

# Executive Summary

## Covington - Area 086

### Annual Update

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

**Previous Physical Inspection:** 2009  
**Number of Improved Sales:** 767  
**Range of Sale Dates:** 1/1/2011 – 1/1/2014 Sales were time adjusted to 1/1/2014

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
2013 Value	\$72,500	\$145,700	\$218,200			9.83%
2014 Value	\$90,300	\$178,500	\$268,800	\$290,500	92.6%	9.20%
\$ Change	+\$17,800	+\$32,800	+\$50,600			
% Change	+24.6%	+22.5%	+23.2%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2014 COD of 9.20% is an improvement from the previous COD of 9.83%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards.

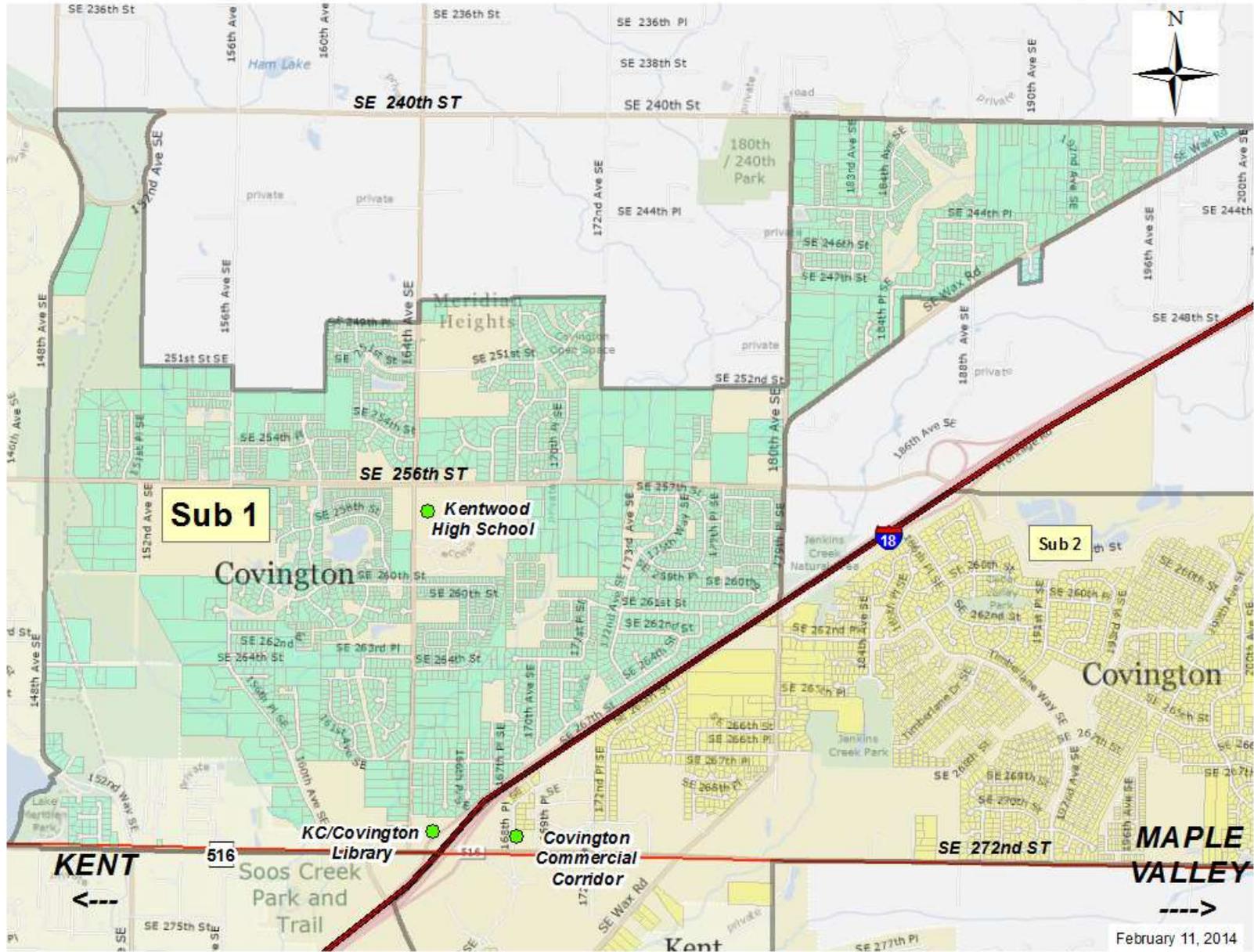
Population - Improved Parcel Summary Data:			
	Land	Improvements	Total
2013 Value	\$72,500	\$134,300	\$206,800
2014 Value	\$90,300	\$158,900	\$249,200
% Change	+24.6%	+18.3%	+20.5%

**Number of one to three unit residences in the population:** 5661

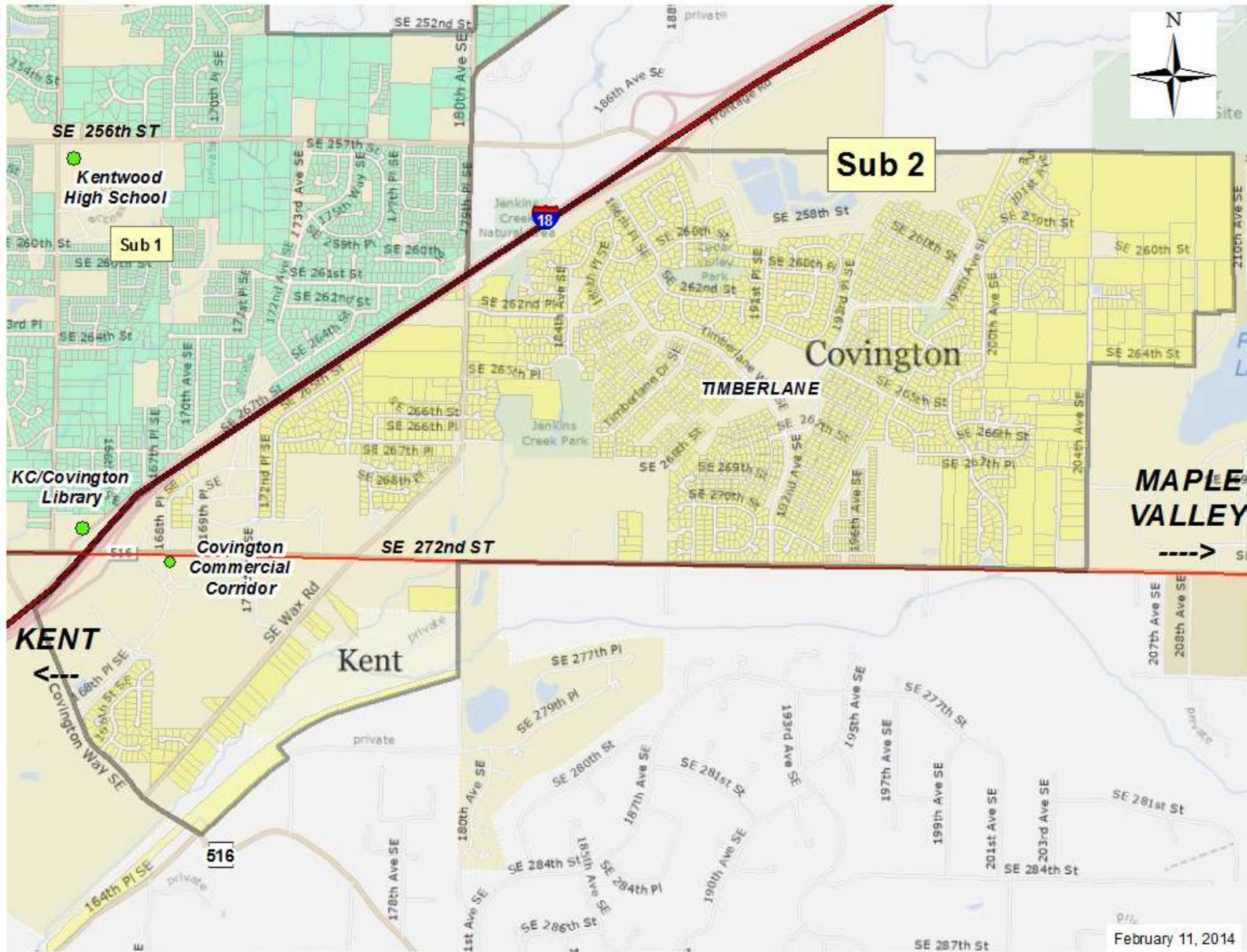
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that two neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Major 176065 (Cornerstone) and a combined variable of Major 947850 (Windfield) and Major 947855 (Windfield North) were generally at lower assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.



# Area 086 - Sub Area 1 Map



# Area 086 - Sub Area 2 Map



## Area 086 - Model Adjustments 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+20.09%	5,394	95%

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.

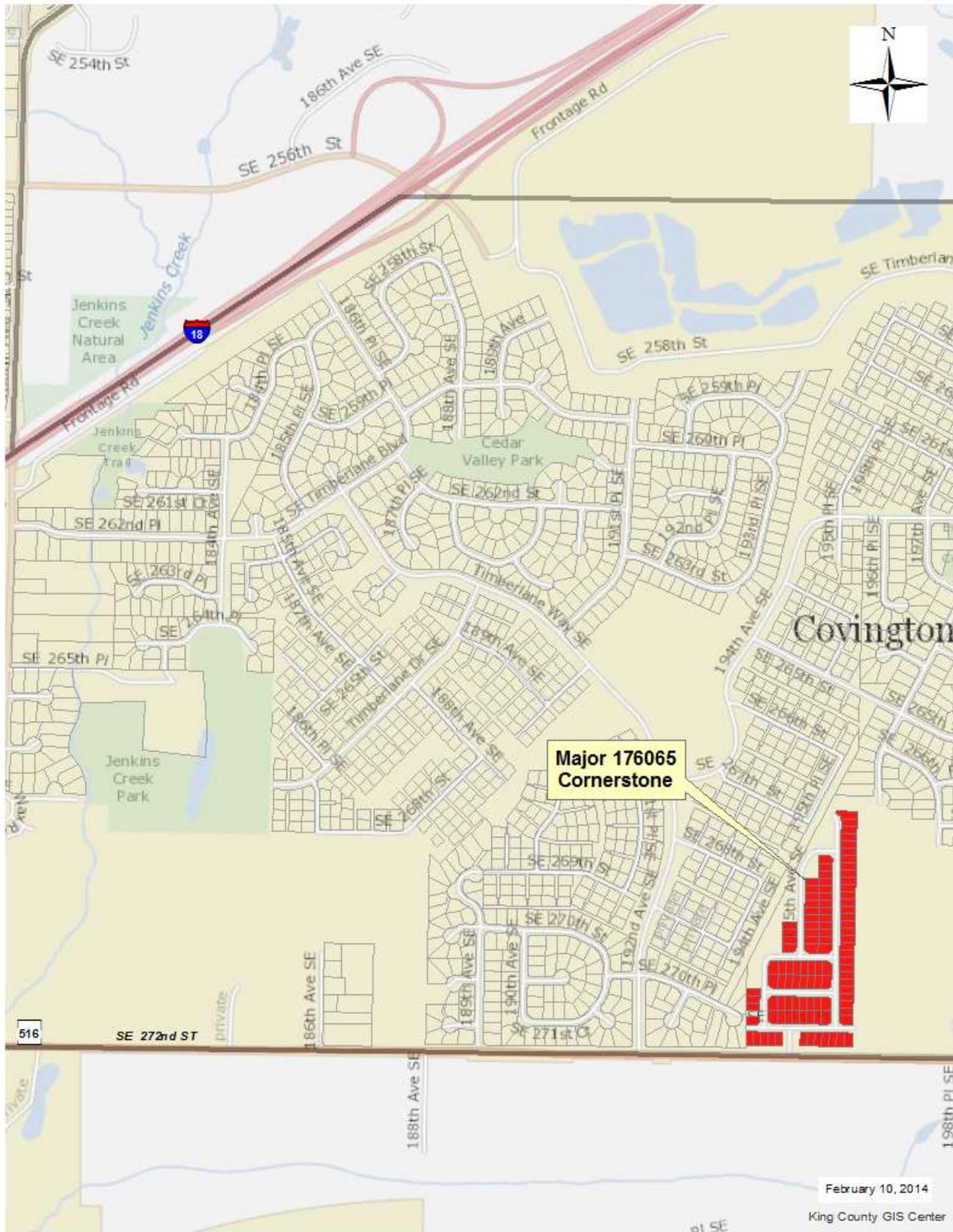
The percentages listed in the following table are total adjustments, not additive adjustments.

Model Variable	Adj %	# Sales	# in Pop	% Rep
<b>Major 176065 (Cornerstone)</b>	+38.98%	84	104	81%
<b>Major 947850 (Wingfield) &amp; Major 947855 (Wingfield North)</b>	+27.72%	112	163	69%

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

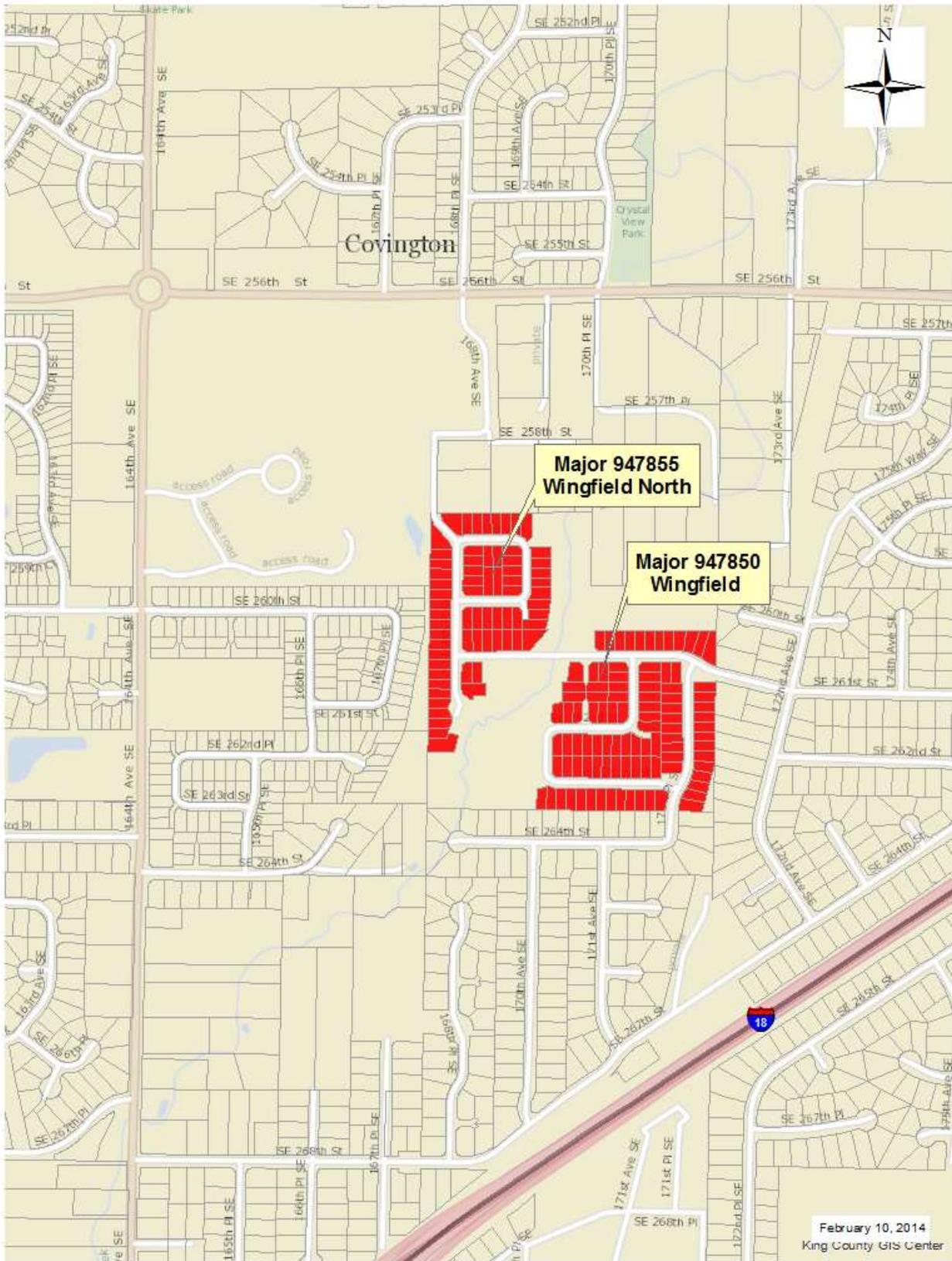
Generally, parcels in three plats in Area 86, Major 176065 (Cornerstone), and plats Major 947850 (Wingfield) and Major 947855 (Wingfield North) were at a lower assessment level than the rest of the population. This model corrects for these strata differences.

# Area 086 - Plat Map



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# Area 086 - Plat Map



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## Area 086 - Summary of Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% Pop	QSTR	Sub	Range of Building Grades	Range of Year Built
176065	Cornerstone	84	104	81%	SE302206	1	7	2012-2013
947850 & 947855	Wingfield & Wingfield North	112	163	69%	NW252205	7	7	2008-2013

# Annual Update Process

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

**Date of Appraisal Report: August 13, 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 3 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 +24.6% increase in land assessments in the area for the 2014 Assessment Year. The formula is:

2014 Land Value = 2013 Land Value \* 1.250, 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 two neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Major 176065 (Cornerstone) and a combined variable of Major 947850 (Windfield) and Major 947855 (Windfield North) were generally at lower assessment levels 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 767 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:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * (1 - 0.06) / (.7827716 - .106423 * \text{Plat}176065 - 4.677659E - 02 * \text{Plat}947850\_55)$$

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

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

## Mobile Home Update

There were only three sales of mobile homes within Area 086. Therefore, due to this insignificant representation of mobile homes, a value increase in line with the Total % Change indicated by the Area’s sales sample as reflected on the Executive Summary page of +23.2% will be applied. The adjustment formula is:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * 1.232$$
$$2014 \text{ Improvements Value} = 2014 \text{ Total Value} \text{ minus } 2014 \text{ Land Value}$$

## Results

The resulting assessment level is 0.926. 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 +20.5%. 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) \* 1.232.
- 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) \* 1.232.
- 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  $\leq$  \$10,000 no adjustment is applied.
- If improvements and accessories  $\leq$  \$10,000 no further adjustment applied.
- If vacant parcel (no improvement value), the land adjustment applies.
- If a parcel is coded “non-perc” (sewer system=3 or 4), there is no change from previous land value.
- If a parcel is coded “unbuildable” = 1, there is no change from previous land value.
- If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
- If an improvement is coded “% net condition” or is in “poor” condition, then there is no change from previous improvement value, only the land adjustment applies.
- Any properties excluded from the annual up-date process are noted in RealProperty.

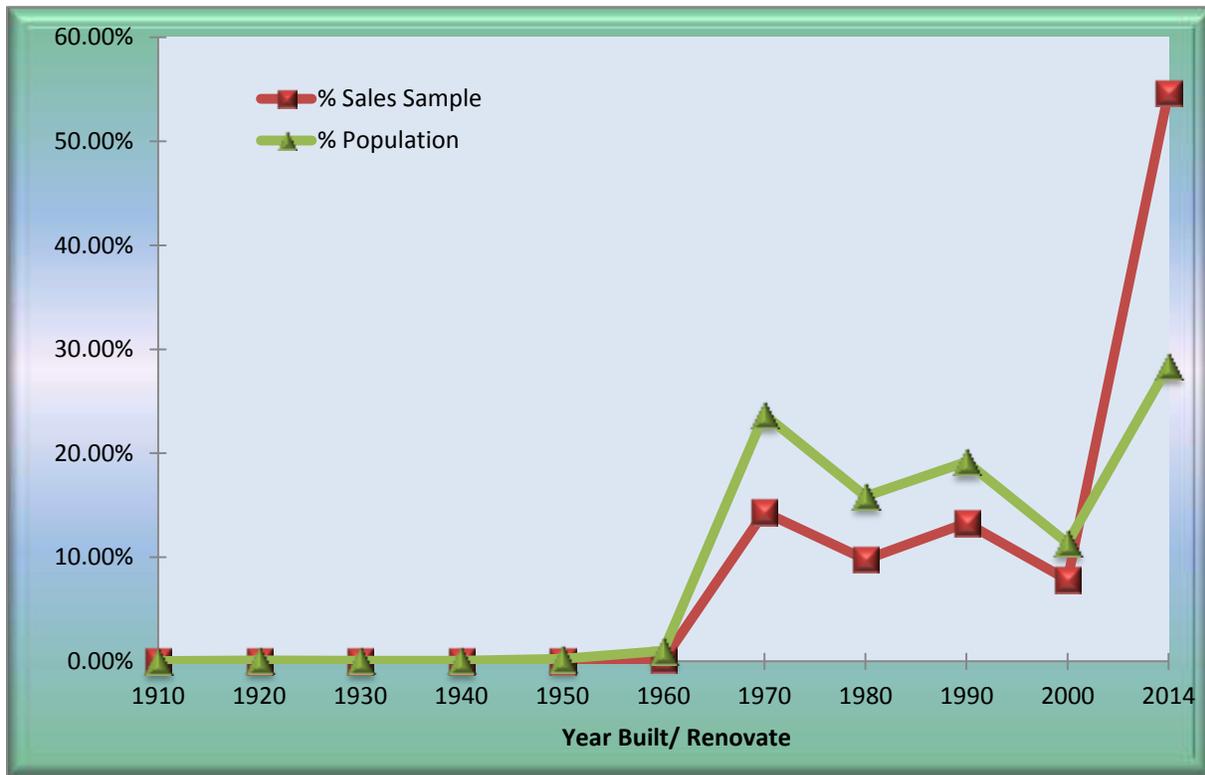
## Sales Sample Representation of Population Year Built or Renovated

### Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	0	0.00%
1960	1	0.13%
1970	110	14.34%
1980	75	9.78%
1990	102	13.30%
2000	60	7.82%
2014	419	54.63%
767		

### Population

Year Built/Ren	Frequency	% Population
1910	2	0.04%
1920	4	0.07%
1930	3	0.05%
1940	3	0.05%
1950	13	0.23%
1960	56	0.99%
1970	1,344	23.74%
1980	899	15.88%
1990	1,086	19.18%
2000	644	11.38%
2014	1,607	28.39%
5,661		



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 have statistical significance and results are reflected by the plat variables in the model.

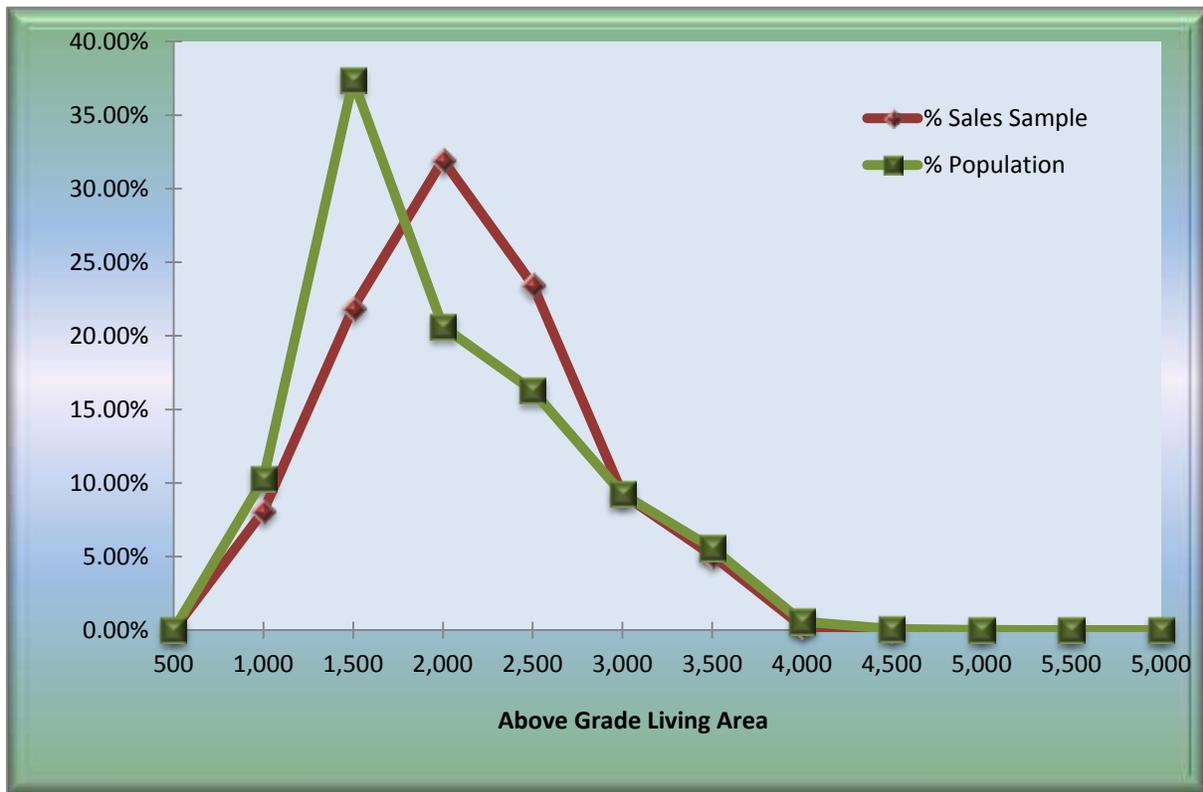
## Sales Sample Representation of Population Above Grade Living Area

### Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	62	8.08%
1,500	168	21.90%
2,000	245	31.94%
2,500	180	23.47%
3,000	71	9.26%
3,500	39	5.08%
4,000	2	0.26%
4,500	0	0.00%
5,000	0	0.00%
5,000	0	0.00%
767		

### Population

AGLA	Frequency	% Population
500	0	0.00%
1,000	581	10.26%
1,500	2,116	37.38%
2,000	1,167	20.61%
2,500	921	16.27%
3,000	523	9.24%
3,500	315	5.56%
4,000	33	0.58%
4,500	4	0.07%
5,000	1	0.02%
5,500	0	0.00%
5,000	0	0.00%
5,661		



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

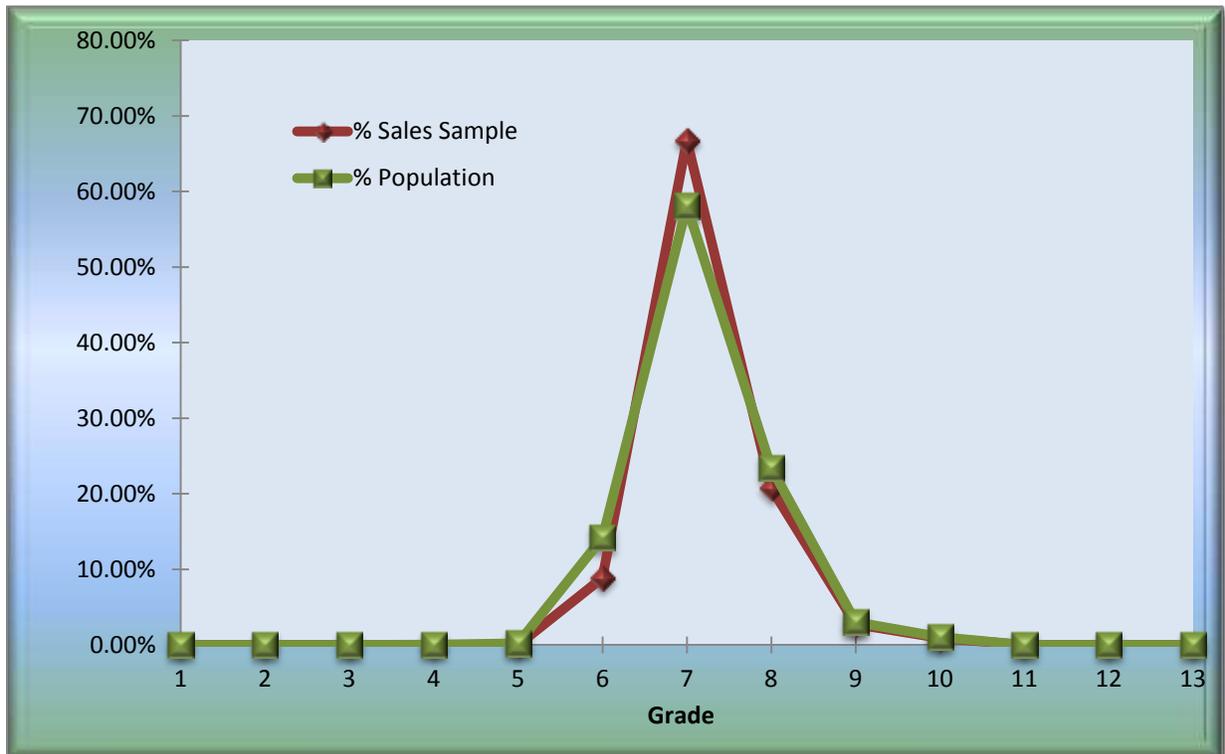
## Sales Sample Representation of Population Building Grade

### Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	68	8.87%
7	512	66.75%
8	159	20.73%
9	21	2.74%
10	7	0.91%
11	0	0.00%
12	0	0.00%
13	0	0.00%
767		

### Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.02%
5	12	0.21%
6	802	14.17%
7	3,288	58.08%
8	1,328	23.46%
9	170	3.00%
10	60	1.06%
11	0	0.00%
12	0	0.00%
13	0	0.00%
5,661		



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

## Area 086 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 1.224, resulting in an adjusted value of \$581,000 ( $\$475,000 * 1.224 = \$581,400$ ) – truncated to the nearest \$1000.

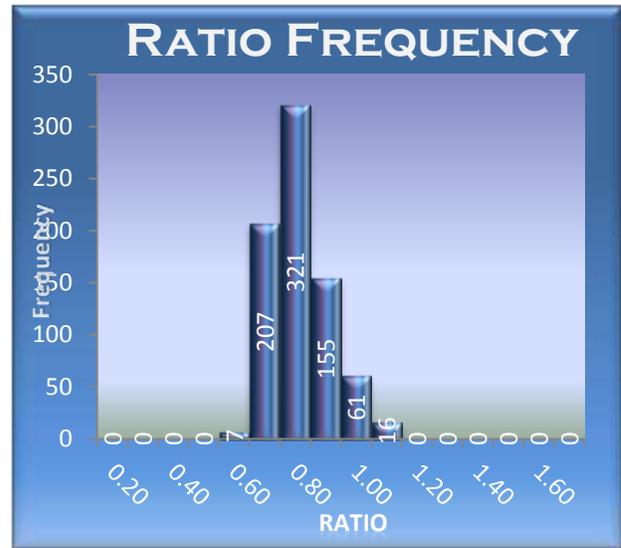
SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.196	19.6%
2/1/2011	1.207	20.7%
3/1/2011	1.216	21.6%
4/1/2011	1.224	22.4%
5/1/2011	1.232	23.2%
6/1/2011	1.239	23.9%
7/1/2011	1.245	24.5%
8/1/2011	1.250	25.0%
9/1/2011	1.254	25.4%
10/1/2011	1.257	25.7%
11/1/2011	1.259	25.9%
12/1/2011	1.260	26.0%
1/1/2012	1.261	26.1%
2/1/2012	1.260	26.0%
3/1/2012	1.259	25.9%
4/1/2012	1.257	25.7%
5/1/2012	1.254	25.4%
6/1/2012	1.250	25.0%
7/1/2012	1.245	24.5%
8/1/2012	1.239	23.9%
9/1/2012	1.232	23.2%
10/1/2012	1.224	22.4%
11/1/2012	1.215	21.5%
12/1/2012	1.206	20.6%
1/1/2013	1.195	19.5%
2/1/2013	1.184	18.4%
3/1/2013	1.173	17.3%
4/1/2013	1.159	15.9%
5/1/2013	1.145	14.5%
6/1/2013	1.130	13.0%
7/1/2013	1.115	11.5%
8/1/2013	1.098	9.8%
9/1/2013	1.080	8.0%
10/1/2013	1.061	6.1%
11/1/2013	1.042	4.2%
12/1/2013	1.022	2.2%
1/1/2014	1.000	0.0%

The time adjustment formula for Area 086 is:  $(.7827716 - 5.449533E-04 * \text{SaleDay} - 3.723173E-07 * \text{SaleDaySq} - .106423 * 0.1095176 - 4.677659E-02 * 0.1460235) / (.7827716 - .106423 * 0.1095176 - 4.677659E-02 * 0.1460235)$   
SaleDay = SaleDate - 41640  
SaleDaySq = (SaleDate - 41640)^2

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

<b>District: SE / Team: 3</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: Covington</b>	<b>1/1/2013</b>	<b>8/13/2014</b>	<b>1/2011 - 12/2013</b>
<b>Area Number: 86</b>	<b>Appr ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
	<b>JMET</b>	<b>1 to 3 Unit</b>	<b>YES</b>

<b>SAMPLE STATISTICS</b>	
<i>Sample size (n)</i>	767
<i>Mean Assessed Value</i>	218,200
<i>Mean Adj. Sales Price</i>	290,500
<i>Standard Deviation AV</i>	52,167
<i>Standard Deviation SP</i>	79,160
<b>ASSESSMENT LEVEL</b>	
<i>Arithmetic Mean Ratio</i>	0.764
<i>Median Ratio</i>	0.742
<i>Weighted Mean Ratio</i>	0.751
<b>UNIFORMITY</b>	
<i>Lowest ratio</i>	0.532
<i>Highest ratio:</i>	1.094
<i>Coefficient of Dispersion</i>	9.83%
<i>Standard Deviation</i>	0.094
<i>Coefficient of Variation</i>	12.36%
<i>Price Related Differential (PRD)</i>	1.017
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
<i>Lower limit</i>	0.736
<i>Upper limit</i>	0.748
<b>95% Confidence: Mean</b>	
<i>Lower limit</i>	0.758
<i>Upper limit</i>	0.771
<b>SAMPLE SIZE EVALUATION</b>	
<i>N (population size)</i>	5661
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.094
<b>Recommended minimum:</b>	14
<i>Actual sample size:</i>	767
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
<i># ratios below mean:</i>	458
<i># ratios above mean:</i>	309
<i>z:</i>	5.380
<b>Conclusion:</b>	<b>Non-normal</b>



**COMMENTS:**

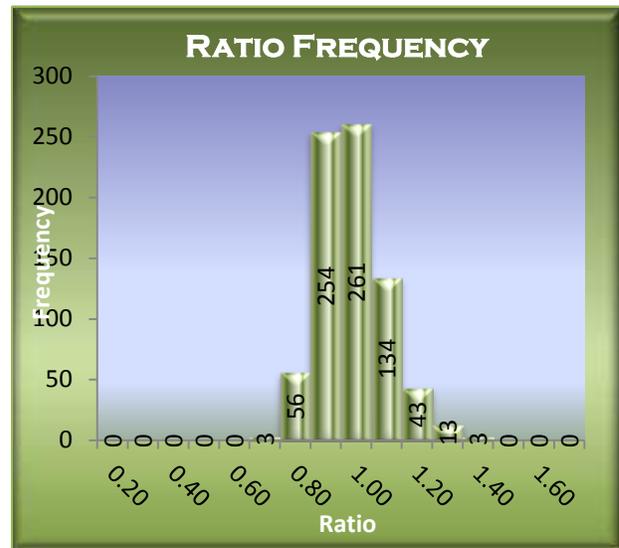
1 to 3 Unit Residences throughout Area 086

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

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

<b>District: SE / Team: 3</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: Covington</b>	<b>1/1/2014</b>	<b>8/13/2014</b>	<b>1/2011 - 12/2013</b>
	<b>Appr. ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
<b>Area Number: 86</b>	<b>JMET</b>	<b>1 to 3 Unit</b>	<b>YES</b>

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	767
<b>Mean Assessed Value</b>	268,800
<b>Mean Sales Price</b>	290,500
<b>Standard Deviation AV</b>	65,758
<b>Standard Deviation SP</b>	79,160
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.938
<b>Median Ratio</b>	0.926
<b>Weighted Mean Ratio</b>	0.925
<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.635
<b>Highest ratio:</b>	1.313
<b>Coefficient of Dispersion</b>	9.20%
<b>Standard Deviation</b>	0.109
<b>Coefficient of Variation</b>	11.57%
<b>Price Related Differential (PRD)</b>	1.014
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.915
Upper limit	0.935
<b>95% Confidence: Mean</b>	
Lower limit	0.931
Upper limit	0.946
<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	5661
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.109
<b>Recommended minimum:</b>	19
<b>Actual sample size:</b>	767
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
<b># ratios below mean:</b>	423
<b># ratios above mean:</b>	344
<b>z:</b>	2.853
<b>Conclusion:</b>	<b>Non-normal</b>



**COMMENTS:**

1 to 3 Unit Residences throughout Area 086

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

## Improved Sales Used in This Annual Update Analysis

### Area 086 -- 1 to 3 Unit Residences

Sub Area	Ngghb	Major	Minor	Sale Date	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	186581	0140	09/07/12	\$154,990	\$191,000	840	1970	VGood	9,000	N	N	25374 169TH AVE SE
1	0	179550	0160	09/18/13	\$180,000	\$193,000	960	1970	Good	8,645	N	N	26415 170TH AVE SE
1	0	186581	0340	09/13/12	\$170,000	\$209,000	1,100	1970	VGood	6,660	N	N	16925 SE 252ND PL
1	0	252205	9114	08/27/13	\$165,000	\$179,000	1,250	1961	Good	10,018	N	N	26645 167TH PL SE
1	0	809250	0620	01/23/12	\$196,000	\$247,000	1,970	1970	Good	12,800	N	N	17148 SE 267TH ST
1	0	186581	0330	10/23/12	\$175,000	\$213,000	820	1969	Good	6,660	N	N	16919 SE 252ND PL
1	0	186581	0380	01/07/11	\$160,700	\$193,000	840	2007	Avg	6,540	N	N	16930 SE 252ND PL
1	0	889860	0270	09/10/13	\$245,000	\$263,000	870	1981	Good	15,258	N	N	18420 SE 247TH PL
1	0	794220	0020	01/13/11	\$203,000	\$244,000	940	1968	Good	11,013	N	N	18550 SE 244TH PL
1	0	179640	0040	06/03/13	\$195,250	\$220,000	960	1968	Good	9,612	N	N	15621 SE 263RD PL
1	0	255080	0070	01/18/13	\$150,000	\$178,000	960	1975	Good	10,147	N	N	26719 166TH PL SE
1	0	546930	0410	10/02/12	\$131,750	\$161,000	960	1975	Good	9,576	N	N	25530 150TH PL SE
1	0	546540	0030	03/09/12	\$225,000	\$283,000	1,050	1978	Good	29,200	N	N	26710 159TH AVE SE
1	0	252205	9139	05/24/13	\$250,000	\$284,000	1,080	1978	VGood	10,018	N	N	26629 167TH PL SE
1	0	179550	0200	10/10/12	\$130,000	\$159,000	1,090	1976	Avg	8,645	N	N	26408 170TH AVE SE
1	0	809270	0020	01/21/11	\$159,000	\$191,000	1,100	1975	Good	13,432	N	N	17114 SE 267TH ST
1	0	809270	0220	04/18/11	\$175,000	\$215,000	1,100	1975	Good	20,750	N	N	26350 171ST PL SE
1	0	770150	0050	04/30/13	\$236,000	\$270,000	1,130	1980	Good	8,762	N	N	24924 183RD PL SE
1	0	809270	0490	06/27/13	\$180,000	\$201,000	1,140	1970	VGood	9,480	N	N	26413 171ST AVE SE
1	0	809200	0040	08/25/11	\$155,000	\$194,000	1,170	1967	Good	9,750	N	N	17704 SE 261ST ST
1	0	858640	0065	12/26/12	\$223,000	\$267,000	1,170	1962	Avg	20,000	N	N	26005 156TH AVE SE
1	0	186582	0230	08/13/13	\$196,000	\$214,000	1,180	1979	Avg	8,249	N	N	25417 170TH PL SE
1	0	546930	0460	05/15/12	\$183,000	\$229,000	1,180	1971	Good	7,020	N	N	25503 151ST PL SE
1	0	232981	0430	09/10/13	\$269,950	\$290,000	1,190	1989	Avg	8,502	N	N	24919 168TH PL SE
1	0	338430	0020	05/21/13	\$173,000	\$196,000	1,190	1968	Good	10,029	N	N	24011 193RD PL SE
1	0	338430	0380	12/18/12	\$175,000	\$210,000	1,190	1968	Avg	10,399	N	N	24004 193RD PL SE
1	0	809250	0110	11/01/13	\$171,000	\$178,000	1,190	1967	Avg	9,638	N	N	26019 175TH AVE SE
1	0	809250	0690	06/06/11	\$148,000	\$183,000	1,190	1968	Good	9,548	N	N	17237 SE 261ST ST
1	0	809200	0090	04/19/12	\$159,950	\$201,000	1,200	1967	Good	9,750	N	N	17522 SE 261ST ST
1	0	809250	0480	11/25/13	\$161,000	\$165,000	1,200	1967	Good	11,625	N	N	26113 172ND AVE SE
1	0	809270	0060	11/02/11	\$126,000	\$159,000	1,200	1975	Good	18,564	N	N	17119 SE 265TH ST
1	0	179550	0270	06/30/13	\$191,120	\$213,000	1,220	1965	Good	8,645	N	N	26454 170TH AVE SE
1	0	338430	0010	01/12/12	\$165,000	\$208,000	1,220	2007	Avg	9,940	N	N	24005 193RD PL SE
1	0	186580	0170	08/06/12	\$142,500	\$176,000	1,240	1969	Good	6,540	N	N	25410 168TH PL SE
1	0	289520	0210	09/11/13	\$245,000	\$263,000	1,260	1980	Good	10,578	N	N	26519 168TH PL SE

## Improved Sales Used in This Annual Update Analysis

### Area 086 -- 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
1	0	776060	0150	01/30/12	\$140,000	\$176,000	1,270	7	1977	Good	9,622	N	N	24062 196TH PL SE
1	0	794210	0040	06/23/12	\$160,000	\$199,000	1,290	7	1969	Good	15,859	N	N	24404 190TH PL SE
1	0	770150	0110	04/11/11	\$275,000	\$337,000	1,300	7	1978	Avg	21,137	N	N	24909 183RD PL SE
1	0	809270	0380	04/21/11	\$196,000	\$241,000	1,310	7	1971	VGood	12,707	N	N	16810 SE 264TH ST
1	0	809200	0180	02/10/11	\$209,950	\$254,000	1,340	7	1963	Avg	12,056	N	N	26118 177TH AVE SE
1	0	809250	0960	04/09/12	\$221,000	\$278,000	1,340	7	1969	VGood	9,600	N	N	17215 SE 262ND ST
1	0	809200	0110	04/29/13	\$237,500	\$272,000	1,350	7	1964	Avg	10,904	N	N	17751 SE 261ST ST
1	0	184313	0040	09/30/13	\$212,750	\$226,000	1,360	7	2003	Avg	5,000	N	N	16019 SE 255TH PL
1	0	179550	0110	04/01/13	\$137,756	\$160,000	1,370	7	1976	Good	8,645	N	N	26449 170TH AVE SE
1	0	809270	0560	01/13/12	\$179,000	\$226,000	1,370	7	1970	Good	9,600	N	N	26507 171ST AVE SE
1	0	338430	0210	04/07/11	\$190,000	\$233,000	1,380	7	1968	Good	9,736	N	N	19311 SE 243RD PL
1	0	252205	9188	10/11/12	\$199,000	\$243,000	1,400	7	1969	Good	43,560	N	N	25721 173RD AVE SE
1	0	186580	0440	11/29/12	\$175,000	\$211,000	1,410	7	1969	Good	9,900	N	N	25141 168TH PL SE
1	0	186582	0150	08/20/13	\$235,000	\$255,000	1,410	7	1970	Fair	7,920	N	N	25144 170TH PL SE
1	0	186582	0150	05/10/13	\$140,000	\$160,000	1,410	7	1970	Fair	7,920	N	N	25144 170TH PL SE
1	0	184313	0870	09/25/12	\$238,000	\$292,000	1,420	7	2003	Avg	5,290	N	N	25425 160TH PL SE
1	0	255082	0020	07/08/11	\$214,000	\$267,000	1,460	7	1977	Good	9,928	N	N	26809 166TH PL SE
1	0	794210	0150	02/24/12	\$145,230	\$183,000	1,470	7	1969	Good	10,625	N	N	24402 188TH AVE SE
1	0	179640	0240	05/02/11	\$150,000	\$185,000	1,490	7	1969	Good	12,015	N	N	15641 SE 262ND PL
1	0	923844	0090	04/08/13	\$232,500	\$269,000	1,490	7	2002	Avg	4,134	N	N	15720 SE 254TH PL
1	0	923844	0200	10/11/12	\$200,000	\$244,000	1,490	7	2002	Avg	4,696	N	N	15815 SE 253RD PL
1	0	232981	0180	10/15/12	\$232,950	\$284,000	1,510	7	1990	Good	7,211	N	N	25103 170TH WAY SE
1	0	232981	0290	12/19/12	\$190,000	\$228,000	1,510	7	1990	Good	7,646	N	N	25010 170TH WAY SE
1	0	186580	0240	05/09/13	\$172,600	\$197,000	1,540	7	1969	Good	6,758	N	N	25244 168TH PL SE
1	0	255080	0050	01/28/13	\$235,000	\$279,000	1,540	7	1975	Good	10,147	N	N	26705 166TH PL SE
1	0	186581	0400	04/11/12	\$162,000	\$203,000	1,550	7	1970	Good	6,540	N	N	16918 SE 252ND PL
1	0	262176	0050	12/28/12	\$239,300	\$286,000	1,550	7	1997	Avg	7,639	N	N	17504 SE 259TH PL
1	0	232980	0660	09/17/13	\$244,900	\$262,000	1,570	7	1988	Good	6,300	N	N	16726 SE 251ST ST
1	0	232981	0120	05/16/12	\$212,000	\$265,000	1,570	7	1989	Avg	9,570	N	N	25007 170TH WAY SE
1	0	262176	0200	06/04/13	\$283,000	\$319,000	1,570	7	1997	Avg	7,317	N	N	25864 175TH PL SE
1	0	262176	0240	08/21/13	\$285,000	\$310,000	1,570	7	1997	Avg	7,669	N	N	17518 SE 259TH PL
1	0	232980	0170	06/13/12	\$255,000	\$318,000	1,580	7	1988	Good	7,194	N	N	16715 SE 251ST ST
1	0	232980	0570	05/29/13	\$199,950	\$226,000	1,580	7	1988	Avg	7,234	N	N	17016 SE 251ST PL
1	0	232981	0650	12/03/13	\$220,000	\$224,000	1,580	7	1989	Avg	7,910	N	N	25024 171ST AVE SE
1	0	770150	0130	03/27/13	\$235,000	\$273,000	1,600	7	1978	Good	10,035	N	N	24921 183RD PL SE

## Improved Sales Used in This Annual Update Analysis Area 086 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	809250	0830	07/17/13	\$195,500	\$216,000	1,610	7	1964	Good	9,548	N	17416 SE 262ND ST
1	0	232980	0310	04/09/12	\$192,135	\$241,000	1,640	7	1988	Avg	6,410	N	16711 SE 251ST PL
1	0	338430	0120	01/03/12	\$169,950	\$214,000	1,650	7	1968	VGood	10,296	N	19214 SE 242ND PL
1	0	546876	0040	05/05/11	\$209,990	\$259,000	1,650	7	2009	Avg	5,022	N	16318 SE 261ST CT
1	0	546876	0060	12/20/11	\$269,500	\$340,000	1,650	7	2012	Avg	5,626	N	16310 SE 261ST CT
1	0	232981	0230	10/01/12	\$254,900	\$312,000	1,660	7	1989	Avg	9,470	N	25118 170TH WAY SE
1	0	856289	1250	03/07/11	\$245,000	\$298,000	1,660	7	2003	Avg	3,606	N	16301 SE 251ST ST
1	0	232981	0280	11/08/12	\$190,000	\$231,000	1,680	7	1990	Avg	7,792	N	25016 170TH WAY SE
1	0	794210	0330	06/15/11	\$195,400	\$243,000	1,720	7	1977	Avg	9,977	N	24621 190TH PL SE
1	0	192206	9149	05/26/11	\$275,000	\$340,000	1,740	7	1976	Avg	59,677	N	19405 SE 243RD ST
1	0	947855	0040	07/18/13	\$262,097	\$290,000	1,740	7	2012	Avg	4,500	N	25921 168TH PL SE
1	0	947855	0110	08/26/13	\$276,589	\$300,000	1,740	7	2012	Avg	4,497	N	16818 SE 259TH ST
1	0	947855	0150	11/07/12	\$235,000	\$285,000	1,740	7	2012	Avg	4,486	N	16904 SE 259TH ST
1	0	947855	0160	12/13/12	\$239,285	\$288,000	1,740	7	2012	Avg	4,587	N	16908 SE 259TH ST
1	0	947855	0220	06/10/13	\$235,724	\$265,000	1,740	7	2012	Avg	4,296	N	25920 168TH PL SE
1	0	947855	0230	06/06/13	\$250,121	\$282,000	1,740	7	2013	Avg	5,850	N	16828 SE 260TH ST
1	0	947855	0250	05/24/13	\$240,664	\$273,000	1,740	7	2012	Avg	4,082	N	25923 169TH PL SE
1	0	947855	0420	01/09/13	\$249,950	\$298,000	1,740	7	2012	Avg	4,642	N	16833 SE 260TH ST
1	0	947855	0430	05/20/13	\$244,716	\$278,000	1,740	7	2012	Avg	4,642	N	16829 SE 260TH ST
1	0	714070	0490	09/18/13	\$255,000	\$273,000	1,770	7	2011	Avg	5,000	N	24422 183RD AVE SE
1	0	714070	0490	05/18/11	\$244,950	\$303,000	1,770	7	2011	Avg	5,000	N	24422 183RD AVE SE
1	0	714070	0560	01/05/12	\$239,950	\$303,000	1,770	7	2011	Avg	5,000	N	24407 183RD CT SE
1	0	723730	0790	04/02/13	\$200,000	\$232,000	1,770	7	2004	Avg	4,124	N	16124 SE 256TH PL
1	0	923844	0260	10/24/12	\$247,500	\$301,000	1,770	7	2002	Avg	4,813	N	15720 SE 253RD PL
1	0	947850	0050	02/08/13	\$273,990	\$324,000	1,770	7	2012	Avg	4,050	N	17120 SE 261ST ST
1	0	947850	0110	12/05/11	\$266,782	\$336,000	1,770	7	2012	Avg	4,050	N	17008 SE 261ST ST
1	0	947850	0140	08/21/13	\$282,990	\$307,000	1,770	7	2012	Avg	4,500	N	16910 SE 261ST ST
1	0	947850	0170	09/04/13	\$279,990	\$302,000	1,770	7	2012	Avg	4,500	N	16828 SE 261ST ST
1	0	947850	0380	08/29/12	\$259,990	\$320,000	1,770	7	2012	Avg	4,028	N	17007 SE 261ST ST
1	0	947850	0410	10/05/11	\$261,945	\$329,000	1,770	7	2011	Avg	4,050	N	16906 SE 262ND ST
1	0	947850	0520	03/10/11	\$275,000	\$335,000	1,770	7	2010	Avg	4,656	N	16922 SE 262ND ST
1	0	947850	0830	07/08/11	\$261,532	\$326,000	1,770	7	2010	Avg	4,500	N	17017 SE 262ND ST
1	0	947850	0850	01/05/12	\$250,000	\$315,000	1,770	7	2011	Avg	4,330	N	17025 SE 262ND ST
1	0	947850	0860	03/06/12	\$229,990	\$290,000	1,770	7	2011	Avg	3,809	N	17103 SE 262ND ST
1	0	947850	0910	08/23/11	\$270,000	\$338,000	1,770	7	2011	Avg	4,500	N	17103 SE 261ST ST

## Improved Sales Used in This Annual Update Analysis Area 086 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	947850	1010	11/26/12	\$257,990	\$312,000	1,770	7	2012	Avg	4,500	N	26207 171ST PL SE
1	0	947850	1090	12/26/12	\$242,990	\$291,000	1,770	7	2012	Avg	4,053	N	26226 171ST PL SE
1	0	947850	1120	05/13/13	\$272,990	\$311,000	1,770	7	2013	Avg	4,283	N	26214 171ST PL SE
1	0	947850	1170	09/04/12	\$254,990	\$314,000	1,770	7	2012	Avg	4,479	N	26120 171ST PL SE
1	0	723730	0050	07/15/13	\$235,000	\$260,000	1,780	7	2003	Avg	4,000	N	16029 SE 258TH ST
1	0	723730	1190	07/08/13	\$266,000	\$296,000	1,780	7	2004	Avg	4,985	N	16130 SE 258TH ST
1	0	232981	0070	06/07/13	\$285,000	\$321,000	1,800	7	1989	Good	8,265	N	24903 170TH WAY SE
1	0	714070	0050	11/06/12	\$210,716	\$256,000	1,800	7	2012	Avg	6,709	N	18511 SE 240TH PL
1	0	714070	0140	12/19/12	\$212,950	\$256,000	1,800	7	2012	Avg	6,126	N	24107 187TH CT SE
1	0	714070	1380	11/29/12	\$215,232	\$260,000	1,800	7	2012	Avg	4,788	N	24317 188TH AVE SE
1	0	714070	1390	01/07/13	\$212,950	\$254,000	1,800	7	2012	Avg	12,012	N	18723 SE 244TH LN
1	0	714070	1400	12/28/12	\$220,174	\$263,000	1,800	7	2012	Avg	6,481	N	18719 SE 244TH LN
1	0	714070	1430	01/07/13	\$219,950	\$262,000	1,800	7	2012	Avg	4,719	N	24305 188TH AVE SE
1	0	714070	1440	03/21/13	\$216,950	\$253,000	1,800	7	2012	Avg	4,203	N	24309 188TH AVE SE
1	0	714070	1450	12/21/12	\$217,929	\$261,000	1,800	7	2012	Avg	4,868	N	18710 SE 244TH LN
1	0	809250	0070	02/18/11	\$275,000	\$333,000	1,820	7	1964	VGood	22,140	N	26001 175TH AVE SE
1	0	179640	0050	03/27/13	\$240,000	\$279,000	1,850	7	1968	Avg	9,612	N	15627 SE 263RD PL
1	0	232980	0030	09/17/13	\$255,000	\$273,000	1,850	7	1987	Avg	6,510	N	16625 SE 251ST ST
1	0	723730	0550	06/13/13	\$263,950	\$297,000	1,880	7	2004	Avg	4,000	N	25816 163RD AVE SE
1	0	723730	0550	06/11/12	\$225,000	\$281,000	1,880	7	2004	Avg	4,000	N	25816 163RD AVE SE
1	0	723730	1200	03/28/12	\$215,000	\$270,000	1,880	7	2004	Avg	4,692	N	16126 SE 258TH ST
1	0	723730	1220	10/16/13	\$259,900	\$273,000	1,880	7	2004	Avg	4,505	N	16118 SE 258TH ST
1	0	714070	0510	03/08/11	\$250,000	\$304,000	1,900	7	2011	Avg	4,999	N	24414 183RD AVE SE
1	0	809250	1160	02/15/12	\$176,000	\$222,000	1,900	7	1969	Avg	9,600	N	17304 SE 264TH ST
1	0	856289	0200	06/19/12	\$270,000	\$337,000	1,900	7	2003	Avg	4,673	N	16225 SE 250TH PL
1	0	856289	1260	09/18/13	\$279,900	\$299,000	1,900	7	2003	Avg	3,600	N	16305 SE 251ST ST
1	0	714070	0080	02/28/13	\$217,000	\$255,000	1,910	7	2012	Avg	4,445	N	24103 185TH PL SE
1	0	714070	0090	03/13/13	\$214,950	\$251,000	1,910	7	2012	Avg	4,530	N	24107 185TH PL SE
1	0	714070	1410	03/11/13	\$214,950	\$251,000	1,910	7	2012	Avg	4,688	N	18716 SE 244TH LN
1	0	184313	0900	03/07/12	\$222,000	\$279,000	1,920	7	2003	Avg	5,689	N	16021 SE 254TH ST
1	0	232981	0580	05/01/13	\$250,000	\$286,000	1,920	7	1989	Avg	9,184	N	17142 SE 248TH PL
1	0	184313	0570	01/07/13	\$239,950	\$286,000	1,950	7	2003	Avg	4,556	N	15912 SE 255TH ST
1	0	184313	0860	09/12/13	\$265,100	\$284,000	1,950	7	2003	Avg	5,331	N	25433 160TH PL SE
1	0	947855	0060	03/04/13	\$270,500	\$317,000	1,950	7	2012	Avg	5,000	N	25913 168TH PL SE
1	0	947855	0120	05/22/13	\$270,195	\$307,000	1,950	7	2012	Avg	4,464	N	16822 SE 259TH ST

## Improved Sales Used in This Annual Update Analysis Area 086 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	947855	0130	04/22/13	\$279,143	\$321,000	1,950	7	2013	Avg	4,471	N	16826 SE 259TH ST
1	0	947855	0180	03/11/13	\$269,643	\$315,000	1,950	7	2013	Avg	4,165	N	25904 168TH PL SE
1	0	947855	0210	08/14/13	\$285,142	\$311,000	1,950	7	2013	Avg	4,168	N	25916 168TH PL SE
1	0	947855	0270	07/12/13	\$285,990	\$317,000	1,950	7	2013	Avg	4,050	N	25915 169TH PL SE
1	0	947855	0320	05/21/13	\$282,645	\$321,000	1,950	7	2013	Avg	4,758	N	25906 169TH PL SE
1	0	947855	0330	06/10/13	\$290,300	\$327,000	1,950	7	2013	Avg	4,050	N	25910 169TH PL SE
1	0	947855	0350	12/27/12	\$279,057	\$334,000	1,950	7	2012	Avg	4,050	N	25918 169TH PL SE
1	0	947855	0370	03/18/13	\$267,443	\$312,000	1,950	7	2012	Avg	4,688	N	25926 169TH PL SE
1	0	947855	0390	04/08/13	\$267,899	\$310,000	1,950	7	2013	Avg	5,146	N	26010 169TH PL SE
1	0	923844	0240	09/13/12	\$200,000	\$246,000	1,970	7	2002	Avg	4,500	N	15730 SE 253RD PL
1	0	186580	0360	09/12/12	\$163,900	\$201,000	1,980	7	1969	Good	7,313	N	25229 168TH PL SE
1	0	262176	0080	06/20/11	\$282,000	\$350,000	1,980	7	1997	Avg	8,586	N	25885 175TH PL SE
1	0	794210	0230	08/29/11	\$184,000	\$231,000	1,980	7	1968	Good	10,147	N	18859 SE 244TH PL
1	0	947850	0020	02/12/13	\$293,480	\$346,000	1,980	7	2013	Avg	5,407	N	17128 SE 261ST ST
1	0	947850	0040	02/14/13	\$298,201	\$351,000	1,980	7	2012	Avg	4,495	N	17124 SE 261ST ST
1	0	947850	0060	12/17/12	\$283,485	\$340,000	1,980	7	2012	Avg	4,050	N	17116 SE 261ST ST
1	0	947850	0070	06/12/12	\$295,000	\$368,000	1,980	7	2012	Avg	4,050	N	17112 SE 261ST ST
1	0	947850	0090	05/07/12	\$272,990	\$342,000	1,980	7	2012	Avg	4,050	N	17016 SE 261ST ST
1	0	947850	0160	05/16/13	\$319,990	\$364,000	1,980	7	2012	Avg	4,500	N	16832 SE 261ST ST
1	0	947850	0180	07/24/13	\$331,396	\$365,000	1,980	7	2012	Avg	4,500	N	16824 261ST AVE NE
1	0	947850	0200	06/27/13	\$293,233	\$327,000	1,980	7	2013	Avg	4,550	N	26037 168TH PL SE
1	0	947850	0220	09/10/13	\$307,185	\$330,000	1,980	7	2012	Avg	4,500	N	26105 168TH PL SE
1	0	947850	0300	11/11/13	\$289,990	\$300,000	1,980	7	2013	Avg	4,245	N	26207 168TH PL SE
1	0	947850	0330	10/11/13	\$332,403	\$351,000	1,980	7	2011	Avg	4,424	N	16819 SE 261ST ST
1	0	947850	0360	08/28/13	\$315,000	\$341,000	1,980	7	2012	Avg	4,549	N	17003 SE 261ST ST
1	0	947850	0360	07/09/12	\$266,939	\$332,000	1,980	7	2012	Avg	4,549	N	17003 SE 261ST ST
1	0	947850	0400	04/26/12	\$259,990	\$326,000	1,980	7	2012	Avg	4,141	N	26103 170TH PL SE
1	0	947850	0450	07/28/11	\$279,990	\$350,000	1,980	7	2010	Avg	4,385	N	17014 SE 262ND ST
1	0	947850	0470	04/11/11	\$281,990	\$346,000	1,980	7	2010	Avg	4,198	N	17006 SE 262ND ST
1	0	947850	0480	06/21/11	\$282,797	\$351,000	1,980	7	2010	Avg	4,525	N	17004 SE 262ND ST
1	0	947850	0510	12/11/13	\$299,000	\$303,000	1,980	7	2010	Avg	4,265	N	16926 SE 262ND ST
1	0	947850	0510	01/06/11	\$296,682	\$355,000	1,980	7	2010	Avg	4,265	N	16926 SE 262ND ST
1	0	947850	0780	04/26/11	\$284,990	\$351,000	1,980	7	2010	Avg	4,500	N	16927 SE 262ND ST
1	0	947850	0790	06/16/11	\$284,990	\$354,000	1,980	7	2010	Avg	4,500	N	17001 SE 262ND ST
1	0	947850	0810	10/25/12	\$285,000	\$347,000	1,980	7	2010	Avg	4,500	N	17009 SE 262ND ST

## Improved Sales Used in This Annual Update Analysis Area 086 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	947850	0810	05/25/11	\$277,920	\$344,000	1,980	7	2010	Avg	4,500	N	17009 SE 262ND ST
1	0	947850	0890	09/29/11	\$275,000	\$346,000	1,980	7	2011	Avg	4,420	N	26122 170TH PL SE
1	0	947850	0940	03/01/12	\$290,068	\$365,000	1,980	7	2012	Avg	4,616	N	26104 170TH PL SE
1	0	947850	0950	08/10/12	\$272,695	\$337,000	1,980	7	2012	Avg	4,500	N	17119 SE 261ST ST
1	0	947850	1020	11/02/12	\$266,878	\$324,000	1,980	7	2012	Avg	4,500	N	26211 171ST PL SE
1	0	947850	1100	12/10/12	\$264,990	\$319,000	1,980	7	2012	Avg	4,530	N	26222 171ST PL SE
1	0	947850	1140	03/12/13	\$277,883	\$325,000	1,980	7	2012	Avg	4,361	N	26206 171ST PL SE
1	0	947850	1160	10/26/12	\$264,873	\$322,000	1,980	7	2012	Avg	4,440	N	26124 171ST PL SE
1	0	184313	0600	01/18/13	\$255,000	\$303,000	2,000	7	2003	Good	4,942	N	15826 SE 255TH ST
1	0	232980	0400	11/08/13	\$255,000	\$264,000	2,000	7	1988	Avg	7,000	N	25107 170TH PL SE
1	0	809200	0120	03/13/13	\$234,000	\$273,000	2,020	7	1964	Good	9,750	N	17743 SE 261ST ST
1	0	714070	0500	07/01/11	\$255,000	\$317,000	2,040	7	2011	Avg	5,000	N	24418 183RD AVE SE
1	0	714070	0590	11/17/11	\$255,000	\$321,000	2,040	7	2011	Avg	5,923	N	24419 183RD CT SE
1	0	714070	0610	12/02/11	\$259,950	\$328,000	2,050	7	2011	Avg	4,443	N	24427 183RD CT SE
1	0	947850	0710	07/26/13	\$256,400	\$282,000	2,130	7	2008	Avg	4,500	N	17014 SE 263RD ST
1	0	714070	1300	11/17/11	\$225,000	\$283,000	2,150	7	2008	Avg	4,441	N	18413 SE 242ND CT
1	0	714070	1330	08/31/12	\$237,170	\$292,000	2,150	7	2009	Avg	5,103	N	18416 SE 242ND CT
1	0	723730	0980	04/03/12	\$252,000	\$317,000	2,150	7	2003	Avg	5,711	N	25712 160TH PL SE
1	0	723730	0400	01/07/11	\$260,000	\$312,000	2,200	7	2004	Avg	6,065	N	25932 161ST CT SE
1	0	723730	1260	10/23/12	\$230,000	\$280,000	2,200	7	2004	Avg	4,691	N	16102 SE 258TH ST
1	0	947850	0010	01/25/13	\$320,590	\$380,000	2,200	7	2013	Avg	7,667	N	17130 SE 261ST ST
1	0	947850	0030	01/14/13	\$301,148	\$359,000	2,200	7	2013	Avg	5,126	N	17126 SE 261ST ST
1	0	947850	0080	04/10/12	\$279,990	\$352,000	2,200	7	2012	Avg	4,050	N	17020 SE 261ST ST
1	0	947850	0100	11/22/11	\$305,037	\$384,000	2,200	7	2012	Avg	4,050	N	17012 SE 261ST ST
1	0	947850	0120	12/07/11	\$305,031	\$385,000	2,200	7	2012	Avg	4,141	N	17004 SE 261ST ST
1	0	947850	0130	04/03/13	\$320,654	\$371,000	2,200	7	2013	Avg	7,716	N	16914 SE 261ST ST
1	0	947850	0150	04/17/13	\$329,990	\$380,000	2,200	7	2012	Avg	4,500	N	16906 SE 261ST ST
1	0	947850	0190	07/15/13	\$361,394	\$400,000	2,200	7	2012	Avg	4,821	N	16820 SE 261ST ST
1	0	947850	0210	09/03/13	\$309,990	\$334,000	2,200	7	2013	Avg	4,500	N	26101 168TH PL SE
1	0	947850	0230	08/26/13	\$313,990	\$340,000	2,200	7	2012	Avg	4,500	N	26109 168TH PL SE
1	0	947850	0250	10/21/13	\$319,283	\$335,000	2,200	7	2012	Avg	4,500	N	26117 168TH PL SE
1	0	947850	0340	09/24/13	\$344,990	\$368,000	2,200	7	2011	Avg	4,275	N	16823 SE 261ST ST
1	0	947850	0350	10/09/12	\$289,990	\$354,000	2,200	7	2012	Avg	5,491	N	17001 SE 261ST ST
1	0	947850	0370	03/19/13	\$289,990	\$338,000	2,200	7	2012	Avg	4,510	N	17005 SE 261ST ST
1	0	947850	0390	04/10/12	\$283,020	\$355,000	2,200	7	2012	Avg	4,162	N	17009 SE 262ND ST

## Improved Sales Used in This Annual Update Analysis

### Area 086 -- 1 to 3 Unit Residences

Sub Area	Ng hb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	947850	0420	04/05/12	\$270,590	\$340,000	2,200	7	2011	Avg	4,050	N	N	26111 170TH PL SE
1	0	947850	0430	01/10/12	\$295,577	\$373,000	2,200	7	2011	Avg	4,105	N	N	26115 170TH PL SE
1	0	947850	0440	03/25/11	\$289,990	\$354,000	2,200	7	2010	Avg	4,516	N	N	17018 SE 262ND ST
1	0	947850	0460	05/17/11	\$287,990	\$356,000	2,200	7	2010	Avg	4,358	N	N	17010 SE 262ND ST
1	0	947850	0490	03/08/11	\$291,350	\$355,000	2,200	7	2010	Avg	4,505	N	N	17002 SE 262ND ST
1	0	947850	0820	04/22/11	\$289,990	\$357,000	2,200	7	2010	Avg	4,500	N	N	17013 SE 262ND ST
1	0	947850	0840	06/26/11	\$293,000	\$364,000	2,200	7	2010	Avg	4,686	N	N	17021 SE 262ND ST
1	0	947850	0870	06/23/11	\$289,990	\$360,000	2,200	7	2010	Avg	5,154	N	N	17107 SE 262ND ST
1	0	947850	0880	07/22/11	\$292,490	\$365,000	2,200	7	2011	Avg	4,971	N	N	26200 170TH PL SE
1	0	947850	0900	12/04/11	\$305,079	\$385,000	2,200	7	2011	Avg	4,500	N	N	26120 170TH PL SE
1	0	947850	0920	06/11/12	\$273,650	\$342,000	2,200	7	2011	Avg	4,500	N	N	26112 170TH PL SE
1	0	947850	0930	12/08/11	\$302,306	\$381,000	2,200	7	2011	Avg	4,500	N	N	26108 170TH PL SE
1	0	947850	0960	09/25/12	\$293,342	\$360,000	2,200	7	2012	Avg	4,462	N	N	17123 SE 261ST ST
1	0	947850	1000	10/09/12	\$289,973	\$354,000	2,200	7	2012	Avg	4,500	N	N	26203 171ST PL SE
1	0	947850	1130	02/15/13	\$312,375	\$368,000	2,200	7	2013	Avg	4,322	N	N	26210 171ST PL SE
1	0	947850	1150	09/10/12	\$301,647	\$371,000	2,200	7	2012	Avg	4,400	N	N	26202 171ST PL SE
1	0	947850	1180	04/22/13	\$319,990	\$368,000	2,200	7	2012	Avg	4,517	N	N	26116 171ST PL SE
1	0	923844	0220	02/29/12	\$249,950	\$315,000	2,230	7	2002	Avg	4,950	N	N	15808 SE 253RD PL
1	0	184313	0090	08/05/13	\$250,000	\$274,000	2,240	7	2003	Avg	5,060	N	N	16107 SE 255TH PL
1	0	184313	0300	03/26/13	\$231,500	\$269,000	2,250	7	2003	Avg	4,906	N	N	16012 SE 254TH ST
1	0	947855	0410	07/25/12	\$278,000	\$345,000	2,290	7	2012	Avg	4,642	N	N	16907 SE 260TH ST
1	0	714070	0620	04/26/12	\$268,000	\$336,000	2,320	7	2011	Avg	8,378	N	N	24505 183RD CT SE
1	0	184313	0130	11/04/13	\$299,950	\$312,000	2,330	7	2003	Avg	5,000	N	N	25438 161ST AVE SE
1	0	184313	0130	02/25/11	\$249,900	\$303,000	2,330	7	2003	Avg	5,000	N	N	25438 161ST AVE SE
1	0	947855	0050	08/27/13	\$314,778	\$341,000	2,330	7	2013	Avg	4,500	N	N	25917 168TH PL SE
1	0	947855	0080	08/19/13	\$309,990	\$337,000	2,330	7	2013	Avg	4,498	N	N	25905 168TH PL SE
1	0	947855	0190	08/27/13	\$300,803	\$326,000	2,330	7	2013	Avg	4,102	N	N	25908 168TH PL SE
1	0	947855	0240	11/20/12	\$290,576	\$351,000	2,330	7	2013	Avg	5,850	N	N	16832 SE 260TH ST
1	0	947855	0340	06/28/13	\$315,746	\$352,000	2,330	7	2013	Avg	4,050	N	N	25914 169TH PL SE
1	0	947855	0380	08/29/13	\$295,840	\$320,000	2,330	7	2013	Avg	4,284	N	N	26006 169TH PL SE
1	0	723730	0580	07/03/13	\$268,303	\$299,000	2,350	7	2004	Avg	4,658	N	N	25804 163RD AVE SE
1	0	723730	0620	01/04/12	\$220,395	\$278,000	2,350	7	2004	Avg	5,884	N	N	25718 163RD AVE SE
1	0	723730	1240	03/14/13	\$245,000	\$286,000	2,350	7	2004	Avg	4,573	N	N	16110 SE 258TH ST
1	0	947855	0360	09/25/12	\$292,678	\$359,000	2,360	7	2012	Avg	5,185	N	N	25922 169TH PL SE
1	0	184313	0330	07/16/12	\$230,000	\$286,000	2,370	7	2003	Avg	5,692	N	N	16005 SE 253RD PL

## Improved Sales Used in This Annual Update Analysis Area 086 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	947855	0170	08/01/12	\$293,325	\$363,000	2,390	7	2012	Avg	6,282	N	16912 SE 259TH ST
1	0	723730	0090	02/28/13	\$289,750	\$340,000	2,400	7	2003	Avg	4,548	N	16109 SE 258TH ST
1	0	723730	0290	02/10/12	\$250,000	\$315,000	2,400	7	2004	Avg	4,496	N	16117 SE 259TH CT
1	0	723730	0700	07/22/13	\$278,001	\$307,000	2,400	7	2004	Avg	4,727	N	25616 162ND PL SE
1	0	723730	0830	04/29/11	\$240,000	\$296,000	2,400	7	2003	Avg	5,240	N	16026 SE 256TH PL
1	0	723730	1140	06/11/13	\$315,000	\$354,000	2,400	7	2004	Avg	4,870	N	25627 162ND PL SE
1	0	723730	0160	07/10/13	\$275,000	\$305,000	2,410	7	2004	Avg	5,046	N	25729 163RD AVE SE
1	0	723730	0870	08/01/11	\$225,900	\$282,000	2,410	7	2004	Avg	6,646	N	25609 160TH PL SE
1	0	714070	0550	11/16/11	\$264,950	\$334,000	2,440	7	2011	Avg	5,469	N	24403 183RD CT SE
1	0	947855	0070	07/29/13	\$321,257	\$353,000	2,460	7	2013	Avg	4,500	N	25909 168TH PL SE
1	0	947855	0140	10/25/13	\$319,990	\$335,000	2,460	7	2013	Avg	4,479	N	16830 SE 259TH ST
1	0	947855	0200	08/27/13	\$315,158	\$341,000	2,460	7	2013	Avg	4,135	N	25912 168TH PL SE
1	0	947855	0260	07/12/13	\$319,990	\$355,000	2,460	7	2013	Avg	4,050	N	25919 169TH PL SE
1	0	947855	0280	09/24/13	\$325,000	\$346,000	2,460	7	2013	Avg	4,050	N	25911 169TH PL SE
1	0	714070	0600	01/09/12	\$279,950	\$353,000	2,510	7	2011	Avg	5,837	N	24423 183RD CT SE
1	0	714070	1280	03/22/12	\$249,950	\$314,000	2,610	7	2008	Avg	4,619	N	18407 SE 242ND CT
1	0	614765	0020	06/14/12	\$230,000	\$287,000	2,730	7	2005	Avg	4,545	N	24315 181ST PL SE
1	0	614765	0030	12/27/12	\$235,000	\$281,000	2,730	7	2005	Avg	4,545	N	24309 ` 181ST PL SE
1	0	614765	0080	02/07/11	\$250,000	\$302,000	2,730	7	2005	Avg	4,590	N	24223 181ST PL SE
1	0	614765	0390	09/14/12	\$249,950	\$307,000	2,730	7	2005	Avg	7,282	N	18221 SE 244TH PL
1	0	614765	0390	02/17/11	\$232,000	\$281,000	2,730	7	2005	Avg	7,282	N	18221 SE 244TH PL
1	0	614765	0070	06/13/11	\$225,000	\$279,000	2,800	7	2005	Avg	4,589	N	24229 181ST PL SE
1	0	184313	0140	03/01/13	\$260,000	\$305,000	2,860	7	2003	Avg	5,000	N	25432 161ST AVE SE
1	0	184313	0510	07/10/12	\$295,000	\$367,000	2,860	7	2003	Avg	5,553	N	15824 SE 254TH PL
1	0	184313	0540	05/22/13	\$315,000	\$358,000	2,860	7	2003	Avg	5,488	N	15829 SE 254TH PL
1	0	184313	0740	06/22/13	\$300,000	\$336,000	2,860	7	2003	Avg	5,000	N	25427 161ST AVE SE
1	0	714070	1320	06/01/11	\$275,000	\$341,000	2,960	7	2008	Avg	4,420	N	18419 SE 242ND CT
1	0	723730	0880	06/21/11	\$291,500	\$362,000	2,960	7	2004	Avg	4,262	N	25613 160TH PL SE
1	0	614765	0140	07/09/13	\$288,500	\$320,000	3,020	7	2005	Avg	6,432	N	18114 SE 242ND ST
1	0	614765	0270	11/11/11	\$225,000	\$283,000	3,020	7	2005	Avg	6,930	N	18108 SE 244TH ST
1	0	614765	0460	03/27/13	\$287,000	\$333,000	3,020	7	2005	Avg	5,200	N	24511 183RD AVE SE
1	0	614765	0130	04/13/12	\$235,000	\$295,000	3,130	7	2005	Avg	5,613	N	18110 SE 242ND ST
1	0	614765	0290	08/21/13	\$300,000	\$326,000	3,130	7	2006	Avg	5,997	N	18116 SE 244TH ST
1	0	714070	0220	06/27/12	\$255,000	\$318,000	3,350	7	2007	Avg	7,235	N	24118 187TH CT SE
1	0	262175	0200	07/03/13	\$277,500	\$309,000	1,180	8	1997	Avg	7,248	N	25768 174TH PL SE

## Improved Sales Used in This Annual Update Analysis Area 086 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	775490	0060	09/17/12	\$256,000	\$314,000	1,330	8	1974	Good	18,900	N	25314 167TH PL SE
1	0	019350	0170	08/12/13	\$220,000	\$240,000	1,490	8	1968	Good	10,080	N	14908 SE 271ST PL
1	0	714070	0870	04/04/13	\$299,987	\$347,000	1,530	8	2013	Avg	6,573	N	24314 185TH LOOP SE
1	0	019350	0040	11/30/11	\$159,950	\$202,000	1,560	8	1968	Avg	9,680	N	27020 150TH PL SE
1	0	151591	0340	09/26/13	\$275,000	\$293,000	1,560	8	1994	Avg	9,963	N	26002 159TH PL SE
1	0	714070	0860	08/22/12	\$293,492	\$362,000	1,580	8	2012	Avg	7,156	N	24316 185TH LOOP SE
1	0	019350	0150	08/14/13	\$244,950	\$267,000	1,640	8	1967	Good	11,990	N	27033 150TH PL SE
1	0	756945	0070	06/02/11	\$240,000	\$297,000	1,680	8	2003	Avg	3,825	N	16206 SE 260TH ST
1	0	770150	0100	06/10/11	\$355,000	\$440,000	1,700	8	1977	Avg	37,736	N	24903 183RD PL SE
1	0	809250	0140	07/05/12	\$185,000	\$230,000	1,700	8	1964	Good	9,638	N	26016 174TH AVE SE
1	0	262175	0220	07/18/11	\$264,950	\$331,000	1,790	8	1997	Avg	6,783	N	25760 174TH PL SE
1	0	756945	0160	03/18/11	\$225,000	\$275,000	1,800	8	2003	Avg	6,196	N	25935 161ST CT SE
1	0	756945	0320	04/25/11	\$245,000	\$301,000	1,800	8	2004	Avg	5,134	N	16131 SE 260TH ST
1	0	262175	0010	09/11/12	\$285,000	\$350,000	1,810	8	1997	Avg	9,082	N	17464 SE 257TH ST
1	0	001190	0050	12/16/11	\$222,300	\$280,000	1,850	8	2004	Avg	4,500	N	15510 SE 252ND PL
1	0	262175	0672	08/29/11	\$249,000	\$312,000	1,850	8	2004	Avg	10,333	N	17302 SE 257TH ST
1	0	714070	0820	01/04/13	\$249,950	\$299,000	1,860	8	2012	Avg	5,008	N	24402 184TH CT SE
1	0	775490	0190	03/22/11	\$244,000	\$298,000	1,900	8	1976	Avg	23,000	N	16521 SE 254TH PL
1	0	279980	0570	01/23/12	\$222,500	\$280,000	1,910	8	2004	Avg	5,234	N	26305 165TH PL SE
1	0	950720	0780	07/11/13	\$285,000	\$316,000	1,910	8	2005	Avg	4,835	N	16511 SE 260TH ST
1	0	001190	0080	11/20/12	\$231,000	\$279,000	1,920	8	2004	Avg	4,800	N	15420 SE 252ND PL
1	0	809200	0160	05/04/12	\$202,000	\$253,000	1,950	8	1966	Good	9,750	N	17715 SE 261ST ST
1	0	262175	0671	10/24/11	\$249,950	\$315,000	1,960	8	2004	Avg	9,830	N	17230 SE 257TH ST
1	0	262205	9170	11/21/11	\$204,900	\$258,000	1,960	8	1995	Avg	11,632	N	26926 150TH PL SE
1	0	714070	1260	04/11/11	\$262,000	\$321,000	1,990	8	2007	Avg	5,612	N	24317 185TH LOOP SE
1	0	262205	9198	10/03/13	\$294,950	\$313,000	2,020	8	2013	Avg	4,163	N	25610 158TH PL SE
1	0	279980	0200	11/04/11	\$225,900	\$284,000	2,030	8	2004	Avg	6,937	N	16627 SE 262ND PL
1	0	279980	0240	03/22/11	\$239,900	\$293,000	2,030	8	2004	Avg	5,216	N	16706 SE 262ND PL
1	0	669900	0580	12/11/13	\$245,000	\$249,000	2,030	8	2002	Avg	5,000	N	25718 179TH PL SE
1	0	950720	0500	04/11/12	\$241,000	\$303,000	2,030	8	2004	Avg	5,868	N	26041 167TH PL SE
1	0	665470	0480	01/11/13	\$242,000	\$288,000	2,050	8	2003	Avg	7,358	N	18307 SE 246TH ST
1	0	192206	9046	06/25/13	\$310,000	\$347,000	2,060	8	1995	Avg	82,764	N	25000 180TH AVE SE
1	0	665470	0060	08/02/11	\$223,000	\$279,000	2,060	8	2003	Avg	6,998	N	18108 SE 246TH ST
1	0	184310	0360	05/29/12	\$261,000	\$326,000	2,070	8	1989	Avg	7,000	N	16132 SE 252ND PL
1	0	262175	0450	06/25/12	\$311,000	\$387,000	2,080	8	1998	Avg	7,222	N	25724 176TH PL SE

## Improved Sales Used in This Annual Update Analysis Area 086 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	669900	0370	08/12/11	\$203,000	\$254,000	2,090	8	2002	Avg	4,791	N	25820 178TH PL SE
1	0	714070	0830	05/16/12	\$257,950	\$323,000	2,090	8	2012	Avg	4,872	N	18411 SE 244TH ST
1	0	192206	9197	10/31/11	\$500,000	\$630,000	2,120	8	1994	Avg	206,474	N	24906 180TH AVE SE
1	0	714070	0280	02/14/11	\$255,000	\$309,000	2,140	8	2009	Avg	4,954	N	24105 184TH AVE SE
1	0	714070	0310	05/24/13	\$289,000	\$328,000	2,140	8	2010	Avg	5,109	N	24111 184TH AVE SE
1	0	714070	1120	09/10/13	\$292,500	\$314,000	2,140	8	2010	Avg	5,000	N	24105 185TH LOOP SE
1	0	756945	0250	10/13/11	\$275,000	\$346,000	2,170	8	2003	Avg	5,104	N	16105 SE 260TH ST
1	0	714070	0900	03/13/13	\$329,950	\$385,000	2,200	8	2012	Avg	4,600	N	24308 185TH LOOP SE
1	0	252205	9084	05/06/13	\$259,100	\$296,000	2,210	8	1959	Avg	47,930	Y	25826 168TH AVE SE
1	0	950720	0110	10/10/11	\$199,000	\$250,000	2,210	8	2005	Avg	4,500	N	16530 SE 260TH ST
1	0	546720	0070	04/10/13	\$340,600	\$393,000	2,240	8	1998	Avg	8,590	N	14806 SE 267TH ST
1	0	689251	0100	09/27/12	\$270,000	\$331,000	2,260	8	2002	Avg	4,945	N	15631 SE 255TH PL
1	0	775490	0200	12/30/11	\$232,000	\$293,000	2,260	8	1973	Good	19,182	N	16529 SE 254TH PL
1	0	714070	0480	11/19/13	\$235,000	\$242,000	2,280	8	2006	Avg	5,206	N	24319 184TH AVE SE
1	0	951085	0030	07/02/13	\$335,500	\$374,000	2,310	8	2013	Avg	8,689	N	25425 155TH AVE SE
1	0	714070	0840	08/16/12	\$274,950	\$340,000	2,330	8	2012	Avg	4,799	N	18415 SE 244TH ST
1	0	689250	0040	04/30/13	\$305,000	\$350,000	2,360	8	2001	Avg	5,250	N	25416 155TH AVE SE
1	0	689250	0160	02/13/12	\$240,900	\$304,000	2,360	8	2000	Avg	5,371	N	25407 155TH AVE SE
1	0	179632	0040	03/14/13	\$287,990	\$336,000	2,380	8	2013	Avg	5,354	N	15827 265TH CT SE
1	0	665470	0220	09/14/11	\$300,000	\$377,000	2,400	8	2003	Avg	11,786	N	18329 SE 247TH ST
1	0	856289	1150	05/08/12	\$270,000	\$338,000	2,400	8	2001	Avg	3,643	N	16201 SE 251ST ST
1	0	179632	0010	02/12/13	\$284,990	\$336,000	2,410	8	2013	Avg	4,465	N	15839 265TH CT SE
1	0	856289	0340	05/09/11	\$327,000	\$403,000	2,410	8	2002	Avg	6,243	N	25008 161ST PL SE
1	0	856289	0980	06/27/12	\$289,950	\$361,000	2,410	8	2003	Avg	5,391	N	16009 SE 251ST ST
1	0	179632	0080	08/02/13	\$295,990	\$325,000	2,420	8	2013	Avg	4,092	N	15840 SE 265TH CT
1	0	262205	9197	05/08/13	\$314,950	\$360,000	2,420	8	2013	Avg	8,404	N	25618 158TH PL SE
1	0	279980	0040	09/17/13	\$245,000	\$262,000	2,420	8	2004	Avg	5,888	N	26312 165TH PL SE
1	0	279980	0160	02/14/13	\$259,900	\$306,000	2,420	8	2004	Avg	4,750	N	16613 SE 262ND PL
1	0	279980	0710	05/21/12	\$250,000	\$313,000	2,420	8	2003	Avg	4,750	N	16432 SE 263RD ST
1	0	714070	0460	05/10/13	\$232,000	\$265,000	2,420	8	2006	Avg	4,694	N	24311 184TH AVE SE
1	0	756945	0090	12/27/11	\$240,000	\$303,000	2,420	8	2003	Avg	3,825	N	16124 SE 260TH ST
1	0	756945	0350	05/09/13	\$245,000	\$280,000	2,420	8	2003	Avg	4,597	N	26024 162ND AVE SE
1	0	856289	0310	05/24/13	\$359,000	\$407,000	2,430	8	2002	Avg	6,255	N	16214 SE 250TH PL
1	0	856289	0740	06/05/12	\$317,750	\$397,000	2,430	8	2001	Avg	6,413	N	16106 SE 250TH CT
1	0	202206	9059	08/28/13	\$400,000	\$433,000	2,440	8	2007	Avg	25,719	N	19824 SE WAX RD

## Improved Sales Used in This Annual Update Analysis Area 086 -- 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
1	0	669900	0040	04/03/12	\$215,000	\$270,000	2,460	8	2001	Avg	5,000	N	N	25707 177TH PL SE
1	0	669900	0160	03/25/13	\$273,000	\$317,000	2,460	8	2002	Avg	5,538	N	N	25831 177TH PL SE
1	0	669900	1520	11/21/12	\$245,000	\$296,000	2,460	8	2002	Avg	5,091	N	N	17814 SE 259TH ST
1	0	756945	0050	12/10/13	\$290,000	\$294,000	2,460	8	2003	Avg	3,825	N	N	16214 SE 260TH ST
1	0	756945	0130	08/02/12	\$254,000	\$315,000	2,460	8	2003	Avg	4,249	N	N	16108 SE 260TH ST
1	0	184310	0330	06/20/11	\$295,000	\$367,000	2,480	8	1989	Avg	11,765	N	N	16148 SE 252ND PL
1	0	252205	9201	06/22/11	\$301,125	\$374,000	2,490	8	1965	Good	122,403	N	N	17015 SE 256TH ST
1	0	179632	0020	12/28/12	\$289,990	\$347,000	2,518	8	2013	Avg	4,230	N	N	15833 265TH CT SE
1	0	714070	0700	09/14/12	\$277,301	\$341,000	2,520	8	2012	Avg	4,888	N	N	24408 183RD CT SE
1	0	151591	0040	06/14/13	\$364,165	\$409,000	2,530	8	1993	Avg	12,269	N	N	25941 160TH AVE SE
1	0	262175	0470	09/26/13	\$393,000	\$418,000	2,530	8	1997	Avg	17,433	N	N	25723 176TH PL SE
1	0	714070	0260	01/20/12	\$225,000	\$284,000	2,550	8	2008	Avg	4,802	N	N	24101 184TH AVE SE
1	0	714070	1170	02/07/13	\$260,000	\$307,000	2,550	8	2007	Avg	4,820	N	N	24209 185TH AVE SE
1	0	714070	0850	05/31/12	\$284,950	\$356,000	2,560	8	2012	Avg	5,428	N	N	24318 185TH LOOP SE
1	0	669900	0750	03/01/11	\$299,900	\$365,000	2,570	8	2003	Avg	5,640	N	N	17726 SE 257TH ST
1	0	184310	0140	05/05/11	\$280,000	\$345,000	2,580	8	1990	Avg	8,804	N	N	25300 163RD AVE SE
1	0	665470	0150	12/29/11	\$255,670	\$322,000	2,590	8	2004	Avg	7,025	N	N	18320 SE 246TH ST
1	0	665470	0330	05/13/13	\$291,000	\$332,000	2,590	8	2003	Avg	6,566	N	N	18103 SE 247TH ST
1	0	665470	0360	11/13/12	\$310,000	\$376,000	2,590	8	2003	Avg	6,999	N	N	18110 SE 247TH ST
1	0	665470	0430	02/21/12	\$260,000	\$327,000	2,590	8	2003	Avg	7,371	N	N	18306 SE 247TH ST
1	0	951085	0010	04/29/13	\$339,950	\$390,000	2,600	8	2013	Avg	8,698	N	N	25415 155TH AVE SE
1	0	951085	0020	06/05/13	\$339,950	\$384,000	2,600	8	2013	Avg	8,699	N	N	25419 155TH AVE SE
1	0	151591	0190	12/10/13	\$357,000	\$363,000	2,610	8	1993	Avg	10,890	N	N	25609 160TH AVE SE
1	0	714070	1250	01/24/11	\$260,000	\$313,000	2,620	8	2007	Avg	5,003	N	N	24315 185TH LOOP SE
1	0	669900	1080	06/11/13	\$310,000	\$349,000	2,630	8	2003	Avg	6,050	N	N	25714 177TH PL SE
1	0	669900	1500	03/16/11	\$290,000	\$354,000	2,640	8	2001	Avg	5,000	N	N	17824 SE 259TH ST
1	0	669900	1330	07/13/11	\$274,950	\$343,000	2,650	8	2002	Avg	4,715	N	N	17825 SE 259TH ST
1	0	262205	9035	08/12/13	\$341,974	\$373,000	2,690	8	2013	Avg	6,278	N	N	25614 158TH PL SE
1	0	714070	0890	04/18/13	\$298,000	\$343,000	2,690	8	2013	Avg	4,962	N	N	24310 185TH LOOP SE
1	0	184310	0230	04/25/13	\$335,000	\$385,000	2,740	8	1990	Avg	9,600	N	N	16136 SE 254TH ST
1	0	669900	0350	06/26/13	\$302,000	\$337,000	2,740	8	2002	Avg	5,552	N	N	17827 SE 259TH PL
1	0	669900	1480	05/21/13	\$299,900	\$341,000	2,740	8	2002	Avg	5,000	N	N	17902 SE 259TH ST
1	0	429900	0110	04/10/13	\$307,000	\$355,000	2,750	8	2005	Avg	4,815	N	N	26214 159TH AVE SE
1	0	669900	0020	12/23/13	\$290,000	\$292,000	2,760	8	2003	Avg	6,000	N	N	25615 177TH PL SE
1	0	151592	0010	06/24/13	\$315,000	\$352,000	2,800	8	1994	Avg	8,744	N	N	26108 159TH PL SE

## Improved Sales Used in This Annual Update Analysis Area 086 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	262175	0520	09/26/11	\$346,500	\$435,000	2,830	8	1997	Avg	6,948	N	17515 SE 257TH ST
1	0	714070	1190	05/10/13	\$252,000	\$288,000	2,890	8	2007	Avg	5,023	N	24223 185TH LOOP SE
1	0	001190	0210	07/24/12	\$275,000	\$341,000	2,900	8	2004	Avg	6,139	N	15513 SE 252ND PL
1	0	429900	0180	10/29/12	\$270,000	\$328,000	2,900	8	2005	Avg	5,253	N	15820 SE 262ND PL
1	0	546720	0080	07/02/11	\$325,750	\$405,000	2,900	8	1999	Avg	9,148	N	14816 SE 267TH ST
1	0	856289	0660	07/18/13	\$388,000	\$429,000	2,910	8	2002	Avg	5,329	N	16007 SE 249TH PL
1	0	856289	0480	07/15/11	\$370,000	\$461,000	2,950	8	2002	Avg	5,046	N	16228 SE 249TH PL
1	0	665470	0460	08/09/11	\$324,950	\$406,000	3,020	8	2003	Avg	7,314	N	18321 SE 246TH ST
1	0	429900	0170	09/11/13	\$275,000	\$295,000	3,070	8	2005	Avg	5,203	N	15822 SE 262ND PL
1	0	508790	0060	11/07/11	\$318,000	\$401,000	3,070	8	2008	Avg	6,813	N	25307 176TH AVE SE
1	0	279980	0790	04/26/11	\$279,900	\$344,000	3,140	8	2003	Avg	6,041	N	16513 SE 262ND PL
1	0	714070	0400	03/20/13	\$276,000	\$321,000	3,140	8	2006	Avg	4,675	N	24213 184TH AVE SE
1	0	714070	1200	08/21/12	\$250,000	\$309,000	3,140	8	2006	Avg	5,003	N	24305 185TH LOOP SE
1	0	950720	0090	01/26/12	\$268,100	\$338,000	3,140	8	2004	Avg	4,500	N	16518 SE 260TH ST
1	0	950720	0450	01/11/12	\$265,000	\$334,000	3,140	8	2004	Avg	6,313	N	26016 166TH PL SE
1	0	262205	9136	11/22/11	\$315,000	\$397,000	3,150	8	2008	Avg	5,882	N	16102 SE 256TH PL
1	0	669900	1090	08/18/11	\$298,000	\$373,000	3,190	8	2002	Avg	6,778	N	25706 178TH PL SE
1	0	669900	0730	01/04/11	\$285,000	\$341,000	3,220	8	2002	Avg	5,640	N	17804 SE 257TH ST
1	0	669900	0340	08/18/11	\$245,000	\$307,000	3,240	8	2002	Avg	6,000	N	17825 SE 259TH PL
1	0	856289	0070	07/08/11	\$325,000	\$405,000	3,340	8	2001	Avg	7,176	N	25002 163RD PL SE
1	0	279980	0050	05/10/12	\$299,950	\$376,000	3,370	8	2004	Avg	6,394	N	26308 165TH PL SE
1	0	279980	0100	12/24/13	\$339,950	\$342,000	3,370	8	2004	Avg	4,659	N	16533 SE 262ND PL
1	0	279980	0680	11/18/11	\$285,663	\$360,000	3,370	8	2003	Avg	6,052	N	16512 SE 263RD ST
1	0	714070	1160	06/01/12	\$308,000	\$385,000	3,370	8	2007	Avg	5,000	N	24207 185TH LOOP SE
1	0	279980	0140	01/25/12	\$305,500	\$385,000	3,490	8	2003	Avg	6,953	N	16609 SE 262ND PL
1	0	279980	0290	11/07/12	\$280,000	\$340,000	3,490	8	2004	Avg	4,750	N	16622 SE 262ND PL
1	0	279980	0530	04/09/13	\$282,500	\$326,000	3,490	8	2003	Avg	5,722	N	16419 SE 263RD ST
1	0	856289	0040	08/23/12	\$284,500	\$351,000	3,490	8	2001	Avg	6,283	N	25012 163RD PL SE
1	0	950720	0390	06/15/12	\$290,000	\$362,000	3,490	8	2005	Avg	5,000	N	16613 SE 261ST ST
1	0	950720	0720	03/01/12	\$254,900	\$321,000	3,490	8	2005	Avg	6,050	N	26107 166TH PL SE
1	0	714070	0750	03/28/11	\$285,000	\$349,000	1,680	9	2007	Avg	5,636	N	24430 184TH CT SE
1	0	232205	9075	02/08/11	\$355,000	\$429,000	2,210	9	1969	Good	87,120	N	15417 SE 251ST ST
1	0	923844	0120	11/29/11	\$324,900	\$410,000	2,260	9	1966	Good	16,540	N	25330 157TH PL SE
1	0	680630	0550	07/25/11	\$375,000	\$468,000	2,310	9	1995	Avg	9,169	N	26534 161ST AVE SE
1	0	564130	0040	10/31/12	\$300,000	\$365,000	2,450	9	2003	Avg	4,152	N	25712 158TH PL SE

## Improved Sales Used in This Annual Update Analysis Area 086 -- 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
1	0	262175	0590	04/25/13	\$365,500	\$420,000	2,530	9	1997	Avg	8,409	N	N	25742 175TH WAY SE
1	0	252205	9252	07/21/13	\$550,000	\$607,000	2,680	9	2008	Avg	27,491	N	N	16508 SE 268TH ST
1	0	252205	9252	10/04/12	\$490,000	\$599,000	2,680	9	2008	Avg	27,491	N	N	16508 SE 268TH ST
1	0	680630	0600	08/15/11	\$350,000	\$438,000	2,730	9	1993	Avg	7,935	N	N	26442 161ST AVE SE
1	0	680630	0540	02/27/13	\$387,500	\$455,000	2,790	9	1993	Avg	11,251	N	N	26542 161ST AVE SE
1	0	680630	0400	05/20/13	\$385,000	\$437,000	2,890	9	1999	Avg	9,580	N	N	16205 SE 264TH PL
1	0	680630	0280	06/07/12	\$422,565	\$528,000	2,900	9	1994	Avg	9,608	N	N	26518 163RD AVE SE
1	0	714070	0740	05/03/11	\$386,500	\$476,000	3,000	9	2006	Avg	7,327	N	N	24413 184TH CT SE
1	0	680630	0530	06/18/13	\$457,000	\$513,000	3,080	9	1995	Avg	9,802	Y	N	16116 SE 266TH ST
1	0	680630	0160	03/15/12	\$410,000	\$516,000	3,249	9	1997	Avg	12,870	Y	N	16317 SE 266TH PL
1	0	680630	0410	08/04/11	\$410,000	\$513,000	3,422	9	1997	Avg	8,945	N	N	16213 SE 264TH PL
1	0	680630	0210	12/06/13	\$400,000	\$407,000	3,650	9	1999	Avg	11,151	N	N	16340 SE 266TH PL
1	0	391340	0010	07/25/12	\$359,000	\$445,000	2,620	10	1981	Avg	20,964	N	N	26324 166TH PL SE
1	0	252205	9203	02/26/13	\$420,000	\$493,000	2,910	10	1986	Good	118,047	N	N	17011 SE 257TH PL
1	0	680630	0090	07/10/12	\$440,000	\$547,000	3,287	10	1998	Avg	8,052	N	N	26619 163RD CT SE
1	0	680630	0240	01/05/11	\$415,000	\$497,000	3,310	10	1995	Avg	8,530	N	N	16308 SE 266TH PL
1	0	680630	0930	02/17/12	\$355,000	\$447,000	3,310	10	1996	Avg	8,212	N	N	26529 161ST AVE SE
1	0	680630	0490	06/06/13	\$467,000	\$527,000	3,360	10	1996	VGood	9,425	N	N	16231 SE 265TH CT
1	0	680630	0440	12/10/12	\$485,000	\$583,000	3,520	10	1995	Avg	9,483	N	N	16232 SE 265TH CT
2	0	865140	2910	09/25/13	\$162,135	\$173,000	770	6	1969	VGood	5,200	N	N	19023 SE 266TH ST
2	0	865140	0050	10/24/12	\$128,900	\$157,000	840	6	1969	VGood	5,200	N	N	19221 SE 269TH ST
2	0	865140	0350	08/15/12	\$125,000	\$154,000	840	6	1969	Good	5,525	N	N	19234 SE 268TH ST
2	0	865140	0350	01/12/11	\$99,900	\$120,000	840	6	1969	Good	5,525	N	N	19234 SE 268TH ST
2	0	865140	0370	04/25/13	\$100,200	\$115,000	840	6	1969	Good	5,200	N	N	19230 SE 268TH ST
2	0	865140	0410	08/11/11	\$129,000	\$161,000	840	6	1969	Good	5,330	N	N	19216 SE 268TH ST
2	0	865140	0510	01/26/11	\$141,000	\$170,000	840	6	1969	Good	5,200	N	N	19235 SE 268TH ST
2	0	865140	0730	03/29/12	\$121,000	\$152,000	840	6	1969	Avg	5,525	N	N	19212 SE 269TH ST
2	0	865140	1150	04/02/13	\$145,000	\$168,000	840	6	1968	Good	4,550	N	N	19436 SE 266TH ST
2	0	865141	0040	01/11/13	\$95,000	\$113,000	840	6	1969	Good	4,550	N	N	19407 SE 265TH ST
2	0	865141	0090	05/07/12	\$132,000	\$165,000	840	6	1969	VGood	5,265	N	N	19427 SE 265TH ST
2	0	865143	0510	05/18/11	\$135,000	\$167,000	840	6	1969	VGood	5,330	N	N	19663 SE 259TH ST
2	0	865143	0960	03/09/12	\$90,000	\$113,000	840	6	1969	Good	5,200	N	N	19625 SE 260TH ST
2	0	865143	1100	04/22/13	\$92,000	\$106,000	840	6	1969	Avg	5,200	N	N	19659 SE 260TH ST
2	0	865140	1680	08/25/11	\$113,000	\$142,000	860	6	1968	Good	5,185	N	N	19106 SE 266TH ST
2	0	865140	2330	04/09/12	\$95,000	\$119,000	860	6	1969	Avg	5,265	N	N	26748 191ST PL SE

## Improved Sales Used in This Annual Update Analysis Area 086 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	865141	1040	08/23/12	\$133,000	\$164,000	860	6	1969	VGood	4,875	N	N	19469 SE 261ST ST
2	0	865141	1120	06/06/13	\$138,900	\$157,000	860	6	1969	Good	4,875	N	N	26123 195TH PL SE
2	0	865141	1510	02/17/12	\$104,900	\$132,000	860	6	1970	Good	6,375	N	N	26109 197TH AVE SE
2	0	865143	0080	04/19/13	\$151,500	\$174,000	870	6	1969	Good	5,200	N	N	19654 SE 259TH ST
2	0	865143	0190	07/12/13	\$210,000	\$233,000	870	6	1969	VGood	5,200	N	N	19630 SE 259TH ST
2	0	865143	0750	12/17/12	\$110,000	\$132,000	870	6	1969	Good	5,200	N	N	25908 196TH AVE SE
2	0	865143	0990	06/16/11	\$139,500	\$173,000	870	6	1969	Good	5,330	N	N	19633 SE 260TH ST
2	0	127400	0080	05/29/12	\$138,500	\$173,000	880	6	1967	Good	12,960	N	N	17636 SE 266TH PL
2	0	865140	1120	10/10/13	\$173,000	\$183,000	880	6	1968	Good	4,875	N	N	19442 SE 266TH ST
2	0	865140	0780	09/19/11	\$141,500	\$178,000	900	6	1968	VGood	5,200	N	N	19407 SE 267TH ST
2	0	865140	0930	03/27/13	\$129,500	\$150,000	900	6	1968	Good	4,550	N	N	19455 SE 267TH ST
2	0	865144	1420	02/17/11	\$145,000	\$176,000	900	6	1977	Good	5,200	N	N	18612 SE 265TH ST
2	0	865140	0700	04/19/13	\$139,725	\$161,000	920	6	1969	Good	5,200	N	N	19218 SE 269TH ST
2	0	865140	1040	10/02/13	\$165,000	\$175,000	920	6	1968	Good	4,550	N	N	19466 SE 266TH ST
2	0	865141	0540	07/27/13	\$157,000	\$173,000	920	6	1969	Good	4,770	N	N	19402 SE 264TH ST
2	0	865141	0540	11/18/11	\$110,000	\$139,000	920	6	1969	Good	4,770	N	N	19402 SE 264TH ST
2	0	865141	0620	05/24/13	\$150,000	\$170,000	920	6	1969	Good	5,772	N	N	26202 195TH PL SE
2	0	865141	0620	11/28/12	\$118,000	\$142,000	920	6	1969	Good	5,772	N	N	26202 195TH PL SE
2	0	076651	0080	04/04/13	\$145,000	\$168,000	960	6	1977	Good	10,125	N	N	18253 SE 262ND PL
2	0	256960	0060	03/17/11	\$113,500	\$138,000	960	6	1962	VGood	10,990	N	N	26849 172ND PL SE
2	0	865140	2770	10/25/12	\$146,000	\$178,000	980	6	1969	VGood	6,500	N	N	26642 190TH AVE SE
2	0	865141	1450	12/27/11	\$120,000	\$151,000	980	6	1970	Good	5,200	N	N	19509 SE 261ST ST
2	0	865140	0420	12/19/11	\$114,900	\$145,000	1,010	6	1969	VGood	6,630	N	N	19214 SE 268TH ST
2	0	076651	0020	11/11/13	\$193,000	\$200,000	1,040	6	1977	VGood	10,125	N	N	18211 SE 262ND PL
2	0	076651	0070	05/25/11	\$138,000	\$171,000	1,040	6	1977	Good	10,125	N	N	18247 SE 262ND PL
2	0	076651	0140	04/18/13	\$166,000	\$191,000	1,040	6	1977	Good	10,125	N	N	18218 SE 262ND PL
2	0	865140	0260	02/15/12	\$110,000	\$139,000	1,050	6	1969	Good	5,200	N	N	26800 194TH AVE SE
2	0	865140	1970	11/09/11	\$99,000	\$125,000	1,060	6	1968	VGood	6,432	N	N	18852 SE 269TH ST
2	0	865141	0760	10/03/11	\$102,000	\$128,000	1,060	6	1969	Good	5,200	N	N	19701 SE 261ST ST
2	0	865140	1100	01/03/12	\$96,000	\$121,000	1,090	6	1968	Good	4,550	N	N	19446 SE 266TH ST
2	0	865141	1170	09/04/13	\$209,000	\$225,000	1,120	6	1969	VGood	4,875	N	N	26135 195TH PL SE
2	0	865141	1270	11/26/12	\$166,000	\$200,000	1,120	6	1969	Good	7,700	N	N	26150 195TH PL SE
2	0	865140	2260	03/01/11	\$135,000	\$164,000	1,130	6	1968	Good	5,200	N	N	19049 SE 269TH ST
2	0	865140	2930	11/18/11	\$129,950	\$164,000	1,150	6	1969	VGood	5,950	N	N	19037 SE 266TH ST
2	0	865141	0710	02/19/13	\$115,000	\$135,000	1,150	6	1969	Good	4,550	N	N	26116 197TH AVE SE

## Improved Sales Used in This Annual Update Analysis Area 086 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	865140	0820	06/24/13	\$130,000	\$145,000	1,160	6	1968	Good	4,745	N	N	19421 SE 267TH ST
2	0	865140	0660	11/13/13	\$160,000	\$165,000	1,180	6	1969	Good	5,330	N	N	19234 SE 269TH ST
2	0	865141	0430	05/04/12	\$98,000	\$123,000	1,190	6	1969	Good	4,770	N	N	19415 SE 264TH ST
2	0	865140	2100	02/11/13	\$120,000	\$142,000	1,210	6	1968	Good	5,330	N	N	18859 SE 269TH ST
2	0	865140	1790	07/16/13	\$194,950	\$216,000	1,220	6	2011	Avg	6,216	N	N	26603 190TH AVE SE
2	0	865140	2550	08/20/13	\$197,500	\$215,000	1,240	6	1969	Good	5,200	N	N	26723 191ST PL SE
2	0	865140	1250	04/13/11	\$112,413	\$138,000	1,250	6	1968	Good	5,330	N	N	19410 SE 266TH ST
2	0	256960	0130	02/14/12	\$157,500	\$198,000	1,330	6	2005	Avg	7,592	N	N	26866 172ND PL SE
2	0	865141	1000	10/23/13	\$174,900	\$183,000	1,360	6	1969	VGood	5,420	N	N	19450 SE 261ST ST
2	0	865140	1640	07/19/12	\$145,000	\$180,000	1,400	6	1969	Good	5,963	N	N	26608 191ST PL SE
2	0	865143	0530	09/27/11	\$147,500	\$185,000	1,400	6	1977	Avg	5,200	N	N	19654 SE 260TH ST
2	0	865143	0520	01/11/11	\$107,790	\$129,000	1,500	6	1969	Good	5,200	N	N	19665 SE 259TH ST
2	0	179636	0420	11/21/13	\$165,000	\$170,000	880	7	1984	Good	7,064	N	N	26207 190TH PL SE
2	0	865144	0430	05/17/13	\$176,950	\$201,000	900	7	1977	Good	4,745	N	N	26411 TIMBERLANE DR SE
2	0	865144	3210	04/11/13	\$130,000	\$150,000	900	7	1977	Good	5,200	N	N	26439 189TH AVE SE
2	0	865144	0010	09/25/13	\$192,000	\$205,000	910	7	1977	Avg	5,200	N	N	18918 SE 265TH ST
2	0	865144	2470	06/18/12	\$137,003	\$171,000	910	7	1977	Good	5,200	N	N	26627 188TH AVE SE
2	0	865144	2980	10/18/12	\$200,000	\$244,000	910	7	1977	VGood	5,200	N	N	26622 188TH AVE SE
2	0	865144	3280	03/19/13	\$216,400	\$252,000	910	7	1977	VGood	5,200	N	N	26453 189TH AVE SE
2	0	865144	3380	08/27/13	\$232,000	\$251,000	910	7	1976	Avg	5,200	N	N	18907 SE 265TH ST
2	0	865144	1880	05/21/13	\$208,000	\$236,000	950	7	1977	VGood	5,200	N	N	18511 SE 267TH ST
2	0	865144	1890	06/29/12	\$166,250	\$207,000	980	7	1977	VGood	5,200	N	N	18513 SE 267TH ST
2	0	865144	2390	06/27/11	\$152,000	\$189,000	990	7	1977	VGood	4,875	N	N	26608 TIMBERLANE DR SE
2	0	865144	1950	04/20/11	\$157,000	\$193,000	1,000	7	1977	Good	4,960	N	N	18636 SE 268TH ST
2	0	865144	1980	07/14/11	\$185,000	\$231,000	1,000	7	1977	VGood	5,200	N	N	18630 SE 268TH ST
2	0	865144	2010	07/23/12	\$148,000	\$184,000	1,000	7	1977	VGood	5,200	N	N	18618 SE 268TH ST
2	0	865144	3220	06/04/13	\$197,000	\$222,000	1,000	7	1977	Good	5,200	N	N	26441 189TH AVE SE
2	0	127450	0400	08/14/13	\$197,950	\$216,000	1,010	7	1968	Good	11,703	N	N	17415 SE 266TH PL
2	0	179635	1110	12/27/11	\$179,000	\$226,000	1,020	7	1981	Good	6,825	N	N	18534 SE TIMBERLANE BLVD
2	0	865144	0660	08/29/11	\$135,000	\$169,000	1,020	7	1977	Good	5,200	N	N	26420 187TH AVE SE
2	0	865144	0680	11/11/13	\$205,000	\$212,000	1,030	7	1977	Good	5,200	N	N	26416 187TH AVE SE
2	0	865144	0680	04/22/13	\$131,000	\$151,000	1,030	7	1977	Good	5,200	N	N	26416 187TH AVE SE
2	0	865144	1050	02/27/12	\$190,000	\$239,000	1,030	7	1976	Good	8,502	N	N	26313 184TH PL SE
2	0	865144	1140	06/06/12	\$199,950	\$250,000	1,030	7	1977	VGood	4,875	N	N	26309 185TH PL SE
2	0	865144	3350	09/03/13	\$240,000	\$259,000	1,030	7	1976	VGood	5,200	N	N	18855 SE 265TH ST

## Improved Sales Used in This Annual Update Analysis Area 086 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	865144	0420	09/17/12	\$150,000	\$184,000	1,040	7	1977	Good	4,875	N	N	26409 TIMBERLANE DR SE
2	0	865144	0780	05/11/11	\$153,500	\$189,000	1,040	7	1977	Good	4,875	N	N	26312 185TH AVE SE
2	0	865144	0880	11/06/12	\$182,000	\$221,000	1,040	7	1977	VGood	7,980	N	N	26313 186TH AVE SE
2	0	865144	3200	05/07/13	\$200,000	\$229,000	1,040	7	1977	Good	5,200	N	N	26435 189TH PL SE
2	0	864820	0120	03/16/11	\$183,000	\$223,000	1,050	7	1983	Good	6,245	N	N	19715 SE 265TH ST
2	0	865144	2880	12/05/12	\$175,000	\$211,000	1,050	7	1978	Good	5,200	N	N	26806 188TH AVE SE
2	0	865144	2670	11/20/12	\$192,500	\$233,000	1,060	7	1978	VGood	5,200	N	N	18707 SE 268TH ST
2	0	179636	0370	08/06/12	\$220,000	\$272,000	1,070	7	1987	Avg	8,223	N	N	26216 189TH PL SE
2	0	291661	0070	04/12/11	\$228,500	\$280,000	1,080	7	1982	VGood	9,749	N	N	26327 197TH PL SE
2	0	291661	0220	11/09/11	\$200,000	\$252,000	1,080	7	1983	Avg	7,322	N	N	26225 200TH AVE SE
2	0	291661	0460	11/01/12	\$220,000	\$267,000	1,080	7	1983	VGood	9,382	N	N	26229 197TH PL SE
2	0	291662	0100	04/22/13	\$170,000	\$195,000	1,080	7	1981	Good	9,650	N	N	19619 SE 264TH CT
2	0	291662	0350	12/19/12	\$198,500	\$238,000	1,080	7	1983	Avg	8,164	N	N	26433 199TH PL SE
2	0	179620	0100	11/19/13	\$186,000	\$192,000	1,090	7	1977	Avg	9,800	N	N	16640 SE 279TH PL
2	0	417850	0920	04/13/12	\$156,000	\$196,000	1,090	7	1989	Avg	9,252	N	N	19339 SE 270TH PL
2	0	179636	1080	06/26/13	\$230,500	\$258,000	1,100	7	1984	Good	7,280	N	N	18806 SE 262ND ST
2	0	179638	0090	10/29/13	\$219,000	\$229,000	1,100	7	1990	Avg	10,230	N	N	26226 193RD PL SE
2	0	179639	0150	04/12/12	\$187,000	\$235,000	1,100	7	1992	Good	7,593	N	N	17518 SE 268TH PL
2	0	865144	0520	06/12/13	\$155,000	\$174,000	1,100	7	1977	Good	5,200	N	N	26431 TIMBERLANE DR SE
2	0	179638	0740	12/03/12	\$205,000	\$247,000	1,110	7	1990	Avg	7,366	N	N	26228 192ND PL SE
2	0	179638	1040	02/24/13	\$220,000	\$258,000	1,110	7	1990	Avg	8,457	N	N	25915 193RD PL SE
2	0	776040	0260	07/10/12	\$196,700	\$244,000	1,110	7	1994	Avg	7,931	N	N	25863 201ST AVE SE
2	0	856200	0070	07/26/13	\$245,000	\$270,000	1,130	7	1983	Avg	7,200	N	N	26458 199TH PL SE
2	0	864821	0230	01/23/12	\$189,950	\$239,000	1,130	7	1987	Good	7,877	N	N	20007 SE 268TH ST
2	0	127450	0820	07/26/12	\$170,000	\$211,000	1,140	7	1968	Good	19,580	N	N	26501 172ND PL SE
2	0	865140	2010	02/02/12	\$139,500	\$176,000	1,140	7	1968	VGood	5,200	N	N	18844 SE 269TH ST
2	0	856200	0020	06/24/11	\$165,000	\$205,000	1,150	7	1985	Avg	7,799	N	N	26511 197TH PL SE
2	0	856200	0240	07/15/11	\$155,000	\$193,000	1,150	7	1983	Avg	7,200	N	N	19712 SE 265TH ST
2	0	865144	2420	10/16/13	\$197,000	\$207,000	1,150	7	1977	VGood	4,875	N	N	26601 188TH AVE SE
2	0	076650	0060	09/27/13	\$225,000	\$239,000	1,160	7	1979	VGood	22,950	N	N	18036 SE 262ND PL
2	0	179635	0500	08/20/13	\$179,000	\$195,000	1,160	7	1985	Good	7,150	N	N	25829 186TH PL SE
2	0	865144	2650	12/06/13	\$150,000	\$153,000	1,160	7	1977	Good	5,200	N	N	18701 SE 268TH ST
2	0	417850	0090	11/08/13	\$270,000	\$280,000	1,170	7	1990	Avg	7,068	N	N	19022 SE 270TH ST
2	0	417850	0600	06/28/11	\$209,500	\$261,000	1,170	7	1990	Avg	7,040	N	N	27035 190TH AVE SE
2	0	417850	0720	07/26/13	\$282,950	\$312,000	1,170	7	1989	Avg	7,820	N	N	19105 SE 271ST CT

## Improved Sales Used in This Annual Update Analysis

### Area 086 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	179636	0560	10/29/13	\$174,000	\$182,000	1,180	7	1984	Good	7,462	N	N	26311 191ST PL SE
2	0	179650	0110	04/26/12	\$210,000	\$263,000	1,180	7	2012	Avg	3,503	N	N	26716 178TH LOOP SE
2	0	179650	0090	04/24/12	\$210,000	\$263,000	1,190	7	2012	Avg	3,767	N	N	26729 178TH LOOP SE
2	0	179635	0400	06/24/13	\$223,000	\$249,000	1,210	7	1983	VGood	7,500	N	N	25841 184TH PL SE
2	0	179636	0740	11/21/13	\$185,000	\$190,000	1,220	7	1981	Good	10,913	N	N	26210 191ST PL SE
2	0	179636	0760	07/03/13	\$213,500	\$238,000	1,220	7	1981	Good	7,368	N	N	26124 191ST PL SE
2	0	179636	0840	07/29/13	\$204,600	\$225,000	1,220	7	1981	Avg	7,899	N	N	25935 191ST PL SE
2	0	776040	0360	06/19/12	\$199,950	\$249,000	1,230	7	1994	Avg	8,783	N	N	25807 201ST AVE SE
2	0	179635	1080	04/29/11	\$165,000	\$203,000	1,250	7	1980	Good	7,995	N	N	26021 186TH PL SE
2	0	179650	0080	04/16/12	\$240,000	\$301,000	1,260	7	2012	Avg	2,922	N	N	26727 178TH LOOP SE
2	0	179650	0100	05/21/12	\$203,500	\$255,000	1,260	7	2012	Avg	3,604	N	N	26722 178TH LOOP SE
2	0	127450	0360	09/29/11	\$140,000	\$176,000	1,270	7	1968	VGood	14,535	N	N	17422 SE 266TH PL
2	0	865144	0930	06/30/13	\$162,000	\$181,000	1,270	7	1977	Good	6,942	N	N	18528 SE 263RD ST
2	0	179639	0130	09/03/13	\$224,950	\$243,000	1,280	7	1992	Avg	9,359	N	N	17530 SE 268TH PL
2	0	179639	0130	11/15/11	\$155,000	\$195,000	1,280	7	1992	Avg	9,359	N	N	17530 SE 268TH PL
2	0	776040	0130	12/09/11	\$193,000	\$243,000	1,280	7	1996	Avg	9,695	N	N	19903 SE 260TH CT
2	0	776040	0600	03/14/13	\$188,000	\$219,000	1,280	7	1994	Avg	15,896	N	N	20213 SE 258TH ST
2	0	179637	0090	05/17/11	\$185,000	\$229,000	1,290	7	1992	Avg	7,613	N	N	18708 SE 258TH ST
2	0	179637	0140	11/18/11	\$150,000	\$189,000	1,290	7	1992	Good	9,100	N	N	18736 SE 258TH ST
2	0	179638	0110	11/04/13	\$234,000	\$243,000	1,290	7	1990	Good	9,977	N	N	26214 193RD PL SE
2	0	179638	0780	07/24/12	\$239,000	\$296,000	1,290	7	1990	Avg	9,157	N	N	26130 192ND PL SE
2	0	179638	0940	07/01/13	\$235,000	\$262,000	1,290	7	1990	Avg	7,245	N	N	26115 193RD PL SE
2	0	179638	1050	10/03/12	\$183,000	\$224,000	1,290	7	1990	Avg	8,392	N	N	25903 193RD PL SE
2	0	179638	1080	10/31/13	\$224,950	\$234,000	1,290	7	1990	Avg	7,350	N	N	19223 SE 259TH PL
2	0	179638	1140	07/29/12	\$245,000	\$304,000	1,290	7	1990	Avg	8,554	N	N	19218 SE 260TH PL
2	0	291660	0110	12/20/13	\$199,950	\$202,000	1,290	7	1980	Good	8,688	N	N	26247 196TH PL SE
2	0	417850	0910	09/26/13	\$244,000	\$260,000	1,290	7	1989	Avg	6,641	N	N	19334 SE 270TH PL
2	0	417850	0980	04/22/11	\$210,000	\$258,000	1,290	7	1989	Avg	6,450	N	N	27018 193RD CT SE
2	0	179638	0020	07/18/13	\$235,000	\$260,000	1,300	7	1990	Avg	7,350	N	N	19201 SE 263RD ST
2	0	179638	0500	08/03/12	\$215,000	\$266,000	1,300	7	1990	Avg	6,825	N	N	19127 SE 260TH PL
2	0	179638	0700	09/10/12	\$200,000	\$246,000	1,300	7	1990	Avg	8,674	N	N	26211 192ND PL SE
2	0	179638	0850	02/28/12	\$218,950	\$276,000	1,300	7	1990	Avg	7,196	N	N	26020 192ND PL SE
2	0	179638	1130	06/24/12	\$249,900	\$311,000	1,300	7	1990	Avg	7,741	N	N	19208 SE 260TH PL
2	0	179638	0680	03/09/12	\$167,000	\$210,000	1,310	7	1990	Avg	8,257	N	N	26127 192ND PL SE
2	0	179638	1110	08/28/12	\$169,950	\$209,000	1,310	7	1990	Avg	8,977	N	N	25904 192ND AVE SE

## Improved Sales Used in This Annual Update Analysis

### Area 086 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	776040	0240	03/28/12	\$170,000	\$214,000	1,310	7	1994	Avg	9,160	N	N	19980 SE 259TH CT
2	0	179635	0540	07/14/11	\$161,000	\$201,000	1,320	7	1981	Good	8,450	N	N	25901 186TH PL SE
2	0	179635	0640	10/17/11	\$159,000	\$200,000	1,330	7	1980	Good	9,660	N	N	25830 185TH PL SE
2	0	864821	0400	11/27/12	\$147,000	\$177,000	1,350	7	1987	Avg	7,595	N	N	26626 199TH PL SE
2	0	179635	0850	02/19/13	\$165,000	\$194,000	1,360	7	1980	Avg	4,472	N	N	18522 SE TIMBERLANE BLVD
2	0	179636	1000	09/26/12	\$225,000	\$276,000	1,370	7	1981	Good	9,064	N	N	26119 189TH CT SE
2	0	179635	0140	09/06/13	\$211,500	\$228,000	1,380	7	1979	Good	8,400	N	N	25909 185TH PL SE
2	0	179635	0280	08/21/13	\$256,000	\$278,000	1,390	7	1987	Good	9,086	N	N	25912 184TH PL SE
2	0	179637	0650	06/28/13	\$240,000	\$268,000	1,390	7	1992	Avg	8,423	N	N	26016 189TH AVE SE
2	0	417850	0440	06/20/12	\$220,000	\$274,000	1,410	7	1990	Avg	6,600	N	N	27018 190TH AVE SE
2	0	127400	0250	10/04/11	\$199,950	\$251,000	1,450	7	1967	Good	12,960	N	N	17817 SE 267TH PL
2	0	179636	0520	08/19/13	\$243,000	\$264,000	1,450	7	1981	Avg	7,366	N	N	19021 SE 262ND ST
2	0	179636	0750	05/11/12	\$169,900	\$213,000	1,460	7	1981	Avg	9,907	N	N	26202 191ST PL SE
2	0	776040	1040	11/15/12	\$210,000	\$254,000	1,470	7	1996	Avg	8,917	N	N	25806 203RD AVE SE
2	0	179636	1210	08/26/13	\$245,950	\$266,000	1,490	7	1987	Avg	6,883	N	N	26205 189TH PL SE
2	0	179636	0540	08/12/11	\$199,950	\$250,000	1,500	7	1981	Good	7,499	N	N	26227 191ST PL SE
2	0	856200	0080	04/16/13	\$185,000	\$213,000	1,510	7	1984	Good	6,700	N	N	26452 199TH PL SE
2	0	179670	0010	09/19/13	\$215,000	\$230,000	1,520	7	2001	Avg	4,310	N	N	26101 184TH AVE SE
2	0	179670	0130	08/13/12	\$242,000	\$299,000	1,520	7	2001	Avg	6,606	N	N	18206 SE 261ST CT
2	0	179635	0240	05/25/12	\$150,000	\$188,000	1,530	7	1980	Good	7,350	N	N	25846 184TH PL SE
2	0	292206	9177	06/27/12	\$250,000	\$311,000	1,536	7	1995	Good	12,212	N	N	20030 SE 268TH ST
2	0	179637	0270	07/14/11	\$195,000	\$243,000	1,560	7	1990	Good	8,797	N	N	25926 188TH AVE SE
2	0	179637	0550	06/13/12	\$245,000	\$306,000	1,560	7	1990	Good	7,350	N	N	19025 SE 260TH ST
2	0	179639	0170	09/19/13	\$240,000	\$257,000	1,560	7	1992	Avg	7,552	N	N	17601 SE 268TH PL
2	0	865140	0920	09/07/12	\$150,000	\$185,000	1,580	7	2010	Avg	4,550	N	N	19453 SE 267TH ST
2	0	179636	1110	01/25/13	\$215,000	\$255,000	1,590	7	1984	Good	7,292	N	N	18704 SE 262ND ST
2	0	179637	0800	08/19/13	\$240,000	\$261,000	1,590	7	1990	Avg	8,925	N	N	18628 SE 260TH ST
2	0	176065	0050	08/06/13	\$258,394	\$283,000	1,600	7	2012	Avg	3,814	N	N	19525 SE 271ST PL
2	0	176065	0820	04/17/13	\$265,000	\$305,000	1,600	7	2012	Avg	3,764	N	N	27009 194TH PL SE
2	0	176065	0860	05/15/13	\$239,768	\$273,000	1,600	7	2012	Avg	3,825	N	N	19505 SE 270TH PL
2	0	176065	1010	07/16/12	\$224,995	\$279,000	1,600	7	2012	Avg	3,814	N	N	19409 SE 271ST PL
2	0	176065	0010	07/30/13	\$264,585	\$291,000	1,610	7	2013	Avg	3,814	N	N	19509 SE 271ST PL
2	0	176065	0030	08/14/13	\$262,106	\$286,000	1,610	7	2012	Avg	3,814	N	N	19517 SE 271ST PL
2	0	176065	0210	01/08/13	\$241,995	\$289,000	1,610	7	2013	Avg	4,052	N	N	26824 196TH AVE SE
2	0	176065	0420	07/17/13	\$237,995	\$263,000	1,610	7	2013	Avg	3,825	N	N	26811 196TH AVE SE

## Improved Sales Used in This Annual Update Analysis

### Area 086 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	176065	0430	03/04/13	\$245,101	\$287,000	1,610	7	2013	Avg	3,825	N	26815 196TH AVE SE
2	0	176065	0460	04/20/13	\$257,995	\$297,000	1,610	7	2013	Avg	3,825	N	26827 196TH AVE SE
2	0	176065	0510	12/07/12	\$236,000	\$284,000	1,610	7	2012	Avg	3,825	N	26834 SE 195TH CT
2	0	176065	0520	11/05/12	\$249,163	\$303,000	1,610	7	2012	Avg	3,825	N	26830 195TH CT SE
2	0	176065	0650	07/18/12	\$234,995	\$292,000	1,610	7	2012	Avg	3,825	N	19417 SE 269TH PL
2	0	176065	0680	05/12/12	\$249,995	\$313,000	1,610	7	2012	Avg	3,825	N	19507 SE 269TH PL
2	0	176065	0730	07/13/12	\$234,995	\$292,000	1,610	7	2012	Avg	3,825	N	19516 SE 270TH PL
2	0	176065	0770	06/19/12	\$229,995	\$287,000	1,610	7	2012	Avg	3,825	N	19422 SE 270TH PL
2	0	176065	0850	02/12/13	\$240,613	\$284,000	1,610	7	2013	Avg	3,825	N	19501 SE 270TH PL
2	0	176065	0920	02/28/13	\$247,995	\$291,000	1,610	7	2012	Avg	3,825	N	19518 SE 271ST PL
2	0	176065	0940	04/15/13	\$259,995	\$300,000	1,610	7	2013	Avg	3,825	N	19510 SE 271ST PL
2	0	176065	1020	05/07/12	\$234,995	\$294,000	1,610	7	2012	Avg	3,814	N	19413 SE 271ST PL
2	0	179637	0040	10/04/12	\$210,000	\$257,000	1,640	7	1990	Good	7,350	N	25821 187TH AVE SE
2	0	179620	0230	04/29/13	\$264,950	\$304,000	1,650	7	1977	VGood	10,074	N	27717 168TH AVE SE
2	0	865144	1910	10/24/11	\$199,950	\$252,000	1,650	7	1977	Good	5,475	N	26703 186TH AVE SE
2	0	417850	0270	01/09/13	\$247,000	\$295,000	1,660	7	1990	Avg	6,193	N	27044 190TH AVE SE
2	0	179620	0480	03/28/13	\$245,000	\$284,000	1,670	7	1977	VGood	10,010	N	27731 166TH AVE SE
2	0	179637	0890	04/30/12	\$227,000	\$285,000	1,670	7	1990	Avg	11,862	N	18724 SE 258TH PL
2	0	417850	0140	12/11/13	\$269,000	\$273,000	1,670	7	1990	Avg	6,801	N	18914 SE 270TH ST
2	0	865144	0350	02/08/13	\$140,000	\$165,000	1,670	7	1977	Avg	4,875	N	26311 TIMBERLANE DR SE
2	0	179636	0290	10/01/12	\$225,000	\$275,000	1,680	7	1987	Avg	7,525	N	18921 SE 263RD ST
2	0	864822	0060	08/23/13	\$252,000	\$273,000	1,680	7	1988	Avg	10,155	N	26910 200TH AVE SE
2	0	417850	0400	03/29/11	\$225,000	\$275,000	1,720	7	1990	Avg	7,346	N	19023 SE 270TH ST
2	0	417850	0750	10/29/12	\$175,000	\$213,000	1,730	7	1990	Avg	10,143	N	19117 SE 271ST CT
2	0	417850	0760	12/28/12	\$193,000	\$231,000	1,730	7	1989	Avg	8,082	N	19118 SE 271ST CT
2	0	291662	0130	09/24/13	\$255,000	\$272,000	1,740	7	1981	Good	9,228	N	26419 197TH PL SE
2	0	417850	0960	04/15/13	\$181,000	\$209,000	1,740	7	1989	Avg	6,208	N	19317 SE 270TH PL
2	0	179636	0060	02/15/13	\$230,000	\$271,000	1,750	7	1988	Good	8,206	N	26219 187TH PL SE
2	0	292206	9007	07/03/12	\$215,500	\$268,000	1,760	7	1978	Avg	11,761	N	26214 197TH AVE SE
2	0	085100	0040	07/03/13	\$250,400	\$279,000	1,770	7	2001	Avg	6,545	N	18313 SE 260TH PL
2	0	085100	0110	06/24/11	\$217,000	\$270,000	1,770	7	2001	Avg	6,406	N	18308 SE 260TH PL
2	0	127450	0340	09/27/11	\$170,000	\$214,000	1,780	7	1968	Good	10,000	N	26535 175TH AVE SE
2	0	179630	0060	04/15/13	\$234,500	\$270,000	1,780	7	1971	Good	5,700	N	16810 SE 278TH PL
2	0	864821	0560	03/14/11	\$191,500	\$234,000	1,800	7	1988	Good	7,271	N	26615 199TH PL SE
2	0	864822	0240	11/22/11	\$192,000	\$242,000	1,800	7	1988	Avg	9,600	N	27009 200TH AVE SE

## Improved Sales Used in This Annual Update Analysis Area 086 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	176065	0020	08/15/13	\$267,783	\$292,000	1,830	7	2012	Avg	3,814	N	19513 SE 271ST PL
2	0	176065	0270	05/17/13	\$260,000	\$296,000	1,830	7	2012	Avg	4,160	N	26800 196TH AVE SE
2	0	176065	0410	06/25/13	\$267,536	\$299,000	1,830	7	2012	Avg	3,825	N	26807 196TH AVE SE
2	0	176065	0440	03/27/13	\$258,387	\$300,000	1,830	7	2013	Avg	3,825	N	26819 196TH AVE SE
2	0	176065	1040	07/16/12	\$244,995	\$304,000	1,830	7	2012	Avg	3,785	N	19421 SE 271ST PL
2	0	417850	0430	05/23/12	\$249,000	\$311,000	1,830	7	1990	Avg	6,600	N	27010 190TH AVE SE
2	0	176065	0110	07/16/13	\$275,447	\$305,000	1,950	7	2013	Avg	3,872	N	27002 196TH AVE SE
2	0	176065	0150	10/15/12	\$254,995	\$311,000	1,950	7	2012	Avg	3,944	N	26906 196TH AVE SE
2	0	176065	0200	02/11/13	\$262,995	\$310,000	1,950	7	2013	Avg	4,034	N	26828 196TH AVE SE
2	0	176065	0240	05/17/13	\$284,995	\$324,000	1,950	7	2013	Avg	4,106	N	26812 196TH AVE SE
2	0	176065	0290	06/18/13	\$275,588	\$309,000	1,950	7	2013	Avg	4,197	N	26734 196TH AVE SE
2	0	176065	0330	05/16/13	\$272,995	\$311,000	1,950	7	2012	Avg	4,269	N	26718 196TH AVE SE
2	0	176065	0560	05/02/13	\$282,078	\$323,000	1,950	7	2013	Avg	3,825	N	26814 195TH CT SE
2	0	176065	0620	11/05/12	\$259,995	\$316,000	1,950	7	2012	Avg	3,825	N	26833 195TH CT SE
2	0	176065	0950	07/09/13	\$294,082	\$327,000	1,950	7	2013	Avg	3,825	N	19506 SE 271ST PL
2	0	176065	0040	07/24/13	\$248,984	\$274,000	1,960	7	2012	Avg	3,814	N	19521 SE 271ST PL
2	0	176065	0400	07/24/13	\$239,781	\$264,000	1,960	7	2013	Avg	3,825	N	26803 196TH AVE SE
2	0	176065	0450	02/01/13	\$224,995	\$266,000	1,960	7	2013	Avg	3,825	N	26823 196TH AVE SE
2	0	176065	0740	09/17/12	\$224,000	\$275,000	1,960	7	2012	Avg	3,825	N	19512 SE 270TH PL
2	0	176065	0930	03/27/13	\$229,580	\$267,000	1,960	7	2012	Avg	3,825	N	19514 SE 271ST PL
2	0	176065	1000	05/05/12	\$214,995	\$269,000	1,960	7	2012	Avg	3,814	N	19405 SE 271ST PL
2	0	176065	1030	06/11/12	\$216,240	\$270,000	1,960	7	2012	Avg	3,814	N	19417 SE 271ST PL
2	0	864810	0130	08/13/13	\$280,000	\$305,000	1,970	7	1998	Avg	6,291	N	26624 201ST PL SE
2	0	864821	0340	05/09/11	\$244,850	\$302,000	1,970	7	1986	Good	8,012	N	26716 199TH PL SE
2	0	776040	0500	10/22/13	\$294,950	\$309,000	2,040	7	1994	Avg	18,550	N	20120 SE 258TH ST
2	0	776040	0880	06/23/11	\$246,500	\$306,000	2,040	7	1994	Avg	11,841	N	25925 201ST CT SE
2	0	864810	0040	04/06/11	\$255,000	\$313,000	2,050	7	1998	Avg	9,233	N	26506 200TH AVE SE
2	0	176065	0100	08/14/13	\$301,581	\$329,000	2,110	7	2013	Avg	3,854	N	27006 196TH AVE SE
2	0	176065	0130	11/30/12	\$265,600	\$320,000	2,110	7	2012	Avg	3,908	N	26914 196TH AVE SE
2	0	176065	0180	04/22/13	\$299,995	\$345,000	2,110	7	2013	Avg	3,998	N	26836 196TH AVE SE
2	0	176065	0280	06/07/13	\$291,752	\$329,000	2,110	7	2013	Avg	4,178	N	26738 196TH AVE SE
2	0	176065	0320	05/28/13	\$280,350	\$317,000	2,110	7	2013	Avg	4,251	N	26722 196TH AVE SE
2	0	176065	0470	03/21/13	\$288,885	\$336,000	2,110	7	2013	Avg	3,825	N	26831 196TH AVE SE
2	0	176065	0540	03/06/13	\$286,495	\$335,000	2,110	7	2013	Avg	3,825	N	26822 195TH CT SE
2	0	176065	0580	07/02/13	\$294,995	\$329,000	2,110	7	2013	Avg	3,825	N	26806 195TH CT SE

## Improved Sales Used in This Annual Update Analysis

### Area 086 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	176065	0610	12/03/12	\$269,995	\$325,000	2,110	7	2012	Avg	3,825	N	26829 195TH CT SE
2	0	176065	0660	09/28/12	\$265,995	\$326,000	2,110	7	2012	Avg	3,825	N	19421 SE 269TH PL
2	0	176065	0780	10/15/12	\$262,995	\$321,000	2,110	7	2012	Avg	3,825	N	19418 SE 270TH PL
2	0	776040	0040	09/16/13	\$285,000	\$305,000	2,130	7	1994	Avg	10,308	N	26115 200TH AVE SE
2	0	179670	0110	09/06/12	\$263,950	\$325,000	2,275	7	2001	Avg	7,040	N	18224 SE 261ST CT
2	0	176065	0140	11/05/12	\$269,995	\$328,000	2,300	7	2012	Avg	3,926	N	26910 196TH AVE SE
2	0	176065	0170	11/08/12	\$269,995	\$328,000	2,300	7	2012	Avg	3,980	N	26840 196TH AVE SE
2	0	176065	0190	12/29/12	\$309,598	\$370,000	2,300	7	2013	Avg	4,016	N	26832 196TH AVE SE
2	0	176065	0230	04/01/13	\$309,562	\$359,000	2,300	7	2013	Avg	4,088	N	26816 196TH AVE SE
2	0	176065	0260	05/02/13	\$286,130	\$328,000	2,300	7	2013	Avg	4,142	N	26804 196TH AVE SE
2	0	176065	0300	08/27/13	\$319,995	\$346,000	2,300	7	2013	Avg	4,215	N	26730 196TH AVE SE
2	0	176065	0340	06/17/13	\$318,945	\$358,000	2,300	7	2013	Avg	4,287	N	26714 196TH AVE SE
2	0	176065	0360	06/05/13	\$318,722	\$360,000	2,300	7	2013	Avg	5,093	N	26706 196TH AVE SE
2	0	176065	0380	08/20/13	\$345,530	\$376,000	2,300	7	2013	Avg	3,825	N	26735 196TH AVE SE
2	0	176065	0390	06/24/13	\$320,375	\$358,000	2,300	7	2013	Avg	3,825	N	26739 196TH AVE SE
2	0	176065	0550	04/10/13	\$279,995	\$323,000	2,300	7	2013	Avg	3,825	N	26818 195TH CT SE
2	0	176065	0590	06/20/13	\$310,996	\$348,000	2,300	7	2013	Avg	3,825	N	26802 195TH CT SE
2	0	176065	0600	11/05/12	\$277,995	\$338,000	2,300	7	2012	Avg	3,825	N	26825 195TH CT SE
2	0	176065	0640	07/12/12	\$289,995	\$360,000	2,300	7	2012	Avg	4,907	N	19413 SE 269TH PL
2	0	176065	0690	10/02/12	\$287,995	\$352,000	2,300	7	2012	Avg	3,825	N	19511 SE 269TH PL
2	0	176065	0710	09/10/12	\$289,995	\$357,000	2,300	7	2012	Avg	4,907	N	19519 SE 269TH PL
2	0	176065	0720	09/05/12	\$289,995	\$357,000	2,300	7	2012	Avg	4,907	N	19520 SE 270TH PL
2	0	176065	0750	06/18/12	\$294,000	\$367,000	2,300	7	2012	Avg	3,825	N	19508 SE 270TH PL
2	0	176065	0790	06/25/12	\$289,995	\$361,000	2,300	7	2012	Avg	4,907	N	19414 SE 270TH PL
2	0	176065	0890	07/03/13	\$299,464	\$333,000	2,300	7	2013	Avg	3,825	N	19517 SE 270TH PL
2	0	176065	0960	10/28/13	\$333,348	\$348,000	2,300	7	2013	Avg	3,825	N	19502 SE 271ST PL
2	0	176065	0370	04/20/13	\$287,709	\$331,000	2,330	7	2013	Avg	4,482	N	26731 196TH AVE SE
2	0	176065	0490	12/10/12	\$274,995	\$331,000	2,330	7	2012	Avg	4,482	N	26839 196TH AVE SE
2	0	176065	0630	09/10/12	\$277,885	\$342,000	2,330	7	2012	Avg	4,482	N	26837 195TH CT SE
2	0	176065	0900	07/09/13	\$309,995	\$344,000	2,330	7	2013	Avg	4,907	N	19521 SE 270TH PL
2	0	176065	0120	11/08/12	\$282,995	\$343,000	2,400	7	2012	Avg	3,890	N	26918 196TH AVE SE
2	0	176065	0220	04/01/13	\$289,995	\$336,000	2,400	7	2012	Avg	4,070	N	26820 196TH AVE SE
2	0	176065	0250	05/21/13	\$321,495	\$365,000	2,400	7	2013	Avg	4,124	N	26808 196TH AVE SE
2	0	176065	0530	04/17/13	\$320,233	\$369,000	2,400	7	2013	Avg	3,825	N	26826 195TH CT SE
2	0	176065	0570	06/17/13	\$320,000	\$359,000	2,400	7	2013	Avg	3,825	N	26810 195TH CT SE

## Improved Sales Used in This Annual Update Analysis Area 086 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	176065	0700	11/08/12	\$279,995	\$340,000	2,400	7	2012	Avg	3,825	N	N	19515 SE 269TH PL
2	0	176065	0760	09/07/12	\$290,000	\$357,000	2,400	7	2012	Avg	3,825	N	N	19504 SE 270TH PL
2	0	292206	9181	03/06/13	\$287,500	\$337,000	2,510	7	1988	Avg	48,787	N	N	26424 200TH AVE SE
2	0	179642	0130	11/15/11	\$275,000	\$346,000	2,630	7	1995	Avg	9,363	N	N	17609 SE 269TH PL
2	0	179641	0010	09/12/12	\$230,000	\$283,000	2,725	7	1994	Avg	7,794	N	N	26905 176TH PL SE
2	0	864780	0210	05/14/13	\$255,000	\$290,000	1,630	8	1991	Avg	10,172	N	N	20002 SE 267TH PL
2	0	865010	0080	05/21/13	\$252,000	\$286,000	1,860	8	1990	Avg	8,572	N	N	26931 189TH AVE SE
2	0	865010	0250	04/26/13	\$273,000	\$313,000	1,860	8	1989	Avg	9,527	N	N	18814 SE 271ST CT
2	0	005030	0120	07/26/13	\$274,000	\$302,000	1,900	8	2004	Avg	7,627	N	N	26104 201ST PL SE
2	0	005030	0370	01/04/13	\$277,000	\$331,000	1,900	8	2004	Avg	8,408	N	N	20108 SE 260TH PL
2	0	005030	0180	04/13/11	\$283,000	\$347,000	1,920	8	2004	Avg	7,622	N	N	20212 SE 261ST CT
2	0	179650	0010	03/11/11	\$240,000	\$292,000	1,980	8	2008	Avg	4,402	N	N	23713 178TH LOOP SE
2	0	179650	0040	03/23/11	\$230,000	\$281,000	1,980	8	2008	Avg	3,600	N	N	26719 178TH LOOP SE
2	0	179650	0050	02/15/11	\$238,000	\$288,000	1,980	8	2008	Avg	3,600	N	N	26721 178TH LOOP SE
2	0	179650	0060	03/21/11	\$235,000	\$287,000	1,980	8	2008	Avg	3,600	N	N	26723 178TH LOOP SE
2	0	179650	0070	03/28/11	\$234,000	\$286,000	1,980	8	2008	Avg	3,729	N	N	26725 178TH LOOP SE
2	0	864780	0050	06/28/11	\$215,000	\$267,000	1,980	8	1990	Avg	6,700	N	N	20033 SE 267TH PL
2	0	864780	0100	04/03/13	\$279,950	\$324,000	1,980	8	1990	Good	10,178	N	N	26642 201ST PL SE
2	0	005030	0140	06/05/13	\$275,450	\$311,000	2,180	8	2004	Avg	8,093	N	N	20126 SE 261ST CT
2	0	005030	0060	03/18/11	\$271,000	\$331,000	2,520	8	2003	Avg	13,042	N	N	20217 SE 260TH CT
2	0	005030	0170	03/20/13	\$280,000	\$326,000	2,520	8	2004	Avg	8,084	N	N	20208 SE 261ST CT
2	0	005030	0210	02/28/12	\$298,000	\$375,000	2,520	8	2004	Avg	10,049	N	N	20230 SE 261ST CT
2	0	259178	0160	09/26/13	\$366,000	\$390,000	2,700	8	2004	Avg	8,046	N	N	20413 SE 261ST PL
2	0	865010	0230	05/23/12	\$279,950	\$350,000	2,750	8	1989	Avg	8,266	N	N	18828 SE 271ST CT
2	0	259178	0060	06/09/11	\$333,000	\$413,000	2,770	8	2004	Avg	7,198	N	N	20514 SE 261ST PL
2	0	865010	0120	07/12/12	\$289,000	\$359,000	2,990	8	1990	Avg	7,292	N	N	26953 189TH AVE SE
2	0	005030	0160	06/13/12	\$299,000	\$373,000	3,000	8	2004	Avg	8,872	N	N	20204 SE 261ST CT
2	0	292206	9163	12/19/11	\$380,000	\$479,000	3,290	8	1983	Good	59,241	N	N	20725 SE 262ND ST
2	0	292206	9140	08/15/12	\$424,900	\$525,000	2,270	9	1998	Avg	39,600	N	N	26009 208TH AVE SE
2	0	228670	0040	09/24/13	\$479,950	\$512,000	2,970	9	2008	Avg	10,030	N	N	20010 SE 260TH PL
2	0	292206	9192	04/27/11	\$478,400	\$589,000	3,380	9	1999	Avg	54,886	N	N	20524 SE 263RD CT
2	0	292206	9138	12/10/12	\$533,500	\$642,000	3,450	9	2000	Avg	39,600	N	N	26013 208TH AVE SE

## Improved Sales Removed in This Annual Update Analysis Area 086 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	151591	0150	10/15/13	\$298,756	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	179550	0090	09/23/13	\$100,000	MODEL DEVELOPMENT EXCLUSION; DIAGNOSTIC OUTLIER
1	0	179550	0110	01/08/13	\$142,000	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT FROM EXCISE TAX
1	0	179550	0110	01/08/13	\$142,000	RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	179632	0050	08/20/13	\$304,990	% COMPLETE
1	0	179632	0060	09/27/13	\$299,990	% COMPLETE
1	0	179632	0070	09/12/13	\$279,990	% COMPLETE
1	0	179640	0040	03/18/13	\$312,566	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	0	179640	0290	12/11/13	\$153,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
1	0	184313	0010	03/09/11	\$184,187	AUCTION; NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE
1	0	184313	0280	11/10/11	\$280,018	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TA
1	0	184313	0330	12/07/11	\$193,566	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	0	184313	0540	01/08/13	\$388,774	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	184313	0600	08/22/12	\$203,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
1	0	186580	0110	03/19/12	\$87,000	DOR RATIO; QCD; PARTIAL INTEREST ; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	186580	0170	01/16/12	\$121,683	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	0	186581	0290	10/25/13	\$214,943	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	0	186581	0330	05/22/12	\$226,589	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	186581	0340	03/28/12	\$105,898	GOV AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
1	0	186581	0390	02/28/13	\$265,308	NO MARKET EXPOSURE; BANKRUPTCY SALE; GOV AGENCY; EXEMPT FROM EXCISE TAX
1	0	186581	0400	09/06/11	\$162,000	RELOCATION - SALE TO SERVICE
1	0	186582	0090	07/18/13	\$237,000	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	0	192206	9046	08/11/11	\$175,000	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	0	192206	9055	04/12/12	\$105,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	192206	9129	10/04/11	\$214,000	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	0	192206	9151	10/02/12	\$142,000	IMP COUNT;GOV AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
1	0	192206	9151	12/08/11	\$273,920	IMP COUNT;NO MARKET EXPOSURE; GOV AGENCY; EXEMPT FROM EXCISE TAX
1	0	232205	9062	10/09/13	\$400,126	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
1	0	232205	9114	06/13/12	\$223,000	PREVIMP<=25K; GOV AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE



## Improved Sales Removed in This Annual Update Analysis Area 086 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	232205	9114	10/27/11	\$244,082	PREVIMP<=25K;NO MARKET EXPOSURE; GOV AGENCY; EXEMPT FROM EXCISE TAX
1	0	232980	0110	09/17/13	\$302,332	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	0	232980	0150	03/28/12	\$165,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
1	0	232980	0170	10/28/11	\$165,199	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	0	232980	0190	11/20/13	\$239,410	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	232980	0300	09/18/13	\$311,095	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	232980	0310	11/10/11	\$362,944	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	0	232981	0040	12/15/11	\$156,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	0	232981	0160	04/12/13	\$217,000	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	0	242205	9051	09/13/13	\$103,360	OBSERVATION OUTSIDE THE NORM; DIAGNOSTIC OUTLIER
1	0	242205	9155	10/17/13	\$152,000	DOR RATIO; EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	252205	9112	12/27/13	\$174,500	IMP CHARACTERISTICS CHANGED SINCE SALE; BANKRUPTCY; EXEMPT FROM EXCISE TAX
1	0	252205	9113	02/20/12	\$318,654	NO MARKET EXPOSURE; BANKRUPTCY ; EXEMPT FROM EXCISE TAX
1	0	252205	9113	02/20/12	\$267,475	RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	252205	9113	06/22/12	\$139,500	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	0	252205	9139	01/13/12	\$115,238	DOR RATIO; BANKRUPTCY; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	252205	9139	11/21/12	\$144,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	0	252205	9223	10/12/12	\$151,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	252205	9223	11/01/13	\$238,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	255080	0040	10/25/11	\$103,994	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
1	0	255081	0050	07/23/13	\$224,758	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	0	262175	0390	05/14/13	\$349,769	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	262205	9083	11/15/11	\$215,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
1	0	262205	9087	01/01/13	\$180,558	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	0	262205	9147	07/10/13	\$130,000	DOR RATIO; NO MARKET EXPOSURE; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	279980	0050	02/24/12	\$243,000	AUCTION; BANKRUPTCY SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	279980	0160	10/26/12	\$250,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	279980	0290	07/02/12	\$292,957	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	0	279980	0790	04/26/11	\$279,900	QUIT CLAIM DEED;NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE



## Improved Sales Removed in This Annual Update Analysis Area 086 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	338430	0020	12/21/12	\$269,800	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	338430	0120	08/30/11	\$119,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	0	429900	0110	08/31/12	\$271,926	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	0	429900	0110	11/20/12	\$232,575	QUIT CLAIM DEED; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	0	546876	0070	12/05/13	\$339,900	% COMPLETE
1	0	546876	0090	11/06/13	\$309,900	% COMPLETE
1	0	546930	0130	02/22/11	\$56,374	DOR RATIO; QCD; PARTIAL INTEREST ; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	546930	0220	01/24/13	\$165,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	546930	0220	02/14/13	\$130,456	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	0	546930	0310	09/12/12	\$144,000	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	0	564130	0040	10/31/12	\$300,000	NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE
1	0	571100	0060	07/16/12	\$230,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	571101	0080	09/12/12	\$135,170	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	0	614765	0080	02/07/11	\$260,000	RELOCATION - SALE TO SERVICE
1	0	614765	0130	12/05/11	\$221,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	614765	0450	06/11/13	\$263,026	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	0	614765	0460	12/04/12	\$248,678	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	669900	0350	06/24/13	\$302,000	RELOCATION - SALE TO SERVICE
1	0	669900	0480	02/01/12	\$233,546	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	0	669900	0480	02/02/12	\$360,476	RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	669900	0580	08/23/13	\$287,773	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	0	669900	1030	05/13/13	\$340,223	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	669900	1030	06/14/13	\$317,241	RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	669900	1080	01/08/13	\$420,412	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	0	669900	1390	04/24/12	\$343,510	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	0	669900	1390	04/30/12	\$343,510	RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	669900	1390	05/22/13	\$176,500	RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
1	0	669900	1390	05/22/13	\$176,500	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	680630	0130	05/14/13	\$487,000	RELOCATION - SALE TO SERVICE



## Improved Sales Removed in This Annual Update Analysis Area 086 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	680630	0490	01/23/13	\$335,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
1	0	680630	0920	05/17/13	\$406,340	CORRECTION DEED; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	0	680630	0920	04/10/13	\$406,340	RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	680630	0920	12/12/13	\$352,000	GOV AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
1	0	680630	0950	06/14/11	\$425,000	FULL SALES PRICE NOT REPORTED; SELLER'S OR PURCHASER'S ASSIGNMENT
1	0	714070	0060	05/18/12	\$210,000	NON-REPRESENTATIVE SALE ; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
1	0	714070	0060	12/05/11	\$202,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
1	0	714070	0110	04/19/11	\$235,000	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
1	0	714070	0220	01/31/12	\$390,088	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	714070	0390	10/24/11	\$235,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	0	714070	0950	06/20/13	\$227,000	NON-REPRESENTATIVE SALE
1	0	714070	1100	10/28/11	\$395,373	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	0	714070	1100	02/10/12	\$200,000	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	0	714070	1100	11/01/11	\$395,373	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
1	0	714070	1180	11/19/13	\$305,000	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	0	723730	0340	02/01/11	\$159,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	0	723730	0360	10/24/13	\$261,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	723730	0510	04/18/13	\$231,001	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	723730	0690	09/10/13	\$235,851	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
1	0	723730	0890	07/23/13	\$441,408	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	0	723730	1140	02/20/13	\$319,372	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	770150	0070	05/09/12	\$143,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
1	0	775490	0010	05/24/12	\$187,563	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	0	775490	0120	05/23/13	\$352,609	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	0	776060	0150	10/31/11	\$271,530	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	776060	0150	11/29/11	\$271,530	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	0	776060	0240	05/08/13	\$165,000	IMP CHARACTERISTICS CHANGED SINCE SALE; BANKRUPTCY; EXEMPT FROM EXCISE TAX
1	0	794210	0170	07/16/12	\$135,000	DIAGNOSTIC OUTLIER
1	0	794215	0020	11/14/11	\$215,000	ESTATE ADMINISTRATOR OR EXECUTOR; NO MARKET EXPOSURE; QUIT CLAIM DEED



## Improved Sales Removed in This Annual Update Analysis Area 086 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	794215	0100	05/21/11	\$251,722	NO MARKET EXPOSURE; GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE
1	0	809200	0050	05/31/13	\$162,000	IMP CHARACTERISTICS CHANGED SINCE SALE; BANKRUPTCY; EXEMPT FROM EXCISE TAX
1	0	809250	0250	09/28/11	\$106,000	OBSOL; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	0	809250	0290	11/07/13	\$188,609	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	809250	0460	12/05/12	\$213,638	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	0	809250	0460	05/14/13	\$169,900	GOV AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
1	0	809250	0480	06/04/13	\$186,098	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	809250	0670	06/07/11	\$142,500	MODEL DEVELOPMENT EXCLUSION; DIAGNOSTIC OUTLIER
1	0	809250	0870	02/14/12	\$154,464	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	0	809250	0960	12/27/11	\$99,900	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	0	809250	1270	05/31/13	\$147,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
1	0	809270	0200	01/06/12	\$150,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
1	0	809270	0300	10/30/12	\$130,000	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	0	809270	0300	03/11/13	\$95,799	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	0	809270	0490	01/03/13	\$302,003	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	856289	0660	07/18/13	\$388,000	NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE
1	0	856289	0740	06/05/12	\$317,750	NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE
1	0	856289	0980	02/16/12	\$335,198	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	0	858640	0026	10/25/12	\$165,000	IMP COUNT
1	0	923844	0070	12/27/13	\$245,703	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	0	923844	0090	01/23/13	\$262,800	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	923844	0120	10/05/11	\$330,000	RELOCATION - SALE TO SERVICE
1	0	923844	0200	04/10/12	\$314,054	BANKRUPTCY - NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	923844	0200	04/18/12	\$283,280	RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	947850	0240	08/13/13	\$285,990	% COMPLETE
1	0	947850	0260	07/16/13	\$326,318	% COMPLETE
1	0	947850	0270	09/03/13	\$282,556	% COMPLETE
1	0	947850	0280	10/23/13	\$300,459	% COMPLETE
1	0	947850	0290	12/02/13	\$308,990	% COMPLETE



## Improved Sales Removed in This Annual Update Analysis Area 086 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	947850	0310	08/23/13	\$349,990	% COMPLETE
1	0	947850	0320	10/10/13	\$382,513	% COMPLETE
1	0	947850	0590	11/06/12	\$205,343	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
1	0	947850	0640	03/12/13	\$281,897	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	0	947850	0670	11/28/11	\$232,000	NON-REPRESENTATIVE SALE
1	0	947850	0790	05/07/13	\$295,967	BANKRUPTCY - NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	947850	0790	06/14/13	\$295,967	RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	947850	0820	06/16/12	\$290,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	947855	0400	11/20/13	\$292,482	% COMPLETE
1	0	947855	0440	11/14/13	\$291,947	PREVIMP<=25K
1	0	950720	0390	11/22/11	\$226,100	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	0	951085	0040	09/04/13	\$356,320	% COMPLETE
1	0	951085	0050	10/15/13	\$351,050	% COMPLETE
1	0	951085	0060	09/20/13	\$349,950	% COMPLETE
2	0	076651	0020	05/21/13	\$120,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE; SHORT SALE
2	0	076651	0080	11/14/12	\$95,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	085100	0180	02/16/11	\$344,500	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
2	0	127400	0470	05/29/13	\$132,000	IMP CHARACTERISTICS CHANGED SINCE SALE; BANKRUPTCY; EXEMPT FROM EXCISE TAX
2	0	127450	0300	03/30/11	\$126,447	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	127450	0370	04/04/11	\$155,000	NO MARKET EXPOSURE
2	0	127450	0570	09/08/11	\$119,900	OBSERVATION OUTSIDE THE NORM; DIAGNOSTIC OUTLIER
2	0	127450	0580	11/19/13	\$123,000	BOX PLOT
2	0	127450	0600	05/07/13	\$115,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
2	0	127450	0710	04/03/12	\$120,000	DIAGNOSTIC OUTLIER
2	0	127450	0780	05/16/12	\$270,295	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	127450	0780	10/17/12	\$120,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
2	0	127450	0820	06/14/12	\$146,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	127450	0850	08/28/13	\$162,604	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	176065	0060	09/03/13	\$269,413	% COMPLETE

**Improved Sales Removed in This Annual Update Analysis  
Area 086 -- 1 to 3 Unit Residences**

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	176065	0070	10/01/13	\$319,757	% COMPLETE
2	0	176065	0090	11/20/13	\$326,001	% COMPLETE
2	0	176065	0160	11/14/12	\$249,995	% COMPLETE
2	0	176065	0310	09/16/13	\$356,345	% COMPLETE
2	0	176065	0350	12/17/13	\$319,000	% COMPLETE
2	0	176065	0800	11/01/13	\$289,995	% COMPLETE
2	0	176065	0810	07/30/13	\$265,312	% COMPLETE
2	0	176065	0830	08/20/13	\$319,456	% COMPLETE
2	0	176065	0840	09/21/13	\$292,417	% COMPLETE
2	0	176065	0870	08/26/13	\$328,159	% COMPLETE
2	0	176065	0880	08/13/13	\$303,538	% COMPLETE
2	0	176065	0970	09/05/13	\$269,995	% COMPLETE
2	0	176065	0980	09/23/13	\$309,995	% COMPLETE
2	0	176065	0990	08/20/13	\$349,995	% COMPLETE
2	0	179620	0230	01/07/13	\$126,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX; AUCTION SALE
2	0	179620	0280	04/01/11	\$160,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	179620	0320	05/29/13	\$290,192	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	179620	0320	09/12/13	\$168,000	GOV AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
2	0	179620	0480	09/12/12	\$163,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	179620	0600	05/23/13	\$221,000	IMP CHARACTERISTICS CHANGED SINCE SALE; BANKRUPTCY; EXEMPT FROM EXCISE TAX
2	0	179630	0060	10/31/12	\$246,050	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	179635	0090	08/16/11	\$128,090	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	179635	0400	11/13/12	\$139,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	179635	0660	07/26/13	\$227,000	IMP CHARACTERISTICS CHANGED SINCE SALE; BANKRUPTCY; EXEMPT FROM EXCISE TAX
2	0	179635	1132	10/23/12	\$367,554	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	179636	0230	05/07/13	\$269,133	IMP CHARACTERISTICS CHANGED SINCE SALE; AUCTION; BANKRUPTCY SALE
2	0	179636	0290	11/11/11	\$150,302	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	179636	0350	02/14/12	\$140,100	GOV AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
2	0	179636	0350	06/10/13	\$146,550	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR

## Improved Sales Removed in This Annual Update Analysis Area 086 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	179636	0620	06/07/12	\$130,000	MODEL DEVELOPMENT EXCLUSION; DIAGNOSTIC OUTLIER
2	0	179636	0620	02/02/12	\$128,700	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	179636	1110	09/07/12	\$205,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	179637	0220	02/12/13	\$185,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
2	0	179637	0760	05/15/13	\$217,000	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	179637	0890	02/22/12	\$195,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	179638	0020	07/02/13	\$326,638	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	179638	0110	04/16/13	\$284,622	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	179638	0480	02/07/12	\$119,200	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	179638	0560	04/12/13	\$175,000	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	179638	0650	03/12/13	\$167,200	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	179638	0690	02/24/12	\$351,284	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	179638	0690	04/23/12	\$162,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
2	0	179638	0700	07/02/12	\$251,793	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	179670	0150	10/01/13	\$285,315	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	291660	0060	01/20/11	\$81,964	DOR RATIO; QCD; PARTIAL INTEREST ; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	291660	0190	10/18/12	\$133,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
2	0	291661	0070	01/18/11	\$121,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	291661	0100	09/18/12	\$143,811	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
2	0	291661	0390	02/06/11	\$150,000	OBSERVATION OUTSIDE THE NORM; DIAGNOSTIC OUTLIER
2	0	291661	0460	05/25/12	\$148,892	IMP CHARACTERISTICS CHANGED SINCE SALE; BANKRUPTCY; EXEMPT FROM EXCISE TAX
2	0	291662	0100	11/19/12	\$314,452	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	291662	0240	07/03/13	\$233,400	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	291662	0240	11/06/13	\$172,000	GOV AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
2	0	292206	9155	09/10/13	\$160,200	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	302206	9074	10/06/11	\$101,882	DOR RATIO; BANKRUPTCY; QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
2	0	302206	9085	10/06/11	\$98,844	DOR RATIO; BANKRUPTCY; QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
2	0	417850	0270	06/25/12	\$263,758	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	417850	0810	04/03/12	\$180,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE



## Improved Sales Removed in This Annual Update Analysis Area 086 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	417850	0810	12/23/11	\$266,237	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	417850	0960	08/30/12	\$301,579	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	431170	0140	04/24/13	\$105,000	GOV AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
2	0	431170	0150	01/16/13	\$95,792	IMP CHARACTERISTICS CHANGED SINCE SALE; BANKRUPTCY; EXEMPT FROM EXCISE TAX
2	0	776040	0700	11/27/13	\$223,000	NON-REPRESENTATIVE SALE; BANKRUPTCY; NO MARKET EXPOSURE
2	0	856200	0030	12/12/13	\$170,000	DIAGNOSTIC OUTLIER
2	0	864780	0100	01/10/13	\$187,189	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	864810	0090	07/21/11	\$142,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	864821	0030	06/04/12	\$257,904	BANKRUPTCY - NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	864821	0030	06/08/12	\$242,807	RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	864821	0530	09/20/13	\$170,000	MODEL DEVELOPMENT EXCLUSION; DIAGNOSTIC OUTLIER
2	0	864821	0670	07/08/13	\$280,416	NO MARKET EXPOSURE; BANKRUPTCY -; EXEMPT FROM EXCISE TAX
2	0	864821	0670	12/05/13	\$280,415	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, OR EXECUTOR; RECEIVER OR TRUSTEE
2	0	864821	0740	10/16/13	\$214,875	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	864821	0770	07/09/13	\$146,200	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	864822	0290	05/19/11	\$109,100	NO MARKET EXPOSURE; QUIT CLAIM DEED; PARTIAL INTEREST
2	0	865010	0120	12/02/11	\$220,781	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	0	865010	0160	07/03/12	\$293,056	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	865010	0160	02/28/13	\$220,501	GOV AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
2	0	865011	0060	01/23/12	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	865140	0030	10/12/11	\$85,250	SALE CHARACTERISTICS DO NOT MATCH 2014 AV
2	0	865140	0050	04/11/11	\$73,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	865140	0180	12/19/13	\$130,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	865140	0410	05/19/11	\$65,900	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	865140	0580	02/08/13	\$200,464	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	865140	0720	12/11/13	\$123,251	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	865140	0750	12/03/13	\$101,000	GOV AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
2	0	865140	0770	10/18/11	\$75,001	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
2	0	865140	0780	06/01/11	\$79,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE



## Improved Sales Removed in This Annual Update Analysis Area 086 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	865140	0850	09/21/12	\$88,900	NON-REPRESENTATIVE SALE; AUCTION; BANKRUPTCY; NO MARKET EXPOSURE
2	0	865140	0880	07/27/12	\$85,000	OBSERVATION OUTSIDE THE NORM; DIAGNOSTIC OUTLIER
2	0	865140	1150	12/05/12	\$85,000	BOX PLOT
2	0	865140	1170	04/06/12	\$83,000	BOX PLOT
2	0	865140	1270	09/04/13	\$90,001	OBSOLESCENCE
2	0	865140	1270	03/19/13	\$197,421	OBSOL; BANKRUPTCY; NO MARKET EXPOSURE; GOVERNMENT AGENCY
2	0	865140	1300	02/16/11	\$82,500	BOX PLOT
2	0	865140	1360	05/08/13	\$117,001	IMP CHARACTERISTICS CHANGED SINCE SALE; BANKRUPTCY; EXEMPT FROM EXCISE TAX
2	0	865140	1470	12/17/13	\$142,400	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	865140	1490	05/23/13	\$117,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	865140	1580	04/16/12	\$77,000	DIAGNOSTIC OUTLIER
2	0	865140	1580	01/27/12	\$181,834	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	865140	1640	07/19/12	\$145,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	865140	1900	11/03/11	\$97,255	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
2	0	865140	2010	09/26/11	\$72,250	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	865140	2100	03/20/12	\$271,139	NO MARKET EXPOSURE; BANKRUPTCY ; EXEMPT FROM EXCISE TAX
2	0	865140	2100	03/28/12	\$217,316	RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	865140	2120	12/28/11	\$69,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
2	0	865140	2270	08/29/13	\$93,000	IMP CHARACTERISTICS CHANGED SINCE SALE; BANKRUPTCY; EXEMPT FROM EXCISE TAX
2	0	865140	2510	10/07/11	\$78,000	BOX PLOT
2	0	865140	2700	09/09/13	\$244,081	BANKRUPTCY - NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	865140	2700	09/12/13	\$211,783	NO MARKET EXPOSURE; RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	865140	2760	02/08/11	\$89,250	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	865140	2770	11/18/11	\$82,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	865140	2910	01/22/13	\$82,001	GOV AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
2	0	865141	0060	10/31/13	\$115,800	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	865141	0090	10/03/11	\$70,000	GOV AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
2	0	865141	0130	12/19/12	\$195,214	OBSOL; BANKRUPTCY; NO MARKET EXPOSURE; GOVERNMENT AGENCY
2	0	865141	0130	12/20/12	\$172,262	OBSOL; NO MARKET EXPOSURE; GOVERNMENT AGENCY



## Improved Sales Removed in This Annual Update Analysis Area 086 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	865141	0130	08/14/13	\$87,001	OBSOL;GOV AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	865141	0160	12/28/11	\$85,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
2	0	865141	0490	07/02/13	\$200,042	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	865141	0550	11/16/11	\$74,000	BOX PLOT
2	0	865141	0670	01/17/13	\$89,000	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	865141	0740	12/20/13	\$168,000	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	865141	0900	10/01/12	\$100,930	MODEL DEVELOPMENT EXCLUSION; DIAGNOSTIC OUTLIER
2	0	865141	0930	04/17/13	\$323,298	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	865141	1000	03/13/13	\$165,428	NO MARKET EXPOSURE; BANKRUPTCY SALE; GOV AGENCY; EXEMPT FROM EXCISE TAX
2	0	865141	1040	01/17/12	\$79,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	865141	1090	08/05/13	\$150,100	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	865141	1170	05/08/12	\$173,184	BANKRUPTCY -; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
2	0	865141	1170	06/08/12	\$143,598	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	865141	1170	06/10/13	\$101,100	GOV AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
2	0	865141	1190	12/04/12	\$251,525	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	865141	1190	10/04/13	\$130,150	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	865141	1240	09/18/13	\$125,000	GOV AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
2	0	865141	1270	08/08/12	\$147,778	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	865141	1310	09/12/13	\$115,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
2	0	865141	1470	06/14/12	\$80,000	NON-REPRESENTATIVE SALE
2	0	865143	0050	06/03/13	\$123,750	IMP CHARACTERISTICS CHANGED SINCE SALE; BANKRUPTCY; EXEMPT FROM EXCISE TAX
2	0	865143	0070	01/25/13	\$93,751	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	865143	0150	12/08/11	\$142,000	UNFINISHED AREA
2	0	865143	0150	08/04/11	\$79,900	UNFINISHED AREA; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	865143	0180	06/26/13	\$168,607	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	865143	0190	01/24/13	\$108,000	GOV AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
2	0	865143	0250	01/18/12	\$80,000	MODEL DEVELOPMENT EXCLUSION; DIAGNOSTIC OUTLIER
2	0	865143	0250	12/06/11	\$181,409	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	865143	0460	06/26/13	\$148,053	IMP CHARACTERISTICS CHANGED SINCE SALE; BANKRUPTCY; EXEMPT FROM EXCISE TAX



## Improved Sales Removed in This Annual Update Analysis Area 086 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	865143	0530	04/26/11	\$60,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	865143	0550	04/05/13	\$118,002	IMP CHARACTERISTICS CHANGED SINCE SALE; BANKRUPTCY; EXEMPT FROM EXCISE TAX
2	0	865143	0560	04/29/13	\$259,891	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	865143	0660	11/30/11	\$82,200	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
2	0	865143	0720	03/29/13	\$232,933	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	865143	0780	03/25/13	\$110,400	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	865143	0780	07/05/13	\$118,900	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	865143	0890	10/04/12	\$90,299	DIAGNOSTIC OUTLIER
2	0	865143	0890	07/23/12	\$177,112	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	865143	0960	11/22/11	\$198,667	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	865143	1000	12/27/11	\$85,000	OBSERVATION OUTSIDE THE NORM; DIAGNOSTIC OUTLIER
2	0	865143	1100	01/30/13	\$108,000	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	865143	1120	01/09/13	\$114,841	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	865143	1140	03/12/13	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	865143	1160	04/16/13	\$135,545	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	865144	0140	05/31/13	\$125,100	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	865144	0180	06/19/12	\$121,900	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	865144	0200	12/20/13	\$152,000	OBSERVATION OUTSIDE THE NORM; DIAGNOSTIC OUTLIER
2	0	865144	0200	08/23/13	\$274,048	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	865144	0270	11/14/11	\$100,000	BOX PLOT
2	0	865144	0350	11/20/12	\$157,250	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	865144	0440	03/19/12	\$122,199	BOX PLOT
2	0	865144	0440	02/14/12	\$126,000	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	865144	0610	01/24/13	\$140,250	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	865144	0610	09/05/13	\$119,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	865144	0630	07/19/13	\$131,000	IMP CHARACTERISTICS CHANGED SINCE SALE; BANKRUPTCY; EXEMPT FROM EXCISE TAX
2	0	865144	0640	07/20/12	\$100,000	NON-REPRESENTATIVE SALE
2	0	865144	1120	10/09/12	\$318,222	BANKRUPTCY - NO MARKET EXPOSURE; RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	865144	1120	10/11/12	\$260,860	RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE



## Improved Sales Removed in This Annual Update Analysis Area 086 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	865144	1140	01/04/12	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	865144	1360	07/30/13	\$164,000	IMP CHARACTERISTICS CHANGED SINCE SALE; BANKRUPTCY; EXEMPT FROM EXCISE TAX
2	0	865144	1570	12/13/11	\$81,000	BOX PLOT
2	0	865144	1670	07/31/13	\$119,500	IMP CHARACTERISTICS CHANGED SINCE SALE; BANKRUPTCY; EXEMPT FROM EXCISE TAX
2	0	865144	1750	04/28/11	\$92,150	DIAGNOSTIC OUTLIER
2	0	865144	1880	02/01/12	\$105,699	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	865144	2090	01/25/12	\$90,203	DOR RATIO; BANKRUPTCY; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	865144	2450	12/19/12	\$110,100	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	865144	2570	02/18/11	\$68,116	DOR RATIO; QUIT CLAIM DEED
2	0	865144	2650	04/24/13	\$216,631	BANKRUPTCY - NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	865144	2650	06/14/13	\$216,631	RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	865144	2670	07/17/12	\$110,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	865144	2740	06/13/11	\$120,000	NON-REPRESENTATIVE SALE
2	0	865144	2780	02/01/13	\$121,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	865144	2800	12/24/12	\$100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	865144	2860	12/11/13	\$117,100	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	865144	2980	04/13/12	\$145,100	GOV AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
2	0	865144	2980	06/29/12	\$132,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
2	0	865144	3190	03/09/12	\$119,319	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
2	0	865144	3210	10/24/12	\$121,500	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	865144	3280	12/06/12	\$116,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	865144	3310	01/25/12	\$122,800	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	1	076600	0080	04/19/12	\$142,000	PREVIMP<=25K
2	1	076600	0110	09/25/12	\$131,000	PREVIMP<=25K
2	2	179630	0010	09/26/13	\$188,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	2	362205	9057	03/20/13	\$196,700	PREVIMP<=25K
2	2	362205	9072	11/17/11	\$147,000	DOR RATIO;PREVIMP<=25K;EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	2	362205	9072	06/28/12	\$149,900	DOR RATIO;PREVIMP<=25K;NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE

**Vacant Sales Used in this Annual Update Analysis**  
**Area 086**

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
1	0	429900	0240	6/21/2013	\$1,000	4,417	N	N
1	0	546876	0060	7/11/2011	\$76,000	5,626	N	N
1	0	546876	0080	5/22/2012	\$67,500	7,853	N	N

## Vacant Sales Removed in this Annual Update Analysis Area 086

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	242205	9181	08/29/12	\$450,000	MULTI-PARCEL SALE
2	0	369150	0190	12/20/12	\$111,098	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX

# Uniform Standards of Professional Appraisal Practice Compliance

## Client and Intended Use of the Appraisal:

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

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

## Definition and date of value estimate:

### Market Value

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

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

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

### Highest and Best Use

#### **RCW 84.40.030**

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

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

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

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

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

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

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

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

**Date of Value Estimate**

**RCW 84.36.005**

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

**RCW 36.21.080**

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

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

## Property Rights Appraised: Fee Simple

### **Wash Constitution Article 7 § 1 Taxation:**

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

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

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

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

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

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

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

## Assumptions and Limiting Conditions:

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

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

### **Scope of Work Performed:**

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

## Certification:

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

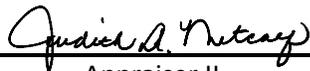
- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present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

None

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

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

- Annual Update Model Development and Report Preparation
- Data Collection
- Sales Verification

  
Appraiser II

8/13/14

Date