

# Executive Summary

## White Center - Area 077

### Annual Update

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

**Previous Physical Inspection:** 2010

**Number of Improved Sales:** 616

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

#### Sales - Improved Valuation Change Summary:

	Land	Improvements	Total	Mean Sale Price	Ratio	COD
<b>2013 Value</b>	\$75,500	\$159,200	\$234,700			11.88%
<b>2014 Value</b>	\$87,100	\$183,500	\$270,600	\$295,100	93.0%	11.49%
<b>\$ Change</b>	+\$11,600	+\$24,300	+\$35,900			
<b>% Change</b>	+15.4%	+15.3%	+15.3%			

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 11.49% is an improvement from the previous COD of 11.88%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards.

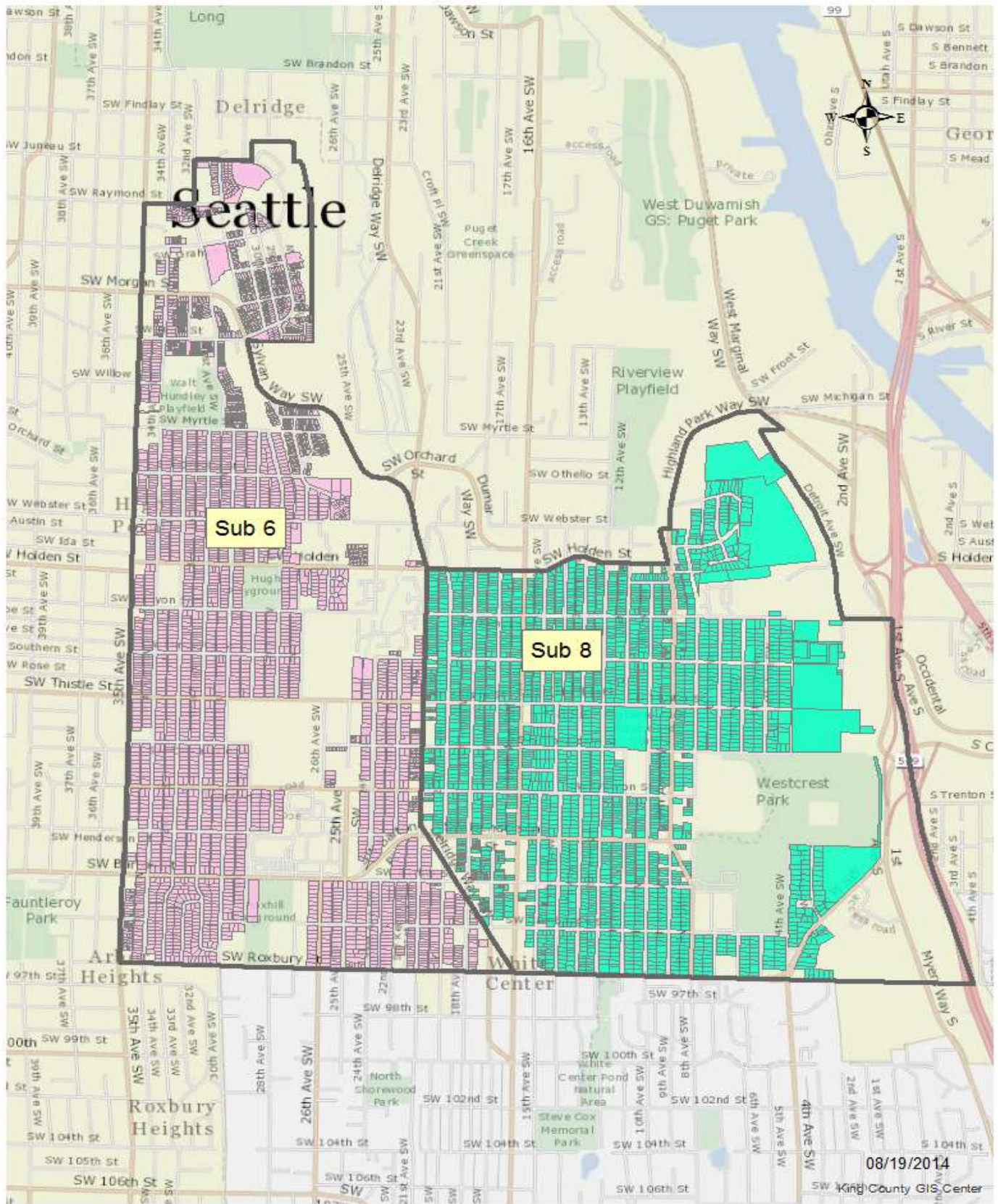
#### Population - Improved Parcel Summary Data:

	Land	Improvements	Total
<b>2013 Value</b>	\$82,200	\$135,300	\$217,500
<b>2014 Value</b>	\$94,900	\$157,100	\$252,000
<b>% Change</b>	+15.5%	+16.1%	+15.9%

**Number of one to three unit residences in the population:** 5,424

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Grade>5 with Cond in Gd and VeryGd and No HvyTraffic and Nghb1 and Nghb2 Grade=>7 Cond<Good (for example fair and average condition) were generally at lower assessment levels than the rest of the population. Parcels with heavy traffic were at a higher assessment level than the rest of the population. This annual update valuation model corrects for these strata differences.

## Area 077 - Map



All maps in this document are subject to the following disclaimer: The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County. Scale unknown.

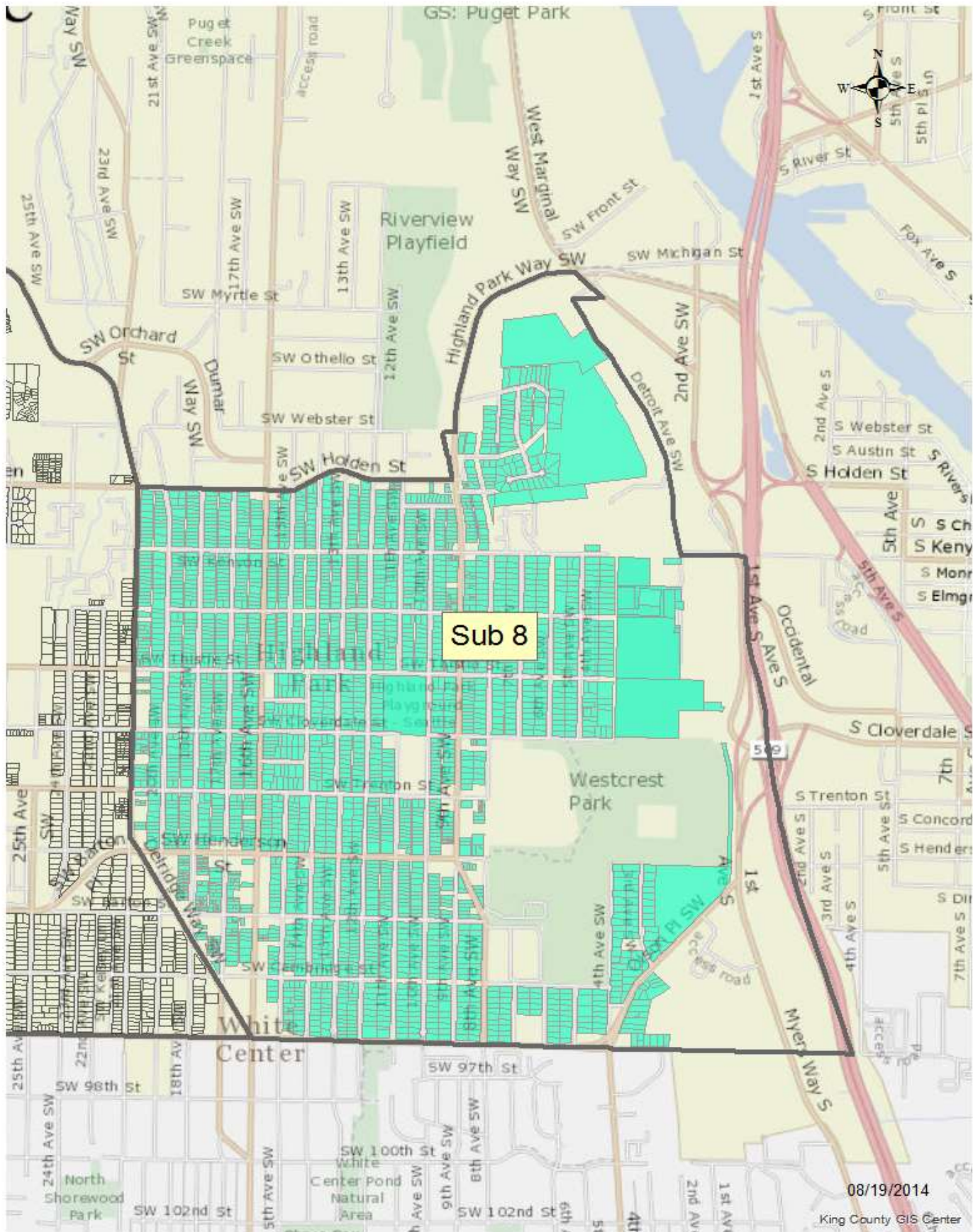


## Area 077 - Sub Area 6 Map





## Area 077 – Sub Area 8 Map



## Area 077 - Model Adjustments

### 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
<b>+13.50%</b>	3,202	59%

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

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

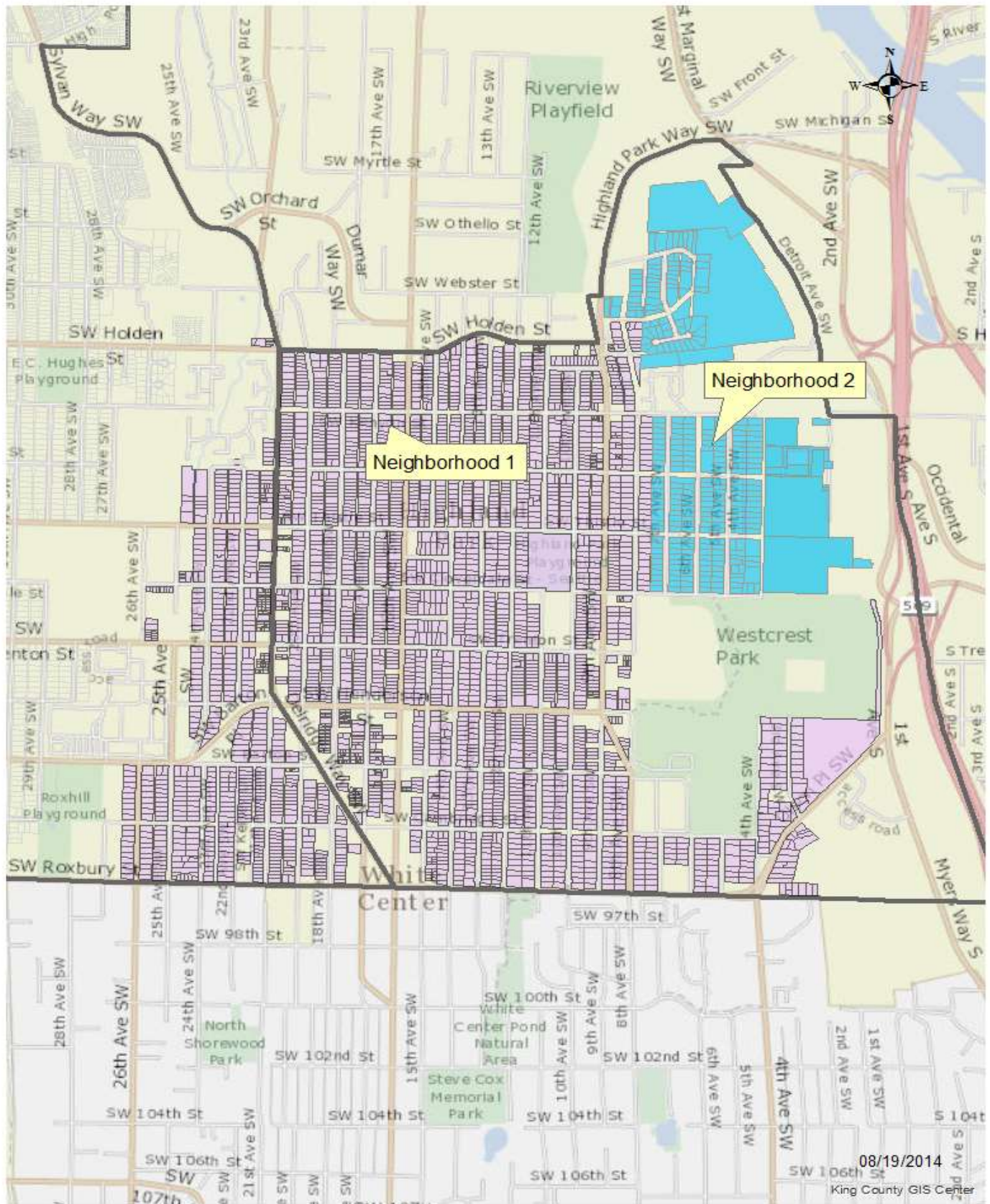
Model Variable	Adj %	# Sales	# in Pop	% Rep
<b>CondGd&amp;VG Grade&gt;5 NoTrf</b>	+22.92%	88	939	9%
<b>Nghb1and2 Grade=&gt;7 Cond&lt;Good</b>	+18.87%	126	1427	9%
<b>HvyTraf</b>	+2.66%	29	356	8%

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

Generally, Grade>5 with Cond in Gd and VeryGd and No HvyTraffic and Nghb1 and Nghb2 Grade=>7 with Cond<Good (for example fair and average condition) were generally at lower assessment levels than the rest of the population. Parcels with heavy traffic were at a higher assessment level than the rest of the population. This model corrects for these strata differences.



## Area 077 – Neighborhood 1 and 2 Map



All maps in this document are subject to the following disclaimer: The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County. Scale Unknown.

# Annual Update Process

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

**Date of Appraisal Report: August 19, 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 12 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 +15.5% increase in land assessments in the area for the 2014 Assessment Year. The formula is:

2014 Land Value = 2013 Land Value \* 1.160, with the result truncated to the next \$1,000.

## Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Grade>5 with Cond in Gd and VeryGd and No HvyTraffic and Nghb1 and Nghb2 Grade=>7 Cond<Good (for example fair and average condition) were generally at lower assessment levels than the rest of the population. Parcels with heavy traffic were at a higher assessment level than the rest of the population. This annual update valuation model corrects for these strata differences.



With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 616 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:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * (1 - 0.06) / (.8282279 - 6.353392E-02 * \text{Grade} > 5 \text{ with} \\ \text{Cond} > \text{Avg No Traffic} - 3.747571E-02 * \text{Nghb1Nghb2Grade} > 6 \text{ with Cond} < \text{Good} + 8.739167E-02 * \text{HvyTraf})$$

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

### Results

The resulting assessment level is 0.930. 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 +15.9%. 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) \* 1.153.
- 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) \* 1.153.
- If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.
- If land value <= \$10,000 no adjustment is applied.
- If improvements and accessories <= \$10,000 no further adjustment applied.
- If vacant parcel (no improvement value), the land adjustment applies.
- If a parcel is coded “non-perc” (sewer system=3 or 4), there is no change from previous land value.
- If a parcel is coded “unbuildable” = 1, there is no change from previous land value.



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

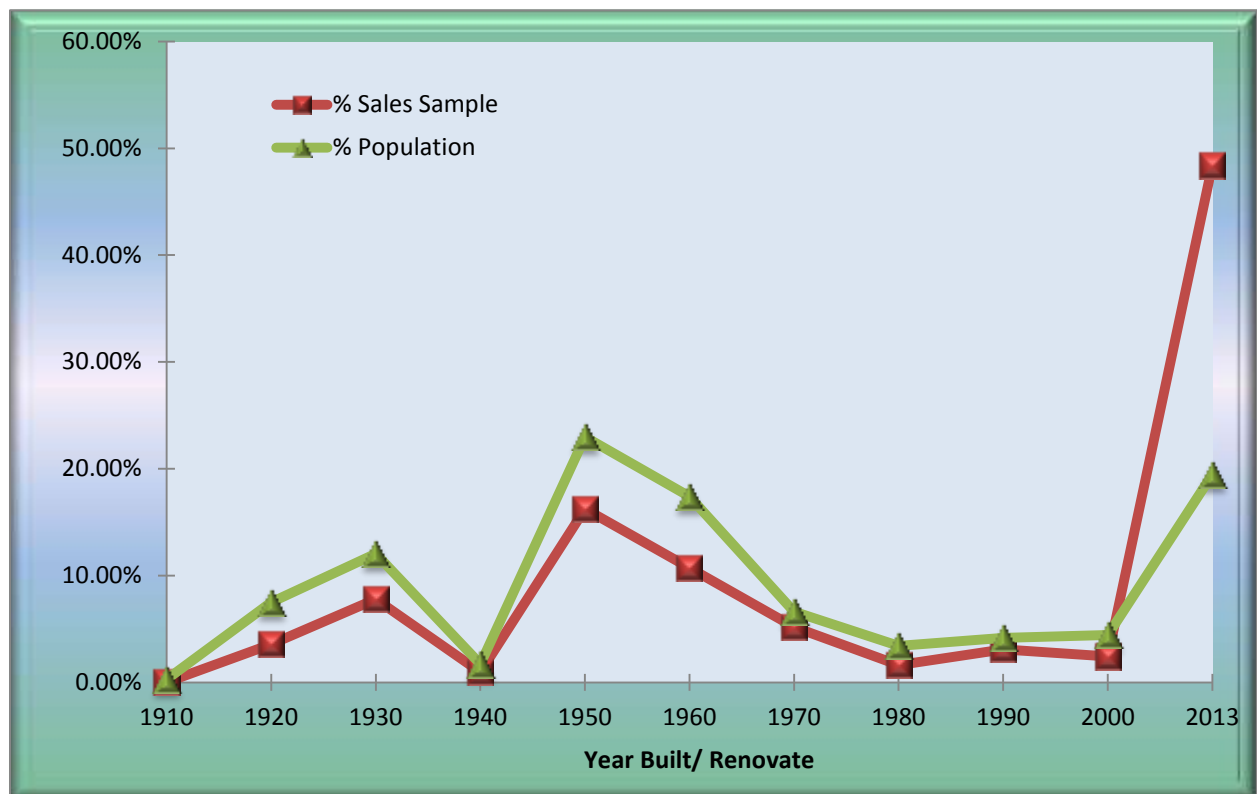
## Sales Sample Representation of Population Year Built or Renovated

**Sales Sample**

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	22	3.57%
1930	48	7.79%
1940	6	0.97%
1950	100	16.23%
1960	66	10.71%
1970	32	5.19%
1980	10	1.62%
1990	19	3.08%
2000	15	2.44%
2013	298	48.38%
	616	

**Population**

Year Built/Ren	Frequency	% Population
1910	14	0.26%
1920	407	7.50%
1930	654	12.06%
1940	93	1.71%
1950	1,246	22.97%
1960	944	17.40%
1970	359	6.62%
1980	186	3.43%
1990	226	4.17%
2000	240	4.42%
2013	1,055	19.45%
	5,424	



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.



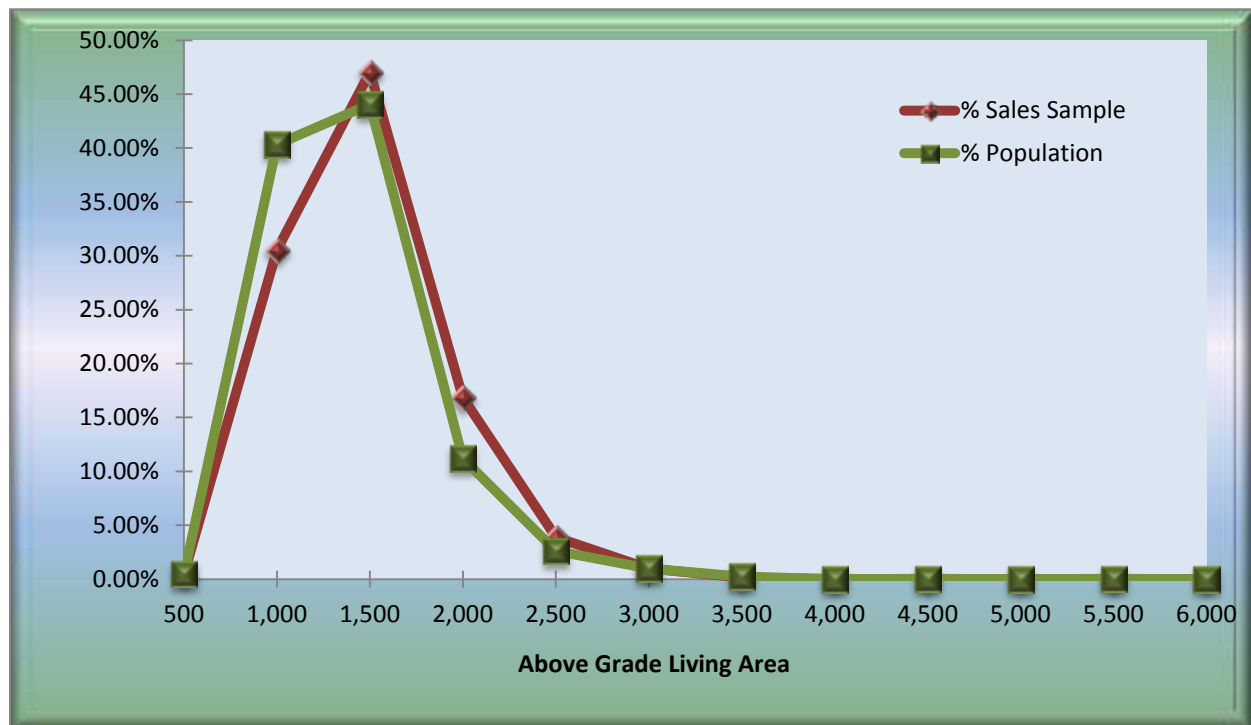
## Sales Sample Representation of Population Above Grade Living Area

**Sales Sample**

AGLA	Frequency	% Sales Sample
500	3	0.49%
1,000	188	30.52%
1,500	290	47.08%
2,000	104	16.88%
2,500	24	3.90%
3,000	6	0.97%
3,500	1	0.16%
4,000	0	0.00%
4,500	0	0.00%
5,000	0	0.00%
5,500	0	0.00%
6,000	0	0.00%
616		

**Population**

AGLA	Frequency	% Population
500	26	0.48%
1,000	2,188	40.34%
1,500	2,391	44.08%
2,000	608	11.21%
2,500	142	2.62%
3,000	53	0.98%
3,500	13	0.24%
4,000	0	0.00%
4,500	2	0.04%
5,000	0	0.00%
5,500	1	0.02%
6,000	0	0.00%
5,424		



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.

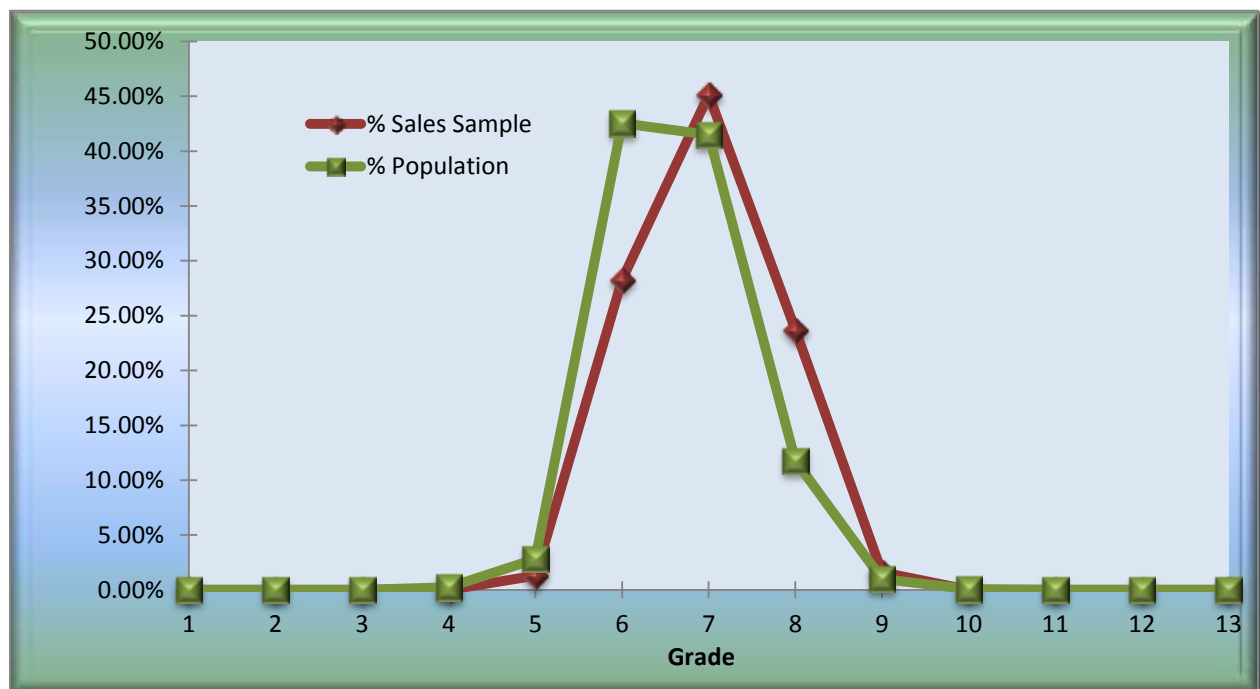
## Sales Sample Representation of Population Building Grade

**Sales Sample**

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	8	1.30%
6	174	28.25%
7	278	45.13%
8	146	23.70%
9	10	1.62%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	616	

**Population**

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.02%
4	14	0.26%
5	153	2.82%
6	2,308	42.55%
7	2,251	41.50%
8	638	11.76%
9	54	1.00%
10	4	0.07%
11	1	0.02%
12	0	0.00%
13	0	0.00%
	5,424	



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 077 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 1.161, resulting in an adjusted value of \$551,000 ( $\$475,000 \times 1.161 = \$551,475$ ) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.141	14.1%
2/1/2011	1.148	14.8%
3/1/2011	1.155	15.5%
4/1/2011	1.161	16.1%
5/1/2011	1.166	16.6%
6/1/2011	1.171	17.1%
7/1/2011	1.175	17.5%
8/1/2011	1.179	17.9%
9/1/2011	1.182	18.2%
10/1/2011	1.184	18.4%
11/1/2011	1.186	18.6%
12/1/2011	1.187	18.7%
1/1/2012	1.187	18.7%
2/1/2012	1.187	18.7%
3/1/2012	1.186	18.6%
4/1/2012	1.184	18.4%
5/1/2012	1.182	18.2%
6/1/2012	1.179	17.9%
7/1/2012	1.175	17.5%
8/1/2012	1.171	17.1%
9/1/2012	1.166	16.6%
10/1/2012	1.161	16.1%
11/1/2012	1.154	15.4%
12/1/2012	1.148	14.8%
1/1/2013	1.140	14.0%
2/1/2013	1.132	13.2%
3/1/2013	1.124	12.4%
4/1/2013	1.114	11.4%
5/1/2013	1.104	10.4%
6/1/2013	1.093	9.3%
7/1/2013	1.082	8.2%
8/1/2013	1.070	7.0%
9/1/2013	1.057	5.7%
10/1/2013	1.044	4.4%
11/1/2013	1.030	3.0%
12/1/2013	1.016	1.6%
1/1/2014	1.000	0.0%

The time adjustment formula for Area 077 is:  $(.8282279 - 4.170914E-04 * \text{SaleDay} - 2.850149E-07 * \text{SaleDaySq} - 6.353392E-02 * 0.1428571 - 3.747571E-02 * 0.2224026 + 8.739167E-02 * 5.357143E-02) / (.8282279 - 6.353392E-02 * 0.1428571 - 3.747571E-02 * 0.2224026 + 8.739167E-02 * 5.357143E-02)$

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

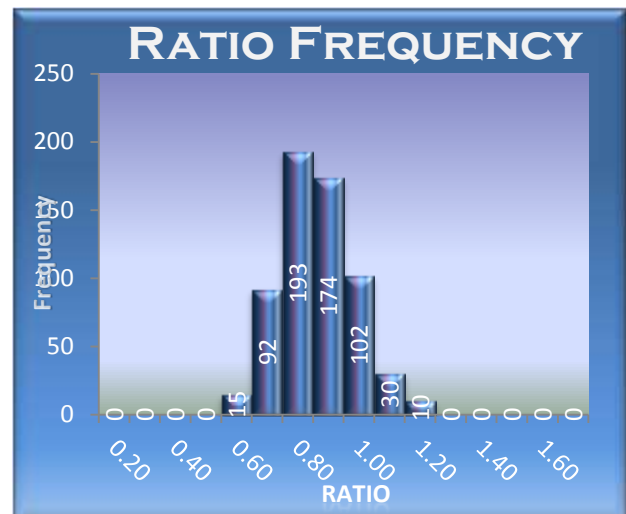
$\text{SaleDaySq} = (\text{SaleDate} - 41640)^2$



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

<b>District: WC / Team: 2</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: White Center</b>	<b>1/1/2013</b>	<b>8/19/2014</b>	<b>1/2011 - 12/2013</b>
<b>Area Number: 77</b>	<b>Appr ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
	<b>MDEL</b>	<b>1 to 3 Unit Residences</b>	<b>YES</b>

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	616
<b>Mean Assessed Value</b>	234,700
<b>Mean Adj. Sales Price</b>	295,100
<b>Standard Deviation AV</b>	56,490
<b>Standard Deviation SP</b>	87,550
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.815
<b>Median Ratio</b>	0.805
<b>Weighted Mean Ratio</b>	0.795
<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.543
<b>Highest ratio:</b>	1.199
<b>Coefficient of Dispersion</b>	11.88%
<b>Standard Deviation</b>	0.118
<b>Coefficient of Variation</b>	14.52%
<b>Price Related Differential (PRD)</b>	1.025
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.793
Upper limit	0.819
<b>95% Confidence: Mean</b>	
Lower limit	0.806
Upper limit	0.825
<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	5424
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.118
<b>Recommended minimum:</b>	22
<b>Actual sample size:</b>	616
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	328
# ratios above mean:	288
z:	1.612
<b>Conclusion:</b>	<b>Normal*</b>
<b>*i.e. no evidence of non-normality</b>	



### COMMENTS:

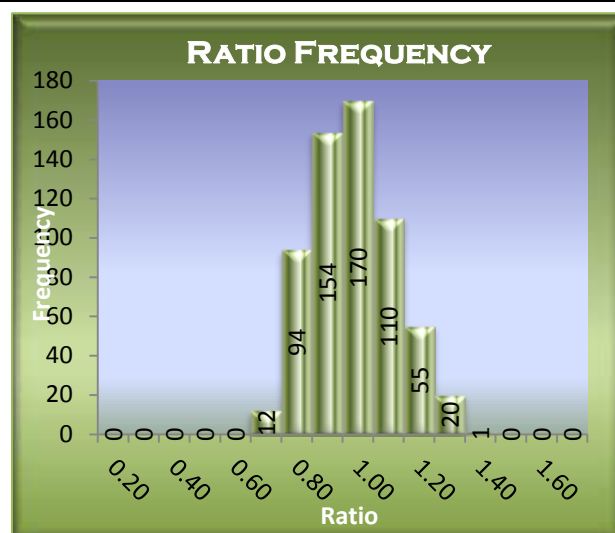
1 to 3 Unit Residences throughout Area 077

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

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

<b>District: WC / Team: 2</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: White Center</b>	<b>1/1/2014</b>	<b>8/19/2014</b>	<b>1/2011 - 12/2013</b>
<b>Area Number: 77</b>	<b>Appr. ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
	<b>MDEL</b>	<b>1 to 3 Unit</b>	<b>YES</b>

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	616
<b>Mean Assessed Value</b>	270,600
<b>Mean Sales Price</b>	295,100
<b>Standard Deviation AV</b>	65,636
<b>Standard Deviation SP</b>	87,550
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.938
<b>Median Ratio</b>	0.930
<b>Weighted Mean Ratio</b>	0.917
<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.616
<b>Highest ratio:</b>	1.308
<b>Coefficient of Dispersion</b>	11.49%
<b>Standard Deviation</b>	0.132
<b>Coefficient of Variation</b>	14.03%
<b>Price Related Differential (PRD)</b>	1.023
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.916
Upper limit	0.944
<b>95% Confidence: Mean</b>	
Lower limit	0.928
Upper limit	0.949
<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	5424
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.132
<b>Recommended minimum:</b>	28
<b>Actual sample size:</b>	616
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	322
# ratios above mean:	294
z:	1.128
<b>Conclusion:</b>	Normal*
<b>*i.e. no evidence of non-normality</b>	



### COMMENTS:

1 to 3 Unit Residences throughout Area 077

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

## Improved Sales Used in This Annual Update Analysis

### Area 077 -- 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	1	088000	0175	06/03/13	\$126,000	\$138,000	730	5	1939	Avg	7,740	N	N	8614 22ND AVE SW
6	1	935290	0565	07/20/11	\$174,000	\$205,000	620	6	1941	Avg	5,080	N	N	9238 21ST AVE SW
6	1	935290	0565	12/03/13	\$185,000	\$188,000	620	6	1941	Avg	5,080	N	N	9238 21ST AVE SW
6	1	500500	0080	09/15/11	\$199,000	\$235,000	670	6	1941	VGood	4,300	N	N	9203 21ST AVE SW
6	1	500500	0270	03/22/13	\$145,005	\$162,000	670	6	1941	Avg	4,000	N	N	9435 21ST AVE SW
6	1	500500	0050	06/22/12	\$135,000	\$159,000	690	6	1942	Avg	5,680	N	N	9238 22ND AVE SW
6	1	738750	0080	08/01/11	\$181,000	\$213,000	740	6	1947	Avg	8,910	N	N	9418 23RD AVE SW
6	1	935290	0645	02/23/12	\$187,000	\$222,000	750	6	1918	Avg	5,120	N	N	9423 20TH AVE SW
6	1	935290	0395	01/11/13	\$155,000	\$176,000	830	6	1940	Avg	5,120	N	N	9248 20TH AVE SW
6	1	935290	0820	06/10/13	\$169,900	\$185,000	840	6	1954	Avg	4,720	N	N	9441 18TH AVE SW
6	1	500500	0280	12/22/11	\$171,000	\$203,000	930	6	1941	Avg	4,000	N	N	9443 21ST AVE SW
6	1	500500	0280	01/14/13	\$202,000	\$230,000	930	6	1941	Avg	4,000	N	N	9443 21ST AVE SW
6	1	500500	0230	12/17/13	\$198,000	\$200,000	1,060	6	1941	Avg	4,300	N	N	9403 21ST AVE SW
6	1	688250	0065	06/26/12	\$205,000	\$241,000	1,060	6	1957	Avg	7,920	N	N	9413 26TH AVE SW
6	1	738750	0011	12/30/13	\$260,000	\$260,000	1,060	6	1947	Good	5,170	N	N	9208 23RD AVE SW
6	1	738750	0290	12/13/13	\$265,000	\$268,000	1,070	6	1947	Good	7,480	N	N	9258 25TH AVE SW
6	1	738750	0340	11/08/12	\$226,950	\$262,000	1,070	6	1947	Avg	7,808	N	N	9402 25TH AVE SW
6	1	738750	0095	03/07/13	\$182,500	\$205,000	1,080	6	1947	Avg	8,910	N	N	9434 23RD AVE SW
6	1	935290	1040	07/07/11	\$183,000	\$215,000	1,150	6	1945	Avg	4,720	N	N	9452 18TH AVE SW
6	1	738750	0255	10/17/13	\$309,950	\$321,000	1,160	6	2010	Avg	7,480	N	N	9220 25TH AVE SW
6	1	362403	9119	06/01/12	\$277,000	\$327,000	1,250	6	1950	Avg	8,910	N	N	9407 24TH AVE SW
6	1	317260	0180	04/10/13	\$250,000	\$278,000	1,360	6	1957	Avg	6,937	N	N	9456 26TH AVE SW
6	1	935290	0540	06/26/12	\$200,000	\$235,000	2,010	6	1989	Avg	10,795	N	N	9256 21ST AVE SW
6	1	085900	0152	09/21/12	\$128,000	\$149,000	420	7	2006	Avg	801	N	N	8645 C DELRIDGE WAY SW
6	1	088000	0205	06/29/11	\$175,000	\$206,000	810	7	2011	Avg	1,125	N	N	8609 A DELRIDGE WAY SW
6	1	088000	0209	05/20/11	\$167,000	\$195,000	810	7	2011	Avg	801	N	N	8609 B DELRIDGE WAY SW
6	1	088000	0210	08/24/11	\$164,500	\$194,000	810	7	2011	Avg	799	N	N	8609 C DELRIDGE WAY SW
6	1	088000	0211	08/20/11	\$181,000	\$214,000	810	7	2011	Avg	1,133	N	N	8609 D DELRIDGE WAY SW
6	1	088000	0212	06/29/11	\$179,500	\$211,000	810	7	2011	Avg	1,571	N	N	8605 D DELRIDGE WAY SW



## Improved Sales Used in This Annual Update Analysis

### Area 077 -- 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	1	088000	0213	05/23/11	\$167,000	\$195,000	810	7	2011	Avg	1,173	N	N	8605 C DELRIDGE WAY SW
6	1	088000	0214	06/29/11	\$166,500	\$196,000	810	7	2011	Avg	1,172	N	N	8605 B DELRIDGE WAY SW
6	1	088000	0215	05/27/11	\$179,500	\$210,000	810	7	2011	Avg	1,580	N	N	8605 A DELRIDGE WAY SW
6	1	436570	0241	12/22/11	\$139,900	\$166,000	900	7	2005	Avg	1,741	N	N	8823 B DELRIDGE WAY SW
6	1	948570	0295	04/18/11	\$191,000	\$222,000	910	7	1977	Avg	7,316	N	N	8137 22ND AVE SW
6	1	317260	0095	10/26/11	\$313,000	\$371,000	980	7	1954	Good	6,400	N	N	9233 25TH AVE SW
6	1	436570	0220	10/21/13	\$235,000	\$243,000	980	7	2007	Avg	1,366	N	N	8807 B DELRIDGE WAY SW
6	1	436570	0222	01/11/13	\$205,000	\$233,000	980	7	2007	Avg	1,361	N	N	8809 A DELRIDGE WAY SW
6	1	948570	0306	01/11/12	\$273,500	\$325,000	1,020	7	1949	Avg	7,611	N	N	8144 22ND AVE SW
6	1	088000	0191	01/03/11	\$134,900	\$154,000	1,020	7	2003	Avg	1,340	N	N	8623 A DELRIDGE WAY SW
6	1	088000	0194	07/30/13	\$199,900	\$214,000	1,020	7	2003	Avg	1,168	N	N	8615 B DELRIDGE WAY SW
6	1	436570	0495	04/08/11	\$199,500	\$232,000	1,030	7	1956	Avg	11,900	Y	N	9056 22ND AVE SW
6	1	260830	0085	01/03/12	\$235,000	\$279,000	1,040	7	1958	Good	6,450	N	N	8120 22ND AVE SW
6	1	362403	9140	12/18/12	\$297,000	\$340,000	1,070	7	2012	Avg	8,083	N	N	9416 25TH AVE SW
6	1	935290	0730	05/26/11	\$239,950	\$281,000	1,120	7	2011	Avg	5,040	N	N	9430 21ST AVE SW
6	1	948570	0120	10/31/12	\$221,900	\$256,000	1,150	7	1962	Avg	7,316	N	N	8436 24TH AVE SW
6	1	436570	0290	06/13/11	\$207,000	\$243,000	1,250	7	1942	Avg	7,680	N	N	2118 SW HENDERSON ST
6	1	436570	0490	08/24/13	\$325,000	\$345,000	1,300	7	1923	Good	11,356	N	N	9057 21ST AVE SW
6	1	935290	0390	07/15/11	\$291,750	\$343,000	1,330	7	1993	Avg	5,452	N	N	9258 20TH AVE SW
6	1	260830	0075	05/24/12	\$187,950	\$222,000	1,360	7	1959	Good	6,450	N	N	8112 22ND AVE SW
6	1	088000	0035	09/09/13	\$254,000	\$268,000	1,380	7	1998	Avg	1,729	N	N	2507 SW CLOVERDALE ST
6	1	436570	0140	07/25/13	\$389,950	\$418,000	1,490	7	2013	Avg	7,440	N	N	8820 24TH AVE SW
6	1	436570	0145	07/25/13	\$386,000	\$414,000	1,540	7	2013	Avg	7,440	N	N	8826 24TH AVE SW
6	1	260830	0001	07/12/13	\$275,000	\$296,000	1,580	7	1990	Avg	5,761	N	N	8100 24TH AVE SW
6	1	948570	0305	06/05/13	\$429,950	\$470,000	2,360	9	2013	Avg	7,611	N	N	8136 22 <sup>nd</sup> Ave SW
6	3	436370	0230	06/23/13	\$159,000	\$173,000	430	5	1943	Good	4,200	N	N	3007 SW ELMGROVE ST
6	3	436370	0080	10/26/11	\$185,000	\$219,000	620	5	1920	Avg	7,860	N	N	7945 30TH AVE SW
6	3	815010	0005	11/11/13	\$160,000	\$164,000	630	5	1920	Avg	1,932	N	N	3415 SW KENYON ST
6	3	193230	0085	12/23/13	\$150,000	\$151,000	710	5	1925	Avg	5,900	N	N	7742 35TH AVE SW

## Improved Sales Used in This Annual Update Analysis

### Area 077 -- 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	3	436420	0265	05/17/11	\$297,000	\$347,000	870	5	1919	Good	7,680	N	N	8120 34TH AVE SW
6	3	812210	0625	09/06/12	\$240,000	\$280,000	480	6	1927	Avg	5,040	N	N	7134 32ND AVE SW
6	3	815010	0230	06/12/13	\$230,000	\$251,000	620	6	1941	Good	4,760	N	N	8157 34TH AVE SW
6	3	926920	0690	05/16/12	\$219,500	\$259,000	670	6	1941	Avg	4,920	N	N	7541 30TH AVE SW
6	3	436470	0645	03/01/12	\$159,000	\$189,000	680	6	1921	Avg	7,560	N	N	8621 30TH AVE SW
6	3	436520	0060	04/30/12	\$159,000	\$188,000	680	6	1922	Avg	7,200	N	N	8832 35TH AVE SW
6	3	436520	0600	09/21/12	\$230,000	\$267,000	700	6	1923	Avg	7,740	N	N	9044 30TH AVE SW
6	3	745250	0040	11/13/13	\$245,000	\$251,000	700	6	1949	Avg	5,000	N	N	9357 32ND AVE SW
6	3	812210	0680	09/25/13	\$210,000	\$220,000	700	6	1922	Avg	5,040	N	N	7111 31ST AVE SW
6	3	745250	0205	03/01/12	\$290,000	\$344,000	710	6	1950	Avg	5,100	N	N	9406 34TH AVE SW
6	3	926920	0220	12/06/11	\$231,000	\$274,000	710	6	1943	Good	5,535	N	N	7514 34TH AVE SW
6	3	436370	0290	08/27/13	\$257,000	\$272,000	720	6	1928	Good	7,860	N	N	8139 30TH AVE SW
6	3	812210	0535	03/11/11	\$270,000	\$312,000	720	6	1928	Avg	5,040	N	N	7317 31ST AVE SW
6	3	436370	0130	05/23/12	\$325,000	\$383,000	730	6	1944	Good	5,280	N	N	7910 30TH AVE SW
6	3	745250	0160	03/06/13	\$288,500	\$324,000	730	6	1950	Good	4,950	N	N	9224 34TH AVE SW
6	3	812210	0300	11/27/12	\$371,200	\$426,000	730	6	2012	Avg	5,040	Y	N	7352 34TH AVE SW
6	3	812210	0410	07/05/12	\$305,000	\$358,000	730	6	1928	Good	5,040	N	N	7333 32ND AVE SW
6	3	193230	0690	11/13/13	\$302,500	\$310,000	750	6	1942	Good	5,520	N	N	7734 31ST AVE SW
6	3	926920	0195	05/16/12	\$319,950	\$378,000	750	6	1942	VGood	4,920	N	N	7532 34TH AVE SW
6	3	436470	0400	11/06/13	\$260,000	\$267,000	760	6	1924	Avg	7,560	N	N	8451 30TH AVE SW
6	3	681810	0130	10/25/11	\$230,000	\$273,000	760	6	1941	Good	5,650	N	N	7753 30TH AVE SW
6	3	223500	0104	08/06/12	\$242,200	\$283,000	780	6	1949	Avg	6,250	N	N	6733 34TH AVE SW
6	3	436520	0605	12/18/13	\$250,000	\$252,000	780	6	1923	Avg	7,740	N	N	9050 30TH AVE SW
6	3	555030	0020	06/17/13	\$369,000	\$401,000	780	6	1941	VGood	7,680	N	N	7920 28TH AVE SW
6	3	812210	1015	11/17/11	\$228,000	\$271,000	780	6	1942	Good	5,632	N	N	7339 30TH AVE SW
6	3	926920	0200	07/18/13	\$205,000	\$221,000	780	6	1942	Avg	4,920	N	N	7528 34TH AVE SW
6	3	926920	0370	06/27/11	\$233,000	\$274,000	780	6	1942	Good	4,800	N	N	7548 32ND AVE SW
6	3	812260	0007	05/03/13	\$290,000	\$320,000	790	6	1945	Avg	4,778	N	N	7106 29TH AVE SW
6	3	812260	0030	05/23/11	\$285,012	\$333,000	790	6	1945	Good	4,920	N	N	7140 29TH AVE SW

## Improved Sales Used in This Annual Update Analysis

### Area 077 -- 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	3	812260	0065	10/30/12	\$186,000	\$215,000	790	6	1945	Avg	5,265	N	N	7139 28TH AVE SW
6	3	812260	0200	09/23/11	\$233,000	\$276,000	790	6	1945	Good	5,904	Y	N	7102 28TH AVE SW
6	3	815010	0211	07/13/12	\$280,000	\$329,000	790	6	1944	Good	4,680	N	N	8312 35TH AVE SW
6	3	926920	0916	09/26/11	\$265,000	\$314,000	790	6	1945	Good	6,500	N	N	7508 29TH AVE SW
6	3	812210	0615	06/30/11	\$229,000	\$269,000	800	6	1927	Avg	5,040	N	N	7142 32ND AVE SW
6	3	193230	0225	11/15/11	\$220,000	\$261,000	810	6	1922	Good	6,150	N	N	7753 34TH AVE SW
6	3	812210	0700	04/19/11	\$340,000	\$396,000	810	6	1942	Good	5,040	N	N	7125 31ST AVE SW
6	3	812210	1085	10/30/12	\$327,500	\$378,000	810	6	2012	Avg	5,850	Y	N	7306 30TH AVE SW
6	3	812210	1100	09/24/12	\$250,000	\$291,000	810	6	1945	Avg	6,500	N	N	7313 29TH AVE SW
6	3	812260	0140	05/11/12	\$235,000	\$278,000	810	6	1945	Good	5,289	N	N	7302 28TH AVE SW
6	3	812260	0155	12/20/13	\$279,950	\$282,000	820	6	1945	Avg	6,926	N	N	7318 28TH AVE SW
6	3	815010	0126	07/22/13	\$337,950	\$363,000	830	6	1940	Good	6,000	N	N	7919 34TH AVE SW
6	3	436470	0040	01/17/13	\$168,000	\$191,000	850	6	1924	Avg	7,200	N	N	8420 35TH AVE SW
6	3	812210	0825	03/23/11	\$296,000	\$343,000	850	6	1927	Avg	5,140	N	N	7107 30TH AVE SW
6	3	812260	0145	09/06/13	\$225,000	\$237,000	850	6	1945	Avg	6,150	N	N	7308 28TH AVE SW
6	3	926920	0185	09/18/12	\$185,000	\$215,000	860	6	1942	Avg	4,920	N	N	7540 34TH AVE SW
6	3	812210	1081	08/14/13	\$348,000	\$371,000	890	6	1942	VGood	5,850	Y	N	7310 30TH AVE SW
6	3	815010	0225	10/13/11	\$261,000	\$309,000	890	6	1941	Avg	4,982	N	N	8320 35TH AVE SW
6	3	812210	0040	04/19/11	\$180,000	\$210,000	900	6	1925	Avg	4,760	N	N	7330 35TH AVE SW
6	3	436520	0740	07/22/13	\$235,018	\$252,000	920	6	1949	Avg	7,740	N	N	9008 32ND AVE SW
6	3	534720	0190	11/23/11	\$165,000	\$196,000	920	6	1945	Avg	2,600	N	N	9440 35TH AVE SW
6	3	436470	0970	05/20/13	\$180,250	\$198,000	930	6	1921	Avg	7,200	N	N	8620 35TH AVE SW
6	3	436520	0595	10/12/11	\$210,000	\$249,000	940	6	1955	Avg	7,740	N	N	9043 29TH AVE SW
6	3	926920	0695	07/24/13	\$224,200	\$241,000	940	6	1941	Good	4,920	N	N	7545 30TH AVE SW
6	3	436470	0070	04/21/11	\$255,000	\$297,000	970	6	1950	Avg	7,140	N	N	8439 34TH AVE SW
6	3	436520	0135	10/14/13	\$270,000	\$280,000	980	6	1925	Avg	7,680	N	N	8821 32ND AVE SW
6	3	745250	0065	06/29/12	\$210,000	\$247,000	980	6	1949	Avg	5,000	N	N	9331 32ND AVE SW
6	3	745250	0090	08/28/12	\$187,000	\$218,000	1,006	6	1949	Avg	5,200	N	N	9303 32ND AVE SW
6	3	436470	0050	06/20/13	\$378,000	\$411,000	1,030	6	1948	Good	7,140	N	N	8427 34TH AVE SW



## Improved Sales Used in This Annual Update Analysis

### Area 077 -- 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	3	436420	0050	05/24/13	\$217,000	\$238,000	1,040	6	1941	Avg	5,120	N	N	7923 32ND AVE SW
6	3	745250	0330	06/22/12	\$224,700	\$264,000	1,050	6	1950	Good	5,950	N	N	3105 SW BARTON ST
6	3	534720	0120	11/03/11	\$205,000	\$243,000	1,090	6	1953	Avg	4,800	N	N	9219 34TH AVE SW
6	3	534720	0120	06/25/13	\$261,358	\$283,000	1,090	6	1953	Avg	4,800	N	N	9219 34TH AVE SW
6	3	436520	0785	05/21/12	\$303,000	\$358,000	1,100	6	1929	Avg	7,800	N	N	9038 32ND AVE SW
6	3	436520	0785	09/16/13	\$344,000	\$361,000	1,100	6	1929	Avg	7,800	N	N	9038 32ND AVE SW
6	3	812210	1270	01/04/12	\$333,500	\$396,000	1,110	6	1945	Good	6,250	N	N	7328 29TH AVE SW
6	3	436470	0870	04/18/13	\$231,000	\$256,000	1,120	6	1940	Avg	7,560	N	N	8620 34TH AVE SW
6	3	812210	0305	06/19/13	\$305,000	\$331,000	1,120	6	1925	Avg	5,040	Y	N	7348 34TH AVE SW
6	3	745250	0750	08/16/11	\$193,545	\$228,000	1,130	6	1951	Avg	6,250	N	N	9210 31ST AVE SW
6	3	436520	0620	09/22/11	\$295,000	\$349,000	1,150	6	1923	Good	7,930	N	N	9056 30TH AVE SW
6	3	436520	0150	02/09/11	\$305,000	\$351,000	1,190	6	1925	Avg	7,740	N	N	8827 32ND AVE SW
6	3	745100	0070	02/20/13	\$269,000	\$303,000	1,190	6	1954	Good	7,500	N	N	8838 29TH AVE SW
6	3	812260	0235	04/29/13	\$316,000	\$349,000	1,200	6	1945	Avg	6,396	N	N	7138 28TH AVE SW
6	3	362403	9074	07/03/12	\$265,000	\$311,000	1,210	6	1941	Avg	5,200	N	N	7929 31ST AVE SW
6	3	926920	0405	12/21/11	\$169,950	\$202,000	1,220	6	1911	Avg	4,920	N	N	7540 32ND AVE SW
6	3	436370	0350	10/21/13	\$325,000	\$336,000	1,240	6	1956	Good	7,500	N	N	8113 29TH AVE SW
6	3	926920	0400	12/13/12	\$250,000	\$286,000	1,270	6	1957	Good	4,920	N	N	7544 32ND AVE SW
6	3	745250	0735	09/18/12	\$200,000	\$233,000	1,300	6	1951	Avg	5,220	N	N	3011 SW BARTON ST
6	3	812210	1460	07/19/13	\$285,000	\$306,000	1,310	6	1953	Avg	7,260	N	N	7330 27TH AVE SW
6	3	812870	0185	05/24/13	\$343,000	\$376,000	1,360	6	1958	Good	7,500	N	N	8137 28TH AVE SW
6	3	436520	0030	09/29/11	\$237,450	\$281,000	1,580	6	1952	Avg	7,320	N	N	8815 34TH AVE SW
6	3	812260	0055	03/15/11	\$265,000	\$307,000	1,690	6	1945	Avg	5,170	N	N	7151 28TH AVE SW
6	3	436520	0405	07/11/12	\$354,000	\$416,000	1,730	6	1952	Good	7,740	N	N	8850 31ST AVE SW
6	3	812870	0200	02/09/11	\$235,000	\$270,000	1,760	6	1958	Avg	7,500	N	N	8155 28TH AVE SW
6	3	812310	0105	04/22/13	\$300,000	\$332,000	720	7	1942	Avg	5,000	N	N	7115 32ND AVE SW
6	3	327780	1442	07/05/11	\$159,900	\$188,000	720	7	2010	Avg	665	N	N	6536 B 34TH AVE SW
6	3	327780	1443	03/10/11	\$176,500	\$204,000	720	7	2010	Avg	889	N	N	6536 C 34TH AVE SW
6	3	327780	0843	03/09/12	\$147,925	\$175,000	740	7	2005	Avg	1,178	N	N	6348 C 34TH AVE SW

## Improved Sales Used in This Annual Update Analysis

### Area 077 -- 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	3	327780	0798	12/09/11	\$160,000	\$190,000	760	7	2011	Avg	1,013	N	N	6318 C 34TH AVE SW
6	3	327780	0802	12/12/11	\$155,000	\$184,000	760	7	2011	Avg	1,017	N	N	6318 A 34TH AVE SW
6	3	327780	0802	10/16/12	\$185,000	\$214,000	760	7	2011	Avg	1,017	N	N	6318 A 34TH AVE SW
6	3	3277800	0804	01/31/12	\$155,000	\$184,000	760	7	2011	Avg	787	N	N	6318 34 <sup>th</sup> Ave SW #B
6	3	327780	0808	03/27/12	\$155,000	\$184,000	780	7	2007	Avg	1,099	N	N	6322 C 34TH AVE SW
6	3	327780	0835	04/11/13	\$260,000	\$289,000	820	7	1965	Good	3,044	N	N	6344 34TH AVE SW
6	3	327780	0840	06/01/13	\$250,000	\$273,000	820	7	1965	Good	3,033	N	N	6350 34TH AVE SW
6	3	534720	0194	02/23/11	\$158,500	\$183,000	820	7	2008	Avg	641	N	N	9442 B 35TH AVE SW
6	3	223500	0025	09/24/12	\$260,000	\$302,000	840	7	1928	Avg	4,560	N	N	6718 35TH AVE SW
6	3	223500	0060	04/27/12	\$199,000	\$235,000	860	7	1950	Avg	4,560	Y	N	6746 35TH AVE SW
6	3	436520	0711	08/01/12	\$237,500	\$278,000	860	7	1947	Avg	5,640	N	N	3008 SW BARTON ST
6	3	812210	0755	12/27/12	\$305,300	\$348,000	880	7	1924	Good	5,140	N	N	7148 31ST AVE SW
6	3	745100	0145	10/27/11	\$237,530	\$282,000	930	7	1954	Avg	7,500	N	N	8850 28TH AVE SW
6	3	327780	0727	11/13/13	\$239,000	\$245,000	960	7	2007	Avg	847	N	N	6321 B 34TH AVE SW
6	3	886250	0020	06/24/13	\$176,250	\$191,000	980	7	2008	Avg	1,314	N	N	2426 B SW HOLDEN ST
6	3	815010	0020	08/03/11	\$295,500	\$348,000	990	7	1950	Avg	4,800	N	N	7912 35TH AVE SW
6	3	223500	0050	05/10/13	\$225,000	\$248,000	1,000	7	1953	Avg	4,560	N	N	6738 35TH AVE SW
6	3	798540	0105	12/20/13	\$250,000	\$252,000	1,020	7	2004	Avg	1,218	N	N	2414 A SW HOLDEN ST
6	3	436470	0650	08/09/11	\$289,000	\$341,000	1,040	7	1952	Avg	7,560	N	N	8620 31ST AVE SW
6	3	339060	0075	08/17/12	\$290,000	\$339,000	1,050	7	1957	Avg	6,100	N	N	2458 SW KENYON ST
6	3	745100	0125	08/12/13	\$230,000	\$245,000	1,050	7	1954	Avg	7,500	N	N	8826 28TH AVE SW
6	3	534720	0245	10/13/11	\$275,000	\$326,000	1,060	7	1962	Avg	4,880	N	N	9437 34TH AVE SW
6	3	681810	0257	11/18/11	\$290,000	\$344,000	1,060	7	1969	Good	6,731	Y	N	2922 SW KENYON ST
6	3	798540	0108	09/26/11	\$175,000	\$207,000	1,060	7	2004	Avg	1,579	N	N	2410 A SW HOLDEN ST
6	3	436520	0880	11/20/12	\$354,000	\$407,000	1,070	7	1965	Avg	7,740	N	N	9032 34TH AVE SW
6	3	339060	0015	11/11/12	\$269,950	\$311,000	1,090	7	1956	Avg	6,300	N	N	2506 SW PORTLAND CT
6	3	436470	0715	10/15/13	\$387,500	\$402,000	1,090	7	1965	Avg	7,560	N	N	8600 32ND AVE SW
6	3	798540	0172	03/24/11	\$330,000	\$383,000	1,100	7	1955	Good	6,848	N	N	7751 26TH AVE SW
6	3	436520	0700	01/28/13	\$257,500	\$292,000	1,110	7	1953	Avg	7,800	N	N	9042 31ST AVE SW

## Improved Sales Used in This Annual Update Analysis

### Area 077 -- 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	3	798540	0251	12/27/12	\$347,000	\$396,000	1,120	7	2012	Good	5,460	N	N	7554 28TH AVE SW
6	3	437850	0005	11/06/12	\$268,000	\$309,000	1,140	7	1954	Avg	7,991	N	N	9257 29TH AVE SW
6	3	339060	0055	05/24/11	\$242,000	\$283,000	1,150	7	1958	Avg	12,190	N	N	2500 SW CHICAGO CT
6	3	798540	0192	11/04/13	\$375,000	\$386,000	1,160	7	1997	Avg	5,000	N	N	7732 26TH PL SW
6	3	436470	0750	04/18/13	\$350,000	\$388,000	1,170	7	1953	Avg	7,560	N	N	8620 32ND AVE SW
6	3	681810	0090	03/16/12	\$348,000	\$412,000	1,180	7	1963	Good	5,650	N	N	7729 30TH AVE SW
6	3	327780	0825	09/27/11	\$235,000	\$278,000	1,200	7	2007	Avg	1,775	N	N	6340 A 34TH AVE SW
6	3	886250	0050	05/18/11	\$180,000	\$210,000	1,200	7	2008	Avg	1,314	N	N	2428 A SW HOLDEN ST
6	3	886250	0080	09/14/11	\$165,000	\$195,000	1,200	7	2008	Avg	1,543	N	N	2428 D SW HOLDEN ST
6	3	886250	0080	10/11/13	\$254,000	\$264,000	1,200	7	2008	Avg	1,543	N	N	2428 D SW HOLDEN ST
6	3	886250	0100	10/20/11	\$175,000	\$207,000	1,200	7	2008	Avg	1,803	N	N	2428 F SW HOLDEN ST
6	3	812210	0575	07/12/12	\$385,000	\$452,000	1,220	7	2005	Avg	10,080	N	N	7349 31ST AVE SW
6	3	436420	0180	10/23/13	\$390,000	\$403,000	1,230	7	1958	Avg	7,680	N	N	8100 32ND AVE SW
6	3	926920	0570	05/24/11	\$340,000	\$398,000	1,240	7	1988	Avg	4,920	N	N	7532 31ST AVE SW
6	3	383760	0030	11/09/12	\$325,000	\$375,000	1,260	7	1959	Avg	6,420	Y	N	7741 27TH AVE SW
6	3	815010	0120	08/27/13	\$245,000	\$260,000	1,260	7	1941	Avg	7,200	N	N	7925 34TH AVE SW
6	3	798540	0179	06/14/11	\$255,000	\$299,000	1,260	7	1996	Avg	5,000	N	N	7704 26TH PL SW
6	3	926920	0145	10/14/11	\$326,000	\$386,000	1,280	7	1976	Avg	4,920	N	N	7549 34TH AVE SW
6	3	437850	0040	02/10/11	\$205,000	\$236,000	1,290	7	1954	Avg	7,800	N	N	9215 29TH AVE SW
6	3	362403	9108	11/01/11	\$307,500	\$365,000	1,300	7	1967	Avg	6,750	N	N	7901 31ST AVE SW
6	3	436470	0965	06/25/13	\$279,000	\$303,000	1,320	7	1951	Avg	7,080	N	N	8621 34TH AVE SW
6	3	926920	0899	12/12/12	\$260,000	\$298,000	1,320	7	1945	Avg	6,500	N	N	7524 29TH AVE SW
6	3	812210	0160	03/21/11	\$255,000	\$295,000	1,330	7	1924	Avg	7,020	N	N	7148 35TH AVE SW
6	3	910900	0055	07/13/11	\$254,000	\$299,000	1,340	7	1954	Good	6,060	N	N	2918 SW CAMBRIDGE ST
6	3	812210	0870	12/23/13	\$289,000	\$290,000	1,350	7	1971	Good	5,140	N	N	7141 30TH AVE SW
6	3	886250	0120	02/29/12	\$195,000	\$231,000	1,360	7	2008	Avg	1,766	N	N	2430 B SW HOLDEN ST
6	3	886250	0130	05/11/11	\$220,000	\$257,000	1,360	7	2008	Avg	1,762	N	N	2430 C SW HOLDEN ST
6	3	886250	0150	05/01/12	\$197,500	\$233,000	1,360	7	2008	Avg	1,758	N	N	2430 E SW HOLDEN ST
6	3	886250	0160	06/23/11	\$210,900	\$248,000	1,360	7	2008	Avg	1,977	N	N	2430 F SW HOLDEN ST

## Improved Sales Used in This Annual Update Analysis

### Area 077 -- 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	3	436520	0845	10/16/12	\$290,000	\$336,000	1,400	7	1952	Avg	7,740	N	N	9014 34TH AVE SW
6	3	798540	0086	07/31/12	\$217,500	\$255,000	1,400	7	2004	Avg	1,562	N	N	2414 C SW HOLDEN ST
6	3	327780	1435	10/17/13	\$280,000	\$290,000	1,430	7	1930	Avg	2,984	N	N	6530 34TH AVE SW
6	3	812210	0420	02/25/11	\$300,000	\$346,000	1,510	7	1928	Avg	5,040	N	N	7341 32ND AVE SW
6	3	339060	0085	11/28/12	\$324,950	\$373,000	1,520	7	1978	Good	5,100	N	N	2438 SW KENYON ST
6	3	745100	0110	09/03/13	\$350,800	\$371,000	1,570	7	1954	Avg	7,500	N	N	8808 28TH AVE SW
6	3	886250	0220	09/01/11	\$185,000	\$219,000	1,570	7	2008	Avg	1,621	N	N	2432 D SW HOLDEN ST
6	3	886250	0250	06/24/13	\$261,650	\$284,000	1,570	7	2008	Avg	1,292	N	N	2434 E SW HOLDEN ST
6	3	437850	0015	04/13/12	\$306,600	\$363,000	1,760	7	1954	Good	7,800	N	N	9245 29TH AVE SW
6	3	436470	0735	01/03/12	\$340,000	\$404,000	1,820	7	1918	VGood	7,560	N	N	8614 32ND AVE SW
6	3	327780	0810	04/29/11	\$262,000	\$305,000	900	8	1929	Avg	3,343	N	N	6328 34TH AVE SW
6	3	534720	0145	02/11/11	\$206,000	\$237,000	1,060	8	2006	Avg	1,549	N	N	9400 35TH AVE SW
6	3	534720	0177	12/11/12	\$170,160	\$195,000	1,100	8	2006	Avg	1,251	N	N	9432 B 35TH AVE SW
6	3	534720	0180	11/10/11	\$150,000	\$178,000	1,120	8	2006	Avg	1,251	N	N	9432 A 35TH AVE SW
6	3	362403	9184	06/01/11	\$230,000	\$269,000	1,150	8	2010	Avg	1,470	N	N	2206 SW ELMGROVE ST
6	3	534720	0146	09/11/13	\$225,000	\$237,000	1,180	8	2006	Avg	953	N	N	9402 35TH AVE SW
6	3	327780	1586	04/08/11	\$246,000	\$286,000	1,240	8	2010	Avg	1,464	N	N	6659 34TH AVE SW
6	3	920695	0170	02/27/13	\$225,000	\$253,000	1,270	8	2004	Avg	1,910	N	N	2462 SW WEBSTER ST
6	3	327780	1587	04/12/11	\$215,000	\$250,000	1,320	8	2010	Avg	1,593	N	N	3406 SW HOLLY ST
6	3	327780	1588	05/04/11	\$215,000	\$251,000	1,320	8	2010	Avg	1,448	N	N	3408 SW HOLLY ST
6	3	436470	0310	04/14/11	\$386,000	\$449,000	2,110	8	1988	Avg	7,200	N	N	3019 SW THISTLE ST
6	3	436420	0110	10/16/12	\$499,950	\$579,000	2,200	8	2008	Avg	7,680	N	N	7943 32ND AVE SW
6	3	436520	0114	07/07/11	\$465,000	\$547,000	2,380	8	2000	Avg	7,683	N	N	3209 SW TRENTON ST
6	3	436470	0111	07/01/13	\$540,000	\$584,000	2,590	8	2013	Avg	7,560	N	N	8409 32ND AVE SW
6	3	926920	0705	10/26/11	\$340,000	\$403,000	2,660	8	2002	Avg	4,920	N	N	7553 30TH AVE SW
6	3	926920	0505	11/05/12	\$539,000	\$622,000	2,220	9	2012	Avg	4,920	N	N	7533 31ST AVE SW
6	3	926920	0515	10/25/12	\$535,000	\$618,000	2,220	9	2012	Avg	4,920	N	N	7541 31ST AVE SW
6	3	223500	0005	02/18/11	\$525,000	\$605,000	2,310	9	2010	Avg	4,788	N	N	3421 SW HOLLY ST
6	3	436420	0195	11/22/11	\$500,000	\$593,000	2,330	9	2012	Avg	7,680	N	N	8120 32ND AVE SW



## Improved Sales Used in This Annual Update Analysis

### Area 077 -- 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	11	816550	0040	03/13/13	\$278,400	\$312,000	1,420	8	2007	Avg	2,068	N	N	2712 SW SYLVAN HEIGHTS DR
6	11	816550	0160	04/17/12	\$232,300	\$275,000	1,420	8	2008	Avg	1,355	N	N	2666 SW SYLVAN HEIGHTS DR
6	11	816550	0260	06/10/11	\$233,000	\$273,000	1,420	8	2008	Avg	1,245	N	N	2655 SW SYLVAN HEIGHTS DR
6	11	816550	0960	05/22/12	\$254,000	\$300,000	1,420	8	2010	Avg	1,600	N	N	7116 27TH AVE SW
6	11	816550	1030	05/10/12	\$247,000	\$292,000	1,420	8	2010	Avg	1,600	N	N	7126 27TH AVE SW
6	11	816550	1040	04/24/12	\$230,000	\$272,000	1,420	8	2010	Avg	1,200	N	N	7124 27TH AVE SW
6	11	816550	1040	07/25/13	\$299,950	\$322,000	1,420	8	2010	Avg	1,200	N	N	7124 27TH AVE SW
6	11	816550	1050	05/10/12	\$244,000	\$288,000	1,420	8	2010	Avg	1,200	N	N	7122 27TH AVE SW
6	11	816550	1520	05/03/11	\$240,000	\$280,000	1,420	8	2007	Avg	1,827	N	N	7057 27TH AVE SW
6	11	816550	0980	05/21/12	\$255,000	\$301,000	1,460	8	2010	Avg	1,280	N	N	7113 SHINKLE PL SW
6	11	816550	1010	05/24/12	\$254,800	\$301,000	1,460	8	2010	Avg	1,280	N	N	7123 SHINKLE PL SW
6	11	816550	0100	05/10/13	\$275,000	\$303,000	1,550	8	2008	Avg	2,068	N	N	2700 SW SYLVAN HEIGHTS DR
6	11	816550	0480	05/01/13	\$312,000	\$345,000	1,550	8	2008	Avg	1,826	N	N	2612 SW MYRTLE ST
6	11	816550	0860	08/12/13	\$339,950	\$362,000	1,550	8	2008	Avg	1,955	N	N	2651 SW MYRTLE ST
6	11	816550	1020	05/07/12	\$273,000	\$323,000	1,550	8	2010	Avg	1,760	N	N	7125 SHINKLE PL SW
6	11	816550	1100	03/24/11	\$324,500	\$376,000	1,550	8	2010	Avg	2,001	N	N	7131 SHINKLE PL SW
6	11	816550	1650	05/02/12	\$273,000	\$323,000	1,550	8	2007	Avg	2,178	N	N	2733 SW SYLVAN HEIGHTS DR
6	12	327860	4200	01/04/12	\$234,990	\$279,000	1,120	7	2011	Avg	1,073	N	N	3016 SW BATAAN ST
6	12	327860	4210	06/20/12	\$233,990	\$275,000	1,120	7	2011	Avg	1,073	N	N	3014 SW BATAAN ST
6	12	327860	4240	04/23/12	\$236,500	\$280,000	1,120	7	2011	Avg	1,073	N	N	3006 SW BATAAN ST
6	12	327860	4250	04/02/12	\$229,990	\$272,000	1,120	7	2011	Avg	1,073	N	N	3004 SW BATAAN ST
6	12	327860	4260	01/30/12	\$230,000	\$273,000	1,120	7	2011	Avg	1,073	N	N	3002 SW BATAAN ST
6	12	327860	4360	02/14/12	\$233,000	\$276,000	1,120	7	2011	Avg	1,073	N	N	2812 SW BATAAN ST
6	12	327860	4900	05/01/12	\$229,990	\$272,000	1,120	7	2011	Avg	1,383	N	N	3016 SW MORGAN ST
6	12	327860	4900	09/20/13	\$270,000	\$283,000	1,120	7	2011	Avg	1,383	N	N	3016 SW MORGAN ST
6	12	327860	4910	08/02/12	\$249,990	\$293,000	1,120	7	2011	Avg	1,380	N	N	3014 SW MORGAN ST
6	12	327860	4940	05/08/12	\$233,990	\$276,000	1,120	7	2011	Avg	1,380	N	N	3008 SW MORGAN ST
6	12	327860	4950	04/19/12	\$233,990	\$277,000	1,120	7	2011	Avg	1,380	N	N	3004 SW MORGAN ST
6	12	327860	4960	04/11/12	\$236,990	\$280,000	1,120	7	2011	Avg	1,380	N	N	3002 SW MORGAN ST

## Improved Sales Used in This Annual Update Analysis

### Area 077 -- 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	12	327860	5960	07/13/11	\$234,141	\$276,000	1,120	7	2011	Avg	1,380	N	N	2802 SW MORGAN ST
6	12	327860	6030	05/27/13	\$300,023	\$329,000	1,120	7	2013	Avg	1,380	N	N	6416 HIGH POINT DR SW
6	12	327860	6080	03/25/13	\$252,539	\$282,000	1,120	7	2013	Avg	1,380	N	N	6426 HIGH POINT DR SW
6	12	327860	4340	10/09/11	\$246,828	\$292,000	1,140	7	2011	Avg	1,073	N	N	2818 SW BATAAN ST
6	12	327860	4350	10/20/11	\$240,832	\$285,000	1,140	7	2011	Avg	1,073	N	N	2816 SW BATAAN ST
6	12	327860	4390	10/12/11	\$237,990	\$282,000	1,140	7	2011	Avg	1,073	N	N	2804 SW BATAAN ST
6	12	327860	4400	01/12/12	\$229,990	\$273,000	1,140	7	2011	Avg	1,073	N	N	2802 SW BATAAN ST
6	12	327860	5900	06/23/11	\$234,946	\$276,000	1,140	7	2011	Avg	1,380	N	N	2818 SW MORGAN ST
6	12	327860	5910	06/28/11	\$237,007	\$278,000	1,140	7	2011	Avg	1,380	N	N	2816 SW MORGAN ST
6	12	327860	5940	07/11/11	\$233,832	\$275,000	1,140	7	2011	Avg	1,380	N	N	2806 SW MORGAN ST
6	12	327860	5950	08/16/11	\$245,990	\$290,000	1,140	7	2011	Avg	1,380	N	N	2804 SW MORGAN ST
6	12	327860	6010	05/30/13	\$280,216	\$307,000	1,140	7	2013	Avg	1,380	N	N	6412 HIGH POINT DR SW
6	12	327860	6020	05/10/13	\$306,990	\$338,000	1,140	7	2013	Avg	1,380	N	N	6414 HIGH POINT DR SW
6	12	327860	6060	03/14/13	\$260,816	\$292,000	1,140	7	2013	Avg	1,380	N	N	6422 HIGH POINT DR SW
6	12	327860	6070	03/21/13	\$252,614	\$282,000	1,140	7	2013	Avg	1,380	N	N	6424 HIGH POINT DR SW
6	12	327860	6280	12/23/13	\$289,990	\$291,000	1,140	7	2013	Avg	1,239	N	N	6512 HIGH POINT DR SW
6	12	327860	6290	09/19/13	\$299,990	\$315,000	1,140	7	2013	Avg	1,285	N	N	6514 HIGH POINT DR SW
6	12	327860	6320	06/27/13	\$319,990	\$347,000	1,140	7	2013	Avg	1,238	N	N	6520 HIGH POINT DR SW
6	12	327860	6330	06/11/13	\$325,178	\$354,000	1,140	7	2013	Avg	1,223	N	N	6522 HIGH POINT DR SW
6	12	327861	2570	07/03/12	\$242,746	\$285,000	1,140	7	2012	Avg	889	N	N	6518 29TH AVE SW
6	12	327861	2580	10/16/12	\$302,605	\$350,000	1,140	7	2012	Avg	1,397	N	N	6516 29TH AVE SW
6	12	327861	2590	06/14/12	\$285,832	\$337,000	1,140	7	2012	Avg	1,397	N	N	6514 29TH AVE SW
6	12	327861	2680	07/05/12	\$244,322	\$287,000	1,140	7	2012	Avg	889	N	N	6512 29TH AVE SW
6	12	327861	2640	12/03/13	\$284,990	\$289,000	1,180	7	2011	Avg	889	N	N	2809 SW MORGAN ST
6	12	327860	4190	11/07/11	\$282,430	\$335,000	1,400	7	2011	Avg	2,281	N	N	3018 SW BATAAN ST
6	12	327860	4220	11/03/11	\$281,280	\$334,000	1,400	7	2011	Avg	2,036	N	N	3012 SW BATAAN ST
6	12	327860	4230	12/19/11	\$281,079	\$334,000	1,400	7	2011	Avg	2,036	N	N	3018 SW BATAAN ST
6	12	327860	4270	01/04/12	\$281,028	\$334,000	1,400	7	2011	Avg	2,282	N	N	3000 SW BATAAN ST
6	12	327860	4330	10/06/11	\$274,509	\$325,000	1,400	7	2011	Avg	2,281	N	N	2820 SW BATAAN ST

## Improved Sales Used in This Annual Update Analysis

### Area 077 -- 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	12	327860	4370	10/17/11	\$276,266	\$327,000	1,400	7	2011	Avg	2,036	N	N	2810 SW BATAAN ST
6	12	327860	4380	11/03/11	\$278,861	\$331,000	1,400	7	2011	Avg	2,036	N	N	2808 SW BATAAN ST
6	12	327860	4410	09/22/11	\$290,035	\$343,000	1,400	7	2011	Avg	2,282	N	N	2800 SW BATAAN ST
6	12	327860	4890	04/03/12	\$283,990	\$336,000	1,400	7	2011	Avg	2,841	N	N	3020 SW MORGAN ST
6	12	327860	4920	02/28/12	\$284,000	\$337,000	1,400	7	2011	Avg	2,617	N	N	3012 SW MORGAN ST
6	12	327860	4930	03/21/12	\$288,281	\$342,000	1,400	7	2011	Avg	2,617	N	N	3010 SW MORGAN ST
6	12	327860	4970	03/27/12	\$287,876	\$341,000	1,400	7	2011	Avg	2,933	N	N	3000 SW MORGAN ST
6	12	327860	5890	06/23/11	\$262,735	\$309,000	1,400	7	2011	Avg	2,932	N	N	2820 SW MORGAN ST
6	12	327860	5920	07/01/11	\$256,832	\$302,000	1,400	7	2011	Avg	2,618	N	N	2814 SW MORGAN ST
6	12	327860	5930	08/18/11	\$267,278	\$316,000	1,400	7	2011	Avg	2,618	N	N	2810 SW MORGAN ST
6	12	327860	5970	07/13/11	\$263,958	\$311,000	1,400	7	2011	Avg	2,933	N	N	2800 SW MORGAN ST
6	12	327860	6000	04/26/13	\$350,427	\$388,000	1,400	7	2013	Avg	2,618	N	N	6410 HIGH POINT DR SW
6	12	327860	6040	05/16/13	\$350,961	\$386,000	1,400	7	2013	Avg	2,212	N	N	6418 HIGH POINT DR SW
6	12	327860	6050	03/06/13	\$291,835	\$328,000	1,400	7	2013	Avg	2,212	N	N	6420 HIGH POINT DR SW
6	12	327860	6090	04/02/13	\$306,802	\$342,000	1,400	7	2013	Avg	2,618	N	N	6428 HIGH POINT DR SW
6	12	327860	6270	08/27/13	\$347,655	\$368,000	1,400	7	2013	Avg	2,920	N	N	6510 HIGH POINT DR SW
6	12	327860	6300	09/16/13	\$370,500	\$389,000	1,400	7	2013	Avg	1,946	N	N	6516 HIGH POINT DR SW
6	12	327860	6310	09/16/13	\$339,990	\$357,000	1,400	7	2013	Avg	2,263	N	N	6518 HIGH POINT DR SW
6	12	327860	6340	08/27/13	\$353,045	\$374,000	1,400	7	2013	Avg	2,209	N	N	6524 HIGH POINT DR SW
6	12	327861	2560	06/29/12	\$283,958	\$334,000	1,400	7	2012	Avg	1,397	N	N	6520 29TH AVE SW
6	12	327861	2600	10/25/13	\$319,990	\$331,000	1,400	7	2013	Avg	1,745	N	N	2819 SW MORGAN ST
6	12	327861	2620	10/21/13	\$310,064	\$321,000	1,400	7	2013	Avg	1,397	N	N	2815 SW MORGAN ST
6	12	327861	2650	11/04/13	\$315,990	\$325,000	1,400	7	2011	Avg	1,397	N	N	2807 SW MORGAN ST
6	12	327861	2670	05/24/12	\$287,738	\$339,000	1,400	7	2012	Avg	1,375	N	N	6510 29TH AVE SW
6	12	327860	0570	12/27/11	\$184,000	\$218,000	870	8	2008	Avg	1,457	N	N	5910 31ST AVE SW
6	12	327860	0660	12/03/12	\$182,000	\$209,000	870	8	2007	Avg	1,550	N	N	3004 CYCLE CT SW
6	12	327860	0820	11/16/11	\$175,000	\$208,000	940	8	2007	Avg	2,081	N	N	3017 CYCLE CT SW
6	12	327860	0740	10/31/13	\$220,000	\$227,000	950	8	2007	Avg	1,172	N	N	3011 CYCLE CT SW
6	12	327860	4000	12/04/12	\$219,000	\$251,000	1,020	8	2006	Avg	1,414	N	N	6309 30TH AVE SW

## Improved Sales Used in This Annual Update Analysis

### Area 077 -- 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	12	327860	4010	10/11/12	\$235,000	\$272,000	1,020	8	2006	Avg	1,414	N	N	6308 31ST AVE SW
6	12	327860	2230	02/16/11	\$240,000	\$276,000	1,230	8	2006	Avg	1,441	N	N	6011 LANHAM PL SW
6	12	327860	2150	07/30/12	\$245,000	\$287,000	1,265	8	2006	Avg	1,695	N	N	3209 SW RAYMOND ST
6	12	327860	2080	03/30/11	\$246,950	\$287,000	1,270	8	2006	Avg	2,937	N	N	3223 SW RAYMOND ST
6	12	327860	2080	12/02/13	\$290,000	\$294,000	1,270	8	2006	Avg	2,937	N	N	3223 SW RAYMOND ST
6	12	327860	1970	09/13/13	\$363,500	\$382,000	1,310	8	2006	Avg	2,043	N	N	3253 SW RAYMOND ST
6	12	327860	2090	12/10/12	\$245,000	\$281,000	1,310	8	2006	Avg	2,912	N	N	3221 SW RAYMOND ST
6	12	327860	2180	05/02/11	\$339,990	\$397,000	1,340	8	2006	Avg	1,956	N	N	3201 SW RAYMOND ST
6	12	327860	0510	01/11/13	\$296,000	\$337,000	1,360	8	2008	Avg	2,114	N	N	3019 SW JUNEAU ST
6	12	327860	0780	10/08/12	\$279,000	\$323,000	1,360	8	2007	Avg	1,998	N	N	5932 31ST AVE SW
6	12	327860	0500	06/26/13	\$380,000	\$412,000	1,380	8	2008	Avg	2,039	N	N	5900 31ST AVE SW
6	12	327860	0770	11/11/13	\$335,000	\$343,000	1,380	8	2007	Avg	1,592	N	N	5936 31ST AVE SW
6	12	327860	2200	08/24/12	\$286,500	\$334,000	1,390	8	2006	Avg	1,776	N	N	6005 LANHAM PL SW
6	12	327860	2200	04/25/13	\$325,000	\$360,000	1,390	8	2006	Avg	1,776	N	N	6005 LANHAM PL SW
6	12	327860	4500	07/18/11	\$300,190	\$353,000	1,580	8	2011	Avg	2,790	N	N	3011 SW BATAAN ST
6	12	327860	4520	08/05/11	\$282,717	\$333,000	1,580	8	2011	Avg	2,790	N	N	3005 SW BATAAN ST
6	12	327860	4520	06/19/13	\$340,000	\$370,000	1,580	8	2011	Avg	2,790	N	N	3005 SW BATAAN ST
6	12	327860	5510	06/20/11	\$290,107	\$341,000	1,580	8	2011	Avg	2,700	N	N	2809 SW BATAAN ST
6	12	327860	5590	06/06/11	\$287,435	\$337,000	1,580	8	2011	Avg	3,825	N	N	2801 SW BATAAN ST
6	12	327860	6110	01/15/13	\$293,022	\$333,000	1,580	8	2013	Avg	2,407	N	N	6444 HIGH POINT DR SW
6	12	327860	6130	02/11/13	\$364,787	\$412,000	1,580	8	2013	Avg	2,134	N	N	6440 HIGH POINT DR SW
6	12	327860	6150	02/26/13	\$314,276	\$353,000	1,580	8	2013	Avg	2,850	N	N	6452 HIGH POINT DR SW
6	12	327860	6170	07/12/13	\$339,990	\$367,000	1,580	8	2013	Avg	3,325	N	N	6456 HIGH POINT DR SW
6	12	327860	6200	08/02/13	\$344,990	\$369,000	1,580	8	2013	Avg	3,075	N	N	6464 HIGH POINT DR SW
6	12	327860	6240	08/08/13	\$327,990	\$350,000	1,580	8	2013	Avg	2,257	N	N	6504 HIGH POINT DR SW
6	12	327860	6250	11/25/13	\$328,000	\$334,000	1,580	8	2013	Avg	2,051	N	N	6506 HIGH POINT DR SW
6	12	327860	6260	08/16/13	\$349,990	\$372,000	1,580	8	2013	Avg	2,170	N	N	6508 HIGH POINT DR SW
6	12	327861	1590	11/07/11	\$297,898	\$353,000	1,580	8	2011	Avg	3,298	N	N	3019 SW MORGAN ST
6	12	327861	1620	10/14/11	\$292,892	\$347,000	1,580	8	2011	Avg	2,792	N	N	3009 SW MORGAN ST



## Improved Sales Used in This Annual Update Analysis

### Area 077 -- 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	12	327861	2370	08/15/12	\$297,569	\$348,000	1,580	8	2011	Avg	2,765	N	N	6501 29TH AVE SW
6	12	327861	2390	07/09/12	\$294,990	\$346,000	1,580	8	2011	Avg	2,380	N	N	6505 29TH AVE SW
6	12	327861	2390	08/29/13	\$325,000	\$344,000	1,580	8	2011	Avg	2,380	N	N	6505 29TH AVE SW
6	12	327861	2410	09/11/12	\$299,990	\$349,000	1,580	8	2011	Avg	2,380	N	N	6509 29TH AVE SW
6	12	327861	2440	12/06/11	\$283,803	\$337,000	1,580	8	2011	Avg	2,380	N	N	6517 29TH AVE SW
6	12	327861	2690	07/12/12	\$321,758	\$378,000	1,580	8	2012	Avg	3,768	N	N	6521 HIGH POINT DR SW
6	12	327861	2710	08/01/12	\$333,832	\$391,000	1,580	8	2012	Avg	2,545	N	N	6517 HIGH POINT DR SW
6	12	327861	2720	11/19/12	\$299,000	\$344,000	1,580	8	2012	Avg	2,806	N	N	6515 HIGH POINT DR SW
6	12	327861	2780	10/18/13	\$360,000	\$373,000	1,580	8	2011	Avg	2,629	N	N	2801 SW MORGAN ST
6	12	327860	0850	09/13/13	\$490,000	\$515,000	1,600	8	2007	Avg	3,041	N	N	5950 31ST AVE SW
6	12	327860	2800	07/10/13	\$337,000	\$364,000	1,600	8	2006	Avg	2,625	N	N	6011 29TH AVE SW
6	12	327860	3960	11/06/12	\$330,000	\$381,000	1,600	8	2006	Avg	3,630	N	N	3015 SW GRAHAM ST
6	12	327860	3990	08/28/12	\$315,000	\$368,000	1,600	8	2006	Avg	2,945	N	N	3001 SW GRAHAM ST
6	12	327860	0840	05/24/11	\$490,000	\$573,000	1,640	8	2007	Avg	2,953	Y	N	3012 CYCLE CT SW
6	12	327860	0880	06/03/13	\$424,500	\$464,000	1,640	8	2007	Avg	2,160	N	N	5956 31ST AVE SW
6	12	327860	0590	01/24/12	\$430,000	\$510,000	1,700	8	2007	Avg	2,477	Y	N	5918 31ST AVE SW
6	12	327860	2570	05/20/11	\$273,000	\$319,000	1,790	8	2007	Avg	1,096	N	N	6007 31ST AVE SW
6	12	327860	2850	11/25/13	\$352,500	\$359,000	1,800	8	2006	Avg	2,310	N	N	6031 29TH AVE SW
6	12	327860	4490	06/26/11	\$314,990	\$370,000	1,800	8	2011	Avg	3,420	N	N	3015 SW BATAAN ST
6	12	327860	4510	07/06/11	\$309,813	\$364,000	1,800	8	2011	Avg	2,790	N	N	3009 SW BATAAN ST
6	12	327860	4530	10/20/11	\$308,813	\$366,000	1,800	8	2011	Avg	2,790	N	N	3003 SW BATAAN ST
6	12	327860	4530	10/07/13	\$373,000	\$388,000	1,800	8	2011	Avg	2,790	N	N	3003 SW BATAAN ST
6	12	327860	4540	08/25/11	\$312,813	\$370,000	1,800	8	2011	Avg	3,420	N	N	3001 SW BATAAN ST
6	12	327860	5490	05/05/11	\$311,224	\$363,000	1,800	8	2011	Avg	3,375	N	N	2811 SW BATAAN ST
6	12	327860	5530	07/21/11	\$307,990	\$363,000	1,800	8	2011	Avg	2,700	N	N	2807 SW BATAAN ST
6	12	327860	5550	09/28/11	\$311,218	\$368,000	1,800	8	2011	Avg	2,700	N	N	2805 SW BATAAN ST
6	12	327860	5570	06/29/11	\$307,355	\$361,000	1,800	8	2011	Avg	2,700	N	N	2809 SW BATAAN ST
6	12	327860	6120	01/22/13	\$369,914	\$420,000	1,800	8	2013	Avg	2,933	N	N	6446 HIGH POINT DR SW
6	12	327860	6140	02/27/13	\$383,812	\$432,000	1,800	8	2013	Avg	3,252	N	N	6450 HIGH POINT DR SW

## Improved Sales Used in This Annual Update Analysis

### Area 077 -- 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	12	327860	6160	03/01/13	\$365,372	\$411,000	1,800	8	2013	Avg	2,850	N	N	6454 HIGH POINT DR SW
6	12	327860	6180	04/01/13	\$421,931	\$470,000	1,800	8	2013	Avg	4,136	N	N	6460 HIGH POINT DR SW
6	12	327860	6190	04/30/13	\$405,631	\$448,000	1,800	8	2013	Avg	3,075	N	N	6462 HIGH POINT DR SW
6	12	327860	6210	06/20/13	\$408,990	\$444,000	1,800	8	2013	Avg	3,692	N	N	6466 HIGH POINT DR SW
6	12	327860	6220	10/01/13	\$399,990	\$418,000	1,800	8	2013	Avg	3,429	N	N	6500 HIGH POINT DR SW
6	12	327860	6230	07/15/13	\$389,990	\$420,000	1,800	8	2013	Avg	2,934	N	N	6502 HIGH POINT DR SW
6	12	327861	1600	10/28/11	\$311,748	\$370,000	1,800	8	2011	Avg	2,791	N	N	3015 SW MORGAN ST
6	12	327861	1610	12/04/11	\$309,536	\$367,000	1,800	8	2011	Avg	2,792	N	N	3011 SW MORGAN ST
6	12	327861	1630	04/12/12	\$314,197	\$372,000	1,800	8	2011	Avg	2,792	N	N	3005 SW MORGAN ST
6	12	327861	1640	11/02/11	\$315,990	\$375,000	1,800	8	2011	Avg	3,488	N	N	3001 SW MORGAN ST
6	12	327861	2380	12/03/12	\$315,000	\$361,000	1,800	8	2011	Avg	2,380	N	N	6503 29TH AVE SW
6	12	327861	2400	03/02/12	\$297,539	\$353,000	1,800	8	2011	Avg	2,380	N	N	6507 29TH AVE SW
6	12	327861	2420	04/11/12	\$292,660	\$346,000	1,800	8	2011	Avg	2,380	N	N	6511 29TH AVE SW
6	12	327861	2430	05/10/12	\$304,990	\$360,000	1,800	8	2011	Avg	2,380	N	N	6515 29TH AVE SW
6	12	327861	2450	12/14/11	\$308,813	\$367,000	1,800	8	2011	Avg	1,120	N	N	6519 29TH AVE SW
6	12	327861	2660	12/12/13	\$389,990	\$394,000	1,800	8	2011	Avg	2,532	N	N	2805 SW MORGAN ST
6	12	327861	2700	06/04/12	\$323,681	\$382,000	1,800	8	2012	Avg	2,687	N	N	6519 HIGH POINT DR SW
6	12	327861	2730	05/17/12	\$349,352	\$412,000	1,800	8	2012	Avg	2,914	N	N	6513 HIGH POINT DR SW
6	12	327861	2740	06/12/12	\$332,194	\$391,000	1,800	8	2012	Avg	2,812	N	N	6511 HIGH POINT DR SW
6	12	327860	2530	01/16/13	\$281,500	\$320,000	1,860	8	2007	Avg	1,501	N	N	3115 SW RAYMOND ST
6	12	327860	2560	12/28/12	\$275,000	\$314,000	1,860	8	2007	Avg	1,569	N	N	3107 SW RAYMOND ST
6	12	327860	3010	01/11/11	\$374,950	\$429,000	1,930	8	2006	Avg	2,488	N	N	6022 29TH AVE SW
6	12	327860	0280	09/21/12	\$439,950	\$511,000	2,150	8	2007	Avg	3,795	N	N	5925 31ST AVE SW
6	12	327860	0300	09/26/12	\$440,500	\$512,000	2,190	8	2007	Avg	4,380	N	N	5933 31ST AVE SW
8	1	211520	0075	09/20/12	\$110,000	\$128,000	640	5	1916	Avg	13,448	N	N	7702 8TH AVE SW
8	1	211470	0795	07/31/13	\$215,000	\$230,000	920	5	1919	VGood	4,760	N	N	7753 11TH AVE SW
8	1	430220	0515	06/03/11	\$118,000	\$138,000	540	6	1948	Fair	5,120	N	N	8717 16TH AVE SW
8	1	797260	0606	05/17/11	\$150,000	\$175,000	600	6	1942	Avg	5,696	N	N	7904 11TH AVE SW
8	1	329870	0245	10/25/11	\$145,000	\$172,000	630	6	1921	Avg	6,466	N	N	8848 13TH AVE SW

## Improved Sales Used in This Annual Update Analysis

### Area 077 -- 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
8	1	211370	1185	01/09/12	\$125,000	\$148,000	670	6	1943	Fair	4,501	N	N	8114 13TH AVE SW
8	1	211370	0815	04/16/12	\$180,000	\$213,000	690	6	1942	Avg	4,600	N	N	8146 15TH AVE SW
8	1	211320	0025	03/18/13	\$105,000	\$117,000	700	6	1920	Fair	5,000	N	N	7717 16TH AVE SW
8	1	329870	0335	07/26/13	\$170,000	\$182,000	710	6	1942	Avg	4,876	N	N	9046 13TH AVE SW
8	1	329870	0802	12/30/13	\$146,000	\$146,000	720	6	1942	Avg	4,200	N	N	9210 13TH AVE SW
8	1	430220	0445	07/10/13	\$312,000	\$337,000	720	6	1947	Good	4,736	N	N	1723 SW CLOVERDALE ST
8	1	430220	0800	07/20/11	\$215,000	\$253,000	720	6	1921	Avg	5,160	N	N	8437 17TH AVE SW
8	1	430320	0585	11/20/13	\$195,000	\$199,000	720	6	1943	Avg	5,160	N	N	7924 17TH AVE SW
8	1	797260	0565	04/28/11	\$158,000	\$184,000	720	6	1919	Avg	3,795	N	N	7945 9TH AVE SW
8	1	537020	0210	02/22/11	\$215,000	\$248,000	730	6	1918	Good	5,159	N	N	9045 11TH AVE SW
8	1	329870	0960	11/28/12	\$167,000	\$192,000	740	6	1942	Avg	4,440	N	N	9433 13TH AVE SW
8	1	430220	0120	01/14/11	\$145,000	\$166,000	740	6	1927	Good	2,446	N	N	8620 DELRIDGE WAY SW
8	1	430320	0270	07/05/12	\$205,550	\$242,000	760	6	1942	Avg	5,160	N	N	7926 20TH AVE SW
8	1	430320	0168	10/15/13	\$198,000	\$205,000	770	6	1948	Good	6,063	N	N	7915 18TH AVE SW
8	1	430320	0373	07/26/12	\$225,000	\$264,000	770	6	1948	Good	5,120	N	N	1702 SW ELMGROVE ST
8	1	537020	0205	07/22/13	\$177,000	\$190,000	770	6	1942	Avg	5,080	N	N	9037 11TH AVE SW
8	1	775050	0250	03/15/11	\$119,900	\$139,000	770	6	1919	Avg	4,760	N	N	9026 10TH AVE SW
8	1	797260	3095	09/20/13	\$230,000	\$241,000	770	6	1919	Avg	7,200	N	N	8615 12TH AVE SW
8	1	211370	0135	01/02/13	\$185,000	\$211,000	780	6	1925	Avg	4,000	N	N	7914 13TH AVE SW
8	1	329870	0857	07/15/13	\$220,000	\$237,000	780	6	1942	Good	4,305	N	N	9408 13TH AVE SW
8	1	329870	0891	09/25/12	\$170,000	\$198,000	780	6	1942	Avg	4,264	N	N	9446 13TH AVE SW
8	1	430320	0179	08/19/11	\$163,000	\$192,000	780	6	1948	Avg	6,450	N	N	7921 18TH AVE SW
8	1	211370	0020	06/06/13	\$180,150	\$197,000	790	6	1922	Avg	3,800	N	N	7915 12TH AVE SW
8	1	329870	0306	04/23/13	\$207,500	\$230,000	790	6	1942	Avg	4,346	N	N	9009 12TH AVE SW
8	1	211320	0265	02/02/12	\$145,500	\$173,000	810	6	1922	Avg	5,160	N	N	7732 18TH AVE SW
8	1	430220	0480	09/16/11	\$145,000	\$172,000	820	6	1941	Avg	5,120	N	N	8621 16TH AVE SW
8	1	430220	0620	08/24/11	\$180,000	\$213,000	830	6	1942	Avg	5,120	N	N	8415 16TH AVE SW
8	1	797260	0560	05/24/11	\$179,000	\$209,000	840	6	1918	VGood	1,741	N	N	7951 9TH AVE SW
8	1	211470	0120	05/31/12	\$215,000	\$254,000	860	6	1948	Good	4,160	N	N	7758 9TH AVE SW

## Improved Sales Used in This Annual Update Analysis

### Area 077 -- 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
8	1	797260	0480	09/13/12	\$207,500	\$242,000	860	6	1940	Avg	7,650	N	N	7927 8TH AVE SW
8	1	797260	0693	11/08/11	\$212,000	\$251,000	860	6	1921	Good	7,239	N	N	7909 10TH AVE SW
8	1	329870	0895	09/10/12	\$167,200	\$195,000	880	6	1942	Good	4,264	N	N	9452 13TH AVE SW
8	1	797260	2290	06/20/13	\$210,000	\$228,000	880	6	1950	Avg	6,350	N	N	8414 12TH AVE SW
8	1	430220	0320	04/04/11	\$149,400	\$174,000	900	6	1983	Avg	5,175	N	N	8617 17TH AVE SW
8	1	797260	3350	03/09/12	\$141,000	\$167,000	900	6	1943	Avg	4,480	N	N	8650 10TH AVE SW
8	1	797260	3785	01/29/13	\$228,000	\$258,000	930	6	1955	Good	7,620	N	N	9227 9TH AVE SW
8	1	329870	0255	07/31/13	\$225,000	\$241,000	940	6	1921	Good	8,586	N	N	8859 12TH AVE SW
8	1	797260	3150	01/04/12	\$215,000	\$255,000	950	6	1916	VGood	7,620	N	N	8650 12TH AVE SW
8	1	797260	3155	08/09/12	\$257,500	\$301,000	950	6	1919	VGood	7,620	N	N	8656 12TH AVE SW
8	1	126320	0030	05/10/12	\$161,450	\$191,000	960	6	1922	Avg	4,760	N	N	8818 11TH AVE SW
8	1	789980	0420	08/30/13	\$215,000	\$227,000	960	6	1922	VGood	4,720	N	N	8831 18TH AVE SW
8	1	797260	1995	03/28/11	\$219,950	\$255,000	980	6	1943	Avg	4,880	N	N	8422 9TH AVE SW
8	1	211370	0675	07/12/12	\$220,000	\$258,000	990	6	1941	Good	3,650	N	N	8155 15TH AVE SW
8	1	329870	0236	07/17/13	\$202,000	\$217,000	990	6	1953	Avg	6,527	N	N	8827 12TH AVE SW
8	1	430220	0065	04/27/12	\$291,000	\$344,000	990	6	1924	VGood	8,280	N	N	2002 SW TRENTON ST
8	1	430220	0391	11/18/13	\$285,000	\$291,000	990	6	1964	Good	5,120	N	N	8644 18TH AVE SW
8	1	789980	0886	01/14/13	\$145,000	\$165,000	990	6	1995	Avg	1,960	N	N	9041 17TH AVE SW
8	1	211270	0425	06/27/11	\$224,000	\$263,000	1,000	6	2004	Avg	4,000	N	N	7768 14TH AVE SW
8	1	430220	0695	08/18/11	\$199,950	\$236,000	1,000	6	1943	Avg	10,320	N	N	8442 17TH AVE SW
8	1	797260	1125	08/24/12	\$247,500	\$289,000	1,010	6	1924	Avg	7,320	N	N	8126 9TH AVE SW
8	1	430320	0305	07/08/13	\$235,000	\$254,000	1,050	6	1943	Avg	5,934	N	N	7903 17TH AVE SW
8	1	789980	0360	12/09/13	\$200,000	\$202,000	1,050	6	1949	Avg	5,120	Y	N	8838 20TH AVE SW
8	1	797260	1066	10/23/12	\$272,000	\$315,000	1,050	6	1920	Good	5,750	N	N	8141 9TH AVE SW
8	1	797260	3375	05/03/12	\$160,000	\$189,000	1,060	6	1943	Avg	4,920	N	N	8637 9TH AVE SW
8	1	211470	0460	06/14/13	\$158,119	\$172,000	1,070	6	1940	Avg	5,150	N	N	1022 SW PORTLAND ST
8	1	537020	0010	08/14/12	\$202,500	\$237,000	1,080	6	1919	Avg	7,140	N	N	9009 10TH AVE SW
8	1	329870	0946	06/03/13	\$175,000	\$191,000	1,090	6	1954	Avg	6,771	N	N	9421 13TH AVE SW
8	1	211370	1080	07/22/11	\$176,000	\$207,000	1,100	6	1920	VGood	4,010	N	N	8115 12TH AVE SW



## Improved Sales Used in This Annual Update Analysis

### Area 077 -- 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
8	1	211470	0485	01/13/12	\$143,000	\$170,000	1,110	6	1919	Avg	4,120	N	N	1000 SW PORTLAND ST
8	1	797260	2021	03/22/11	\$244,990	\$284,000	1,150	6	2011	Avg	4,880	N	N	8454 9TH AVE SW
8	1	329870	0325	02/12/13	\$212,000	\$239,000	1,170	6	1956	Avg	6,466	N	N	9035 12TH AVE SW
8	1	775050	0145	09/23/11	\$82,813	\$98,000	1,200	6	1919	Fair	4,760	N	N	8854 10TH AVE SW
8	1	211470	0115	06/13/12	\$179,950	\$212,000	1,230	6	1927	Avg	4,120	N	N	7762 9TH AVE SW
8	1	329870	0356	06/26/12	\$245,000	\$288,000	1,290	6	1925	Avg	7,437	N	N	9009 13TH AVE SW
8	1	797260	4375	01/06/11	\$177,000	\$202,000	1,330	6	1954	Avg	7,320	N	N	9439 8TH AVE SW
8	1	797260	0835	08/08/12	\$235,000	\$275,000	1,370	6	1945	Good	5,182	N	N	8144 12TH AVE SW
8	1	537020	0105	06/21/13	\$187,500	\$204,000	1,500	6	1962	Avg	4,760	N	N	9040 11TH AVE SW
8	1	789980	0792	12/28/12	\$165,000	\$188,000	720	7	2007	Avg	723	N	N	9010 B 18TH AVE SW
8	1	430220	1187	01/16/13	\$168,000	\$191,000	720	7	2007	Avg	606	N	N	8418 B DELRIDGE WAY SW
8	1	789980	0868	11/15/12	\$142,000	\$163,000	730	7	2007	Avg	928	N	N	9047 A 17TH AVE SW
8	1	211470	0763	06/18/13	\$206,551	\$225,000	760	7	2002	Avg	890	N	N	7703 11TH AVE SW
8	1	789980	0783	06/27/13	\$199,000	\$216,000	790	7	2007	Avg	989	N	N	9006 A 18TH AVE SW
8	1	797260	0568	04/15/11	\$149,950	\$174,000	800	7	2007	Avg	1,162	N	N	7943 C 9TH AVE SW
8	1	775050	0172	05/29/13	\$136,650	\$150,000	830	7	2006	Avg	2,291	N	N	8849 B 9TH AVE SW
8	1	789980	0986	03/15/13	\$135,000	\$151,000	880	7	2007	Avg	1,404	N	N	9044 A 17TH AVE SW
8	1	211470	0766	11/16/12	\$205,000	\$236,000	880	7	2002	Avg	1,187	N	N	7705 11TH AVE SW
8	1	789980	0982	10/08/13	\$139,500	\$145,000	880	7	2007	Avg	1,161	N	N	9046 A 17TH AVE SW
8	1	789980	0984	09/04/13	\$139,500	\$147,000	880	7	2007	Avg	1,166	N	N	9046 B 17TH AVE SW
8	1	789980	0988	03/12/13	\$132,000	\$148,000	880	7	2007	Avg	1,402	N	N	9044 B 17TH AVE SW
8	1	211370	0215	06/08/12	\$175,000	\$206,000	950	7	1954	Good	6,000	N	N	7947 13TH AVE SW
8	1	789980	0005	07/26/11	\$160,000	\$189,000	950	7	1954	Avg	4,240	N	N	1617 SW TRENTON ST
8	1	797260	3625	06/14/12	\$165,000	\$194,000	950	7	1954	Avg	7,620	N	N	9220 9TH AVE SW
8	1	329870	0596	01/10/11	\$189,950	\$217,000	960	7	2010	Avg	1,317	N	N	9220 A 16TH AVE SW
8	1	797260	2475	04/17/13	\$230,000	\$255,000	960	7	1964	Good	5,304	N	N	1208 SW CLOVERDALE ST
8	1	329870	0597	04/11/11	\$189,000	\$220,000	960	7	2010	Avg	821	N	N	9220 B 16TH AVE SW
8	1	797260	0435	10/29/13	\$285,000	\$294,000	980	7	1954	Avg	7,350	N	N	7938 9TH AVE SW
8	1	797260	0816	07/25/12	\$169,950	\$199,000	980	7	1953	Avg	6,350	N	N	8118 12TH AVE SW

## Improved Sales Used in This Annual Update Analysis

### Area 077 -- 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
8	1	797260	1100	04/06/11	\$261,750	\$304,000	980	7	1950	Avg	7,705	N	N	8103 9TH AVE SW
8	1	211320	0370	06/11/12	\$220,000	\$259,000	990	7	1965	VGood	5,160	N	N	7745 18TH AVE SW
8	1	430220	0880	12/12/12	\$159,900	\$183,000	1,000	7	1959	Avg	5,120	N	N	8416 18TH AVE SW
8	1	430270	0410	09/10/12	\$190,000	\$221,000	1,000	7	1959	Avg	5,120	N	N	8132 18TH AVE SW
8	1	935290	0146	08/14/13	\$262,000	\$279,000	1,000	7	2007	Avg	1,468	N	N	9216 B 17TH AVE SW
8	1	789980	0968	05/15/13	\$160,000	\$176,000	1,030	7	1998	Avg	1,117	N	N	9030 B 17TH AVE SW
8	1	935290	0220	07/23/13	\$232,000	\$249,000	1,040	7	2007	Avg	1,281	N	N	9237 A 17TH AVE SW
8	1	775050	0440	01/10/13	\$250,000	\$284,000	1,050	7	1964	Avg	4,480	N	N	9063 HENDERSON PL SW
8	1	797260	3130	05/22/13	\$265,000	\$291,000	1,050	7	1951	Avg	7,620	N	N	8626 12TH AVE SW
8	1	211370	0480	01/10/13	\$255,000	\$290,000	1,060	7	1964	Avg	4,000	N	N	7917 15TH AVE SW
8	1	211270	0390	10/01/11	\$284,000	\$336,000	1,070	7	1960	Avg	4,000	N	N	7753 13TH AVE SW
8	1	935290	0212	01/24/13	\$160,000	\$181,000	1,070	7	2007	Avg	1,376	N	N	9233 C 17TH AVE SW
8	1	789980	0725	01/03/13	\$160,000	\$182,000	1,080	7	2007	Avg	1,195	N	N	9039 A 18TH AVE SW
8	1	789980	0730	04/19/11	\$160,000	\$186,000	1,080	7	2007	Avg	1,189	N	N	9035 A 18TH AVE SW
8	1	797260	4170	10/02/12	\$260,000	\$302,000	1,080	7	1961	Avg	7,620	N	N	9437 10TH AVE SW
8	1	789980	0723	09/20/12	\$152,000	\$177,000	1,080	7	2007	Avg	1,191	N	N	9039 B 18TH AVE SW
8	1	789980	0728	03/25/13	\$185,000	\$207,000	1,080	7	2007	Avg	1,182	N	N	9033 B 18TH AVE SW
8	1	211370	0880	03/27/13	\$320,000	\$357,000	1,090	7	1962	Good	8,480	Y	N	8139 14TH AVE SW
8	1	329870	1038	10/04/11	\$192,500	\$228,000	1,100	7	2007	Avg	2,330	N	N	9432 15TH AVE SW
8	1	797260	0775	06/07/11	\$238,500	\$280,000	1,100	7	1923	Avg	7,620	N	N	7929 11TH AVE SW
8	1	797260	2836	06/27/12	\$275,000	\$323,000	1,100	7	2003	Avg	4,000	N	N	8616 16TH AVE SW
8	1	211320	0335	12/10/12	\$350,000	\$401,000	1,120	7	2012	Avg	5,146	N	N	7725 18TH AVE SW
8	1	211370	0350	02/13/12	\$239,000	\$284,000	1,120	7	1986	Avg	4,240	Y	N	7937 14TH AVE SW
8	1	430220	1095	11/26/12	\$214,000	\$246,000	1,120	7	1955	Avg	6,784	N	N	8425 20TH AVE SW
8	1	797260	4155	03/10/11	\$182,000	\$210,000	1,120	7	1969	Good	7,874	N	N	9456 11TH AVE SW
8	1	797260	4230	10/09/13	\$289,950	\$302,000	1,120	7	1963	Avg	7,620	N	N	9424 10TH AVE SW
8	1	789980	0753	05/02/11	\$170,000	\$198,000	1,120	7	2006	Avg	1,199	N	N	9019 A 18TH AVE SW
8	1	789980	0729	01/07/11	\$174,900	\$200,000	1,120	7	2006	Avg	1,157	N	N	9031 B 18TH AVE SW
8	1	789980	0736	03/02/12	\$165,000	\$196,000	1,120	7	2006	Avg	1,209	N	N	9029 B 18TH AVE SW

## Improved Sales Used in This Annual Update Analysis

### Area 077 -- 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
8	1	211470	0800	08/01/13	\$260,000	\$278,000	1,130	7	1965	Avg	4,760	N	N	7757 11TH AVE SW
8	1	711300	0058	07/03/13	\$268,000	\$290,000	1,130	7	2008	Avg	1,326	N	N	801 A SW TRENTON ST
8	1	211470	0805	05/13/11	\$195,000	\$228,000	1,140	7	1979	Avg	4,760	N	N	7759 11TH AVE SW
8	1	797260	3709	11/29/12	\$295,000	\$339,000	1,150	7	1968	VGood	8,128	N	N	9202 10TH AVE SW
8	1	797260	3710	08/16/12	\$230,000	\$269,000	1,150	7	1969	Avg	8,128	N	N	9208 10TH AVE SW
8	1	935290	0228	03/28/12	\$155,000	\$184,000	1,160	7	2007	Avg	961	N	N	9239 B 17TH AVE SW
8	1	430320	0085	11/11/11	\$172,000	\$204,000	1,170	7	2002	Avg	5,160	N	N	7952 DELRIDGE WAY SW
8	1	430320	0100	02/25/13	\$259,000	\$291,000	1,170	7	2002	Avg	5,160	N	N	7940 DELRIDGE WAY SW
8	1	430320	0110	03/16/12	\$180,000	\$213,000	1,170	7	2001	Avg	5,160	N	N	7932 DELRIDGE WAY SW
8	1	797260	0452	07/05/13	\$265,000	\$286,000	1,170	7	1997	Avg	3,510	N	N	814 SW ELMGROVE ST
8	1	211370	1075	11/28/11	\$196,000	\$233,000	1,180	7	1988	Avg	3,998	N	N	8113 12TH AVE SW
8	1	797260	1890	04/18/13	\$349,000	\$387,000	1,180	7	1955	Good	7,620	N	N	8414 8TH AVE SW
8	1	329870	0436	10/16/12	\$190,000	\$220,000	1,190	7	1964	Avg	6,771	N	N	9045 14TH AVE SW
8	1	430270	0395	05/16/12	\$270,000	\$319,000	1,200	7	1961	Avg	5,120	N	N	8144 18TH AVE SW
8	1	797260	2485	08/10/12	\$255,000	\$298,000	1,210	7	1967	Good	5,080	N	N	8451 12TH AVE SW
8	1	797260	2956	12/03/13	\$229,000	\$232,000	1,220	7	1959	Avg	6,000	Y	N	1310 SW TRENTON ST
8	1	329870	0693	12/19/13	\$234,950	\$236,000	1,220	7	1996	Avg	2,428	N	N	9256 15TH AVE SW
8	1	329870	0866	06/18/12	\$177,000	\$208,000	1,230	7	1928	Avg	4,160	N	N	9421 12TH AVE SW
8	1	329870	1044	11/10/11	\$192,500	\$228,000	1,240	7	2007	Avg	1,112	N	N	9430 B 15TH AVE SW
8	1	329870	1048	03/22/11	\$199,500	\$231,000	1,240	7	2007	Avg	1,517	N	N	9430 C 15TH AVE SW
8	1	329870	0155	07/01/13	\$289,950	\$314,000	1,250	7	1990	Avg	6,771	Y	N	8826 14TH AVE SW
8	1	430270	0485	10/22/13	\$344,000	\$356,000	1,250	7	1921	Good	5,120	N	N	8125 16TH AVE SW
8	1	797260	0432	02/08/12	\$216,500	\$257,000	1,250	7	2008	Avg	1,599	N	N	7934 B 9TH AVE SW
8	1	797260	0900	07/09/12	\$267,000	\$314,000	1,260	7	1948	Good	8,509	N	N	1107 SW ELMGROVE ST
8	1	329870	0170	03/27/13	\$313,000	\$349,000	1,270	7	1962	Good	6,771	N	N	8838 14TH AVE SW
8	1	797260	4195	12/24/13	\$322,500	\$324,000	1,270	7	1980	Avg	7,620	N	N	9415 10TH AVE SW
8	1	797260	4210	06/10/13	\$315,000	\$343,000	1,270	7	1955	Avg	7,620	N	N	9400 10TH AVE SW
8	1	797260	4510	01/14/13	\$185,000	\$210,000	1,270	7	1980	Avg	7,620	N	N	9400 7TH AVE SW
8	1	797260	4510	09/11/12	\$190,000	\$221,000	1,270	7	1980	Avg	7,620	N	N	9400 7TH AVE SW

## Improved Sales Used in This Annual Update Analysis

### Area 077 -- 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
8	1	513200	0160	06/11/12	\$250,000	\$294,000	1,300	7	1954	Avg	5,037	N	N	8814 12TH AVE SW
8	1	211370	0460	12/05/12	\$229,000	\$263,000	1,330	7	1953	Avg	6,000	N	N	1505 SW KENYON ST
8	1	329870	0966	11/15/12	\$268,000	\$309,000	1,330	7	1960	Good	8,325	N	N	9447 13TH AVE SW
8	1	797260	4275	11/13/12	\$243,000	\$280,000	1,390	7	1961	Avg	7,620	N	N	9439 9TH AVE SW
8	1	797260	3990	06/15/12	\$190,000	\$224,000	1,400	7	1962	Avg	7,260	N	N	9221 11TH AVE S
8	1	797260	0335	05/17/11	\$286,635	\$335,000	1,410	7	1987	Avg	7,650	Y	N	7944 8TH AVE SW
8	1	312404	9180	04/12/13	\$271,000	\$301,000	1,430	7	1956	Avg	10,773	N	N	9238 4TH AVE SW
8	1	935290	0130	05/20/13	\$221,150	\$243,000	1,430	7	1962	Avg	5,132	N	N	9224 17TH AVE SW
8	1	430270	0295	09/20/12	\$235,500	\$274,000	1,450	7	1943	Good	7,291	N	N	8100 20TH AVE SW
8	1	797260	0330	09/20/11	\$326,000	\$386,000	1,450	7	1954	Good	7,620	Y	N	7932 8TH AVE SW
8	1	211370	1195	02/11/13	\$275,000	\$310,000	1,510	7	1943	VGood	4,501	N	N	8106 13TH AVE SW
8	1	935290	0010	04/23/13	\$237,000	\$262,000	1,510	7	1955	Avg	4,071	N	N	1609 SW BARTON ST
8	1	797260	2040	11/12/12	\$220,000	\$253,000	1,550	7	1990	Avg	6,373	N	N	8445 8TH AVE SW
8	1	797260	2935	03/18/11	\$335,000	\$388,000	1,650	7	1928	Good	7,650	Y	N	8626 14TH AVE SW
8	1	797260	3995	07/22/11	\$199,900	\$235,000	1,670	7	1962	Avg	7,381	N	N	9215 11TH AVE SW
8	1	797260	4410	01/15/13	\$190,000	\$216,000	1,700	7	1957	Avg	7,076	N	N	9406 8TH AVE SW
8	1	329870	0395	02/27/12	\$245,500	\$291,000	1,740	7	1977	Avg	7,437	N	N	9049 13TH AVE SW
8	1	430220	0610	04/03/13	\$216,001	\$241,000	1,940	7	1999	Avg	5,129	N	N	8405 16TH AVE SW
8	1	211320	0100	08/17/11	\$284,950	\$336,000	1,940	7	2007	Avg	5,001	N	N	7744 17TH AVE SW
8	1	329870	1040	02/24/11	\$210,000	\$242,000	1,960	7	1918	Avg	5,661	N	N	9426 15TH AVE SW
8	1	211270	0540	07/08/11	\$289,750	\$341,000	2,030	7	2011	Avg	4,135	N	N	7713 12TH AVE SW
8	1	935290	0125	05/20/11	\$208,000	\$243,000	2,120	7	2007	Avg	5,132	N	N	9230 17TH AVE SW
8	1	645330	0062	04/13/11	\$339,800	\$395,000	2,280	7	2007	Avg	7,234	N	N	9456 OLSON PL SW
8	1	797260	2950	12/04/12	\$300,000	\$344,000	2,400	7	2007	Avg	5,098	N	N	8716 14TH AVE SW
8	1	789980	0841	03/01/11	\$299,000	\$345,000	1,020	8	2012	Avg	1,047	N	N	9044 A 18TH AVE SW
8	1	789980	0784	11/28/11	\$191,900	\$228,000	1,060	8	2006	Avg	1,166	N	N	1715 SW HENDERSON ST
8	1	430270	0090	11/27/12	\$187,000	\$215,000	1,140	8	2007	Avg	2,132	N	N	8148 DELRIDGE WAY SW
8	1	211470	0111	10/02/13	\$355,000	\$370,000	1,180	8	2013	Avg	2,632	N	N	7768 HIGHLAND PARK WAY SW
8	1	789980	0851	01/05/11	\$239,000	\$273,000	1,190	8	2010	Avg	801	N	N	1730 SW BARTON ST



## Improved Sales Used in This Annual Update Analysis

### Area 077 -- 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
8	1	789980	0856	04/13/11	\$220,000	\$256,000	1,190	8	2010	Avg	810	N	N	1724 SW BARTON ST
8	1	789980	0867	04/11/11	\$222,000	\$258,000	1,190	8	2010	Avg	645	N	N	1722 SW BARTON ST
8	1	211470	0110	09/16/13	\$360,000	\$378,000	1,220	8	2013	Avg	1,793	N	N	7766 HIGHLAND PARK WAY SW
8	1	211370	0581	11/21/11	\$269,900	\$320,000	1,450	8	2005	Avg	4,001	N	N	7916 16TH AVE SW
8	1	211270	0224	07/25/12	\$316,500	\$371,000	1,540	8	1992	Avg	3,352	Y	N	7771 14TH AVE SW
8	1	797260	3000	12/23/13	\$367,800	\$369,000	1,690	8	1956	Avg	9,300	N	N	8615 13TH AVE SW
8	1	797260	0305	12/14/12	\$399,000	\$457,000	1,780	8	2006	Avg	7,649	N	N	7908 8TH AVE SW
8	1	797260	3470	04/13/12	\$267,000	\$316,000	1,870	8	2001	Avg	7,650	N	N	8639 8TH AVE SW
8	1	797260	3465	09/25/13	\$341,000	\$357,000	1,870	8	2000	Avg	7,650	N	N	8645 8TH AVE SW
8	1	211320	0175	12/10/13	\$459,000	\$464,000	1,970	8	2013	Avg	5,145	N	N	7715 17TH AVE SW
8	1	211470	0695	10/04/12	\$308,000	\$357,000	2,020	8	1988	Avg	4,800	N	N	1016 SW KENYON ST
8	1	211270	0270	01/24/12	\$307,000	\$364,000	2,210	8	2007	Avg	4,000	N	N	7734 15TH AVE SW
8	1	430270	0240	08/29/11	\$465,000	\$549,000	2,250	8	2011	Avg	6,418	N	N	8142 20TH AVE SW
8	1	430270	0238	08/14/12	\$489,000	\$572,000	2,250	8	2012	Avg	6,418	N	N	8148 20TH AVE SW
8	1	312404	9213	05/23/13	\$335,000	\$367,000	2,420	8	1993	Good	7,412	Y	N	9231 3RD AVE SW
8	1	797260	4160	06/27/11	\$385,000	\$452,000	2,620	8	2007	Avg	8,220	N	N	9457 10TH AVE SW
8	1	789980	0260	10/11/12	\$488,000	\$565,000	2,630	8	2012	Avg	6,671	N	N	8839 17TH AVE SW
8	1	430270	0405	05/22/13	\$419,500	\$460,000	2,410	9	2012	Avg	5,133	N	N	8140 18TH AVE SW
8	1	789980	0155	06/26/13	\$500,000	\$542,000	3,190	9	2013	Avg	5,120	Y	N	8805 16TH AVE SW
8	2	329872	0010	03/06/13	\$274,900	\$309,000	1,030	7	1982	Avg	7,403	N	N	7607 7TH AVE SW
8	2	797260	0250	01/25/11	\$250,000	\$287,000	1,060	7	1954	Avg	7,620	Y	N	7956 7TH AVE SW
8	2	329872	0180	04/19/11	\$337,000	\$392,000	1,080	7	1982	Avg	21,632	Y	N	604 SW AUSTIN PL
8	2	329872	0080	12/27/12	\$263,000	\$300,000	1,130	7	1982	Good	8,000	Y	N	721 SW AUSTIN PL
8	2	797260	0190	05/08/12	\$342,500	\$405,000	1,180	7	1987	Good	7,650	N	N	7915 5TH AVE SW
8	2	797260	1280	12/03/13	\$297,300	\$302,000	1,250	7	1962	Avg	7,620	Y	N	8110 7TH AVE SW
8	2	797260	1260	10/04/11	\$200,000	\$237,000	1,390	7	1962	Avg	7,620	N	N	8117 7TH AVE SW
8	2	329872	0050	08/12/13	\$285,000	\$304,000	1,490	7	1982	Avg	10,064	Y	N	722 SW AUSTIN PL
8	2	797260	0066	12/08/11	\$264,900	\$314,000	1,590	7	1987	Avg	9,747	N	N	7941 4TH AVE SW
8	2	797260	1593	05/14/13	\$375,000	\$412,000	1,350	8	2005	Avg	7,042	N	N	8422 5TH AVE SW

## Improved Sales Used in This Annual Update Analysis

### Area 077 -- 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
8	2	797260	1348	11/04/12	\$365,000	\$421,000	1,510	8	1988	Avg	7,207	Y	N	8123 6TH AVE SW
8	2	797260	1360	09/19/12	\$430,000	\$500,000	1,820	8	1986	Avg	10,171	Y	N	8109 6TH AVE SW
8	2	797260	1600	07/01/11	\$330,000	\$388,000	2,340	8	2005	Avg	7,270	N	N	8434 5TH AVE SW
8	2	797260	1602	05/23/13	\$452,000	\$496,000	2,340	8	2005	Avg	7,268	N	N	8432 5TH AVE SW
8	2	797260	0150	11/01/13	\$395,000	\$407,000	2,240	9	1991	Avg	7,650	Y	N	7945 5TH AVE SW
8	2	302404	9168	04/23/13	\$650,000	\$720,000	2,520	9	1980	VGood	10,500	Y	N	424 SW KENYON ST
8	2	797260	1445	09/23/13	\$461,904	\$484,000	2,550	9	1996	Avg	7,650	Y	N	8115 5TH AVE SW

## Improved Sales Removed in This Annual Update Analysis

### Area 077 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	1	085900	0152	05/29/12	\$173,197	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
6	1	088000	0194	02/04/13	\$231,255	NO MARKET EXPOSURE; GOVERNMENT AGENCY
6	1	260830	0097	10/26/12	\$93,500	NON-REPRESENTATIVE SALE
6	1	260830	0099	06/10/13	\$128,500	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6	1	327780	0822	07/12/13	\$306,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	1	362403	9107	02/10/11	\$125,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
6	1	362403	9140	07/12/11	\$138,500	DOR RATIO
6	1	362403	9150	05/14/13	\$215,000	SEGREGATION AND/OR MERGER
6	1	362403	9174	07/29/11	\$68,000	PREVIMP<=25K;LEASE OR LEASE-HOLD
6	1	436570	0125	07/09/13	\$349,950	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	1	436570	0125	11/12/12	\$139,970	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	1	436570	0140	11/12/12	\$119,970	DOR RATIO;NON-REPRESENTATIVE SALE
6	1	436570	0145	11/12/12	\$87,560	DOR RATIO;NON-REPRESENTATIVE SALE
6	1	436570	0233	05/17/12	\$110,000	NON-REPRESENTATIVE SALE
6	1	436570	0237	05/07/12	\$117,000	STATISTICAL OUTLIER; MODEL DEVELOPMENT EXCLUSION
6	1	436570	0355	05/10/13	\$245,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	1	436570	0355	11/29/12	\$160,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6	1	436570	0355	03/22/13	\$139,999	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
6	1	500500	0025	01/15/11	\$80,000	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
6	1	500500	0080	04/13/11	\$107,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	1	500500	0125	09/29/11	\$90,000	DOR RATIO
6	1	500500	0125	09/24/12	\$222,950	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	1	500500	0260	08/13/12	\$165,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	1	738750	0011	10/21/13	\$180,500	AUCTION SALE; EXEMPT FROM EXCISE TAX
6	1	738750	0020	05/08/13	\$239,950	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	1	738750	0020	01/18/13	\$99,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
6	1	738750	0130	06/20/13	\$130,000	STATISTICAL OUTLIER; MODEL DEVELOPMENT EXCLUSION
6	1	738750	0145	01/13/11	\$217,275	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE
6	1	738750	0145	06/02/11	\$135,500	NON-REPRESENTATIVE SALE
6	1	738750	0215	05/31/13	\$229,950	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS

## Improved Sales Removed in This Annual Update Analysis

### Area 077 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	1	798540	0140	03/26/13	\$180,000	PREVIMP<=25K
6	1	935290	0395	08/06/12	\$173,300	AFFORDABLE HOUSING; NO MARKET EXPOSURE
6	1	935290	0395	12/29/11	\$207,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
6	1	935290	0410	10/01/12	\$211,000	OBSOL
6	1	935290	0415	01/20/12	\$145,100	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
6	1	935290	0730	01/19/11	\$90,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
6	1	935290	0820	11/27/12	\$170,256	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
6	1	935290	0890	10/14/11	\$279,521	NO MARKET EXPOSURE
6	1	935290	0890	01/26/12	\$157,000	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY
6	1	948570	0075	02/18/11	\$127,000	DOR RATIO;PREVIMP<=25K;GOVERNMENT AGENCY
6	1	948570	0157	09/30/13	\$295,054	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6	1	948570	0170	08/25/13	\$355,500	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
6	1	948570	0195	01/22/13	\$237,500	PREVIMP<=25K
6	1	948570	0300	05/20/11	\$165,000	STATISTICAL OUTLIER; MODEL DEVELOPMENT EXCLUSION
6	1	948570	0331	09/22/12	\$50,000	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
6	1	948570	0331	09/22/12	\$146,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
6	3	193230	0085	03/29/13	\$153,473	NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE
6	3	193230	0165	12/17/13	\$336,163	NO MARKET EXPOSURE; GOVERNMENT AGENCY
6	3	223500	0040	09/11/13	\$308,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
6	3	223500	0140	04/24/13	\$362,500	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
6	3	223500	0145	10/17/13	\$337,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	3	327780	0840	03/01/13	\$270,000	AFFORDABLE HOUSING; GOVERNMENT AGENCY
6	3	327780	0840	12/31/12	\$237,214	NO MARKET EXPOSURE; FORCED SALE
6	3	327780	1410	11/05/12	\$284,950	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	3	327780	1410	11/19/13	\$331,000	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
6	3	327780	1411	10/30/12	\$274,950	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	3	327780	1412	11/05/12	\$285,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	3	327780	1415	02/23/12	\$250,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	3	327780	1416	02/25/12	\$259,950	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	3	327780	1417	03/02/12	\$247,700	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS

## Improved Sales Removed in This Annual Update Analysis

### Area 077 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	3	327780	1418	02/15/12	\$249,950	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	3	327780	1590	04/29/13	\$316,000	SEGREGATION; DOR RATIO;PREVIMP<=25K
6	3	327780	1595	04/05/13	\$300,000	SEGREGATION
6	3	327780	1596	07/30/13	\$175,000	LEASE OR LEASE-HOLD
6	3	327780	1596	05/23/12	\$171,001	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE
6	3	327780	1603	07/22/13	\$305,000	SEGREGATION; DOR RATIO;PREVIMP<=25K
6	3	327780	1642	11/26/13	\$339,074	NO MARKET EXPOSURE; GOVERNMENT AGENCY
6	3	339060	0020	04/02/13	\$285,000	PREVIMP<=25K; RELATED PARTY, FRIEND, OR NEIGHBOR
6	3	339060	0025	12/24/13	\$172,000	IMP CHARACTERISTICS CHANGED SINCE SALE
6	3	339060	0030	05/23/12	\$270,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	3	362403	9130	07/03/13	\$380,997	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	3	362403	9130	01/03/13	\$195,500	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	436370	0075	04/26/13	\$176,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
6	3	436370	0075	08/09/13	\$266,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	3	436370	0085	06/07/11	\$297,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	3	436370	0100	10/03/12	\$241,400	AUCTION SALE; EXEMPT FROM EXCISE TAX
6	3	436370	0100	03/13/13	\$399,950	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
6	3	436370	0188	05/02/11	\$235,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	3	436370	0188	08/30/13	\$387,000	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
6	3	436370	0236	08/07/13	\$240,500	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	436370	0260	02/19/13	\$315,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	3	436370	0355	05/13/13	\$132,004	NO MARKET EXPOSURE
6	3	436370	0410	05/20/13	\$365,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	3	436420	0015	12/04/13	\$314,990	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	3	436420	0050	05/27/13	\$217,000	CORRECTION DEED; EXEMPT FROM EXCISE TAX
6	3	436420	0100	12/06/11	\$41,399	DOR RATIO;QUIT CLAIM DEED
6	3	436420	0220	06/21/13	\$115,000	PREVIMP<=25K
6	3	436420	0231	08/27/13	\$233,000	IMP CHARACTERISTICS CHANGED SINCE SALE
6	3	436470	0040	08/10/12	\$140,391	NO MARKET EXPOSURE; FORCED SALE
6	3	436470	0045	07/09/12	\$277,479	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE



## Improved Sales Removed in This Annual Update Analysis

### Area 077 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	3	436470	0045	11/26/12	\$141,700	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	3	436470	0645	12/07/11	\$120,000	NON-REPRESENTATIVE SALE
6	3	436470	0680	04/24/13	\$265,000	NO MARKET EXPOSURE
6	3	436470	0940	09/15/11	\$196,400	NON-REPRESENTATIVE SALE
6	3	436520	0005	05/30/12	\$216,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	3	436520	0005	12/23/11	\$231,395	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE
6	3	436520	0010	05/04/12	\$140,000	DOR RATIO
6	3	436520	0055	11/22/11	\$294,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	3	436520	0070	07/08/13	\$278,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	436520	0070	09/23/13	\$419,900	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
6	3	436520	0105	10/22/13	\$200,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	3	436520	0650	04/20/12	\$258,000	NON-REPRESENTATIVE SALE; SHORT SALE
6	3	436520	0670	05/03/13	\$21,000	DOR RATIO;EXEMPT FROM EXCISE TAX
6	3	436520	0670	06/07/13	\$21,000	DOR RATIO;EXEMPT FROM EXCISE TAX
6	3	436520	0740	02/11/13	\$144,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
6	3	436520	0910	04/12/12	\$326,111	NO MARKET EXPOSURE; FORCED SALE
6	3	436520	0910	01/14/13	\$327,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	3	436520	0910	07/16/12	\$205,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
6	3	437850	0015	11/23/11	\$150,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	534720	0045	09/09/13	\$370,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	3	534720	0125	03/19/13	\$187,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	534720	0125	06/28/13	\$320,000	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
6	3	534720	0160	01/29/13	\$136,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	3	534720	0165	04/25/12	\$165,000	NON-REPRESENTATIVE SALE; SHORT SALE
6	3	534720	0184	12/28/11	\$155,000	NO MARKET EXPOSURE; SHORT SALE
6	3	534720	0188	12/02/11	\$176,000	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE
6	3	534720	0188	05/16/12	\$137,199	NON-REPRESENTATIVE SALE
6	3	534720	0260	07/30/12	\$215,000	NO MARKET EXPOSURE; FORCED SALE
6	3	534720	0260	04/30/12	\$281,615	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX
6	3	534720	0260	08/28/13	\$382,500	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014

## Improved Sales Removed in This Annual Update Analysis

### Area 077 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	3	555030	0020	02/26/13	\$169,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	3	681810	0060	07/08/13	\$411,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	3	681810	0175	10/11/13	\$379,950	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	3	745250	0040	08/12/13	\$155,000	STATISTICAL OUTLIER; MODEL DEVELOPMENT EXCLUSION
6	3	745250	0050	01/07/11	\$254,230	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE
6	3	745250	0075	04/26/11	\$237,000	UNFIN AREA
6	3	745250	0110	12/02/13	\$345,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	3	745250	0150	11/20/12	\$220,000	IMP COUNT
6	3	745250	0195	10/31/13	\$307,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	3	745250	0220	06/25/12	\$164,356	RELATED PARTY, FRIEND, OR NEIGHBOR
6	3	745250	0270	08/24/11	\$174,633	STATISTICAL OUTLIER; MODEL DEVELOPMENT EXCLUSION
6	3	745250	0290	11/26/13	\$118,000	NO MARKET EXPOSURE; IMP CHARACTERISTICS CHANGED SINCE SALE
6	3	745250	0375	02/20/13	\$115,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	3	745250	0375	12/03/13	\$255,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	3	745250	0825	07/19/13	\$204,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	745300	0115	09/30/11	\$80,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
6	3	798540	0086	12/27/11	\$190,800	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE
6	3	798540	0127	06/25/12	\$105,350	NON-REPRESENTATIVE SALE
6	3	798540	0133	11/02/11	\$99,900	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY
6	3	798540	0173	02/15/13	\$150,000	NO MARKET EXPOSURE
6	3	798540	0191	04/09/13	\$372,500	IMP CHARACTERISCTICS DON'T MATCH SALES CHARACTERISTICS
6	3	812210	0110	08/15/13	\$389,000	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
6	3	812210	0270	02/20/13	\$315,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	3	812210	0315	07/29/13	\$385,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	3	812210	0335	11/13/13	\$357,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	3	812210	0355	07/02/13	\$226,920	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE
6	3	812210	0690	09/19/13	\$251,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	812210	0730	05/28/13	\$318,250	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	3	812210	0930	08/16/13	\$498,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	3	812210	1045	03/18/11	\$225,000	STATISTICAL OUTLIER; MODEL DEVELOPMENT EXCLUSION

## Improved Sales Removed in This Annual Update Analysis

### Area 077 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	3	812210	1050	08/22/12	\$215,000	DOR RATIO
6	3	812210	1070	06/18/13	\$314,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	3	812210	1186	08/13/13	\$60,636	DOR RATIO;EXEMPT FROM EXCISE TAX
6	3	812210	1250	08/26/13	\$375,000	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
6	3	812210	1265	11/04/13	\$373,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	3	812210	1265	08/21/13	\$222,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	3	812210	1450	03/31/11	\$186,500	STATISTICAL OUTLIER; MODEL DEVELOPMENT EXCLUSION
6	3	812260	0140	02/03/12	\$255,270	NO MARKET EXPOSURE; FORCED SALE
6	3	812870	0030	09/20/12	\$319,950	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	3	812870	0090	03/14/12	\$115,000	LACK OF REPRESENTATION
6	3	812870	0095	11/27/12	\$379,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	3	812870	0125	12/08/11	\$138,950	STATISTICAL OUTLIER; MODEL DEVELOPMENT EXCLUSION
6	3	812870	0157	09/11/13	\$75,167	DOR RATIO;CORPORATE AFFILIATES; QUIT CLAIM DEED
6	3	812870	0157	09/09/13	\$150,337	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	815010	0065	04/19/11	\$144,000	IMP CHARACTERISTICS CHANGED SINCE SALE
6	3	815010	0080	08/19/13	\$220,100	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX
6	3	815010	0080	12/23/13	\$344,000	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
6	3	886250	0020	02/17/12	\$160,000	AFFORDABLE HOUSING SALES; LEASE OR LEASE-HOLD
6	3	886250	0020	02/17/12	\$65,000	DOR RATIO;AFFORDABLE HOUSING SALES
6	3	886250	0030	02/11/13	\$185,000	LEASE OR LEASE-HOLD
6	3	886250	0040	02/17/12	\$160,550	AFFORDABLE HOUSING SALES
6	3	886250	0040	02/17/12	\$64,450	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, Etc.)
6	3	886250	0050	05/18/11	\$60,000	DOR RATIO
6	3	886250	0100	10/20/11	\$50,000	DOR RATIO
6	3	886250	0110	11/15/11	\$200,000	AFFORDABLE HOUSING SALES; FINANCIAL INSTITUTION RESALE
6	3	886250	0110	11/15/11	\$60,000	DOR RATIO;LEASE OR LEASE-HOLD; FINANCIAL INSTITUTION RESALE
6	3	886250	0120	02/29/12	\$65,000	DOR RATIO
6	3	886250	0140	10/03/11	\$200,000	LEASE OR LEASE-HOLD; STATEMENT TO DOR
6	3	886250	0150	05/01/12	\$62,500	DOR RATIO
6	3	886250	0220	09/01/11	\$55,000	DOR RATIO

## Improved Sales Removed in This Annual Update Analysis

### Area 077 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	3	886250	0230	03/30/11	\$63,500	DOR RATIO
6	3	886250	0230	03/30/11	\$186,500	LEASE OR LEASE-HOLD
6	3	910900	0055	03/08/11	\$150,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	920695	0050	02/12/13	\$268,000	NO MARKET EXPOSURE; FORCED SALE
6	3	926920	0195	03/01/12	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	926920	0205	05/13/13	\$330,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	3	926920	0510	03/28/12	\$170,000	NON-REPRESENTATIVE SALE
6	3	926920	0675	08/22/13	\$185,000	NO MARKET EXPOSURE; FORCED SALE
6	3	926920	0695	02/12/13	\$171,000	NO MARKET EXPOSURE; FORCED SALE
6	3	926920	0960	10/08/13	\$212,500	NO MARKET EXPOSURE; FORCED SALE
6	11	816550	0010	01/18/13	\$178,060	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
6	11	816550	0040	12/27/12	\$429,385	NO MARKET EXPOSURE; GOVERNMENT AGENCY
6	11	816550	0130	04/18/11	\$146,899	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
6	11	816550	1090	04/24/12	\$260,000	%COMPL
6	12	327860	0660	06/28/12	\$132,000	DOR RATIO;NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
6	12	327860	0670	03/14/12	\$168,300	STATISTICAL OUTLIER; OBSERVATION OUTSIDE THE NORM
6	12	327860	2160	01/04/12	\$226,950	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
6	12	327860	2220	09/06/13	\$385,319	NO MARKET EXPOSURE; GOVERNMENT AGENCY
6	12	327860	2510	02/26/13	\$260,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	12	327860	2520	10/22/12	\$432,849	NO MARKET EXPOSURE; GOVERNMENT AGENCY
6	12	327860	2540	01/24/13	\$256,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	12	327860	2660	11/09/12	\$122,700	NON-REPRESENTATIVE SALE; SHORT SALE
6	12	327860	2670	06/20/12	\$140,000	NON-REPRESENTATIVE SALE; SHORT SALE
6	12	327860	2740	06/13/12	\$409,120	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
6	12	327861	2610	10/18/13	\$281,990	%COMPL
6	12	327861	2630	12/24/13	\$299,990	IMP COUNT
8	1	126320	0085	10/11/11	\$220,000	NO MARKET EXPOSURE
8	1	211270	0005	06/05/13	\$655,000	IMP COUNT
8	1	211270	0090	08/03/11	\$83,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
8	1	211270	0170	06/19/12	\$191,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE

## Improved Sales Removed in This Annual Update Analysis

### Area 077 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	1	211270	0170	10/02/12	\$292,500	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	1	211270	0286	09/20/13	\$269,074	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	1	211270	0490	06/05/12	\$171,000	NON-REPRESENTATIVE SALE; SHORT SALE
8	1	211270	0520	12/19/12	\$87,443	DOR RATIO;PREVIMP<=25K;NO MARKET EXPOSURE; QUIT CLAIM DEED
8	1	211270	0580	06/10/13	\$248,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	1	211270	0625	12/17/13	\$273,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	1	211270	0670	06/27/13	\$220,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	1	211270	0670	10/29/13	\$350,000	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
8	1	211270	0710	08/03/11	\$128,500	NO MARKET EXPOSURE; STATEMENT TO DOR
8	1	211320	0155	11/19/13	\$159,900	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	1	211320	0335	08/09/12	\$190,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	1	211320	0345	12/24/13	\$226,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	1	211320	0350	08/29/11	\$140,000	NON-REPRESENTATIVE SALE; SHORT SALE
8	1	211320	0370	04/14/11	\$102,600	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
8	1	211320	0595	02/16/12	\$128,000	PREVIMP<=25K;NO MARKET EXPOSURE
8	1	211320	0595	05/22/12	\$99,000	PREVIMP<=25K;NON-REPRESENTATIVE SALE
8	1	211370	0235	11/15/13	\$130,000	NO MARKET EXPOSURE
8	1	211370	0405	10/05/11	\$68,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
8	1	211370	0405	10/29/11	\$102,500	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
8	1	211370	0405	10/08/12	\$285,000	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
8	1	211370	0510	03/29/13	\$273,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	1	211370	0645	09/26/13	\$287,500	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
8	1	211370	0670	05/18/13	\$162,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	1	211370	0670	08/16/13	\$279,950	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
8	1	211370	0835	06/21/11	\$275,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	1	211470	0005	06/14/13	\$226,951	NO MARKET EXPOSURE; FORCED SALE
8	1	211470	0142	10/23/13	\$265,000	NO MARKET EXPOSURE; FORCED SALE
8	1	211470	0470	04/15/13	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	1	211470	0470	07/11/12	\$128,000	NON-REPRESENTATIVE SALE; SHORT SALE
8	1	211470	0610	11/19/12	\$85,500	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS



## Improved Sales Removed in This Annual Update Analysis

### Area 077 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	1	211470	0620	07/15/13	\$175,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
8	1	211470	0755	12/16/11	\$313,588	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE
8	1	211470	0755	01/24/12	\$134,900	NO MARKET EXPOSURE; GOVERNMENT AGENCY
8	1	211470	0805	01/28/11	\$124,165	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
8	1	329870	0051	12/11/13	\$222,250	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	1	329870	0100	01/23/13	\$240,196	NO MARKET EXPOSURE; GOVERNMENT AGENCY
8	1	329870	0120	04/09/13	\$243,934	NO MARKET EXPOSURE; GOVERNMENT AGENCY
8	1	329870	0350	11/19/13	\$115,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	1	329870	0420	10/19/11	\$100,000	PREVIMP<=25K
8	1	329870	0420	04/16/13	\$175,000	PREVIMP<=25K
8	1	329870	0611	05/14/13	\$137,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	1	329870	0611	11/18/13	\$265,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	1	329870	0676	03/21/13	\$317,000	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
8	1	329870	0721	11/30/11	\$297,941	NO MARKET EXPOSURE; FORCED SALE
8	1	329870	0721	12/06/11	\$278,235	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE
8	1	329870	0721	04/10/12	\$127,660	NON-REPRESENTATIVE SALE
8	1	329870	0815	03/15/13	\$104,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
8	1	329870	0826	06/08/12	\$114,505	NON-REPRESENTATIVE SALE
8	1	329870	0830	07/31/13	\$249,950	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	1	329870	0830	11/10/11	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	1	329870	0831	05/20/13	\$122,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	1	329870	0850	12/07/12	\$166,000	NO MARKET EXPOSURE; FORCED SALE
8	1	329870	0942	05/06/13	\$247,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	1	329870	0942	02/27/13	\$177,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	1	329870	1067	11/23/11	\$255,203	FORCED SALE; NO MARKET EXPOSURE
8	1	329870	1067	05/21/12	\$120,000	NON-REPRESENTATIVE SALE
8	1	329870	1071	05/18/11	\$99,750	DOR RATIO;NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
8	1	329870	1106	04/05/13	\$126,000	PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	1	430220	0006	07/16/13	\$204,500	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	1	430220	0006	12/02/13	\$370,000	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014

## Improved Sales Removed in This Annual Update Analysis

### Area 077 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	1	430220	0070	05/14/13	\$230,037	NO MARKET EXPOSURE; GOVERNMENT AGENCY
8	1	430220	0132	10/14/11	\$114,199	NON-REPRESENTATIVE SALE
8	1	430220	0135	10/07/11	\$95,000	DOR RATIO;PREVIMP<=25K
8	1	430220	0135	03/01/13	\$316,000	PREVIMP<=25K
8	1	430220	0170	11/14/12	\$282,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	1	430220	0243	04/13/11	\$170,600	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
8	1	430220	0265	08/15/13	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	1	430220	0265	11/19/13	\$349,000	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
8	1	430220	0320	03/01/11	\$176,000	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE
8	1	430220	0400	09/26/13	\$193,018	NO MARKET EXPOSURE; FORCED SALE
8	1	430220	0505	09/11/13	\$110,000	NON-REPRESENTATIVE SALE
8	1	430220	0540	07/11/11	\$212,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	1	430220	0540	05/08/13	\$249,999	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	1	430220	0545	04/10/13	\$253,500	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
8	1	430220	0550	09/05/13	\$255,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	1	430220	0555	09/10/13	\$197,500	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	1	430220	0610	01/22/13	\$291,463	NO MARKET EXPOSURE; FORCED SALE
8	1	430220	0660	03/23/13	\$142,500	IMP CHARACTERISTICS CHANGED SINCE SALE
8	1	430220	0870	07/26/12	\$167,063	NO MARKET EXPOSURE; FORCED SALE
8	1	430220	0870	04/24/13	\$349,800	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
8	1	430220	1030	11/05/12	\$299,999	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	1	430220	1186	12/05/11	\$150,000	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE
8	1	430220	1187	08/13/12	\$117,000	NO MARKET EXPOSURE; FORCED SALE
8	1	430270	0090	11/18/11	\$139,000	NON-REPRESENTATIVE SALE
8	1	430270	0111	11/01/12	\$107,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
8	1	430270	0111	02/13/13	\$219,950	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	1	430270	0559	03/30/12	\$83,334	DOR RATIO;QUIT CLAIM DEED
8	1	430320	0100	03/30/12	\$170,000	NO MARKET EXPOSURE; FORCED SALE
8	1	430320	0100	07/03/12	\$154,875	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
8	1	430320	0200	05/22/12	\$166,000	NON-REPRESENTATIVE SALE

## Improved Sales Removed in This Annual Update Analysis

### Area 077 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	1	430320	0275	06/07/13	\$176,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	1	430320	0275	02/01/12	\$173,000	NON-REPRESENTATIVE SALE
8	1	430320	0585	06/18/13	\$185,039	NO MARKET EXPOSURE; FORCED SALE
8	1	430320	0590	07/13/12	\$135,000	NO MARKET EXPOSURE; FORCED SALE
8	1	430320	0590	07/03/13	\$249,748	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
8	1	537020	0105	01/07/13	\$126,057	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	1	537020	0170	10/09/13	\$260,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	1	537020	0170	03/14/13	\$160,001	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	1	537020	0205	03/05/13	\$203,273	NO MARKET EXPOSURE; GOVERNMENT AGENCY
8	1	645330	0045	08/23/12	\$90,000	DOR RATIO
8	1	645330	0318	08/01/12	\$276,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	1	645330	0318	12/09/11	\$110,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	1	775050	0100	01/12/12	\$119,000	NON-REPRESENTATIVE SALE
8	1	775050	0172	01/29/13	\$100,600	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	1	775050	0235	04/21/11	\$155,000	STATISTICAL OUTLIER; MODEL DEVELOPMENT EXCLUSION
8	1	775050	0295	06/13/11	\$131,500	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
8	1	775050	0455	07/30/12	\$133,000	IMP COUNT;FINANCIAL INSTITUTION RESALE
8	1	789980	0155	03/08/12	\$50,462	DOR RATIO
8	1	789980	0220	01/17/12	\$84,000	DOR RATIO
8	1	789980	0260	01/31/12	\$233,201	NO MARKET EXPOSURE; FORCED SALE
8	1	789980	0360	12/19/12	\$303,530	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	1	789980	0360	01/07/13	\$273,692	NO MARKET EXPOSURE; GOVERNMENT AGENCY
8	1	789980	0405	09/19/13	\$207,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	1	789980	0405	03/13/13	\$119,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	1	789980	0410	09/27/13	\$137,302	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
8	1	789980	0410	03/08/13	\$137,302	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
8	1	789980	0430	12/12/11	\$195,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	1	789980	0450	11/22/13	\$220,500	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	1	789980	0736	12/14/11	\$313,939	NO MARKET EXPOSURE
8	1	789980	0784	10/21/11	\$195,000	RELOCATION - SALE TO SERVICE

## Improved Sales Removed in This Annual Update Analysis

### Area 077 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	1	789980	0792	09/05/12	\$106,000	NO MARKET EXPOSURE; FORCED SALE
8	1	789980	0810	01/30/13	\$120,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
8	1	789980	0820	02/29/12	\$167,500	PREVIMP<=25K
8	1	789980	0895	11/09/12	\$145,000	NON-REPRESENTATIVE SALE; SHORT SALE
8	1	789980	0982	10/19/12	\$86,200	DOR RATIO;NON-REPRESENTATIVE SALE
8	1	789980	0984	08/01/12	\$86,200	DOR RATIO;NON-REPRESENTATIVE SALE
8	1	789980	0986	11/26/12	\$86,200	DOR RATIO;NON-REPRESENTATIVE SALE; SHORT SALE
8	1	789980	0988	01/15/13	\$86,200	DOR RATIO; NON-REPRESENTATIVE SALE; SHORT SALE
8	1	789980	1000	06/15/11	\$101,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
8	1	789980	1015	06/26/12	\$140,000	IMP COUNT;PREVIMP<=25K
8	1	789980	1075	01/10/12	\$104,500	DOR RATIO;PREVIMP<=25K
8	1	797260	0434	02/17/12	\$225,000	AFFORDABLE HOUSING SALES
8	1	797260	0441	04/16/12	\$250,268	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
8	1	797260	0441	06/25/12	\$116,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
8	1	797260	0442	07/21/11	\$116,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
8	1	797260	0520	11/29/12	\$274,500	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	1	797260	0557	05/10/11	\$184,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
8	1	797260	0559	03/14/12	\$155,000	NON-REPRESENTATIVE SALE
8	1	797260	0565	04/21/11	\$148,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
8	1	797260	0567	05/24/11	\$135,000	OBSOL
8	1	797260	0830	03/13/13	\$344,159	NO MARKET EXPOSURE; GOVERNMENT AGENCY
8	1	797260	0835	02/13/12	\$117,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
8	1	797260	0900	03/15/12	\$251,501	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
8	1	797260	0970	04/20/11	\$107,310	PREVIMP<=25K
8	1	797260	1055	11/14/12	\$175,000	AFFORDABLE HOUSING SALES
8	1	797260	1055	06/21/12	\$128,400	AFFORDABLE HOUSING SALES; GOVERNMENT AGENCY
8	1	797260	1055	02/24/12	\$285,747	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
8	1	797260	1070	12/04/13	\$156,347	DOR RATIO;NO MARKET EXPOSURE; QUIT CLAIM DEED
8	1	797260	1100	03/17/11	\$265,000	RELOCATION - SALE TO SERVICE
8	1	797260	1144	09/24/13	\$140,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE

## Improved Sales Removed in This Annual Update Analysis

### Area 077 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	1	797260	2100	10/30/13	\$115,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
8	1	797260	2325	10/23/13	\$168,000	STATISTICAL OUTLIER; MODEL DEVELOPMENT EXCLUSION
8	1	797260	2555	01/07/13	\$78,000	DOR RATIO;NO MARKET EXPOSURE
8	1	797260	2702	07/17/13	\$255,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	1	797260	2890	03/19/13	\$155,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	1	797260	2890	10/30/13	\$320,000	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
8	1	797260	2945	10/27/11	\$115,000	NON-REPRESENTATIVE SALE
8	1	797260	3185	01/06/11	\$259,500	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	1	797260	3420	11/14/12	\$95,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	1	797260	3420	04/17/13	\$199,000	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
8	1	797260	3440	12/03/12	\$227,500	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	1	797260	3465	03/13/13	\$339,031	NO MARKET EXPOSURE; FORCED SALE
8	1	797260	3490	08/19/12	\$136,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	1	797260	3610	03/26/12	\$290,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	1	797260	3620	03/28/13	\$148,500	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
8	1	797260	3620	07/30/13	\$250,000	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
8	1	797260	3709	07/18/12	\$147,122	NO MARKET EXPOSURE; FORCED SALE
8	1	797260	3710	04/02/11	\$323,156	NO MARKET EXPOSURE; FORCED SALE
8	1	797260	3785	09/12/12	\$140,310	NO MARKET EXPOSURE; FORCED SALE
8	1	797260	3931	11/30/11	\$120,000	NON-REPRESENTATIVE SALE
8	1	797260	4080	04/16/13	\$298,000	SIGNIFICANT DATA CHANGES FROM 2013 TO 2014
8	1	797260	4310	08/15/13	\$235,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	1	797260	4310	04/09/13	\$162,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	1	797260	4365	05/29/12	\$140,000	NON-REPRESENTATIVE SALE
8	1	797260	4370	04/12/12	\$95,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
8	1	797260	4370	02/11/13	\$55,000	DOR RATIO;GOVERNMENT AGENCY
8	1	797260	4370	02/11/13	\$179,900	LEASE OR LEASE-HOLD
8	1	797260	4445	05/08/13	\$334,450	NO MARKET EXPOSURE; GOVERNMENT AGENCY
8	1	797260	4775	08/30/12	\$85,000	DOR RATIO
8	1	797260	4790	02/29/12	\$140,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE



## Improved Sales Removed in This Annual Update Analysis

### Area 077 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	1	935290	0020	02/08/12	\$270,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
8	1	935290	0020	03/20/12	\$167,500	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	1	935290	0020	11/26/13	\$295,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	1	935290	0130	01/23/13	\$150,100	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AUCTION SALE
8	1	935290	0135	03/31/11	\$169,900	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
8	2	312404	9147	12/05/12	\$225,000	PREVIMP<=25K
8	2	329872	0160	11/17/13	\$350,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	2	643840	0250	10/15/13	\$157,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
8	2	797260	1525	01/11/12	\$300,000	NO MARKET EXPOSURE
8	2	797260	1675	04/27/12	\$438,400	STATISTICAL OUTLIER; MODEL DEVELOPMENT EXCLUSION
8	2	797260	1677	06/26/12	\$400,000	STATISTICAL OUTLIER; MODEL DEVELOPMENT EXCLUSION
8	2	797260	1825	05/10/12	\$259,900	IMPCHARACTERISTICS CHANGED SINC SALE
8	2	797260	1825	11/29/11	\$269,800	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE
8	2	797260	1930	07/06/12	\$244,000	STATISTICAL OUTLIER; MODEL DEVELOPMENT EXCLUSION

## Vacant Sales Used in this Annual Update Analysis

### Area 077

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
006	1	088000	0185	4/11/2013	\$90,500	7,662	N	N
006	1	088000	0207	8/28/2012	\$165,000	5,947	N	N
006	1	948570	0305	8/17/2012	\$95,000	7,611	N	N
006	3	436420	0195	3/17/2011	\$90,000	7,680	N	N
006	3	436470	0111	9/26/2012	\$110,000	7,560	N	N
006	3	436470	0705	3/22/2013	\$165,000	7,560	N	N
006	3	812210	1050	8/22/2012	\$215,000	11,700	Y	N
008	1	211470	0110	9/7/2012	\$51,500	1,793	N	N
008	1	430220	0260	9/17/2013	\$117,000	5,121	Y	N
008	1	430270	0405	5/29/2012	\$87,300	5,133	N	N
008	2	643840	0105	5/29/2013	\$325,000	20,482	N	N
008	2	797260	0245	1/25/2011	\$100,000	7,620	y	N

## Vacant Sales Removed in this Annual Update Analysis

### Area 077

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
006	1	362403	9174	7/29/2011	\$52,000	AFFORDABLE HOUSING SALES;
006	1	436570	0400	7/21/2011	\$157,500	DOR RATIO;PREVIMP<=25K;IMP.; FINANCIAL INSTITUTION RESALE
006	3	327780	1595	3/26/2012	\$209,307	SEGREGATION AND/OR MERGER
006	3	886250	0080	9/14/2011	\$60,000	AFFORDABLE HOUSING SALES;
006	3	886250	0130	5/11/2011	\$55,000	AFFORDABLE HOUSING SALES;
006	3	886250	0140	10/3/2011	\$60,000	AFFORDABLE HOUSING SALES;
006	3	886250	0160	6/23/2011	\$65,000	AFFORDABLE HOUSING SALES;
006	3	926920	0280	4/15/2013	\$160,000	SEGREGATION AND/OR MERGER
008	1	211270	0057	1/21/2011	\$75,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
008	1	430270	0200	3/13/2013	\$157,000	SEGREGATION AND/OR MERGER
008	1	645330	0025	8/30/2011	\$20,000	NON-REPRESENTATIVE SALE;

# 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
- Sales Verification
- Appeals Response Preparation / Review



08/19/2014

---

Appraiser II

Date