

**Residential Revalue**

**2013 Assessment Roll**

# **Woodmont/Redondo**

**Area 52**

**King County Department of Assessments  
Seattle, Washington**



## King County

Department of Assessments

### Accounting Division

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<http://www.kingcounty.gov/assessor/>

***Lloyd Hara***  
***Assessor***

Dear Property Owners:

Property assessments for the 2013 assessment year are being completed by my staff throughout the year and change of value notices are being mailed as neighborhoods are completed. We value property at fee simple, reflecting property at its highest and best use and following the requirement of RCW 84.40.030 to appraise property at true and fair value.

We have worked hard to implement your suggestions to place more information in an E-Environment to meet your needs for timely and accurate information. The following report summarizes the results of the 2013 assessment for this area. (See map within report). It is meant to provide you with helpful background information about the process used and basis for property assessments in your area.

Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

Please feel welcome to call my staff if you have questions about the property assessment process and how it relates to your property.

Sincerely,

Lloyd Hara  
Assessor

# Woodmont/Redondo

## Housing



Grade 7/ Year Built 1980/ Total Living Area 1820



Grade 10/ Year Built 1999/ Total Living Area 3670



Grade 8/ Year Built 1990/ Total Living Area 1730



Grade 12/ Year Built 2006/ Total Living Area 5842



Grade 9/ Year Built 1990/ Total Living Area 3890



Grade 13/ Year Built 2000/ Total Living Area 5580

## ***Glossary for Improved Sales***

### ***Condition: Relative to Age and Grade***

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### ***Residential Building Grades***

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

## Summary

### Appraisal Date 1/1/2013 - 2013 Assessment Roll

**Area Name / Number:** Woodmont/Redondo-Area 52

**Previous Physical Inspection:** 2008

**Number of Improved Sales:** 267

**Range of Sale Dates:** 1/1/2010 – 1/1/2013

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price*	Ratio	COD
<b>2012 Value</b>	\$182,000	\$138,000	\$320,000			
<b>2013 Value</b>	\$134,600	\$187,400	\$322,000	\$355,700	91.5%	12.66%
<b>Change</b>	-\$47,400	+\$49,400	+\$2,000			
<b>% Change</b>	-+26.0%	+35.8%	+0.6%			

\*Sales are time adjusted to 1/1/2013.

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The lower the COD, the more uniform are the predicted assessed values. *The 2013 COD of 12.66% is an improvement from the previous COD of 13.90%.* 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%.

In the face of smaller overall sales volume, an unstable real property market and an increasing number of financial institution re-sales, the resulting COD meets or exceeds the industry assessment standards.

Population - Improved Parcel Summary:			
	Land	Imps	Total
<b>2012 Value</b>	\$180,700	\$123,600	\$304,300
<b>2013 Value</b>	\$136,100	\$177,500	\$313,600
<b>Percent Change</b>	-+24.7%	+43.6%	+3.1%

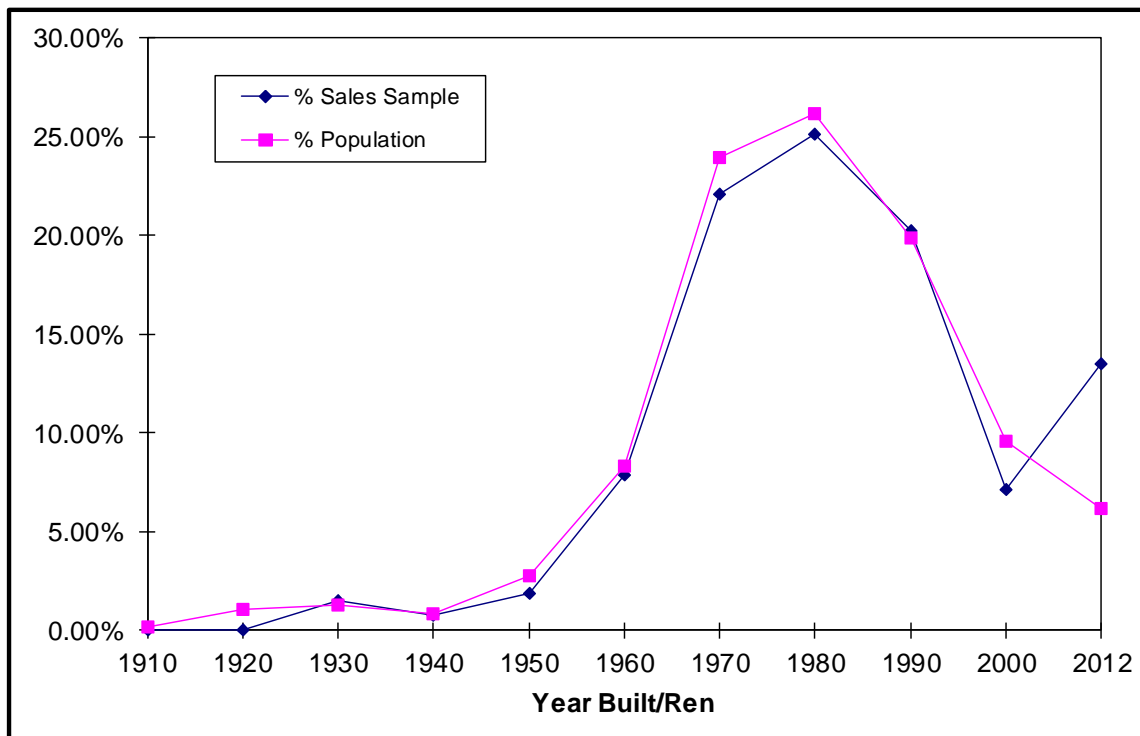
Number of one to three unit residences in the population: 4552

**Conclusions and Recommendation:** Since the values recommended in this report improve uniformity and equity, we recommend posting them for the 2013 Assessment Roll.

## ***Sales Sample Representation of Population - Year Built / Renovated***

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	4	1.50%
1940	2	0.75%
1950	5	1.87%
1960	21	7.87%
1970	59	22.10%
1980	67	25.09%
1990	54	20.22%
2000	19	7.12%
2012	36	13.48%
	267	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	8	0.18%
1920	46	1.01%
1930	57	1.25%
1940	38	0.83%
1950	126	2.77%
1960	379	8.33%
1970	1088	23.90%
1980	1192	26.19%
1990	903	19.84%
2000	435	9.56%
2013	280	6.15%
	4552	

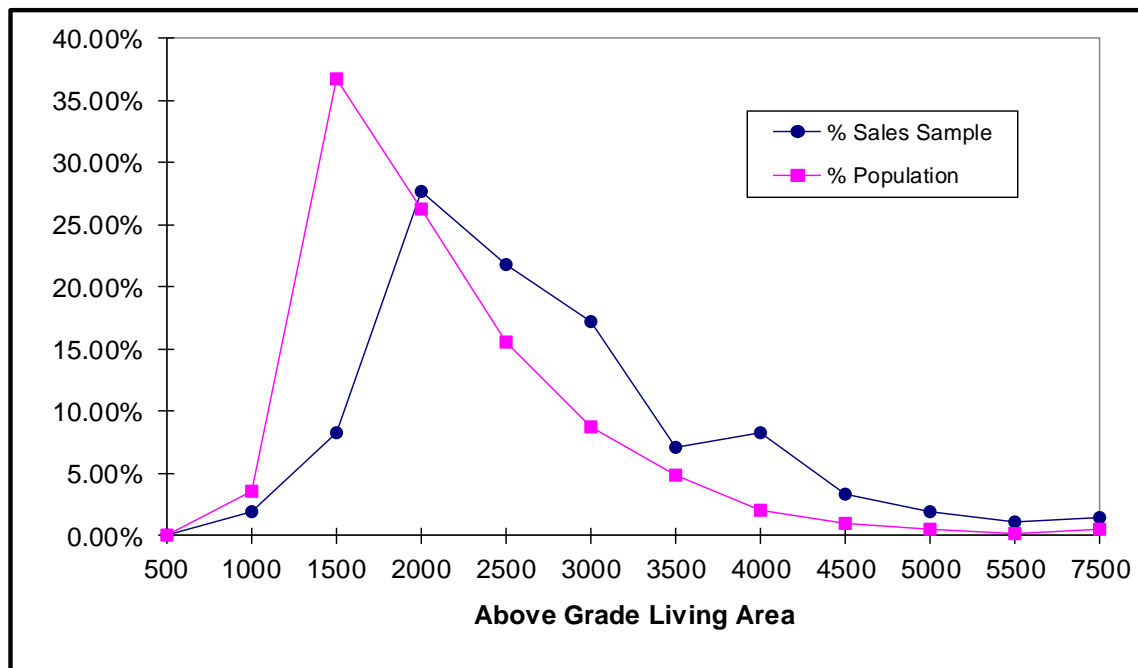


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

## ***Sales Sample Representation of Population - Above Grade Living Area***

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	5	1.87%
1500	22	8.24%
2000	74	27.72%
2500	58	21.72%
3000	46	17.23%
3500	19	7.12%
4000	22	8.24%
4500	9	3.37%
5000	5	1.87%
5500	3	1.12%
7500	4	1.50%
	267	

<b>Population</b>		
AGLA	Frequency	% Population
500	3	0.07%
1000	161	3.54%
1500	1673	36.75%
2000	1197	26.30%
2500	707	15.53%
3000	400	8.79%
3500	219	4.81%
4000	93	2.04%
4500	44	0.97%
5000	25	0.55%
5500	9	0.20%
8500	21	0.46%
	4552	



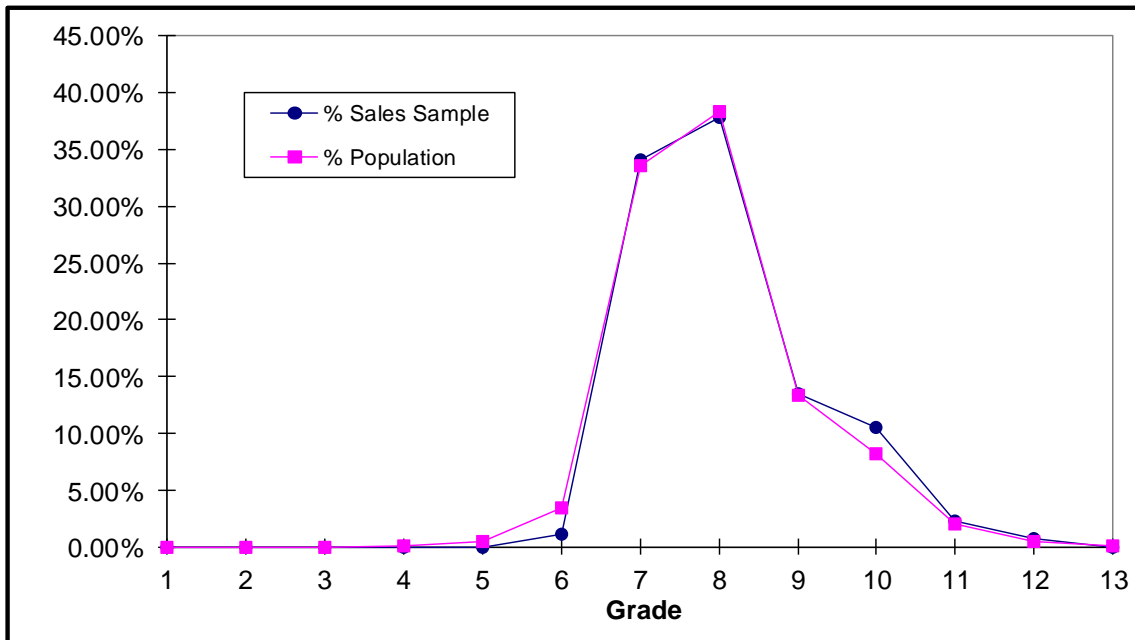
The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.



### ***Sales Sample Representation of Population - Grade***

<b>Sales Sample</b>		
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	3	1.12%
7	91	34.08%
8	101	37.83%
9	36	13.48%
10	28	10.49%
11	6	2.25%
12	2	0.75%
13	0	0.00%
	267	

<b>Population</b>		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	3	0.07%
5	22	0.48%
6	157	3.45%
7	1527	33.55%
8	1743	38.29%
9	607	13.33%
10	377	8.28%
11	92	2.02%
12	20	0.44%
13	4	0.09%
	4552	



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

## ***Physical Inspection Process***

***Effective Date of Appraisal: January 1, 2013***

***Date of Appraisal Report: July 16, 2013***

### ***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 2012
5. Existing residences where the data for 2012 is significantly different than the data for 2013 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
8. Others as identified in the sales removed list

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

#### **The following Departmental guidelines were considered and adhered to:**

Sales from 1/2010 to 1/2013 (at minimum) were considered in all analyses.

Sales were time adjusted to 1/1/2013.

This report is intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.

## ***Identification of the Area***

### **Name or Designation:**

Area 52-Woodmont/Redondo

### **Boundaries:**

Des Moines waterfront south of S 226<sup>th</sup> St, west of Marine View Drive to Salt Water State Park then continues south to 1<sup>st</sup> Av S, west of 16<sup>th</sup> Av S.

Federal Way south of Redondo Way S to county line and west of S Dash Point Rd. Includes portion of Twin Lakes between Hoyt Rd and SW 336<sup>th</sup> St

### **Maps:**

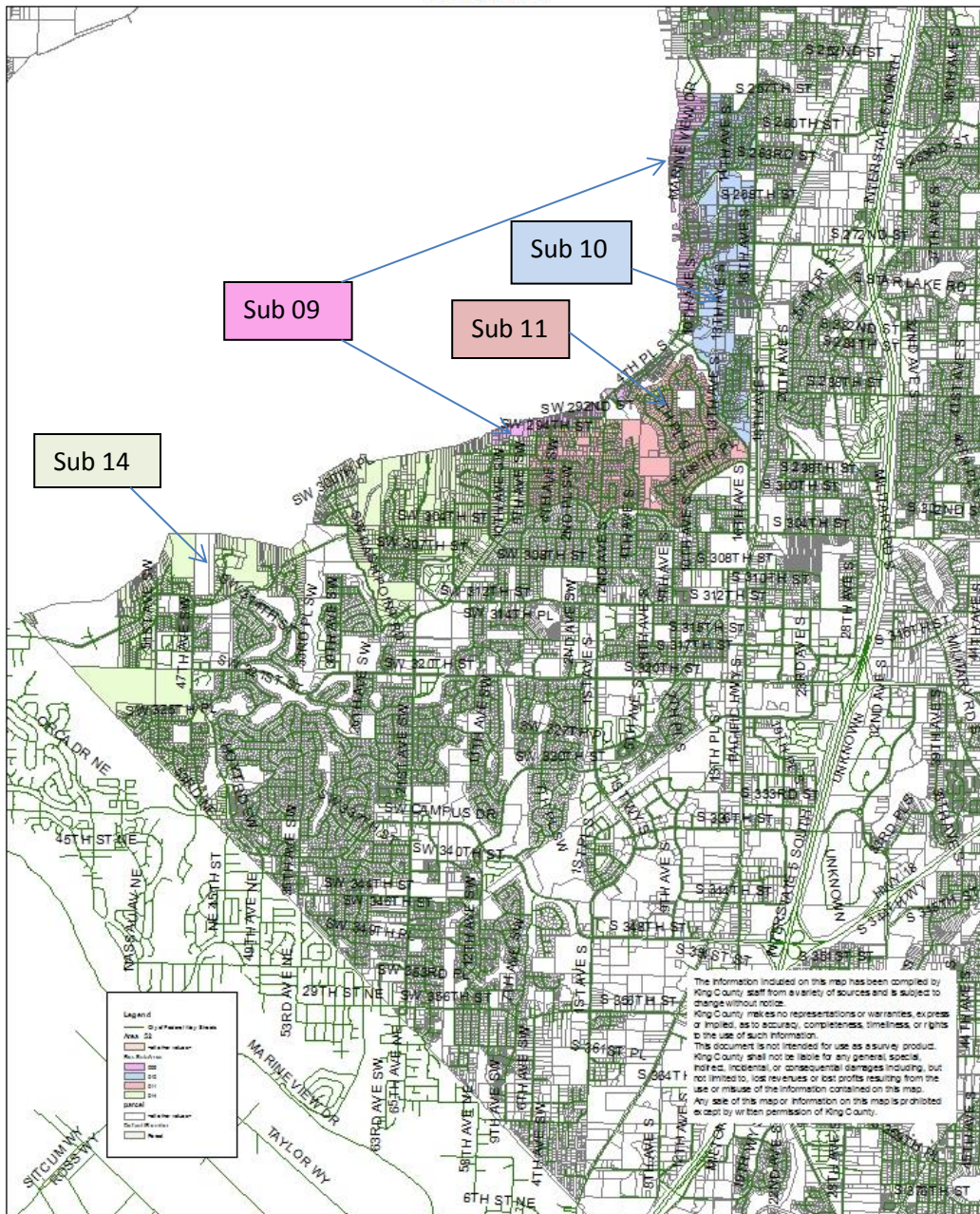
A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

### **Area Description:**

There are 5,153 parcels in Area 52 which are divided into 4 sub areas; 9, 10, 11 and 14. There are 358 Puget Sound waterfront parcels and 2,282 view parcels. The jurisdictions represented are Des Moines and Federal Way. Area 52 has easy access to interstate 5 and Pacific Highway South and to shopping areas in Downtown Des Moines and the larger Federal Way Commons Mall area. Most of the big box stores and chain restaurants are represented in Federal Way. The characteristics that have the greatest impact on market value are; Puget Sound waterfront, waterfront bank and access, view, topography, and some traffic. Area 52 is a diverse area; styles, year built and quality of the homes vary greatly. Everything from low quality (grade 4) beach homes built in the 1930's to recently built mansions of excellent quality (grade 13) homes. All of the waterfront parcels for Area 52 are located in Sub Areas 9 and 14, but the type of waterfront bank and access are very different between sub areas. Sub 9's waterfront is generally low or medium bank with easier access, though there are some walk-in properties. Waterfront in Sub 14 is generally high bank with difficult or no access.

Sub-Area 9 consists of 711 parcels, 244 parcels have water-frontage and 621 parcels have views. The northern end of Sub- Area 9 is Des Moines waterfront and includes residential properties along the west side of Marine View Drive to Salt Water State Park. This section of Sub-Area 9 consists largely of commercial zoned properties with residential homes mixed in. The rest of Sub 9 from Saltwater State Park south to the Redondo neighborhood east of Marine View Drive including the Sub division of Woodmont, has several properties with slide issues and a mixture of high and low grade homes. Parcels with slide issues were given reductions to the land value based on the severity of the slide. The neighborhood of Redondo, also in Sub 9, is an area of older homes with excellent views of Puget Sound. Waterfront parcels along Redondo Beach Drive were treated as no access waterfront plus views because the lots are bifurcated by Redondo Beach Drive and the Redondo Boardwalk. The owners do not have exclusive use of the waterfront. Sub Area 10 consists of average grade homes with no views; no waterfront or land issues in platted sub divisions. Sub Area 11 consists of higher grade homes with views in plats, such as Marine Hills, Buenna Add, and Mar Cheri. There are no waterfront parcels in Sub Area 11. Sub 14 is located in Federal Way and extends from 1<sup>st</sup> Av. South to King County Line. Of the 1,924 parcels there are 141 waterfront parcels and 599 view parcels. 25% of the homes in Sub 14 are grade 9 and above and 85% of the parcels are in platted subdivisions.

# Area 52



## ***Land Valuation***

Vacant sales from 1/2010 to 1/2013 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2013.

Area 52 consists of 5153 parcels, including 449 vacant properties, 28 mobile homes and 22 accessory only parcels. The average lot size is 12,807 square feet (this includes large agricultural acreage lots and does not include waterfront parcels). The average lot value is \$133,895. A plat value was used and adjusted for differences. A typical platted non waterfront lot in Area 52 has a value range between \$50,000 and \$310,000 depending on view and amenities. There are 341 buildable waterfront parcels in Area 52. Waterfront lot values range from \$97,000 to \$1,237,000. Waterfront parcels were valued on a per square foot basis (land schedule) for uplands plus dollars per waterfront foot of tidelands. Tax lots and plats with fewer amenities were valued on a per square foot basis. Lot values started at \$69,000 for a 5,000 square foot lot to \$563,000 for a 20 acre lot. Acres in excess of 20,000 square feet were valued at \$10,000 per acre. Lot values were interpolated between groupings.

There are 9 good land sales available for use in Area 52 and 5 multi-parcel sales. The sales comparison approach was used to determine land values and was augmented by using land allocation of improved sales. Historically, King County builders have used an allocation of 25% to 35% for a land to building ratio. For land allocation in Area 52, we estimated the land to total value allocation at 28%. The allocation percentage was determined after reviewing and analyzing the vacant land sales, builder and developer sales, multi parcel sales, and sales of new improvements in the area. We used the allocation percentage in conjunction with the Assessor's depreciation table to calculate the indicated land values for improved sold properties. The allocation approach results were consistent with the sale comparison approach.

## ***Land Model***

### **Model Development, Description and Conclusions:**

Eighty three percent of non-waterfront properties in Area 52 are in plats. Plats are generally homogenous in lot size, quality of homes and amenities with some market differences. A building site value has been developed for each plat with market adjustments between plats. Tax lots were valued on a square foot basis. Land values were adjusted at; 5% to 50% environmental issues and parcels with traffic issues were adjusted by \$5,000 to \$15,000 depending on severity. Plats that are not homogenous, that do not have similar lot sizes, quality of homes, or are without the usual plat amenities such as curbs, sidewalks, street lights, or parks are valued using the per square foot schedule developed for tax lots. View properties are valued at either by plat or per square foot method minus any land discounts plus view values from the schedule, with Puget Sound views being the most significant. Waterfront parcels are valued using the per square foot schedule minus any land discounts plus \$1,000 to \$7,000 per waterfront foot depending on type of waterfront bank and access to beach.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

## Land Value Model Calibration

Plats that are more similar to tax lots with varied lot sizes and construction qualities are valued using the tax lot land schedule. Tax lots that are located in a plat or groups of tax lots that are similar to plats are value as plat.

Sub Area	Major	Plat Name	Land Value
014	005050	ADELAIDE BEACH ESTATES	\$115,000
014	005070	ADELAIDE FOREST ESTATES	\$115,000
014	005100	ADELAIDE PARK ADD	\$97,000
010	025130	APPLEWOOD	\$97,000
011	039590	BALCHS MARINE VIEW NO. 02	\$92,000
011	039600	BALCHS MARINE VIEW NO. 03	\$92,000
014	058755	BAYVIEW COUNTRY ESTATES	\$109,000
014	085050	BLAESI WOOD	\$103,000
010	087390	BLUFFS AT REDONDO	\$86,000
009	119600	BUENNA ADD	\$103,000
014	178980	COUNTRY VILLAGE ADD	Valued by land schedule
014	178990	COUNTRY VILLAGE NO. 02	Valued by land schedule
014	184080	CRESTVIEW SHORECLUB ADD	\$103,000
014	184090	CRESTVIEW SHORECLUB DIV NO. 02	Valued by land schedule
011	186270	CROWN POINT	\$97,000
014	189820	DASH POINT GLEN	\$103,000
014	189830	DASH POINT HIGHLANDS DIV NO. 01	\$103,000
014	189831	DASH POINT HIGHLANDS DIV NO. 02	\$103,000
014	189832	DASH POINT HIGHLANDS DIV NO. 03	\$103,000
014	189850	DASH POINT PARK ADD	\$97,000
014	189860	DASH POINT PARK NO. 02	\$97,000
014	189870	DASH POINT PARK NO. 03	\$97,000
014	189890	DASH POINTE	\$103,000
009	193890	DEEPPDENE	\$103,000
014	195460	DEMARWOOD ADD	\$97,000
009	200660	DES MOINES CITY OF	Valued by land schedule
009	200900	DES MOINES TOWN OF	Valued by land schedule
009	201380	DES MOINES WATER FRONT ADD	Valued by land schedule
011	201970	DEVILLE TERRACE	\$97,000
014	211570	DUMAS BAY ESTATES	\$97,000
014	211572	DUMAS BAY ESTATES NO. 03	\$92,000
014	211600	DUMAS HEIGHTS ADD	\$103,000
014	211650	DUMAS PALISADES ADD	\$97,000
011	233680	EMMETTS ROY H BUENNA VISTA ADD	\$92,000
011	233690	EMMETTS ROY H BUENNA VISTA NO 02	\$92,000
011	233700	EMMETTS ROY H BUENNA VISTA NO 03	\$97,000
009	256080	FIRST RAILROAD ADD TO DES MOINES	Valued by land schedule
014	321020	HEALY PALISADES ADD	\$109,000
014	416660	LAKOTA ADD	Valued by land schedule
014	416710	LAKOTA DIV NO. 02	\$80,000

Sub Area	Major	Plat Name	Land Value
014	416730	LAKOTA HIGHLANDS	\$86,000
014	416760	LAKOTA PALISADES DIV NO. 01	\$92,000
014	416770	LAKOTA PALISADES DIV NO. 02	\$92,000
014	416780	LAKOTA PALISADES DIV NO. 03	\$92,000
014	416790	LAKOTA RIDGE	\$97,000
010	419300	LARSON L B ADD DIV NO. 01	\$80,000
009	506740	MALTBYS SUBDIV OF GOVT LOT 1	Valued by land schedule
009	506840	MALTBYS SUBDIV OF GOVT LOT 2	Valued by land schedule
011	506880	MALTBY TERRACE	\$92,000
009	511940	MAPLES THE	Valued by land schedule
011	513700	MAR CHERI DIV NO. 01	\$103,000
011	513710	MAR CHERI DIV NO. 02	\$97,000
011	513720	MAR CHERI DIV NO. 03	\$103,000
011	513730	MAR CHERI DIV NO. 04	\$103,000
014	514930	MARINE CREST	\$103,000
011	514980	MARINE HEIGHTS ADD	\$92,000
011	515160	MARINE HILLS NO. 01	\$92,000
011	515180	MARINE HILLS NO. 02	\$103,000
011	515190	MARINE HILLS NO. 03	\$103,000
011	515200	MARINE HILLS NO. 04	\$103,000
011	515210	MARINE HILLS NO. 05	\$103,000
011	515220	MARINE HILLS NO. 06	\$103,000
011	515230	MARINE HILLS NO. 07	\$109,000
011	515240	MARINE HILLS NO. 08	\$103,000
011	515250	MARINE HILLS NO. 09	\$109,000
011	515260	MARINE HILLS NO. 10	\$103,000
011	515270	MARINE HILLS NO. 11	\$109,000
011	515280	MARINE HILLS NO. 12	\$109,000
011	515290	MARINE HILLS NO. 14	\$109,000
011	515291	MARINE HILLS NO. 15	\$109,000
011	515292	MARINE HILLS NO. 16	\$109,000
011	515293	MARINE HILLS NO. 17	\$109,000
011	515296	MARINE HILLS EAST	\$103,000
011	515298	MARINE HILLS WEST	\$109,000
014	515320	MARINE VIEW ESTATES ADD	\$109,000
011	515330	MARINE VIEW FOREST	\$109,000
011	516200	MARLBROOK DIV 1	\$103,000
011	516201	MARLBROOK DIV 2	\$103,000
010	516210	MARLBROOK NORTH	\$103,000
010	542800	MEDITERRANEAN HEIGHTS	\$115,000
011	543720	MEER SCHAUM HEIGHTS	\$103,000
011	543721	MEER SCHAUM HEIGHTS DIV NO. 02	\$103,000
009	609300	NIMOCKS ADD TO THE MAPLES	\$80,000
010	638510	OLYMPIC PARK WEST	\$97,000
010	638511	OLYMPIC PARK WEST NO. 02	\$86,000
014	645310	OVERLOOK HAVEN	\$97,000

Sub Area	Major	Plat Name	Land Value
014	661350	PALISADES HEIGHTS	Valued by land schedule
011	662080	PANORAMA VILLAGE	\$97,000
010	691810	PROVIDENTIAL SOUNDVIEW ESTATES	\$92,000
011	692860	PUGET SOUND HILLS ADD	\$97,000
011	692870	PUGET SOUND HILLS NO. 02	\$97,000
010	709000	RAABES ADD	\$103,000
011	718300	RAY-DIA TERRACE ADD	\$103,000
011	720250	REDONDO BAY TRANQUILITY	\$109,000
010	720300	REDONDO BEACH CONFERENCE DIV	\$109,000
009	720360	REDONDO BEACH DIV NO. 01	\$80,000
009	720420	REDONDO BEACH 1ST PLAT OF	Valued by land schedule
010	720480	REDONDO HEIGHTS	Valued by land schedule
011	720500	REDONDO HIGHLANDS ADD	\$92,000
011	720510	REDONDO HIGHLANDS NO. 02	\$103,000
011	720520	REDONDO HIGHLANDS NO. 03	\$103,000
011	720530	REDONDO HIGHLANDS NO. 04	\$97,000
011	720531	REDONDO HIGHLANDS NO. 05	\$103,000
011	720532	REDONDO HIGHLANDS NO. 06	\$97,000
011	720533	REDONDO HIGHLANDS NO. 07	\$97,000
011	720535	REDONDO HILLS	\$97,000
010	720540	REDONDO ON THE HIGHWAY	Valued by land schedule
010	720550	REDONDO RIVIERA DIV A	\$80,000
010	720551	REDONDO RIVIERA DIV B	\$86,000
011	720560	REDONDO VIEW ADD	\$103,000
011	720570	REDONDO VIEW ESTATES NO. 01	\$103,000
011	720580	REDONDO VIEW ESTATES NO. 02	\$103,000
010	752260	SALT WATER GLEN DIV NO. 01	\$86,000
010	752270	SALT WATER GLEN DIV NO. 02	\$86,000
010	752300	SALT WATER TERRACE	\$86,000
010	752400	SALTWATER PARK ESTATES NO. 01	\$86,000
010	752410	SALTWATER PARK ESTATES NO. 02	\$86,000
010	752420	SALTWATER PARK ESTATES NO. 03	\$86,000
014	758200	SCHADE PALISADE BEACH ESTATE ADD	\$109,000
009	769545	SEQUOIA VIEW ESTATES	\$109,000
011	776420	SHORE VISTA ADD	\$92,000
014	802950	STONE BROOK	\$103,000
014	802951	STONE BROOK DIV NO. 02	\$109,000
014	802952	STONE BROOK DIV NO. 03	\$109,000
014	873218	TWIN LAKES VIEW	\$86,000
014	873219	TWIN LAKES VISTA	\$86,000
014	889420	VENTANA	\$115,000
011	891420	VIEW POINT AT REDONDO	\$115,000
014	893750	VIEWCLIFF ADD	\$103,000
014	893760	VIEWCLIFF NO. 02	\$103,000
010	894730	VISTA DEL MAR ADD	\$86,000
014	941269	WILDWOOD ESTATES	\$103,000



Sub Area	Major	Plat Name	Land Value
009	953660	WOODMONT BEACH	Valued by land schedule
010	953680	WOODMONT ESTATES	\$97,000
010	953720	WOODMONT PARK DIV NO. 01	Valued by land schedule
010	953800	WOODMONT PARK ESTATES ADD	Valued by land schedule

Lot Size Acre/Sq. ft.	Land Value	Lot Size Acre/Sq. ft.	Land Value	Lot Size Acre/Sq. ft.	Land Value
5,000	\$69,000	2.5	\$161,000	13.5	\$414,000
6,000	\$70,000	2.75	\$166,000	13.75	\$419,000
7,000	\$71,000	3	\$172,000	14	\$425,000
8,000	\$72,000	3.25	\$178,000	14.25	\$431,000
9,000	\$73,000	3.5	\$184,000	14.5	\$437,000
10,000	\$74,000	3.75	\$189,000	14.75	\$442,000
11,000	\$75,000	4	\$195,000	15	\$448,000
12,000	\$77,000	4.25	\$201,000	15.25	\$454,000
13,000	\$78,000	4.5	\$207,000	15.5	\$460,000
14,000	\$79,000	4.75	\$212,000	15.75	\$465,000
15,000	\$80,000	5	\$218,000	16	\$471,000
16,000	\$81,000	5.25	\$224,000	16.25	\$477,000
17,000	\$82,000	5.5	\$230,000	16.5	\$483,000
18,000	\$83,000	5.75	\$235,000	16.75	\$488,000
19,000	\$85,000	6	\$241,000	17	\$494,000
20,000	\$86,000	6.25	\$247,000	17.25	\$500,000
21,000	\$87,000	6.5	\$253,000	17.5	\$506,000
22,000	\$88,000	6.75	\$258,000	17.75	\$511,000
23,000	\$89,000	7	\$264,000	18	\$517,000
24,000	\$90,000	7.25	\$270,000	18.25	\$523,000
25,000	\$92,000	7.5	\$276,000	18.5	\$529,000
26,000	\$93,000	7.75	\$281,000	18.75	\$534,000
27,000	\$94,000	8	\$287,000	19	\$540,000
28,000	\$95,000	8.25	\$293,000	19.25	\$546,000
29,000	\$96,000	8.5	\$299,000	19.5	\$552,000
30,000	\$97,000	8.75	\$304,000	19.75	\$557,000
31,000	\$98,000	9	\$310,000	20	\$563,000
32,000	\$100,000	9.25	\$316,000		
33,000	\$101,000	9.5	\$322,000		
34,000	\$102,000	9.75	\$327,000		
35,000	\$103,000	10	\$333,000		
36,000	\$104,000	10.25	\$339,000		
37,000	\$105,000	10.5	\$345,000		
38,000	\$106,000	10.75	\$350,000		
39,000	\$108,000	11	\$356,000		
40,000	\$109,000	11.25	\$362,000		
41,000	\$110,000	11.5	\$368,000		
42,000	\$111,000	11.75	\$373,000		
1	\$112,000	12	\$379,000		
1.25	\$132,000	12.25	\$385,000		
1.5	\$138,000	12.5	\$391,000		
1.75	\$143,000	12.75	\$396,000		
2	\$149,000	13	\$402,000		
2.25	\$155,000	13.25	\$408,000		

The 6 Tax Exempt parcels over 20 acres are value at 20 acre value + \$10,000 per extra acre.

## Views and Waterfront

Do not add mountain or territorial views for properties with Puget Sound views

<b>View</b>	<b>Fair</b>	<b>Average</b>	<b>Good</b>	<b>Excellent</b>
Territorial		\$1,000	\$2,000	\$4,000
Mountains.		\$2,000	\$3,000	\$5,000
Puget Sound	\$35,000	\$55,000	\$85,000	\$110,000

<b>Waterfront Values=Base Land + Waterfront \$ per FF</b>	<b>Low Bank</b>	<b>Medium Bank</b>	<b>High Bank</b>
<b>No Restrictions on access to waterfront or house</b>	\$7,000	\$6,000	\$5,000
<b>Access Restricted to waterfront.</b> (trams, or steep stairs needed to access waterfront)		\$2,500	\$2,500
<b>Access Restricted to House</b> (walk-in)	\$2,000	\$2,000	2,000
<b>No waterfront access due to steep bank or topography</b>	\$1,000	\$1,000	\$1,000
<b>Unbuildable waterfront</b>	Unbuildable land value +\$100 per waterfront foot		

- ALL WATERFRONT VALUED FROM LAND SCHEDULE
- No view adjustment for waterfront parcels
- No reductions for size are taken for type 3, (no waterfront access). Add view to no access waterfront properties.
- Tidelands only \$1,000
- For waterfront over 100 waterfront feet use the chart values for 1<sup>st</sup> 100 waterfront feet then 50% of the chart value for next 100 waterfront feet. Continue to reduce by 50% for each 100 waterfront feet.
- Redondo Shores includes 16 parcels with undivided interest in 052104-9177 waterfront. Add \$10,000 for the waterfront amenity.
- Lots on Redondo Beach Drive with waterfront (major 720360) coded and valued with restricted access to waterfront due to road in between house and beach.

### Reductions to base land values

Order for valuations is:

- 1) Base land – land issues
- 2) Base land – land issues + view
- 3) Base land – land issues + waterfront

<b>Land adjustments Category</b>	<b>Description</b>	<b>Lot Value</b>
Traffic Noise	Moderate (1)	-\$5,000
	High (2)	-\$10,000
	Extreme (3)	-\$15,000
Developable Lots	Have applied for pre-plat approval	\$30,000/lot
No Perk Lots	With Documentation	25,000
Non-Buildable Lots	With Documentation	25,000
Other Nuisances	Power lines, commercial influence, fire department proximity, etc.	-5% to -10%
Challenged Lots	Wetlands, Topography, Steep Slopes	-5% to -50%
Restricted Access		-5% to -30%
Water Retention Ponds/ Tracts in Plats		\$1,000

***Vacant Sales Used In This Physical Inspection Analysis  
Area 52***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
009	200900	4135	8/2/2011	\$90,000	6,000	N	N
009	322204	9108	2/9/2011	\$120,000	9,393	Y	N
009	322204	9139	11/23/2010	\$727,000	15,908	Y	Y
009	953660	0605	2/17/2012	\$70,000	31,327	N	N
010	720300	0030	10/4/2012	\$35,000	4,002	N	N
010	720360	1430	1/26/2011	\$214,000	3,899	Y	N
010	720360	1545	12/19/2012	\$105,000	2,400	Y	N
010	953660	0860	8/29/2012	\$50,000	31,971	N	N
010	953660	1585	6/25/2010	\$150,000	14,548	Y	N
010	953660	1760	3/7/2012	\$7,000	1,980	N	N
011	515293	0010	2/17/2012	\$125,000	9,761	Y	N
014	102103	9031	8/3/2012	\$155,000	110,642	N	N
014	112103	9009	12/18/2012	\$105,000	17,429	N	N
014	184080	0005	5/17/2011	\$44,900	19,240	N	N
014	416660	0505	5/26/2011	\$4,000	20,500	N	N
014	416710	0155	10/19/2011	\$150,000	11,953	Y	N
014	889420	0120	7/23/2012	\$135,000	10,157	N	N
014	889420	0200	9/27/2012	\$147,500	13,684	Y	N

***Vacant Sales Removed From This Physical Inspection Analysis  
Area 52***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	201380	1645	5/27/2010	\$147,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
009	201380	1730	5/19/2012	\$75,000	QUIT CLAIM DEED
009	953660	0007	8/19/2010	\$61,000	NON-REPRESENTATIVE SALE
009	953660	0007	3/1/2010	\$200,000	NO MARKET EXPOSURE
011	515280	0180	8/2/2012	\$87,699	BUILDER OR DEVELOPER SALES
011	515280	0180	6/15/2012	\$157,000	NO MARKET EXPOSURE
011	720250	0070	7/5/2012	\$12,875	QUIT CLAIM DEED; STATEMENT TO DOR;
011	720250	0080	7/5/2012	\$12,875	QUIT CLAIM DEED; STATEMENT TO DOR;
011	720531	0080	10/28/2010	\$110,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	720531	0090	10/17/2012	\$40,000	NON-REPRESENTATIVE SALE
014	416660	0595	8/28/2012	\$45,000	NON-REPRESENTATIVE SALE

## ***Improved Parcel Valuation***

### **Improved Parcel Data:**

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited.

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values. In addition to standard physical property characteristics, the analysis showed Sub Area 9, Base Land Value, the plats of Twin Lakes View (873218) and Twin Lakes Vista (873219) and Puget Sound View were influential in the market.

A list of improved sales used and those considered not reflective of market are included in the following sections.

## **Area 52 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, 2013**.

*For example, a sale of \$525,000 which occurred on August 1, 2011 would be adjusted by the time trend factor of 0.970, resulting in an adjusted value of \$509,000 (\$525,000 X .970=\$509,000 – rounded to the nearest \$1000.*

<b>Market Adjustment to 1/1/2013</b>		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	0.871	-12.9%
2/1/2010	0.878	-12.2%
3/1/2010	0.884	-11.6%
4/1/2010	0.891	-10.9%
5/1/2010	0.897	-10.3%
6/1/2010	0.903	-9.7%
7/1/2010	0.909	-9.1%
8/1/2010	0.914	-8.6%
9/1/2010	0.920	-8.0%
10/1/2010	0.925	-7.5%
11/1/2010	0.931	-6.9%
12/1/2010	0.936	-6.4%
1/1/2011	0.941	-5.9%
2/1/2011	0.945	-5.5%
3/1/2011	0.950	-5.0%
4/1/2011	0.954	-4.6%
5/1/2011	0.958	-4.2%
6/1/2011	0.962	-3.8%
7/1/2011	0.966	-3.4%
8/1/2011	0.970	-3.0%
9/1/2011	0.973	-2.7%
10/1/2011	0.976	-2.4%
11/1/2011	0.979	-2.1%
12/1/2011	0.982	-1.8%
1/1/2012	0.985	-1.5%
2/1/2012	0.987	-1.3%
3/1/2012	0.989	-1.1%
4/1/2012	0.991	-0.9%
5/1/2012	0.993	-0.7%
6/1/2012	0.995	-0.5%
7/1/2012	0.996	-0.4%
8/1/2012	0.997	-0.3%
9/1/2012	0.998	-0.2%
10/1/2012	0.999	-0.1%
11/1/2012	1.000	0.0%
12/1/2012	1.000	0.0%
1/1/2013	1.000	0.0%



**Improved Sales Used in this Physical Inspection Analysis**  
**Area 52**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
009	506840	0108	12/27/12	\$240,000	\$240,000	700	6	1925	Good	15,600	N	N	810 S 264TH ST
009	720360	0710	05/11/10	\$265,000	\$238,000	610	6	1923	Good	2,541	Y	N	28432 SOUNDVIEW DR S
009	953660	0650	07/02/10	\$235,000	\$214,000	1,450	6	1922	Poor	11,400	Y	N	26844 8TH AVE S
009	119600	0260	08/02/11	\$524,000	\$508,000	1,950	7	2001	Average	5,030	Y	Y	328 SW 292ND ST
009	119600	1896	04/25/12	\$408,000	\$405,000	1,430	7	1975	Good	8,125	Y	N	628 SW 294TH ST
009	201380	2000	11/19/10	\$331,000	\$309,000	2,590	7	2008	Average	9,000	N	N	24632 8TH AVE S
009	256080	5125	12/02/11	\$258,000	\$253,000	1,120	7	1958	Good	10,827	N	N	25110 8TH PL S
009	256080	5175	09/23/10	\$215,000	\$199,000	1,520	7	1979	Good	8,063	N	N	804 S 252ND ST
009	609300	0100	02/23/11	\$580,000	\$550,000	1,350	7	1984	Average	9,460	Y	Y	23913 6TH AVE S
009	720360	0135	08/29/11	\$225,040	\$219,000	1,190	7	1954	Average	6,000	Y	N	28752 4TH PL S
009	720360	0510	09/06/11	\$230,000	\$224,000	910	7	1959	Average	6,425	Y	N	28602 6TH PL S
009	720360	0535	04/27/11	\$369,000	\$353,000	1,480	7	1978	Good	3,496	Y	N	28620 6TH PL S
009	720360	0720	02/14/11	\$233,000	\$221,000	1,260	7	1947	Good	6,827	Y	N	28436 4TH PL S
009	953660	0060	02/17/10	\$395,000	\$348,000	790	7	1948	Average	8,760	Y	N	26409 8TH AVE S
009	119600	2395	03/15/12	\$605,000	\$599,000	2,340	8	2004	Average	19,200	Y	N	29501 10TH AVE SW
009	172204	9008	03/19/10	\$975,000	\$866,000	1,690	8	1965	Average	28,388	Y	Y	724 S 231ST ST
009	506740	0045	09/27/11	\$330,000	\$322,000	2,473	8	1959	Good	15,300	N	N	25657 MARINE VIEW DR S
009	720360	0745	11/19/10	\$600,000	\$560,000	1,730	8	1988	Average	4,780	Y	N	28454 SOUND VIEW DR S
009	052104	9186	03/28/12	\$465,000	\$461,000	2,260	9	1980	Good	10,463	Y	N	28807 SOUND VIEW DR S
009	119600	0664	02/18/11	\$415,000	\$393,000	2,410	9	1986	Average	10,500	Y	N	29219 3RD AVE SW
009	506740	0031	12/21/10	\$750,000	\$704,000	1,950	9	1968	Good	91,064	Y	Y	25639 MARINE VIEW DR S
009	506740	0042	09/26/12	\$1,000,000	\$999,000	1,370	9	1960	Good	45,931	Y	Y	25645 MARINE VIEW DR S
009	720360	0670	09/02/11	\$735,000	\$715,000	2,080	9	1994	Average	3,105	Y	N	28436 REDONDO BEACH DR S
009	953660	0470	08/24/11	\$715,000	\$695,000	2,610	9	2000	Average	8,062	Y	N	26503 8TH AVE S
009	953660	1235	08/24/12	\$820,000	\$818,000	3,350	9	1975	Good	7,190	Y	Y	27049 7TH PL S
009	953660	1245	11/22/11	\$700,000	\$687,000	1,230	9	1974	Good	8,248	Y	Y	27061 7TH PL S
009	256080	6100	10/10/12	\$750,000	\$749,000	3,150	10	1972	Good	56,001	Y	Y	25121 8TH PL S

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 52**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
009	720360	0220	03/17/10	\$600,000	\$532,000	4,657	10	2002	Average	10,309	Y	N	28754 5TH PL S
009	119600	0121	06/19/12	\$1,475,000	\$1,469,000	3,217	11	2007	Average	15,613	Y	Y	212 SW 292ND ST
010	720540	0065	03/26/10	\$214,000	\$190,000	1,340	6	1947	Good	18,000	N	N	1356 S 279TH ST
010	087390	0060	05/24/10	\$249,000	\$224,000	1,270	7	2002	Average	6,615	N	N	1324 S 277TH PL
010	087390	0090	05/03/12	\$242,000	\$240,000	2,050	7	2001	Average	10,883	N	N	1336 S 277TH PL
010	292204	9096	09/13/10	\$270,000	\$249,000	1,910	7	1969	Good	10,019	N	N	26305 WOODMONT DR S
010	419300	0030	11/02/12	\$175,000	\$175,000	1,020	7	1969	Good	9,375	Y	N	25731 16TH AVE S
010	506740	0163	05/08/12	\$205,000	\$204,000	2,060	7	1991	Average	12,826	N	N	25834 11TH AVE S
010	638511	0030	05/11/11	\$279,950	\$269,000	1,430	7	1980	Average	7,208	Y	N	915 S 261ST PL
010	638511	0200	07/23/12	\$247,500	\$247,000	1,180	7	1985	Average	7,679	N	N	26034 11TH PL S
010	638511	0210	09/21/11	\$219,000	\$214,000	1,080	7	1980	Average	7,466	N	N	26028 11TH PL S
010	638511	0390	07/03/12	\$235,000	\$234,000	1,410	7	1980	Average	7,214	N	N	926 S 261ST PL
010	691810	0230	08/18/11	\$185,000	\$180,000	1,190	7	1983	Average	7,209	N	N	25812 15TH AVE S
010	691810	0260	11/30/11	\$207,000	\$203,000	1,090	7	1985	Average	9,680	N	N	25813 15TH AVE S
010	720300	0290	03/30/12	\$180,000	\$178,000	1,040	7	1975	Average	6,000	N	N	28711 15TH AVE S
010	720300	0430	06/18/10	\$259,500	\$235,000	1,820	7	1976	Good	5,000	N	N	1405 S 286TH ST
010	720300	0531	11/06/12	\$315,000	\$315,000	1,770	7	1959	Average	15,400	Y	N	28435 14TH AVE S
010	720300	0538	10/04/12	\$225,000	\$225,000	1,410	7	1968	Good	9,500	N	N	28401 14TH AVE S
010	720300	0595	03/29/12	\$208,000	\$206,000	1,030	7	1973	Good	6,000	Y	N	28616 13TH AVE S
010	720300	0620	07/07/11	\$221,000	\$214,000	1,250	7	1966	Good	7,000	N	N	28705 14TH AVE S
010	720540	0013	02/09/10	\$215,000	\$189,000	1,770	7	2003	Average	8,812	N	N	27812 16TH PL S
010	720540	0035	11/15/12	\$219,950	\$220,000	1,740	7	1955	Good	16,600	N	N	1376 S 279TH ST
010	720540	0120	02/17/10	\$425,000	\$375,000	1,690	7	1948	Very Good	15,750	Y	N	27813 13TH AVE S
010	720540	0195	03/03/11	\$158,300	\$150,000	1,520	7	1946	Good	7,720	N	N	1321 S 279TH ST
010	720540	0230	03/27/12	\$305,550	\$303,000	1,660	7	1939	Very Good	32,640	Y	N	27921 13TH AVE S
010	720550	0020	12/03/12	\$210,000	\$210,000	1,430	7	1965	Good	9,348	N	N	1555 S 276TH ST
010	720551	0280	03/23/11	\$293,445	\$280,000	1,440	7	1974	Average	7,300	Y	N	27517 12TH PL S

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 52**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
010	720551	0470	01/08/10	\$238,500	\$208,000	1,080	7	1975	Average	7,526	N	N	27502 13TH AVE S
010	720551	0550	04/13/10	\$284,950	\$254,000	1,270	7	1975	Average	8,190	N	N	27504 14TH PL S
010	752260	0030	12/05/12	\$196,000	\$196,000	1,300	7	1967	Good	8,400	N	N	26014 14TH PL S
010	752270	0180	11/28/12	\$249,950	\$250,000	1,220	7	1977	Good	7,790	N	N	1417 S 262ND ST
010	752300	0280	11/28/11	\$288,895	\$284,000	1,620	7	1968	Good	7,210	N	N	1210 S 258TH ST
010	752400	0040	08/13/10	\$210,000	\$192,000	1,290	7	1965	Good	9,723	N	N	25820 13TH PL S
010	752410	0040	02/13/12	\$185,000	\$183,000	1,110	7	1967	Average	6,560	N	N	1418 S 259TH ST
010	752410	0080	01/27/10	\$259,000	\$227,000	1,430	7	1966	Average	6,665	N	N	25912 14TH AVE S
010	953660	0455	06/01/12	\$309,000	\$307,000	1,460	7	1988	Good	8,100	Y	N	26409 10TH AVE S
010	953660	1045	08/27/10	\$207,000	\$190,000	1,540	7	1960	Good	9,450	N	N	26809 15TH AVE S
010	953660	1766	03/07/12	\$167,500	\$166,000	1,200	7	1966	Fair	8,100	Y	N	1224 S 272ND ST
010	953660	2090	02/29/12	\$200,000	\$198,000	960	7	1958	Average	8,100	N	N	27019 16TH AVE S
010	953680	0030	06/23/10	\$309,500	\$281,000	1,750	7	1983	Very Good	11,527	N	N	1431 S 263RD PL
010	025130	0320	10/30/12	\$290,000	\$290,000	2,070	8	1989	Good	9,515	N	N	28221 15TH AVE S
010	292204	9097	08/18/11	\$239,950	\$233,000	1,260	8	1990	Average	9,675	N	N	25720 14TH PL S
010	506840	0134	05/14/12	\$310,000	\$308,000	2,300	8	1998	Average	14,580	N	N	935 S 263RD ST
010	516210	0150	05/16/12	\$278,500	\$277,000	2,610	8	1984	Average	7,454	N	N	1309 S 290TH ST
010	516210	0440	02/01/11	\$290,000	\$274,000	2,030	8	1986	Average	7,249	N	N	1407 S 289TH PL
010	516210	0560	05/23/12	\$285,000	\$283,000	2,440	8	1986	Average	7,250	N	N	28835 14TH CT S
010	516210	0790	10/12/11	\$289,950	\$283,000	2,230	8	1985	Average	9,747	N	N	28925 13TH AVE S
010	516210	0820	04/20/11	\$267,800	\$256,000	1,370	8	1985	Average	11,481	N	N	29015 13TH AVE S
010	691810	0110	11/07/12	\$223,750	\$224,000	1,640	8	1996	Average	7,599	Y	N	25828 15TH PL S
010	691810	0200	04/14/10	\$304,000	\$272,000	1,456	8	1984	Good	8,886	N	N	25832 15TH AVE S
010	953660	0810	06/23/10	\$352,000	\$319,000	1,564	8	1962	Average	32,400	N	N	26856 12TH AVE S
010	953660	0880	12/20/10	\$310,000	\$291,000	2,044	8	2005	Average	8,100	N	N	26914 13TH AVE S
010	953660	1585	01/12/12	\$575,000	\$567,000	3,236	8	2011	Average	14,548	Y	N	27022 10TH AVE S
010	322204	9005	03/17/10	\$750,000	\$666,000	4,051	9	2004	Average	22,194	N	N	28116 10TH AVE S

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 52**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
010	720300	0435	06/17/11	\$370,500	\$357,000	3,510	9	2005	Average	8,000	N	N	28401 15TH AVE S
010	953720	0061	07/28/11	\$468,000	\$454,000	2,960	9	2000	Average	35,000	N	N	1115 WOODMONT BEACH RD S
010	322204	9186	03/24/10	\$590,000	\$524,000	2,470	10	2006	Average	10,855	N	N	1224 S 274TH ST
010	953660	1505	06/28/10	\$625,000	\$568,000	3,150	10	2007	Average	14,416	Y	N	27014 10TH AVE S
010	953660	1545	09/14/10	\$630,000	\$581,000	3,171	10	2006	Average	15,465	Y	N	27062 10TH AVE S
010	953660	1650	10/10/11	\$620,000	\$606,000	3,244	10	2008	Average	7,800	Y	N	27145 11TH PL S
010	953660	1652	02/11/10	\$580,000	\$511,000	3,026	10	2008	Average	7,800	Y	N	27155 11TH PL S
010	322204	9172	05/15/11	\$900,000	\$864,000	5,070	12	1996	Average	33,062	Y	N	1107 S 274TH PL
011	039590	0100	09/20/12	\$165,000	\$165,000	1,130	7	1963	Good	9,870	N	N	30025 5TH AVE SW
011	062104	9109	09/16/10	\$190,000	\$175,000	1,310	7	1966	Average	12,632	N	N	30022 8TH AVE SW
011	233680	0100	07/11/12	\$185,000	\$184,000	1,510	7	1963	Good	9,588	N	N	601 SW 299TH ST
011	233690	0030	02/09/12	\$262,000	\$259,000	1,590	7	2004	Average	9,588	N	N	648 SW 299TH PL
011	233690	0140	09/29/10	\$180,000	\$167,000	1,220	7	1966	Average	9,588	N	N	639 SW 299TH PL
011	506880	0030	11/17/12	\$227,810	\$228,000	1,250	7	1976	Average	10,360	N	N	759 SW 301ST PL
011	514980	0050	10/08/10	\$172,900	\$160,000	1,400	7	1960	Average	13,793	N	N	30019 8TH PL S
011	515160	0215	09/27/12	\$195,700	\$195,000	1,400	7	1959	Good	11,998	N	N	29620 8TH AVE S
011	515160	0485	11/22/11	\$213,500	\$210,000	1,320	7	1960	Very Good	12,000	N	N	1112 S 299TH PL
011	515296	0440	04/14/10	\$300,000	\$268,000	2,390	7	1975	Good	10,500	Y	N	1107 S 287TH PL
011	662080	0040	05/16/12	\$285,000	\$283,000	2,530	7	1954	Average	21,200	Y	N	124 SW 300TH PL
011	692860	0090	05/18/10	\$210,000	\$189,000	980	7	1962	Average	10,500	N	N	232 S 301ST ST
011	720500	0080	10/23/12	\$219,000	\$219,000	1,370	7	1966	Good	10,050	Y	N	29913 4TH AVE SW
011	720500	0160	11/18/10	\$249,900	\$233,000	1,380	7	1966	Good	10,764	N	N	29914 4TH AVE SW
011	720530	0180	06/28/10	\$245,000	\$222,000	1,580	7	1971	Good	12,000	N	N	29933 2ND PL SW
011	720530	0190	09/15/10	\$220,000	\$203,000	1,450	7	1969	Average	10,080	N	N	30005 2ND PL SW
011	720532	0240	12/10/12	\$274,950	\$275,000	1,830	7	1974	Average	9,400	Y	N	29811 2ND PL SW
011	720533	0030	02/22/10	\$265,000	\$234,000	1,380	7	1975	Good	10,980	N	N	29921 3RD AVE SW
011	720535	0100	09/06/12	\$211,000	\$211,000	1,050	7	2007	Average	13,300	N	N	29748 4TH AVE S

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 52**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	776420	0040	09/14/12	\$490,000	\$489,000	2,039	7	2006	Average	11,254	Y	N	140 S 297TH PL
011	186270	0060	08/11/10	\$255,000	\$234,000	1,430	8	1983	Good	11,124	N	N	29514 4TH AVE S
011	186270	0130	01/01/12	\$357,000	\$352,000	1,660	8	1980	Average	17,000	Y	N	29411 4TH AVE S
011	186270	0160	10/01/12	\$294,000	\$294,000	1,640	8	1980	Good	9,497	Y	N	324 S 295TH PL
011	513710	0110	09/30/11	\$399,500	\$390,000	2,100	8	1969	Good	12,800	Y	N	121 SW 299TH PL
011	513720	0120	06/10/10	\$369,900	\$335,000	1,650	8	1968	Average	9,840	Y	N	29610 2ND PL SW
011	515160	0085	09/06/12	\$266,000	\$266,000	1,850	8	1961	Good	12,400	N	N	29832 8TH AVE S
011	515160	0185	10/13/10	\$342,000	\$317,000	1,440	8	1963	Average	16,309	N	N	828 S 299TH PL
011	515160	0285	07/05/12	\$265,000	\$264,000	1,870	8	1957	Good	12,381	N	N	29645 10TH PL S
011	515160	0470	06/07/10	\$270,000	\$244,000	1,460	8	1963	Good	12,446	N	N	1134 S 299TH PL
011	515160	0540	03/21/12	\$284,000	\$281,000	1,470	8	1956	Good	12,539	Y	N	1004 S 296TH PL
011	515180	0060	09/22/11	\$275,000	\$268,000	1,540	8	1962	Good	15,264	Y	N	29512 9TH PL S
011	515190	0300	05/31/11	\$300,000	\$289,000	1,810	8	1961	Good	11,840	N	N	621 S 298TH ST
011	515200	0020	10/11/11	\$278,500	\$272,000	1,390	8	1962	Good	11,400	N	N	29832 6TH AVE S
011	515200	0060	02/08/11	\$270,000	\$256,000	2,263	8	1961	Good	10,450	N	N	29848 6TH AVE S
011	515200	0180	06/17/12	\$325,000	\$324,000	1,630	8	1962	Good	18,125	N	N	29853 6TH AVE S
011	515210	0110	09/27/10	\$369,950	\$342,000	1,330	8	1966	Average	14,161	Y	N	29505 9TH PL S
011	515280	0260	10/03/11	\$309,000	\$302,000	1,870	8	1967	Good	14,082	N	N	29317 9TH PL S
011	515290	0110	05/08/12	\$399,000	\$396,000	2,010	8	1973	Good	15,767	Y	N	725 S 291ST ST
011	515296	0040	05/01/12	\$439,000	\$436,000	1,660	8	1977	Average	9,850	Y	N	28629 8TH PL S
011	515296	0220	01/06/10	\$400,000	\$349,000	1,480	8	1980	Good	9,700	Y	N	915 S MARINE HILLS WAY
011	515296	0460	03/25/10	\$325,200	\$289,000	1,780	8	1975	Good	12,300	Y	N	1119 S 287TH PL
011	515296	0620	11/07/12	\$437,000	\$437,000	1,840	8	1975	Good	12,626	Y	N	28632 11TH AVE S
011	516200	0350	07/25/11	\$305,000	\$295,000	2,820	8	1977	Good	9,350	N	N	29336 13TH AVE S
011	516200	0440	10/12/12	\$259,950	\$260,000	1,310	8	1978	Good	13,955	N	N	1325 S 293RD PL
011	543720	0010	12/12/12	\$245,000	\$245,000	1,820	8	1974	Good	8,859	Y	N	103 S 294TH PL
011	543720	0050	06/14/11	\$300,000	\$289,000	2,240	8	1976	Average	8,819	Y	N	135 S 294TH PL

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 52**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	718300	0110	04/13/10	\$377,500	\$337,000	1,410	8	1964	Good	9,900	Y	N	29607 2ND PL S
011	718300	0130	03/10/11	\$315,750	\$300,000	1,460	8	1965	Good	11,070	Y	N	29616 2ND PL S
011	720510	0050	12/22/11	\$330,699	\$325,000	2,280	8	1982	Good	9,540	Y	N	415 SW 297TH ST
011	720520	0110	02/24/12	\$412,000	\$407,000	1,420	8	1970	Good	14,399	Y	N	439 SW 297TH ST
011	720530	0160	01/13/10	\$225,000	\$197,000	1,380	8	1974	Good	9,856	N	N	29907 2ND PL SW
011	720531	0150	10/18/12	\$323,400	\$323,000	1,320	8	1976	Good	11,969	Y	N	306 SW 297TH ST
011	720532	0160	11/09/10	\$455,000	\$424,000	2,850	8	1969	Good	9,576	Y	N	29806 2ND PL SW
011	720580	0020	08/13/10	\$300,000	\$275,000	1,950	8	1968	Good	13,199	Y	N	28817 11TH AVE S
011	052104	9102	09/24/10	\$450,000	\$416,000	1,580	9	1984	Average	16,117	Y	N	29810 1ST AVE S
011	052104	9222	12/12/12	\$720,000	\$720,000	3,040	9	1995	Average	10,127	Y	N	135 S 293RD PL
011	119600	0905	06/07/10	\$660,000	\$597,000	4,650	9	1954	Very Good	16,000	Y	N	29219 2ND AVE SW
011	119600	3410	06/06/12	\$523,000	\$520,000	1,530	9	1966	Good	14,000	Y	N	29411 1ST AVE S
011	515240	0120	05/27/10	\$535,000	\$482,000	1,670	9	2002	Average	15,739	Y	N	917 S 294TH PL
011	515250	0020	10/06/10	\$440,000	\$408,000	2,430	9	1963	Good	24,165	Y	N	29417 7TH PL S
011	515270	0030	07/22/11	\$405,000	\$392,000	1,870	9	1968	Good	20,946	Y	N	29311 7TH PL S
011	515290	0060	09/08/10	\$528,000	\$486,000	1,970	9	1970	Good	15,914	Y	N	611 S 291ST ST
011	515296	0120	09/27/12	\$615,000	\$614,000	1,810	9	1979	Average	9,896	Y	N	28614 8TH PL S
011	515296	0160	03/25/10	\$520,000	\$462,000	1,400	9	1976	Average	9,250	Y	N	28609 9TH AVE S
011	720510	0090	09/27/10	\$539,950	\$499,000	1,750	9	1985	Average	12,800	Y	N	416 SW 297TH ST
011	720532	0180	09/10/10	\$365,000	\$336,000	1,810	9	1978	Good	8,400	Y	N	29832 2ND PL SW
011	776420	0030	12/01/10	\$295,000	\$276,000	2,360	9	1990	Average	11,254	Y	N	132 S 297TH PL
011	052104	9216	10/23/12	\$525,000	\$525,000	3,570	10	1989	Good	13,200	Y	N	142 S 293RD PL
011	062104	9064	03/04/10	\$525,000	\$465,000	3,640	10	1989	Average	13,003	Y	N	29628 8TH AVE SW
011	119600	1045	06/06/11	\$550,000	\$530,000	3,320	10	1999	Average	17,000	Y	N	29222 2ND AVE SW
011	119600	3940	02/22/12	\$620,000	\$613,000	3,770	10	2000	Average	12,752	Y	N	393 SW 295TH PL
011	515293	0080	11/09/11	\$675,000	\$662,000	2,100	10	1978	Average	23,486	Y	N	842 S MARINE HILLS WAY
011	515293	0190	07/05/12	\$650,000	\$648,000	2,232	10	1986	Good	19,022	Y	N	704 S 288TH LN

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 52**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	543721	0120	03/08/12	\$550,000	\$544,000	3,900	10	1995	Average	9,915	Y	N	160 S 295TH PL
011	515298	0140	05/20/11	\$899,000	\$864,000	2,550	11	1981	Good	11,802	Y	N	401 S 289TH ST
014	112103	9078	02/04/10	\$279,000	\$245,000	860	6	1936	Good	169,845	N	N	4301 SW 308TH ST
014	142103	9060	03/18/10	\$112,000	\$99,000	1,498	6	1961	Fair	28,135	N	N	33409 43RD AVE SW
014	321020	0004	05/09/12	\$275,000	\$273,000	1,020	6	1930	Good	39,736	Y	Y	5432 SW 315TH ST
014	012103	9076	11/14/12	\$125,000	\$125,000	1,750	7	1963	Fair	15,344	N	N	30021 21ST AVE SW
014	142103	9053	07/22/10	\$230,000	\$210,000	1,810	7	2008	Average	26,872	N	N	4327 SW 335TH ST
014	189850	0120	12/15/12	\$176,950	\$177,000	1,080	7	1968	Good	9,611	N	N	31836 54TH AVE SW
014	195460	0021	07/27/11	\$219,950	\$213,000	1,070	7	1962	Average	18,000	N	N	29638 11TH AVE SW
014	195460	0101	04/29/10	\$377,000	\$338,000	2,287	7	1961	Very Good	13,485	Y	N	29876 12TH AVE SW
014	195460	0105	05/29/12	\$250,000	\$249,000	1,900	7	1968	Average	13,020	Y	N	29873 10TH AVE SW
014	195460	0111	08/20/10	\$367,500	\$337,000	1,400	7	1971	Good	13,020	Y	N	29864 11TH AVE SW
014	195460	0140	09/23/11	\$315,000	\$307,000	1,240	7	1962	Good	13,500	Y	N	1007 SW 298TH ST
014	195460	0180	02/04/11	\$240,000	\$227,000	1,360	7	1994	Average	13,950	N	N	29880 9TH AVE SW
014	195460	0181	04/27/10	\$220,000	\$197,000	1,410	7	1957	Average	13,950	N	N	29877 8TH AVE SW
014	321020	0110	06/27/12	\$310,000	\$309,000	1,020	7	1990	Average	22,696	Y	N	31134 53RD AVE SW
014	321020	0160	03/24/11	\$370,000	\$353,000	930	7	1950	Good	36,719	Y	Y	5142 SW 311TH PL
014	321020	0340	06/06/11	\$230,000	\$221,000	1,100	7	1978	Average	15,840	N	N	5344 SW 316TH PL
014	321020	0382	05/09/11	\$269,900	\$259,000	1,000	7	1940	Good	25,823	N	N	5221 SW DASH POINT RD
014	416660	0350	08/12/11	\$300,000	\$291,000	1,200	7	1954	Average	9,464	Y	N	30002 30TH AVE SW
014	416660	0580	09/21/12	\$236,900	\$237,000	1,290	7	1976	Average	10,893	N	N	30411 28TH AVE SW
014	416730	0140	04/05/10	\$230,000	\$205,000	1,430	7	1976	Good	7,548	N	N	2408 SW 306TH PL
014	416730	0230	07/03/12	\$228,000	\$227,000	1,280	7	1976	Average	7,210	N	N	2417 SW 306TH PL
014	416730	0330	07/18/11	\$180,000	\$174,000	1,280	7	1976	Average	7,700	N	N	2119 SW 306TH PL
014	416760	0030	11/15/12	\$207,000	\$207,000	1,120	7	1961	Good	12,054	N	N	30837 21ST AVE SW
014	416760	0070	04/13/12	\$212,000	\$210,000	1,920	7	1962	Good	12,054	N	N	30735 21ST AVE SW
014	514930	0100	11/08/12	\$190,000	\$190,000	1,290	7	1976	Average	9,600	N	N	1427 SW 307TH ST

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 52**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
014	515320	0250	03/24/12	\$300,000	\$297,000	1,400	7	1964	Good	36,890	Y	N	1281 SW 300TH PL
014	515320	0410	01/22/10	\$289,800	\$254,000	2,087	7	1962	Good	15,500	N	N	30037 10TH AVE SW
014	515320	0415	12/27/10	\$235,000	\$221,000	1,280	7	1960	Good	24,880	N	N	30049 10TH AVE SW
014	062104	9074	11/27/12	\$380,000	\$380,000	1,820	8	1957	Average	14,000	Y	N	1212 SW 296TH ST
014	102103	9030	09/23/12	\$227,775	\$228,000	1,590	8	1978	Average	52,707	N	N	5104 SW 320TH ST
014	102103	9046	12/16/10	\$330,000	\$310,000	2,760	8	1986	Average	25,145	N	N	31704 53RD AVE SW
014	119600	2680	03/13/12	\$355,000	\$352,000	2,030	8	1968	Average	24,680	Y	N	912 SW 295TH ST
014	119600	4381	10/24/11	\$432,500	\$423,000	2,080	8	1979	Good	15,000	Y	N	715 SW 295TH ST
014	122103	9128	11/09/10	\$245,655	\$229,000	1,960	8	1986	Average	9,583	N	N	30836 26TH AVE SW
014	178990	0020	04/16/10	\$440,000	\$393,000	1,890	8	1960	Good	27,000	N	N	2266 SW 313TH ST
014	178990	0035	06/12/12	\$292,000	\$291,000	2,010	8	1959	Good	89,733	N	N	2279 SW 313TH ST
014	184090	0055	04/25/11	\$420,000	\$402,000	1,800	8	1977	Average	17,324	Y	N	5017 SW 310TH ST
014	189830	0040	11/12/10	\$240,250	\$224,000	1,550	8	1983	Average	7,757	N	N	32421 51ST AVE SW
014	189830	0100	04/27/10	\$252,900	\$227,000	1,630	8	1983	Good	8,628	N	N	32524 52ND PL SW
014	189830	0160	08/27/12	\$217,500	\$217,000	1,640	8	1983	Average	7,678	N	N	32529 52ND PL SW
014	189830	0290	08/24/12	\$222,500	\$222,000	1,690	8	1983	Average	8,279	N	N	5129 SW 326TH ST
014	189831	0310	09/29/10	\$230,000	\$213,000	1,130	8	1987	Average	7,739	N	N	5305 SW 324TH PL
014	189832	0030	09/08/11	\$255,500	\$249,000	1,700	8	1987	Average	8,589	N	N	5134 SW 326TH PL
014	189832	0210	11/08/11	\$245,000	\$240,000	1,940	8	1986	Average	11,474	N	N	5135 SW 327TH PL
014	189832	0230	04/10/12	\$220,000	\$218,000	1,600	8	1986	Average	10,603	N	N	5119 SW 327TH PL
014	189890	0140	05/30/12	\$429,000	\$427,000	2,143	8	2000	Average	17,877	N	N	33016 47TH AVE SW
014	189890	0230	08/25/10	\$322,000	\$296,000	2,100	8	1999	Average	10,609	N	N	33003 47TH AVE SW
014	195460	0025	08/11/10	\$399,000	\$366,000	1,850	8	1977	Average	24,400	Y	N	1002 SW 298TH ST
014	195460	0095	06/08/12	\$540,000	\$537,000	1,250	8	2007	Average	13,485	Y	N	29865 11TH AVE SW
014	195460	0116	02/07/12	\$340,000	\$336,000	3,312	8	2004	Average	13,020	N	N	29853 10TH AVE SW
014	195460	0195	09/24/12	\$498,000	\$497,000	1,350	8	1966	Very Good	11,154	Y	N	29849 9TH AVE SW
014	211572	0040	02/04/11	\$250,000	\$236,000	1,920	8	1987	Average	5,000	N	N	4724 SW 314TH PL



**Improved Sales Used in this Physical Inspection Analysis**  
**Area 52**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
014	211572	0270	05/19/10	\$273,000	\$246,000	1,540	8	1986	Average	5,000	N	N	4727 SW 315TH PL
014	321020	0300	04/05/11	\$269,900	\$258,000	2,420	8	2002	Average	15,000	N	N	5404 SW DASH POINT RD
014	321020	0405	02/19/10	\$275,000	\$243,000	2,097	8	2005	Good	19,467	N	N	5129 SW DASH POINT RD
014	416660	0200	09/01/11	\$670,000	\$652,000	2,960	8	1925	Good	50,325	Y	Y	3006 SW 300TH PL
014	416660	0470	06/22/11	\$290,000	\$280,000	1,620	8	1978	Good	11,250	N	N	30202 30TH AVE SW
014	416660	0658	02/03/10	\$490,000	\$431,000	1,500	8	1986	Good	19,601	Y	N	30525 26TH AVE SW
014	416780	0130	11/08/10	\$418,000	\$390,000	1,810	8	1969	Good	9,600	Y	N	2442 SW 308TH PL
014	515320	0046	09/29/10	\$425,000	\$393,000	2,180	8	1961	Good	15,030	Y	N	1425 SW 296TH ST
014	515320	0141	01/06/11	\$405,000	\$381,000	1,530	8	1963	Good	20,090	Y	N	29856 MARINE VIEW DR SW
014	515320	0407	04/02/12	\$249,900	\$248,000	1,580	8	1975	Good	12,000	N	N	30031 10TH AVE SW
014	661350	0020	08/10/11	\$470,000	\$456,000	1,730	8	1978	Average	43,752	Y	Y	3608 SW DASH POINT RD
014	758200	0020	07/31/12	\$380,000	\$379,000	1,820	8	1964	Average	12,765	Y	N	31020 39TH AVE SW
014	802950	0250	08/28/12	\$239,000	\$239,000	2,180	8	1989	Average	8,753	N	N	32824 48TH CT SW
014	873218	0160	02/09/11	\$235,000	\$222,000	1,620	8	1986	Average	7,247	N	N	32622 46TH CT SW
014	873218	0230	10/21/10	\$298,950	\$278,000	1,240	8	1985	Average	84,916	N	N	32604 45TH CT SW
014	873219	0020	11/13/12	\$210,000	\$210,000	1,310	8	1979	Average	8,978	N	N	4618 SW 325TH WAY
014	873219	0320	12/26/12	\$245,000	\$245,000	1,390	8	1979	Good	7,751	N	N	32438 50TH PL SW
014	873219	0460	03/30/11	\$210,000	\$200,000	1,240	8	1978	Average	8,725	N	N	32429 50TH CT SW
014	873219	0660	06/08/11	\$200,000	\$193,000	1,330	8	1979	Good	7,520	N	N	32617 50TH PL SW
014	873219	0670	06/28/11	\$197,500	\$191,000	1,390	8	1979	Average	7,522	N	N	32625 50TH PL SW
014	873219	0680	10/19/12	\$175,000	\$175,000	1,390	8	1979	Average	7,522	N	N	32633 50TH PL SW
014	873219	0690	10/18/12	\$167,000	\$167,000	1,170	8	1979	Average	7,523	N	N	32641 50TH PL SW
014	873219	0700	02/28/12	\$166,333	\$165,000	1,240	8	1979	Average	7,524	N	N	32647 50TH PL SW
014	873219	0740	11/22/10	\$247,000	\$231,000	1,360	8	1979	Average	7,743	N	N	4923 SW 327TH PL
014	873219	0830	10/11/12	\$207,500	\$207,000	1,230	8	1979	Average	9,293	N	N	32608 49TH CT SW
014	893750	0160	04/19/10	\$340,000	\$304,000	1,420	8	1964	Good	17,856	N	N	30040 24TH AVE SW
014	893760	0070	07/21/11	\$316,000	\$306,000	1,520	8	1976	Average	13,342	N	N	30168 25TH AVE SW

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 52**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
014	112103	9058	04/20/10	\$581,050	\$520,000	3,660	9	1982	Average	48,719	Y	Y	30855 50TH PL SW
014	122103	9001	02/22/11	\$395,000	\$375,000	3,390	9	1987	Average	116,826	N	N	1827 SW 304TH ST
014	189820	0110	08/20/12	\$375,375	\$375,000	2,560	9	1989	Average	9,701	N	N	4621 SW 327TH PL
014	416660	0140	12/17/10	\$736,000	\$691,000	2,180	9	1930	Good	51,609	Y	Y	2820 SW 300TH PL
014	515320	0050	03/20/12	\$655,000	\$649,000	2,740	9	1990	Average	14,900	Y	N	1431 SW 296TH ST
014	515320	0185	09/26/12	\$517,000	\$516,000	2,100	9	2007	Average	23,300	Y	N	1234 SW 300TH PL
014	758200	0150	10/08/12	\$320,000	\$320,000	1,930	9	1977	Average	15,660	Y	N	31007 39TH AVE SW
014	802950	0040	04/22/11	\$320,000	\$306,000	2,660	9	1989	Average	8,258	N	N	4622 SW 328TH PL
014	802950	0410	12/21/10	\$375,000	\$352,000	2,990	9	1989	Average	16,512	N	N	4814 SW 330TH CT
014	802950	0640	11/12/12	\$440,000	\$440,000	2,440	9	1990	Average	9,655	N	N	32906 46TH CT SW
014	802951	0120	04/15/11	\$375,000	\$358,000	2,560	9	1990	Average	15,802	Y	N	4902 SW 330TH ST
014	889420	0210	06/18/12	\$130,000	\$129,000	3,582	9	2012	Good	11,695	Y	N	30513 25TH PL SW
014	889420	0250	06/20/12	\$595,000	\$592,000	3,582	9	2012	Average	11,166	Y	N	30421 25TH AVE SW
014	889420	0260	09/07/12	\$625,000	\$624,000	3,672	9	2012	Average	9,875	Y	N	30415 25TH AVE SW
014	893750	0280	02/11/12	\$529,000	\$523,000	2,220	9	1962	Good	22,057	Y	N	29825 24TH AVE SW
014	005050	0060	06/12/12	\$590,000	\$587,000	2,790	10	1990	Average	15,001	Y	N	30117 16TH AVE SW
014	058755	0040	11/18/11	\$518,800	\$509,000	3,110	10	1991	Average	13,670	Y	N	30937 37TH PL SW
014	058755	0510	08/08/12	\$377,000	\$376,000	3,430	10	1989	Good	14,508	Y	N	31013 36TH AVE SW
014	062104	9003	09/24/10	\$825,000	\$762,000	4,000	10	1990	Average	30,056	Y	N	1439 SW 296TH ST
014	112103	9056	05/04/12	\$695,000	\$690,000	3,460	10	2004	Average	262,231	N	N	4250 SW DASH POINT RD
014	195460	0071	12/14/11	\$540,000	\$531,000	2,350	10	1995	Average	13,483	Y	N	29816 12TH AVE SW
014	416660	0218	04/01/11	\$550,000	\$525,000	3,580	10	1974	Average	21,750	Y	N	3005 SW 300TH PL
014	416660	0477	06/17/10	\$500,000	\$453,000	3,405	10	2007	Average	11,250	N	N	30304 30TH AVE SW
014	515320	0107	03/08/10	\$650,000	\$576,000	2,650	10	1989	Average	14,163	Y	N	29821 12TH AVE SW
014	758200	0070	08/13/10	\$1,080,000	\$990,000	2,300	10	2007	Good	66,155	Y	Y	31008 39TH PL SW
014	758200	0080	03/22/12	\$805,000	\$798,000	2,470	10	1969	Good	104,797	Y	Y	31006 39TH AVE SW
014	802952	0020	11/15/12	\$366,900	\$367,000	3,110	10	1999	Average	13,127	Y	N	33021 49TH AVE SW

**Improved Sales Used in this Physical Inspection Analysis**  
**Area 52**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
014	802952	0050	04/12/12	\$389,950	\$387,000	2,320	10	1999	Average	10,080	Y	N	33105 49TH AVE SW
014	889420	0010	02/07/11	\$530,000	\$502,000	3,413	10	2005	Average	11,359	N	N	30406 24TH AVE SW
014	889420	0050	01/19/10	\$610,000	\$534,000	3,336	10	2006	Average	9,773	N	N	30502 24TH AVE SW
014	889420	0070	03/09/10	\$410,000	\$363,000	3,297	10	2005	Average	9,773	N	N	30512 24TH AVE SW
014	889420	0170	04/28/10	\$527,000	\$472,000	3,186	10	2005	Average	10,853	N	N	2415 SW 305TH ST
014	005070	0090	11/07/12	\$592,500	\$592,000	3,820	11	1995	Average	31,964	Y	N	30107 17TH AVE SW
014	112103	9088	06/19/12	\$825,000	\$821,000	3,420	11	1977	Good	58,796	Y	Y	30625 43RD AVE SW
014	758200	0170	06/19/12	\$650,000	\$647,000	2,670	11	1984	Average	12,529	Y	N	31021 39TH AVE SW
014	889420	0240	08/14/12	\$800,000	\$798,000	6,260	11	2007	Average	12,753	Y	N	30427 25TH PL SW
014	012103	9094	09/26/12	\$840,000	\$839,000	6,193	12	2007	Average	27,425	Y	N	29919 23RD AVE SW
014	889420	0160	03/28/11	\$795,000	\$758,000	5,842	12	2006	Good	11,299	Y	N	30403 24TH AVE SW

**Improved Sales Removed in this Physical Inspection Analysis**  
**Area 52**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	052104	9083	06/02/11	\$364,500	NON-REPRESENTATIVE SALE;
009	052104	9083	12/02/10	\$393,000	NON-REPRESENTATIVE SALE;
009	119600	0035	04/01/10	\$278,250	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
009	119600	0220	02/22/12	\$150,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
009	172204	9094	11/01/12	\$445,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; DIVORCE;
009	200900	4355	06/15/10	\$138,988	QUIT CLAIM DEED;
009	201380	1720	06/22/10	\$690,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
009	322204	9119	09/11/12	\$690,000	SHERIFF / TAX SALE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
009	506740	0030	11/22/11	\$908,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE;
009	506740	0115	08/09/12	\$300,299	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE; FINANCIAL INSTITUTION RESALE;
009	506840	0075	07/20/11	\$343,298	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR;
009	511940	0040	01/13/11	\$149,000	LEASE OR LEASE-HOLD;
009	511940	0040	01/13/11	\$121,000	LEASE OR LEASE-HOLD;
009	511940	0105	03/10/11	\$293,000	TEAR DOWN; FINANCIAL INSTITUTION RESALE;
009	511940	0110	08/09/10	\$550,000	NO MARKET EXPOSURE;
009	720360	0595	06/04/12	\$233,391	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group;
009	720360	0645	05/08/12	\$295,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
009	720360	0670	01/26/10	\$708,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; DIVORCE;
010	025130	0210	06/27/12	\$206,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS;
010	025130	0210	12/09/11	\$217,062	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group;
010	025130	0320	02/28/11	\$218,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
010	087390	0090	02/23/12	\$180,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group;

**Improved Sales Removed in this Physical Inspection Analysis**  
**Area 52**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	202204	9016	05/10/10	\$202,757	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE;
010	202204	9017	11/18/10	\$192,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
010	322204	9094	08/20/12	\$157,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS;
010	322204	9122	07/17/12	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR;
010	322204	9153	08/19/11	\$3,500	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
010	322204	9153	08/19/11	\$10,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
010	691810	0100	05/24/11	\$171,300	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
010	691810	0110	11/07/12	\$223,750	RELOCATION - SALE TO SERVICE;
010	720300	0420	12/23/11	\$182,500	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
010	720300	0465	03/10/11	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
010	720300	0500	04/27/12	\$145,000	NON-REPRESENTATIVE SALE;
010	720540	0112	11/17/11	\$199,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS;
010	720540	0195	10/11/10	\$82,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
010	720550	0030	04/04/12	\$165,000	NON-REPRESENTATIVE SALE;
010	720550	0160	07/20/12	\$34,509	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR;
010	720551	0010	12/20/10	\$180,000	NON-REPRESENTATIVE SALE;
010	720551	0100	01/05/11	\$81,836	QUIT CLAIM DEED;
010	752270	0180	08/29/12	\$151,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS;
010	752300	0050	10/15/12	\$165,711	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS;
010	752300	0060	08/18/10	\$266,007	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
010	752300	0270	03/05/12	\$135,000	NON-REPRESENTATIVE SALE;

**Improved Sales Removed in this Physical Inspection Analysis**  
**Area 52**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	752300	0280	04/05/12	\$178,100	BANKRUPTCY - RECEIVER OR TRUSTEE; SHORT SALE; FINANCIAL INSTITUTION RESALE;
010	752410	0100	08/24/11	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
010	752420	0160	03/16/12	\$147,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS;
010	752420	0230	06/02/11	\$140,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
010	752420	0300	04/13/11	\$162,746	NON-REPRESENTATIVE SALE;
010	894730	0120	07/13/12	\$145,000	NON-REPRESENTATIVE SALE;
010	894730	0130	12/28/10	\$162,500	FINANCIAL INSTITUTION RESALE; AUCTION SALE;
010	894730	0150	12/02/11	\$136,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
010	953660	0375	04/20/12	\$248,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
010	953660	1091	12/14/12	\$71,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE;
010	953660	1115	08/26/10	\$65,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
010	953660	1120	04/18/12	\$60,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS;
010	953660	1880	04/23/12	\$164,500	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
010	953660	1880	03/22/12	\$262,772	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
010	953660	2040	12/13/12	\$130,000	NON-REPRESENTATIVE SALE;
010	953660	2056	09/03/10	\$150,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
010	953660	2065	09/20/10	\$207,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
011	039600	0010	09/23/11	\$50,000	NON-REPRESENTATIVE SALE;
011	062104	9026	12/06/11	\$170,535	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group;
011	062104	9111	09/07/11	\$154,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE;
011	119600	3110	08/27/12	\$345,000	NON-REPRESENTATIVE SALE;
011	186270	0130	07/14/11	\$162,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
011	233700	0070	12/17/10	\$575,000	NON-REPRESENTATIVE SALE;

**Improved Sales Removed in this Physical Inspection Analysis**  
**Area 52**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	506880	0010	01/26/10	\$184,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
011	513700	0070	11/16/11	\$340,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
011	515160	0140	03/09/11	\$158,000	NON-REPRESENTATIVE SALE;
011	515160	0395	09/24/10	\$230,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REPRESENTATIVE SALE;
011	515160	0430	07/03/12	\$205,000	NON-REPRESENTATIVE SALE;
011	515160	0460	11/26/12	\$195,704	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS;
011	515160	0460	07/11/12	\$218,820	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS;
011	515160	0485	04/06/11	\$75,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
011	515160	0510	06/12/12	\$240,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE;
011	515230	0060	11/04/11	\$300,000	NON-REPRESENTATIVE SALE;
011	515260	0040	05/16/12	\$227,716	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
011	515293	0260	03/21/12	\$504,000	FINANCIAL INSTITUTION RESALE;
011	515330	0050	06/10/10	\$518,950	FULL SALES PRICE NOT REPORTED;
011	515330	0180	07/28/10	\$370,000	SHORT SALE;
011	543720	0050	06/22/11	\$300,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR;
011	692860	0020	03/09/11	\$107,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
011	692860	0040	02/24/12	\$120,000	NON-REPRESENTATIVE SALE; SHORT SALE;
011	692860	0380	07/26/10	\$170,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
011	692860	0380	04/19/10	\$344,186	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; EXEMPT FROM EXCISE TAX;
011	692860	0390	09/10/12	\$110,000	NON-REPRESENTATIVE SALE;
011	692860	0490	05/16/12	\$144,900	NON-REPRESENTATIVE SALE;
011	692870	0030	12/05/11	\$106,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
011	720250	0030	06/07/12	\$480,700	NON-REPRESENTATIVE SALE;
011	720250	0030	02/09/10	\$436,000	FINANCIAL INSTITUTION RESALE;
011	720500	0010	08/24/12	\$182,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
011	720520	0160	12/28/11	\$333,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; Sale price updated by Sales ID group;

**Improved Sales Removed in this Physical Inspection Analysis**  
**Area 52**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	720535	0050	02/12/10	\$123,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
014	005070	0120	03/18/11	\$525,000	NO MARKET EXPOSURE;
014	012103	9038	04/19/11	\$125,400	FINANCIAL INSTITUTION RESALE; AUCTION SALE;
014	012103	9109	02/04/10	\$120,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
014	058755	0040	12/01/11	\$535,000	RELOCATION - SALE TO SERVICE;
014	058755	0360	03/31/11	\$354,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
014	058755	0360	05/28/10	\$563,011	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; EXEMPT FROM EXCISE TAX;
014	085050	0060	06/13/12	\$250,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS;
014	119600	2794	04/17/12	\$425,487	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group;
014	142103	9067	06/12/12	\$185,463	EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group;
014	142103	9067	02/09/10	\$168,500	FINANCIAL INSTITUTION RESALE;
014	178990	0075	03/01/12	\$210,000	NON-REPRESENTATIVE SALE;
014	189820	0110	06/14/12	\$375,375	RELOCATION - SALE TO SERVICE;
014	189830	0170	09/26/12	\$101,200	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR; SHORT SALE;
014	189830	0290	01/27/12	\$155,761	FORCED SALE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group;
014	189831	0190	03/01/12	\$174,950	NO MARKET EXPOSURE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE;
014	189832	0020	10/25/11	\$299,000	NO MARKET EXPOSURE;
014	189832	0060	07/02/10	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE; AUCTION SALE;
014	189850	0120	06/01/12	\$102,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
014	189870	0040	09/04/12	\$148,500	BANKRUPTCY - RECEIVER OR TRUSTEE;
014	189870	0050	04/19/12	\$128,000	SHORT SALE;
014	189870	0220	04/12/12	\$147,950	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE;
014	189870	0310	07/02/11	\$99,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE;
014	195460	0025	08/12/10	\$414,834	RELOCATION - SALE TO SERVICE;
014	195460	0071	10/21/11	\$562,500	RELOCATION - SALE TO SERVICE;
014	195460	0096	08/12/11	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;



**Improved Sales Removed in this Physical Inspection Analysis**  
**Area 52**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
014	195460	0195	02/07/12	\$250,000	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
014	195460	0200	05/10/12	\$114,500	QUIT CLAIM DEED;
014	195460	0200	05/04/12	\$114,500	QUIT CLAIM DEED;
014	211570	0030	04/20/10	\$275,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
014	211572	0240	03/16/10	\$173,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
014	211572	0320	03/01/10	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
014	211572	0420	10/23/12	\$165,000	NON-REPRESENTATIVE SALE; SHORT SALE;
014	211572	0450	02/16/11	\$181,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
014	211572	0510	05/25/12	\$161,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
014	211572	0510	02/09/12	\$204,000	FORCED SALE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group;
014	211600	0020	01/20/11	\$100,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
014	321020	0352	01/12/12	\$130,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE;
014	321020	0357	07/12/12	\$119,000	SHORT SALE;
014	416660	0400	11/17/10	\$475,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
014	416660	0647	05/26/11	\$32,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; BUILDER OR DEVELOPER SALES;
014	416710	0330	10/06/11	\$639,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
014	416730	0120	05/18/12	\$147,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE;
014	416760	0030	03/08/12	\$169,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS;
014	416770	0170	12/19/11	\$250,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS;
014	416770	0180	03/23/11	\$217,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS;
014	416770	0200	11/09/12	\$146,580	IMP. CHARACTERISTICS CHANGED SINCE SALE;
014	416790	0060	06/07/10	\$184,950	NON-REPRESENTATIVE SALE;
014	416790	0130	07/23/12	\$136,000	EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group;
014	515320	0107	03/08/10	\$650,000	RELOCATION - SALE TO SERVICE;

**Improved Sales Removed in this Physical Inspection Analysis**  
**Area 52**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
014	515320	0155	05/24/12	\$360,250	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED; NON-REPRESENTATIVE SALE;
014	515320	0345	12/06/11	\$264,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS;
014	515320	0361	02/08/12	\$108,715	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
014	515320	0381	01/05/12	\$80,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS;
014	515320	0587	04/01/11	\$250,100	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
014	515320	0591	09/29/12	\$287,086	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS;
014	515320	0591	08/21/12	\$308,646	EXEMPT FROM EXCISE TAX;
014	515320	0655	11/17/11	\$140,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
014	515320	0657	02/20/12	\$209,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS;
014	873219	0200	03/24/11	\$168,000	NON-REPRESENTATIVE SALE;
014	873219	0310	11/15/11	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE;
014	873219	0320	07/02/12	\$163,589	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
014	873219	0330	03/20/12	\$175,000	GOVERNMENT AGENCY; PARTIAL INTEREST (1/3, 1/2, Etc.); EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
014	941269	0040	07/24/12	\$245,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS;

## ***Results***

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determines which available value estimate may be appropriate. This value estimate may be adjusted based on particular characteristics and conditions as they occur in the valuation area.

The resulting assessment level is 91.5%. 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 2013 assessment year (taxes payable in 2014) results in an average total change from the 2012 assessments of +3.1%. This increase is due partly to market changes over time and the previous assessment levels.

**Note:** More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.



## King County

### Department of Assessments

King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384  
(206) 296-5195 FAX (206) 296-0595  
Email: [assessor.info@kingcounty.gov](mailto:assessor.info@kingcounty.gov)

### Lloyd Hara Assessor

As we start preparations for the 2013 property assessments, it is helpful to remember that the mission and work of the Assessor's Office sets the foundation for efficient and effective government and is vital to ensure adequate funding for services in our communities. Maintaining the public's confidence in our property tax system requires that we build on a track record of fairness, equity, and uniformity in property assessments. Though we face ongoing economic challenges, I challenge each of us to seek out strategies for continuous improvement in our business processes.

Please follow these standards as you perform your tasks.

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Where applicable, validate correctness of physical characteristics and sales of all vacant and improved properties.
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop and validate valuation models as delineated by IAAO standards: Standard on Mass Appraisal of Real Property and Standard on Ratio Studies. Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population.
- Time adjust sales to January 1, 2013 in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, Assessor, the Boards of Equalization and Tax Appeals, and potentially other governmental jurisdictions. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Lloyd Hara