTATIVE SALE
5	0	102406	9129	06/13/12	\$277,000	RETENTION EXCLUSION FOR SAMPLE SET
5	0	102406	9134	04/08/13	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	102406	9189	02/26/13	\$510,000	ACTIVE PERMIT BEFORE SALE
5	0	102406	9202	11/17/11	\$562,456	NO MARKET EXPOSURE
5	0	102406	9202	03/29/12	\$725,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
5	0	112406	9026	06/06/11	\$1,120,000	OPEN SPACE/UNFIN AREA
5	0	112406	9034	11/20/13	\$775,000	PREVIMP<=25K
5	0	112406	9079	06/07/12	\$514,000	UNFIN AREA
5	0	113750	0210	06/04/13	\$1,105,600	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	138510	0140	09/10/11	\$750,000	RELOCATION - SALE TO SERVICE
5	0	160459	0210	03/14/12	\$106,408	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	184241	0040	11/28/12	\$543,713	NO MARKET EXPOSURE
5	0	185308	0020	07/12/12	\$649,950	PREVIMP<=25K
5	0	185308	0030	11/28/12	\$682,450	STATISTICAL OUTLIER; NON-NORMAL DISTRIBUTION
5	0	185308	0160	03/22/12	\$639,950	OBSERVATION OUTSIDE NORM; STATISTICAL OUTLIER
5	0	185308	0180	07/31/12	\$686,833	EXCLUSION EXHIBITS LARGE INFLUENCE; STATISTICAL OUTLIER
5	0	185308	0250	02/17/12	\$615,000	MODEL DEVELOPEMENT EXCLUSION; NON-NORMAL DISTRIBUTION
5	0	185308	0330	01/12/12	\$882,400	NON-REPRESENTATIVE SALE
5	0	185308	0410	03/20/12	\$630,000	NON-REPRESENTATIVE SALE
5	0	185308	0480	04/12/12	\$615,000	NON-REPRESENTATIVE SALE
5	0	185308	0750	09/01/11	\$575,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
5	0	185308	0830	11/25/13	\$786,235	%COMPLETE
5	0	185308	0890	11/15/13	\$769,950	%COMPLETE
5	0	185308	0900	08/29/13	\$763,053	OBSERVATION OUTSIDE NORM; STATISTICAL OUTLIER

Improved Sales Removed in This Annual Update Analysis

Area 069 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	185308	0970	06/09/11	\$610,000	RELOCATION - SALE TO SERVICE
5	0	185308	1100	06/28/12	\$642,950	MODEL DEVELOPEMENT EXCLUSION; NON-NORMAL DISTRIBUTION
5	0	185308	1160	11/09/11	\$584,000	UNFIN AREA
5	0	185308	1310	04/25/12	\$698,671	NON-REPRESENTATIVE SALE
5	0	212406	9082	02/28/13	\$470,000	SHORT SALE; NON-NORMAL DISTRIBUTION
5	0	217750	0015	05/02/12	\$20,043	PARTIAL INTEREST (1/3, 1/2, Etc.)
5	0	217750	0095	12/07/12	\$350,000	PREVIMP<=25K
5	0	217750	0115	12/13/12	\$867,300	OBSOLESCENCE
5	0	217750	0140	01/26/11	\$875,000	PREVIMP<=25K
5	0	217750	0156	06/09/11	\$1,650,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	217750	0285	07/16/13	\$1,550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	217750	0340	01/23/13	\$1,011,250	MODEL DEVELOPEMENT EXCLUSION; NON-NORMAL DISTRIBUTION
5	0	217750	0395	07/05/12	\$1,475,000	STATISTICAL OUTLIER; NON-NORMAL DISTRIBUTION
5	0	222406	9048	12/28/11	\$229,500	PREVIMP<=25K
5	0	222406	9049	07/26/11	\$935,000	NON-NORMAL DISTRIBUTION, STATISTICAL OUTLIER
5	0	222406	9076	03/05/13	\$1,050,000	PREVIMP<=25K;NO MARKET EXPOSURE
5	0	222406	9099	03/05/13	\$2,375,000	DOR RATIO;PREVIMP<=25K;NO MARKET EXPOSURE
5	0	242810	0010	12/12/13	\$1,065,823	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	255330	0380	06/28/11	\$410,000	FINANCIAL INSTITUTION RESALE; STATISTICAL OUTLIER
5	0	255330	0530	07/19/11	\$528,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	255330	0530	07/13/11	\$528,000	RELOCATION - SALE TO SERVICE
5	0	290990	0010	11/22/11	\$462,000	ACTIVE PERMIT BEFORE SALE
5	0	290990	0030	11/10/11	\$370,000	OBSERVATION OUTSIDE NORM; STATISTICAL OUTLIER
5	0	329561	0310	05/07/13	\$775,000	ACTIVE PERMIT BEFORE SALE
5	0	329561	0310	08/13/12	\$665,000	ACTIVE PERMIT BEFORE SALE
5	0	329561	0460	03/13/12	\$649,000	RELOCATION - SALE TO SERVICE
5	0	329960	0270	07/20/12	\$684,000	RELOCATION - SALE TO SERVICE
5	0	329961	0060	07/30/13	\$880,000	ACTIVE PERMIT BEFORE SALE
5	0	329961	0180	05/28/13	\$760,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed in This Annual Update Analysis

Area 069 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	357000	0060	08/04/11	\$279,699	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
5	0	357000	0130	05/23/11	\$330,000	OBSERVATION OUTSIDE NORM; STATISTICAL OUTLIER
5	0	357000	0160	05/03/13	\$410,100	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
5	0	357000	0160	10/15/13	\$415,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	381450	0270	11/09/12	\$920,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	381451	0230	08/21/12	\$755,000	RELOCATION - SALE TO SERVICE
5	0	395680	0170	10/03/12	\$840,000	RETENTION EXCLUSION FOR SAMPLE SET
5	0	395680	0210	10/04/11	\$1,050,000	ACTIVE PERMIT BEFORE SALE
5	0	395680	0210	11/18/13	\$1,052,750	IMP CHARACTERISTICS DO NOT MATCH SALE CHARACTERISTICS
5	0	395680	0210	11/18/13	\$1,052,750	RELOCATION - SALE TO SERVICE
5	0	422127	0230	08/20/11	\$400,000	RELOCATION - SALE TO SERVICE
5	0	440360	0040	11/27/12	\$550,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	440360	0160	04/12/13	\$650,000	UNFIN AREA
5	0	440360	0240	03/04/11	\$654,000	RELOCATION - SALE TO SERVICE
5	0	572650	0050	04/10/13	\$190,000	NO MARKET EXPOSURE
5	0	612700	0480	01/03/12	\$440,000	FINANCIAL INSTITUTION RESALE; STATISTICAL OUTLIER
5	0	612700	0530	03/21/13	\$675,000	RELOCATION - SALE TO SERVICE
5	0	612701	0080	02/15/12	\$364,000	OBSERVATION OUTSIDE NORM; STATISTICAL OUTLIER
5	0	644600	0145	10/23/12	\$350,000	NO MARKET EXPOSURE; STATEMENT TO DOR
5	0	644600	0155	04/16/13	\$499,000	BANKRUPTCY - RECEIVER OR TRUSTEE
5	0	644620	0100	09/28/12	\$240,000	NO MARKET EXPOSURE
5	0	644620	0135	10/24/11	\$117,500	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
5	0	664595	0080	08/14/12	\$1,335,000	RELOCATION - SALE TO SERVICE
5	0	664867	0020	09/16/13	\$885,000	%COMPLETE
5	0	664867	0070	10/03/13	\$938,950	%COMPLETE
5	0	670585	0340	10/12/12	\$427,213	BANKRUPTCY - RECEIVER OR TRUSTEE
5	0	670587	0020	06/22/12	\$494,000	RELOCATION - SALE TO SERVICE
5	0	670587	0130	05/01/12	\$510,000	RELOCATION - SALE TO SERVICE
5	0	679083	0010	11/07/12	\$775,990	IMP COUNT

Improved Sales Removed in This Annual Update Analysis

Area 069 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	679083	0020	12/13/12	\$798,354	UNFIN AREA
5	0	679083	0060	06/26/12	\$818,968	ACTIVE PERMIT BEFORE SALE
5	0	679083	0080	08/28/12	\$920,716	MODEL DEVELOPEMENT EXCLUSION; NON-NORMAL DISTRIBUTION
5	0	679083	0100	01/11/12	\$793,990	ACTIVE PERMIT BEFORE SALE
5	0	679083	0120	10/24/12	\$785,990	UNFIN AREA
5	0	679090	0070	05/04/11	\$262,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	679095	0010	07/30/12	\$590,000	NON-NORMAL DISTRIBUTION, STATISTICAL OUTLIER
5	0	679095	0190	07/15/13	\$725,000	RETENTION EXCLUSION FOR SAMPLE SET
5	0	679095	0200	07/15/11	\$750,000	RELOCATION - SALE TO SERVICE
5	0	679095	0220	03/06/13	\$605,000	RETENTION EXCLUSION FOR SAMPLE SET
5	0	679099	0100	07/30/13	\$312,700	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	679100	0230	07/19/12	\$375,000	GOVERNMENT AGENCY; STATISTICAL OUTLIER
5	0	679100	0700	07/12/11	\$400,500	RELOCATION - SALE TO SERVICE
5	0	679101	0280	04/22/13	\$418,108	OBSERVATION OUTSIDE NORM; STATISTICAL OUTLIER
5	0	679105	0010	01/22/13	\$528,063	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
5	0	679105	0040	04/24/11	\$559,000	RELOCATION - SALE TO SERVICE
5	0	679110	0230	09/15/13	\$393,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; STATISTICAL OUTLIER
5	0	679110	0330	08/15/13	\$325,000	PREVIMP<=25K
5	0	679110	0420	09/12/13	\$520,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	679110	0430	02/28/11	\$290,000	ACTIVE PERMIT BEFORE SALE
5	0	679110	0480	06/22/12	\$615,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	679110	0480	02/10/12	\$352,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
5	0	679120	0160	07/19/13	\$492,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	679510	0290	06/01/12	\$590,000	PREVIMP<=25K
5	0	679510	0662	06/11/13	\$1,045,000	ACTIVE PERMIT BEFORE SALE
5	0	679510	0760	09/30/13	\$2,365,000	%COMPLETE; PREVIMP<=25K
5	0	679510	0860	12/31/12	\$18,508	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	679960	0060	10/15/12	\$575,000	RELOCATION - SALE TO SERVICE
5	0	738470	0040	12/20/12	\$722,700	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in This Annual Update Analysis

Area 069 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	752553	0290	06/11/12	\$750,000	RELOCATION - SALE TO SERVICE
5	0	752553	0300	06/02/11	\$757,500	RELOCATION - SALE TO SERVICE
5	0	752553	0370	01/25/11	\$890,000	STATISTICAL OUTLIER; NON-NORMAL DISTRIBUTION
5	0	752553	0610	04/18/13	\$775,000	RELOCATION - SALE TO SERVICE
5	0	752720	0100	06/01/11	\$193,077	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	752720	0290	06/17/11	\$430,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; STATISTICAL OUTLIER
5	0	752740	0070	11/01/13	\$240,000	DOR RATIO;QUIT CLAIM DEED
5	0	752742	0060	05/03/12	\$566,700	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	752742	0060	06/28/13	\$691,000	NO MARKET EXPOSURE
5	0	752742	0060	06/27/13	\$691,000	NO MARKET EXPOSURE
5	0	769180	0170	12/12/12	\$536,000	RELOCATION - SALE TO SERVICE
5	0	809980	0400	11/11/11	\$225,000	DOR RATIO
5	0	809990	0260	10/14/13	\$370,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	809990	0360	09/03/11	\$385,000	RELOCATION - SALE TO SERVICE
5	0	812010	0150	09/27/11	\$560,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	812010	0150	09/27/11	\$557,500	RELOCATION - SALE TO SERVICE
5	0	812360	0090	04/30/13	\$490,000	NON-REPRESENTATIVE SALE
5	0	864990	0130	07/20/12	\$497,000	NON-REPRESENTATIVE SALE
5	0	865390	0020	01/12/11	\$499,000	NON-REPRESENTATIVE SALE
5	0	865390	0240	06/19/12	\$435,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
5	0	865390	0340	05/17/12	\$1,070,000	NON-NORMAL DISTRIBUTION, STATISTICAL OUTLIER
5	0	867920	0040	12/13/12	\$685,900	ACTIVE PERMIT BEFORE SALE
5	0	867920	0160	09/05/13	\$732,900	%COMPLETE
5	0	867920	0170	09/10/13	\$659,900	%COMPLETE
5	0	867920	0180	09/19/13	\$713,900	%COMPLETE
5	0	867920	0190	11/27/13	\$760,900	PREVIMP<=25K
5	0	867920	0200	12/24/13	\$759,900	PREVIMP<=25K
5	0	867920	0260	12/19/13	\$865,900	PREVIMP<=25K
5	0	867920	0270	11/19/13	\$840,900	PREVIMP<=25K

Improved Sales Removed in This Annual Update Analysis

Area 069 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	867920	0280	11/01/13	\$810,900	%COMPLETE
5	0	867920	0290	11/18/13	\$769,900	%COMPLETE
5	0	867920	0300	10/24/13	\$750,577	%COMPLETE
5	0	867920	0310	08/28/13	\$769,900	ACTIVE PERMIT BEFORE SALE
5	0	883570	0010	08/23/12	\$790,000	RELOCATION - SALE TO SERVICE
5	0	883570	0100	07/22/13	\$952,800	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	883570	0390	06/18/13	\$1,120,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	947599	0070	06/08/12	\$695,000	IMP CHARACTERISTICS DO NOT MATCH SALE CHARACTERISTICS
5	0	947599	0070	06/08/12	\$700,000	RELOCATION - SALE TO SERVICE
5	0	947599	0100	04/03/13	\$726,000	RELOCATION - SALE TO SERVICE
5	0	954470	0300	11/07/13	\$749,900	%COMPLETE
5	0	954470	0320	09/13/13	\$754,000	%COMPLETE
5	0	954470	0340	11/04/13	\$769,500	PREVIMP<=25K
5	0	954470	0420	12/19/13	\$747,900	%COMPLETE
5	0	954470	0430	07/15/13	\$725,000	RELOCATION - SALE TO SERVICE
5	0	954470	0580	04/15/13	\$685,000	RELOCATION - SALE TO SERVICE
5	0	954470	0660	10/28/12	\$859,900	ACTIVE PERMIT BEFORE SALE
5	0	954470	0690	06/28/13	\$884,900	ACTIVE PERMIT BEFORE SALE
6	0	009800	0240	05/20/12	\$1,000,000	RELOCATION - SALE TO SERVICE
6	0	009800	0330	09/09/13	\$800,000	STATISTICAL OUTLIER; SHORT SALE
6	0	009800	0330	04/08/13	\$1,054,830	BANKRUPTCY-RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
6	0	009800	0480	10/31/11	\$715,000	NON-REPRESENTATIVE SALE
6	0	009800	0500	05/21/13	\$998,800	RELOCATION - SALE TO SERVICE
6	0	009800	0750	02/03/12	\$705,000	NON-REPRESENTATIVE SALE; SHORT SALE
6	0	009802	0080	10/24/11	\$585,880	RELOCATION - SALE TO SERVICE
6	0	009802	0680	01/19/11	\$652,500	RELOCATION - SALE TO SERVICE
6	0	009803	0070	07/01/13	\$830,000	RELOCATION - SALE TO SERVICE
6	0	009803	0170	05/08/12	\$649,990	RELOCATION - SALE TO SERVICE
6	0	009803	0260	12/04/13	\$749,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed in This Annual Update Analysis

Area 069 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	0	009803	0430	09/15/12	\$650,000	RELOCATION - SALE TO SERVICE
6	0	009803	0680	11/03/11	\$590,000	RELOCATION - SALE TO SERVICE
6	0	062940	0030	05/17/11	\$729,000	ACTIVE PERMIT BEFORE SALE
6	0	062940	0060	03/22/13	\$729,000	ACTIVE PERMIT BEFORE SALE
6	0	062940	0260	03/08/12	\$649,000	ACTIVE PERMIT BEFORE SALE
6	0	062940	0280	09/22/11	\$912,500	OBSOLESCENCE
6	0	062940	0300	01/11/11	\$838,000	ACTIVE PERMIT BEFORE SALE
6	0	062940	0470	07/23/13	\$850,000	RELOCATION - SALE TO SERVICE
6	0	062940	0600	09/23/13	\$850,000	ACTIVE PERMIT BEFORE SALE
6	0	062940	0830	08/05/13	\$749,900	ACTIVE PERMIT BEFORE SALE
6	0	062940	0870	10/04/13	\$776,000	ACTIVE PERMIT BEFORE SALE
6	0	062941	0170	01/07/13	\$569,000	RELOCATION - SALE TO SERVICE
6	0	062941	0170	04/18/11	\$515,000	RELOCATION - SALE TO SERVICE
6	0	062942	0180	12/01/11	\$480,000	SHORT SALE; DIAGNOSTIC OUTLIER
6	0	062942	0480	11/25/13	\$750,000	RELOCATION - SALE TO SERVICE
6	0	114960	0040	03/06/13	\$620,000	RELOCATION - SALE TO SERVICE
6	0	114960	0050	04/15/13	\$612,500	ACTIVE PERMIT BEFORE SALE
6	0	114990	0320	06/22/12	\$585,000	ACTIVE PERMIT BEFORE SALE
6	0	115000	0460	11/21/13	\$645,000	ACTIVE PERMIT BEFORE SALE
6	0	115000	0580	05/06/13	\$655,000	ACTIVE PERMIT BEFORE SALE
6	0	115000	1270	01/18/13	\$555,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	115000	1270	06/17/11	\$485,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	115090	0010	09/15/11	\$580,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
6	0	122406	9049	06/09/11	\$250,000	PREVIMP<=25K
6	0	122406	9054	07/25/11	\$285,000	PREVIMP<=25K
6	0	142406	9119	07/17/12	\$497,000	RELOCATION - SALE TO SERVICE
6	0	222406	9070	02/28/12	\$129,000	DOR RATIO;NEW PLAT (WITH LESS THAN 20% SOLD)
6	0	222406	9070	08/23/12	\$310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	222406	9070	03/25/11	\$380,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in This Annual Update Analysis

Area 069 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	0	222406	9139	08/10/12	\$349,900	RETENTION EXCLUSION FOR SAMPLE SET
6	0	222406	9146	11/25/13	\$915,000	OBSOLESCENCE
6	0	280600	0200	11/05/13	\$621,000	IMP. CHARACTERISTICS DO NOT MATCH SALE CHARACTERISTICS
6	0	280600	0200	08/15/11	\$524,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	280600	0200	11/04/13	\$621,000	RELOCATION - SALE TO SERVICE
6	0	280600	0330	06/07/13	\$605,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	280600	0330	09/08/11	\$524,000	IMP. CHARACTERISTICS DO NOT MATCH SALE CHARACTERISTICS
6	0	280600	0330	06/06/13	\$605,000	RELOCATION - SALE TO SERVICE
6	0	280600	0420	06/07/13	\$560,000	NO MARKET EXPOSURE; STATEMENT TO DOR
6	0	327692	0330	09/05/13	\$726,000	ACTIVE PERMIT BEFORE SALE
6	0	327694	0020	11/01/11	\$640,000	ACTIVE PERMIT BEFORE SALE
6	0	352730	0070	12/01/11	\$715,000	RELOCATION - SALE TO SERVICE
6	0	352895	0070	12/21/12	\$500,000	RELOCATION - SALE TO SERVICE
6	0	352896	0110	10/17/13	\$616,389	%COMPLETE
6	0	352896	0140	10/29/13	\$533,950	%COMPLETE
6	0	352896	0170	09/19/13	\$588,262	%COMPLETE
6	0	390490	0540	03/11/13	\$537,680	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6	0	390490	0540	03/28/13	\$537,680	GOVERNMENT AGENCY; NO MARKET EXPOSURE
6	0	390490	0620	08/16/13	\$560,000	ACTIVE PERMIT BEFORE SALE
6	0	390490	0640	02/13/13	\$409,089	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
6	0	390490	1920	06/15/11	\$395,000	RELOCATION - SALE TO SERVICE
6	0	390492	0370	06/27/13	\$525,000	RELOCATION - SALE TO SERVICE
6	0	390492	0920	05/31/11	\$630,000	RELOCATION - SALE TO SERVICE
6	0	390493	0030	05/23/13	\$570,000	IMP. CHARACTERISTICS DO NOT MATCH SALE CHARACTERISTICS
6	0	390493	0030	06/15/11	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	390493	0290	06/26/12	\$380,000	RELOCATION - SALE TO SERVICE
6	0	390494	0080	10/05/11	\$490,000	RELOCATION - SALE TO SERVICE
6	0	390494	0610	05/08/13	\$535,000	RELOCATION - SALE TO SERVICE
6	0	390494	0730	03/05/12	\$530,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed in This Annual Update Analysis

Area 069 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	0	390495	0120	07/31/13	\$224,000	DOR RATIO;NO MARKET EXPOSURE; QUIT CLAIM DEED
6	0	390495	0160	07/25/12	\$312,500	RETENTION EXCLUSION FOR SAMPLE SET
6	0	390496	0270	06/14/12	\$467,500	RELOCATION - SALE TO SERVICE
6	0	390496	0450	12/11/12	\$435,000	ACTIVE PERMIT BEFORE SALE
6	0	390496	0480	03/23/11	\$443,000	RELOCATION - SALE TO SERVICE
6	0	390497	0350	09/08/11	\$383,000	RELOCATION - SALE TO SERVICE
6	0	390499	0400	02/28/13	\$600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	390499	0480	06/24/13	\$512,500	ACTIVE PERMIT BEFORE SALE
6	0	390499	0480	04/16/13	\$415,000	FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE
6	0	390500	0520	12/16/11	\$507,000	RELOCATION - SALE TO SERVICE
6	0	390500	0580	03/14/12	\$450,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6	0	390500	0670	07/18/13	\$690,000	ACTIVE PERMIT BEFORE SALE
6	0	390501	0040	07/29/13	\$691,000	ACTIVE PERMIT BEFORE SALE
6	0	390504	0830	06/15/11	\$310,000	MODEL DEVELOPEMENT EXCLUSION; NON-NORMAL DISTRIBUTION
6	0	390508	1780	06/24/13	\$435,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
6	0	390509	0380	08/06/13	\$665,000	ACTIVE PERMIT BEFORE SALE
6	0	390510	0390	10/22/13	\$485,000	RELOCATION - SALE TO SERVICE
6	0	390510	1000	02/07/12	\$308,619	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6	0	712200	0010	07/20/11	\$585,000	STATISTICAL OUTLIER; RELOCATION - SALE BY SERVICE
6	0	712200	0010	07/14/11	\$601,500	RELOCATION - SALE TO SERVICE
6	0	712200	0020	09/12/13	\$436,598	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6	0	712200	0060	08/02/13	\$695,000	OBSERVATION OUTSIDE NORM; STATISTICAL OUTLIER
6	0	712200	0290	09/11/12	\$570,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; SHORT SALE
6	0	807835	0260	04/25/13	\$580,000	ACTIVE PERMIT BEFORE SALE
6	0	807835	0510	09/01/12	\$533,000	NO MARKET EXPOSURE
6	0	807838	0050	02/24/12	\$490,500	RELOCATION - SALE TO SERVICE
6	0	807839	0250	10/10/13	\$700,000	RELOCATION - SALE TO SERVICE
6	0	807910	0730	07/01/13	\$459,000	NO MARKET EXPOSURE; STATEMENT TO DOR
6	0	864421	0240	05/17/12	\$639,000	NON-NORMAL DISTRIBUTION, STATISTICAL OUTLIER

Improved Sales Removed in This Annual Update Analysis

Area 069 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	0	864421	0240	04/08/13	\$715,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	864421	0440	08/08/11	\$657,000	SELLING OR BUYING COSTS AFFECTING SALE PRICE
6	0	866505	0220	06/23/13	\$446,000	RELOCATION - SALE TO SERVICE
6	0	866505	0280	11/14/11	\$158,000	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
6	0	866505	0320	11/22/11	\$300,000	OBSERVATION OUTSIDE NORM; STATISTICAL OUTLIER
6	0	869130	0020	09/18/12	\$645,000	RELOCATION - SALE TO SERVICE
6	0	869131	0110	07/20/12	\$635,000	NON-REPRESENTATIVE SALE
6	0	869131	0510	11/16/11	\$665,000	RELOCATION - SALE TO SERVICE
6	0	869133	0350	07/02/13	\$795,143	FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE
6	0	869138	0030	07/21/11	\$845,000	ACTIVE PERMIT BEFORE SALE
6	0	869138	0060	03/27/12	\$641,000	RELOCATION - SALE TO SERVICE; STATEMENT TO DOR
6	0	869139	0320	12/03/13	\$530,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
6	0	869139	0820	12/06/12	\$560,000	IMP CHARACTERISTICS DO NOT MATCH SALE CHARACTERISTICS
6	0	869139	0820	11/26/12	\$560,000	RELOCATION - SALE TO SERVICE
6	0	869139	1130	04/12/13	\$656,000	RELOCATION - SALE TO SERVICE
6	0	869140	0170	06/03/13	\$799,000	NO MARKET EXPOSURE; RELOCATION - SALE BY SERVICE
6	0	869140	0420	08/08/12	\$760,000	%NETCONDITION
6	0	869140	0420	08/05/12	\$760,000	%NETCONDITION
6	0	869140	0610	02/14/11	\$700,000	RELOCATION - SALE TO SERVICE
6	0	869140	0700	10/20/11	\$597,500	RELOCATION - SALE TO SERVICE
6	0	869140	0750	02/26/13	\$623,000	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
6	0	869140	0760	08/10/11	\$700,000	RELOCATION - SALE TO SERVICE
6	0	869141	0050	07/22/13	\$730,000	ACTIVE PERMIT BEFORE SALE
6	0	869141	0050	06/09/11	\$610,000	IMP CHARACTERISTICS DO NOT MATCH SALE CHARACTERISTICS
6	0	869141	0050	06/09/11	\$610,000	RELOCATION - SALE TO SERVICE
6	0	869141	0190	01/16/12	\$555,000	RELOCATION - SALE TO SERVICE
6	0	869141	0250	09/26/11	\$538,000	RELOCATION - SALE TO SERVICE
6	0	869141	0500	12/07/13	\$704,000	RELOCATION - SALE TO SERVICE
6	0	869142	0130	06/08/12	\$727,500	RELOCATION - SALE TO SERVICE

Improved Sales Removed in This Annual Update Analysis

Area 069 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	0	869142	0170	06/03/13	\$799,000	RELOCATION - SALE TO SERVICE
6	0	869142	0230	08/29/11	\$725,000	RELOCATION - SALE TO SERVICE
6	0	869143	0060	03/16/13	\$850,000	RELOCATION - SALE TO SERVICE
6	0	869143	0260	07/09/13	\$949,990	ACTIVE PERMIT BEFORE SALE
6	0	869143	0270	07/09/12	\$135,000	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
6	0	869143	0310	11/08/13	\$1,045,000	%COMPLETE
6	0	869143	0520	04/29/13	\$827,500	ACTIVE PERMIT BEFORE SALE
6	0	869143	0540	10/10/12	\$760,000	ACTIVE PERMIT BEFORE SALE
6	0	869144	0010	12/18/13	\$808,990	PREVIMP<=25K
6	0	869144	0020	08/26/13	\$769,990	%COMPLETE
6	0	869144	0030	10/03/13	\$786,990	%COMPLETE
6	0	869144	0040	09/03/13	\$757,990	%COMPLETE
6	0	869144	0050	11/08/13	\$822,990	PREVIMP<=25K
6	0	869144	0060	10/11/13	\$842,990	%COMPLETE
6	0	869144	0120	11/08/13	\$947,500	%COMPLETE
6	0	869144	0550	10/30/13	\$858,505	%COMPLETE
6	0	869144	0570	11/18/13	\$808,990	%COMPLETE
6	0	869144	0570	11/12/13	\$135,000	%COMPLETE
6	0	869144	0580	09/20/13	\$862,990	%COMPLETE
6	0	869144	0590	11/25/13	\$889,990	%COMPLETE
6	0	869144	0600	12/17/13	\$929,990	PREVIMP<=25K
6	0	869144	0710	09/23/13	\$867,000	%COMPLETE
6	0	869144	0730	10/16/13	\$859,990	%COMPLETE
6	0	869144	0740	11/06/13	\$899,000	%COMPLETE
6	0	869144	0740	10/14/13	\$135,000	%COMPLETE
6	0	869144	0750	12/16/13	\$928,990	%COMPLETE
6	0	894436	0370	06/28/13	\$240,560	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)

Vacant Sales Used in this Annual Update Analysis
Area 069

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
5	0	012406	9057	05/10/13	\$241,000	40,442	Y	N
5	0	022406	9196	06/11/12	\$288,000	43,370	N	N
5	0	082406	9167	04/11/12	\$310,000	54,886	Y	N
5	0	102406	9027	09/27/12	\$700,000	11,467	N	N
5	0	152406	9077	02/21/13	\$1,400,000	217,800	N	N
5	0	212406	9080	02/07/12	\$150,000	154,627	N	N
5	0	212406	9081	03/21/13	\$265,000	123,530	N	N
5	0	212406	9142	04/25/12	\$147,250	9,920	N	N
5	0	212406	9143	07/05/12	\$170,000	9,998	N	N
5	0	222406	9020	10/30/12	\$1,430,000	218,671	N	N
5	0	222406	9026	06/03/11	\$114,100	29,256	N	N
5	0	644580	0080	03/27/12	\$209,000	41,515	N	N
5	0	644580	0080	11/08/13	\$295,000	41,515	N	N
5	0	644600	0060	08/28/13	\$205,000	24,948	N	N
5	0	644600	0125	03/05/13	\$185,000	23,433	N	N
5	0	664600	0020	01/23/13	\$240,000	94,654	N	N
6	0	122406	9037	08/19/13	\$300,000	223,898	N	N

Vacant Sales Removed in this Annual Update Analysis Area 069

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	022406	9140	11/25/13	\$220,000	NO MARKET EXPOSURE
5	0	022406	9197	07/10/12	\$160,000	NO MARKET EXPOSURE
5	0	042406	9281	10/03/13	\$595,000	NO MARKET EXPOSURE
5	0	112406	9071	11/21/13	\$600,000	NO MARKET EXPOSURE
6	0	222406	9178	02/28/12	\$114,000	NO MARKET EXPOSURE
6	0	869143	0340	10/31/12	\$135,000	NO MARKET EXPOSURE
6	0	869143	0360	05/09/12	\$135,000	CORPORATE AFFILIATES; QUIT CLAIM DEED
6	0	869144	0590	11/01/13	\$135,000	CORPORATE AFFILIATES; QUIT CLAIM DEED

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
- Land and total Valuation
- New Construction Evaluation

Appraiser II

8/19/2014

Date