

Executive Summary

Riverton Heights / Tukwila - Area 024

Annual Update

Characteristics Based Market Adjustment for 2014 Assessment Roll

Previous Physical Inspection: 2013

Number of Improved Sales: 547

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	\$80,000	\$111,600	\$191,600			9.72%
2014 Value	\$88,300	\$141,300	\$229,600	\$248,500	92.6%	9.72%
\$ Change	+\$8,300	+\$29,700	+\$38,000			
% Change	+10.4%	+26.6%	+19.8%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. No characteristic based variables were warranted, therefore there is no change to the COD. 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:

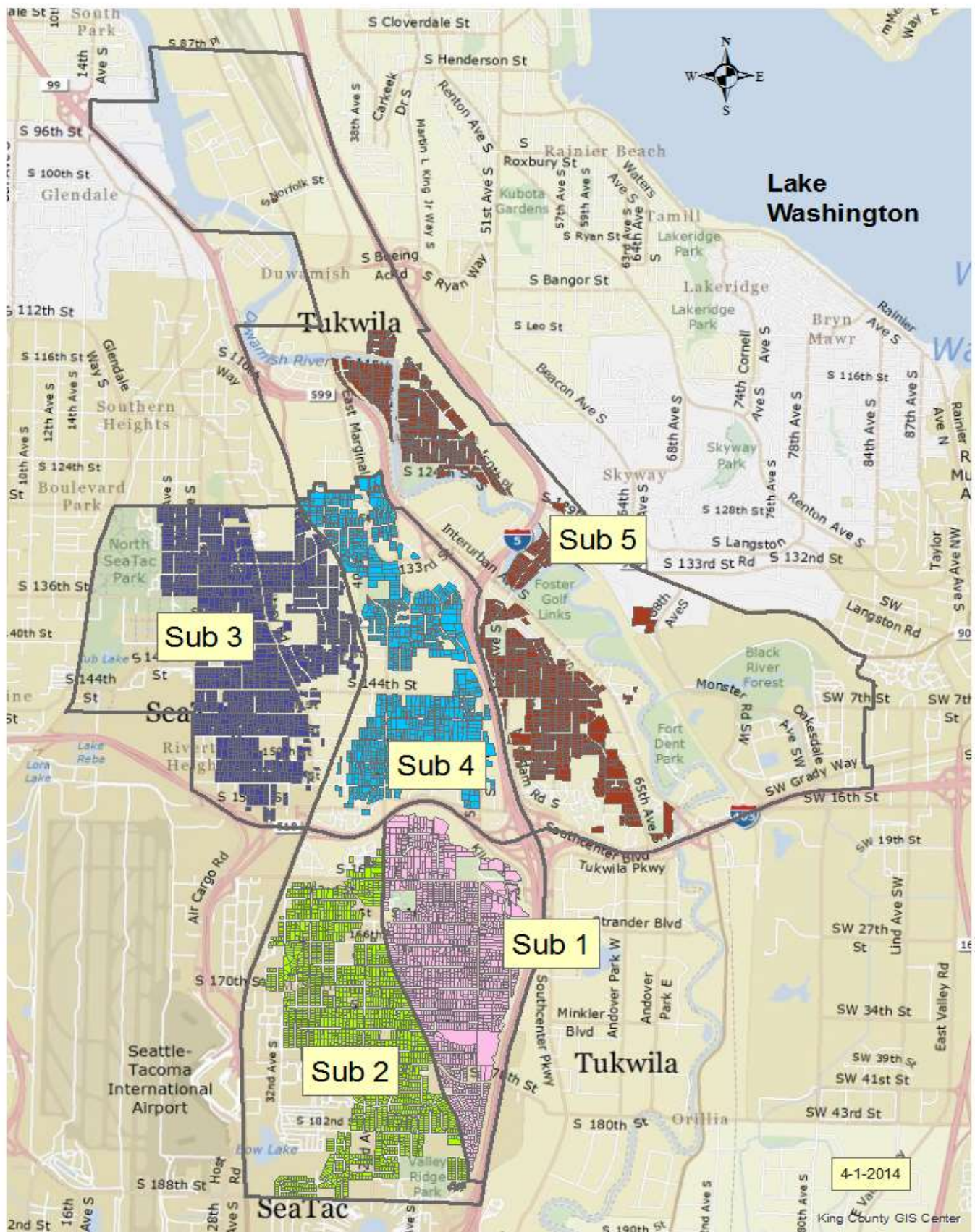
	Land	Improvements	Total
2013 Value	\$82,500	\$95,500	\$178,000
2014 Value	\$91,100	\$122,100	\$213,200
% Change	+10.4%	+27.9%	+19.8%

Number of one to three unit residences in the population: 6,632

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 area required a single standard area adjustment.



Area 024 - Map



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Area 024 - Model Adjustments

1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+20.01%	6,632	100%

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.

Annual Update Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: April 16, 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 24 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 +10.4% increase in land assessments in the area for the 2014 Assessment Year. The formula is:

2014 Land Value = 2013 Land Value * 1.110, 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 area required a single standard area adjustment.

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 547 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:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * (1 - 0.06) / (0.7832359)$$

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 8 sales of mobile homes within Area 024. Analysis of the mobile home sales indicated that no adjustment to total value was necessary. The adjustment formula is:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * 1.00$$

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

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 +19.8%. This increase is due partly to market changes over time and the previous assessment levels.

Note: Additional information may reside in the Assessor's Real Property Database, Assessor's procedures, Revalue Plan, separate studies, and statutes.

Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (2013 Land Value + Previous Improvement Value) * 1.198.
- 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 previous total value is multiplied by land factor of 1.110 to arrive at a new total value. (2013 Land Value + Previous Improvement Value) * 1.110.
- If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.
- If land value <= \$10,000 no adjustment is applied.
- If improvements and accessories <= \$10,000 no further adjustment applied.
- If vacant parcel (no improvement value), the land adjustment applies.
- If a parcel is coded "non-perc" (sewer system=3 or 4), there is no change from previous land value.



- If a parcel is coded “unbuildable” = 1, there is no change from previous land value.
- If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
- If an improvement is coded “% net condition” or is in “poor” condition, then there is no change from previous improvement value, only the land adjustment applies.
- Any properties excluded from the annual up-date process are noted in RealProperty.

Sales Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	7	1.28%
1920	7	1.28%
1930	14	2.56%
1940	21	3.84%
1950	127	23.22%
1960	130	23.77%
1970	94	17.18%
1980	22	4.02%
1990	20	3.66%
2000	34	6.22%
2013	71	12.98%
547		

Population

Year Built/Ren	Frequency	% Population
1910	108	1.63%
1920	152	2.29%
1930	204	3.08%
1940	313	4.72%
1950	1,367	20.61%
1960	1,797	27.10%
1970	1,010	15.23%
1980	255	3.84%
1990	308	4.64%
2000	474	7.15%
2013	644	9.71%
6,632		



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

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

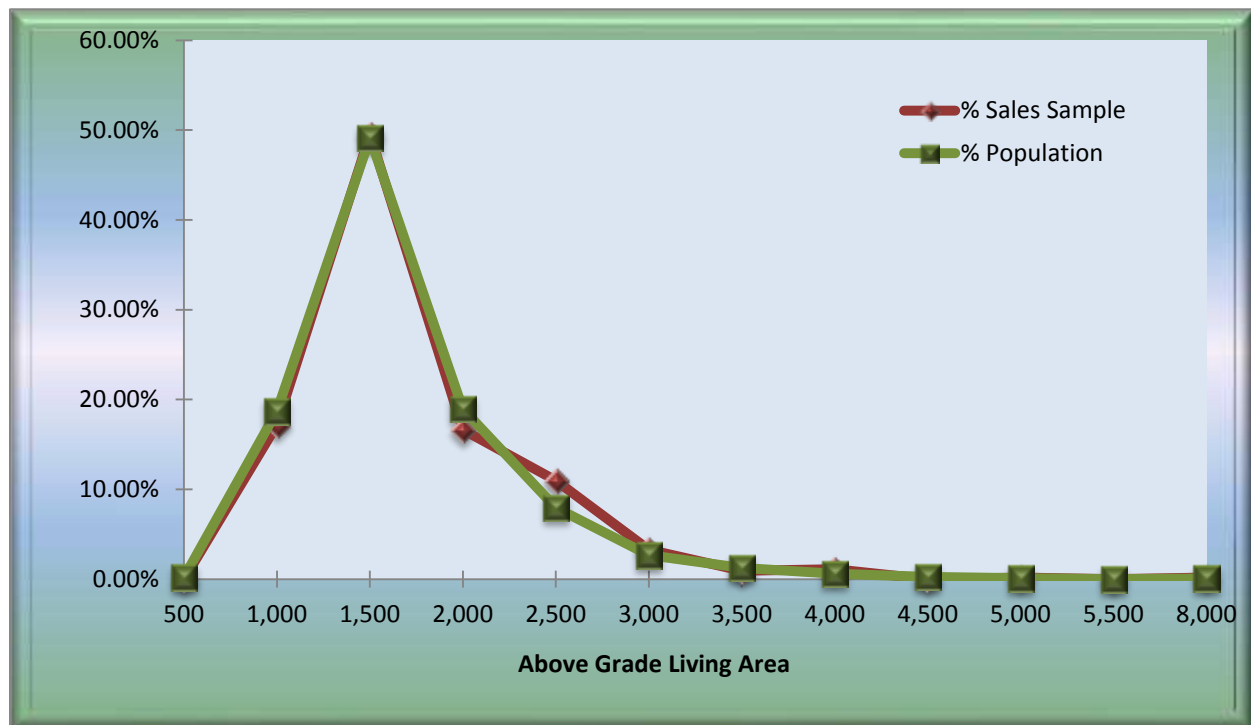
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	94	17.18%
1,500	271	49.54%
2,000	91	16.64%
2,500	60	10.97%
3,000	18	3.29%
3,500	5	0.91%
4,000	6	1.10%
4,500	0	0.00%
5,000	1	0.18%
5,500	0	0.00%
8,000	1	0.18%
547		

Population

AGLA	Frequency	% Population
500	14	0.21%
1,000	1,241	18.71%
1,500	3,258	49.13%
2,000	1,258	18.97%
2,500	528	7.96%
3,000	178	2.68%
3,500	84	1.27%
4,000	41	0.62%
4,500	17	0.26%
5,000	7	0.11%
5,500	0	0.00%
8,000	6	0.09%
6,632		



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

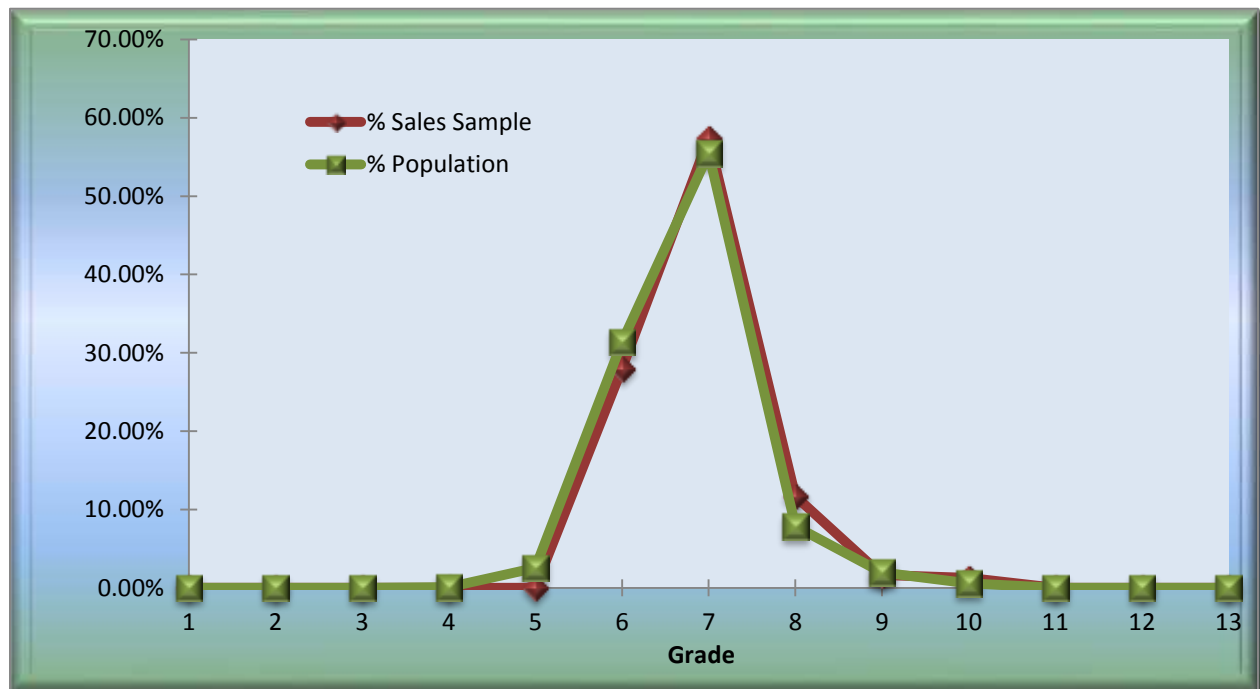
Sales Sample Representation of Population Building Grade

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	153	27.97%
7	314	57.40%
8	64	11.70%
9	9	1.65%
10	7	1.28%
11	0	0.00%
12	0	0.00%
13	0	0.00%
547		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	7	0.11%
5	170	2.56%
6	2,082	31.39%
7	3,678	55.46%
8	522	7.87%
9	132	1.99%
10	39	0.59%
11	2	0.03%
12	0	0.00%
13	0	0.00%
6,632		



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 024 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 1.234, resulting in an adjusted value of \$586,000 ($\$475,000 \times 1.234 = \$586,150$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.180	18.0%
2/1/2011	1.193	19.3%
3/1/2011	1.203	20.3%
4/1/2011	1.214	21.4%
5/1/2011	1.224	22.4%
6/1/2011	1.233	23.3%
7/1/2011	1.240	24.0%
8/1/2011	1.247	24.7%
9/1/2011	1.253	25.3%
10/1/2011	1.257	25.7%
11/1/2011	1.261	26.1%
12/1/2011	1.263	26.3%
1/1/2012	1.265	26.5%
2/1/2012	1.266	26.6%
3/1/2012	1.265	26.5%
4/1/2012	1.264	26.4%
5/1/2012	1.261	26.1%
6/1/2012	1.258	25.8%
7/1/2012	1.253	25.3%
8/1/2012	1.248	24.8%
9/1/2012	1.241	24.1%
10/1/2012	1.234	23.4%
11/1/2012	1.225	22.5%
12/1/2012	1.216	21.6%
1/1/2013	1.205	20.5%
2/1/2013	1.193	19.3%
3/1/2013	1.182	18.2%
4/1/2013	1.168	16.8%
5/1/2013	1.154	15.4%
6/1/2013	1.138	13.8%
7/1/2013	1.122	12.2%
8/1/2013	1.104	10.4%
9/1/2013	1.085	8.5%
10/1/2013	1.065	6.5%
11/1/2013	1.044	4.4%
12/1/2013	1.023	2.3%
1/1/2014	1.000	0.0%

The time adjustment formula for Area 024 is: $(.7832359 - 5.956703E-04 * \text{SaleDay} - 4.263715E-07 * \text{SaleDaySq}) / (0.7832359)$

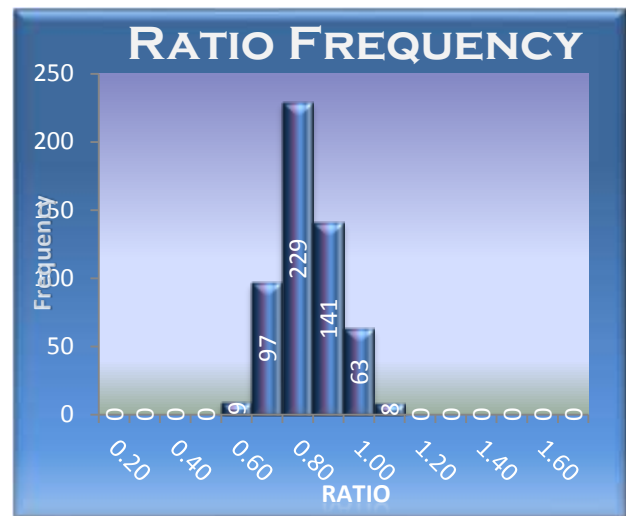
$\text{SaleDay} = \text{SaleDate} - 41640$

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

Annual Update Ratio Study Report (Before) – 2013 Assessments

District: WC / Team: 1	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Riverton Heights / Tukwila	1/1/2013	4/16/2014	1/2011 - 12/2013
Area Number: 24	Appr ID:	Property Type:	Adjusted for time?
	SKEN	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	547
Mean Assessed Value	191,600
Mean Adj. Sales Price	248,500
Standard Deviation AV	62,649
Standard Deviation SP	86,859
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.783
Median Ratio	0.774
Weighted Mean Ratio	0.771
UNIFORMITY	
Lowest ratio	0.555
Highest ratio:	1.062
Coefficient of Dispersion	9.72%
Standard Deviation	0.095
Coefficient of Variation	12.12%
Price Related Differential (PRD)	1.016
RELIABILITY	
95% Confidence: Median	
Lower limit	0.766
Upper limit	0.783
95% Confidence: Mean	
Lower limit	0.775
Upper limit	0.791
SAMPLE SIZE EVALUATION	
N (population size)	6632
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.095
Recommended minimum:	14
Actual sample size:	547
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	295
# ratios above mean:	252
z:	1.839
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 024

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

Annual Update Ratio Study Report (After) – 2014 Assessments

District: WC / Team: 1		Appr. Date:	Date of Report:	Sales Dates:
Area Name: Riverton Heights / Tukwila		1/1/2014	4/16/2014	1/2011 - 12/2013
Area Number: 24		Appr. ID:	Property Type:	Adjusted for time?
		SKEN	1 to 3 Unit	YES
SAMPLE STATISTICS				
Sample size (n)		547		
Mean Assessed Value		229,600		
Mean Sales Price		248,500		
Standard Deviation AV		75,178		
Standard Deviation SP		86,859		
ASSESSMENT LEVEL				
Arithmetic Mean Ratio		0.938		
Median Ratio		0.926		
Weighted Mean Ratio		0.924		
UNIFORMITY				
Lowest ratio		0.665		
Highest ratio:		1.274		
Coefficient of Dispersion		9.72%		
Standard Deviation		0.114		
Coefficient of Variation		12.12%		
Price Related Differential (PRD)		1.015		
RELIABILITY				
95% Confidence: Median				
Lower limit		0.918		
Upper limit		0.938		
95% Confidence: Mean				
Lower limit		0.929		
Upper limit		0.948		
SAMPLE SIZE EVALUATION				
N (population size)		6632		
B (acceptable error - in decimal)		0.05		
S (estimated from this sample)		0.114		
Recommended minimum:		21		
Actual sample size:		547		
Conclusion:		OK		
NORMALITY				
Binomial Test				
# ratios below mean:		297		
# ratios above mean:		250		
z:		2.010		
Conclusion:		Non-normal		

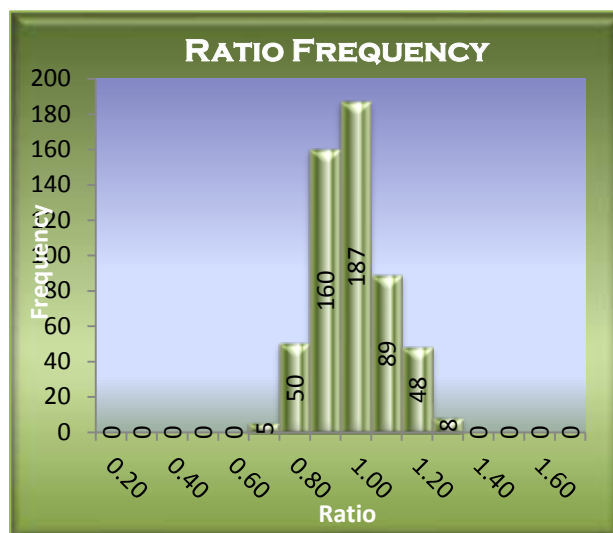
RATIO FREQUENCY

Ratio Bin	Frequency
0.60-0.70	50
0.70-0.80	160
0.80-0.90	187
0.90-1.00	89
1.00-1.10	48
1.10-1.20	8

COMMENTS:

1 to 3 Unit Residences throughout Area 024

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



COMMENTS:

1 to 3 Unit Residences throughout Area 024

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

Improved Sales Used in This Annual Update Analysis

Area 024 -- 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	50	443600	0030	08/06/12	\$157,000	\$196,000	700	6	1950	VGood	13,974	N	N	4737 S 172ND PL
1	50	537980	3070	08/26/11	\$155,000	\$194,000	1,020	6	1943	Avg	17,625	N	N	16450 MILITARY RD S
1	50	537980	4050	02/29/12	\$115,000	\$146,000	1,050	6	1959	Avg	15,500	N	N	4456 S 170TH ST
1	50	537980	4495	02/01/12	\$119,400	\$151,000	1,050	6	1947	Avg	9,360	N	N	4474 S 172ND ST
1	50	537980	3038	06/05/12	\$135,000	\$170,000	1,060	6	1934	Avg	12,030	N	N	4258 S 166TH ST
1	50	538160	0021	09/10/13	\$131,000	\$141,000	1,100	6	1947	Good	8,125	N	N	4744 S 175TH ST
1	50	537980	4625	09/14/12	\$154,000	\$191,000	820	7	1954	Avg	8,499	N	N	17019 51ST AVE S
1	50	537980	3620	03/18/13	\$180,250	\$212,000	910	7	1942	VGood	8,700	N	N	4417 S 166TH ST
1	50	537980	4680	09/20/11	\$147,700	\$185,000	1,040	7	1961	Avg	18,335	N	N	4809 S 170TH ST
1	50	537980	0582	05/31/11	\$160,000	\$197,000	1,050	7	1947	Avg	14,400	N	N	4416 S 164TH ST
1	50	537980	3031	03/14/11	\$200,000	\$242,000	1,050	7	1920	Good	8,712	N	N	4253 S 164TH ST
1	50	537980	2897	01/17/13	\$225,000	\$270,000	1,060	7	1962	Avg	8,820	N	N	4701 S 164TH ST
1	50	537980	2835	10/25/13	\$230,800	\$242,000	1,070	7	1950	Avg	21,780	N	N	4811 S 164TH ST
1	50	537980	4220	06/07/12	\$209,990	\$264,000	1,070	7	1955	VGood	22,000	N	N	4835 S 168TH ST
1	50	537980	0603	09/17/13	\$170,000	\$183,000	1,160	7	1964	Avg	8,400	N	N	4410 S 164TH ST
1	50	537980	4320	06/12/13	\$242,000	\$274,000	1,220	7	1941	Good	10,000	N	N	4605 S 168TH ST
1	50	538160	0095	04/05/13	\$200,000	\$233,000	1,250	7	1961	Good	15,719	N	N	4817 S 175TH ST
1	50	538160	0075	08/09/13	\$219,000	\$241,000	1,260	7	1948	VGood	11,610	N	N	4727 S 175TH ST
1	50	537980	2954	06/07/12	\$250,000	\$314,000	1,280	7	1961	Avg	13,080	N	N	4455 S 164TH ST
1	50	537980	5460	04/03/13	\$212,135	\$248,000	1,360	7	1949	VGood	8,910	N	N	4704 S 172ND PL
1	50	537980	4400	10/28/13	\$222,950	\$233,000	1,420	7	1963	Good	10,265	N	N	17008 MILITARY RD S
1	50	537980	4410	03/27/13	\$209,000	\$245,000	1,480	7	1941	Good	17,979	N	N	17022 MILITARY RD S
1	50	537980	2972	07/07/11	\$253,000	\$314,000	1,560	7	1978	Avg	9,583	N	N	4434 S 166TH ST
1	50	537980	4131	12/08/13	\$240,000	\$244,000	1,650	7	1966	Avg	9,000	N	N	4668 S 170TH ST
1	50	537980	3345	04/21/11	\$270,000	\$330,000	1,910	7	1962	Good	10,980	Y	N	4624 S 168TH ST
1	50	537980	4071	12/31/13	\$302,000	\$302,000	2,170	7	2000	Avg	9,800	N	N	4604 S 170TH ST
1	50	537980	4650	04/04/13	\$197,165	\$230,000	2,200	7	1987	Avg	18,260	N	N	4835 S 170TH ST
1	50	537980	3981	05/30/13	\$346,950	\$395,000	1,500	8	2012	Avg	9,657	N	N	4371 S 168TH LN
1	50	537980	4530	10/11/13	\$335,000	\$355,000	2,680	8	1999	Avg	8,125	N	N	4718 S 172ND ST

Improved Sales Used in This Annual Update Analysis

Area 024 -- 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	60	810860	0502	03/24/11	\$150,000	\$182,000	680	6	1938	Good	7,280	N	N	4412 S 160TH ST
1	60	812520	0561	11/27/12	\$144,444	\$176,000	740	6	1948	Avg	12,031	N	N	5105 S 170TH ST
1	60	537980	0520	01/25/13	\$165,000	\$197,000	760	6	1943	VGood	8,400	N	N	4602 S 164TH ST
1	60	810860	0160	10/19/12	\$162,000	\$199,000	870	6	1944	VGood	7,089	N	N	4369 S 158TH ST
1	60	812520	0150	10/02/12	\$180,000	\$222,000	950	6	1943	Good	40,100	N	N	17035 53RD AVE S
1	60	810860	0020	08/07/13	\$172,000	\$189,000	1,150	6	1930	Avg	17,968	N	N	4454 S 156TH ST
1	60	812520	0310	05/10/12	\$128,000	\$161,000	1,690	6	1948	Fair	11,102	N	N	16836 53RD AVE S
1	60	810860	0522	02/09/11	\$196,000	\$234,000	1,000	7	1955	Avg	14,843	N	N	4253 S 158TH ST
1	60	537980	0420	03/06/13	\$250,000	\$295,000	1,050	7	1984	Good	10,890	N	N	4804 S 164TH ST
1	60	184020	0035	12/31/13	\$193,000	\$193,000	1,060	7	1959	Avg	8,468	Y	N	17942 MILITARY RD S
1	60	931490	0130	11/25/13	\$174,900	\$180,000	1,060	7	1962	Avg	10,653	N	N	16217 45TH AVE S
1	60	537980	0438	08/02/11	\$160,000	\$200,000	1,090	7	1947	Avg	10,890	N	N	4812 S 164TH ST
1	60	184020	0025	12/15/11	\$199,950	\$253,000	1,100	7	1958	Avg	8,963	Y	N	17930 MILITARY RD S
1	60	810860	0342	03/14/11	\$235,000	\$284,000	1,140	7	1960	Good	14,338	N	N	15617 47TH AVE S
1	60	810860	0121	10/30/11	\$163,000	\$205,000	1,140	7	1965	Avg	8,505	N	N	4252 S 158TH ST
1	60	537920	0202	08/28/12	\$161,000	\$200,000	1,200	7	1961	Avg	16,001	Y	N	5210 S 164TH ST
1	60	884930	0250	07/16/12	\$285,000	\$357,000	1,240	7	1983	Good	9,284	Y	N	4924 S 181ST PL
1	60	192250	0050	06/07/11	\$210,000	\$259,000	1,240	7	1960	Avg	8,400	N	N	16052 46TH AVE S
1	60	537980	0165	04/12/13	\$243,000	\$283,000	1,270	7	1959	Avg	8,496	N	N	16018 46TH AVE S
1	60	768400	0130	04/14/11	\$350,000	\$426,000	1,280	7	1976	Good	11,400	Y	N	18234 51ST AVE S
1	60	810860	0125	04/11/11	\$225,000	\$274,000	1,290	7	1962	Avg	12,324	N	N	15633 44TH AVE S
1	60	810860	0182	06/03/13	\$240,000	\$273,000	1,290	7	1962	Good	10,985	N	N	15604 44TH AVE S
1	60	615420	0040	08/29/12	\$258,000	\$320,000	1,290	7	1963	VGood	8,308	N	N	15836 43RD AVE S
1	60	810860	0021	09/13/13	\$275,000	\$296,000	1,310	7	1952	Avg	43,302	N	N	4460 S 156TH ST
1	60	238660	0041	04/22/13	\$189,000	\$219,000	1,330	7	1957	Good	8,775	N	N	15818 47TH AVE S
1	60	884930	0330	05/26/11	\$265,000	\$326,000	1,340	7	1983	Good	12,506	Y	N	5026 S 182ND ST
1	60	931490	0110	09/03/13	\$245,000	\$265,000	1,350	7	1962	Good	8,360	N	N	16303 45TH PL S
1	60	192250	0030	09/30/13	\$254,000	\$271,000	1,370	7	1960	Avg	8,400	N	N	16038 46TH AVE S
1	60	537920	0198	12/10/12	\$252,000	\$306,000	1,380	7	1968	Avg	13,200	Y	N	5213 S 164TH ST

Improved Sales Used in This Annual Update Analysis

Area 024 -- 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	60	810860	0082	05/28/13	\$259,950	\$296,000	1,390	7	1952	VGood	8,362	N	N	4412 S 156TH ST
1	60	537980	0240	04/19/11	\$195,000	\$238,000	1,400	7	1954	Good	11,835	N	N	4835 S 160TH ST
1	60	222304	9100	10/21/13	\$239,900	\$252,000	1,420	7	1994	Avg	7,200	Y	N	4610 S 160TH ST
1	60	238660	0035	09/02/11	\$181,000	\$227,000	1,440	7	1968	Avg	12,194	Y	N	15812 47TH AVE S
1	60	184030	0030	03/21/11	\$209,500	\$254,000	1,480	7	1961	Avg	8,800	N	N	5035 S 179TH ST
1	60	810860	0064	12/07/12	\$246,500	\$299,000	1,500	7	1967	Avg	12,420	N	N	4416 S 156TH ST
1	60	812520	0276	08/15/11	\$164,900	\$206,000	1,510	7	1986	Avg	9,742	N	N	5129 S 173RD LN
1	60	184030	0270	12/26/13	\$200,000	\$201,000	1,520	7	1960	Avg	8,625	Y	N	17940 51ST AVE S
1	60	519460	0060	09/10/12	\$200,000	\$248,000	1,570	7	1965	Avg	9,338	N	N	4921 S 161ST ST
1	60	810860	0221	06/17/13	\$300,000	\$339,000	1,600	7	1967	Good	13,425	N	N	4422 S 158TH ST
1	60	184030	0110	07/28/11	\$188,000	\$234,000	1,730	7	1962	Avg	9,100	N	N	5040 S 179TH PL
1	60	681830	0035	07/22/13	\$294,950	\$327,000	1,792	7	1958	Good	8,416	N	N	16012 47TH AVE S
1	60	812520	0460	05/17/13	\$261,000	\$299,000	1,810	7	1946	VGood	11,804	N	N	5156 S 170TH ST
1	60	537920	0114	01/06/12	\$225,000	\$285,000	2,050	7	1979	Avg	15,024	N	N	16428 51ST AVE S
1	60	885880	0075	01/24/13	\$242,000	\$290,000	2,090	7	1963	Avg	12,668	N	N	16660 53RD AVE S
1	60	184030	0190	07/16/12	\$250,000	\$313,000	2,240	7	1961	Good	8,398	Y	N	17812 51ST AVE S
1	60	537980	0432	10/24/13	\$279,900	\$294,000	2,300	7	1979	Avg	11,280	N	N	16311 48TH PL S
1	60	537980	0432	09/27/12	\$235,000	\$290,000	2,300	7	1979	Avg	11,280	N	N	16311 48TH PL S
1	60	184030	0140	09/04/12	\$250,000	\$310,000	2,600	7	1960	Good	9,950	N	N	5054 S 179TH ST
1	60	931490	0140	12/10/13	\$259,900	\$264,000	3,250	7	1962	Avg	9,010	N	N	16211 45TH AVE S
1	60	885880	0045	11/19/12	\$264,810	\$323,000	1,360	8	1960	VGood	17,386	N	N	16612 53RD AVE S
1	60	537980	0430	09/26/12	\$264,500	\$327,000	1,720	8	1962	Avg	8,640	N	N	4809 S 162ND ST
1	60	185350	0190	06/25/12	\$295,000	\$370,000	1,830	8	1992	Good	6,565	N	N	17733 50TH CT S
1	60	537920	0134	09/06/12	\$279,900	\$347,000	1,940	8	1999	Avg	7,200	N	N	5135 S 166TH ST
1	60	810860	0505	09/06/13	\$306,900	\$332,000	2,148	8	2005	Avg	30,898	N	N	4272 S 160TH ST
1	60	185350	0060	12/12/13	\$290,000	\$294,000	2,280	8	1993	Avg	8,522	N	N	17744 50TH CT S
1	60	812520	0480	10/25/12	\$330,000	\$405,000	2,310	8	2012	Avg	6,650	Y	N	16833 53RD AVE S
1	60	537920	0072	04/10/13	\$364,950	\$425,000	2,310	8	2013	Avg	10,500	N	N	16044 51ST AVE S
1	60	885805	0080	09/11/12	\$270,000	\$335,000	2,480	8	1994	Avg	8,141	Y	N	17801 50TH CT S

Improved Sales Used in This Annual Update Analysis

Area 024 -- 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	60	779640	0220	03/28/12	\$360,000	\$455,000	2,180	9	1989	Avg	12,082	Y	N	16350 53RD PL S
1	60	537980	0175	03/20/12	\$385,000	\$487,000	2,740	9	2011	Avg	9,800	N	N	16005 47TH AVE S
1	60	537920	0144	10/03/13	\$492,000	\$524,000	3,980	9	2005	Avg	10,699	N	N	5132 S 166TH LN
1	60	812520	0243	07/11/13	\$555,000	\$619,000	3,870	10	2008	Avg	20,099	N	N	5154 S 172ND LN
2	50	443500	0265	09/25/13	\$152,500	\$163,000	740	6	1942	Avg	8,700	N	N	17022 35TH AVE S
2	50	443500	0165	11/25/13	\$138,000	\$142,000	740	6	1943	Avg	8,700	N	N	16834 35TH AVE S
2	50	537980	5080	08/29/13	\$132,000	\$143,000	750	6	1950	Avg	12,707	N	N	17239 MILITARY RD S
2	50	538100	0049	06/10/12	\$137,500	\$173,000	770	6	1947	Avg	8,250	N	N	16824 37TH AVE S
2	50	443500	0135	11/27/13	\$134,900	\$138,000	770	6	1947	Avg	8,700	N	N	16839 37TH AVE S
2	50	443560	0375	01/18/13	\$128,800	\$154,000	770	6	1943	Avg	8,700	N	N	17240 34TH AVE S
2	50	537980	1360	09/07/12	\$115,000	\$143,000	770	6	1953	Avg	6,400	N	N	3203 S 161ST ST
2	50	537980	4895	04/19/12	\$101,000	\$128,000	780	6	1947	Good	9,147	N	N	4222 S 172ND ST
2	50	443560	0150	06/04/13	\$125,000	\$142,000	780	6	1943	Avg	8,700	N	N	17339 33RD AVE S
2	50	537980	2680	12/17/12	\$160,000	\$194,000	820	6	1954	Avg	20,625	N	N	3432 S 166TH ST
2	50	538100	0155	11/07/13	\$132,000	\$137,000	840	6	1944	Avg	8,750	N	N	3763 S 170TH ST
2	50	443560	0205	06/06/11	\$105,000	\$130,000	850	6	1943	Avg	9,425	N	N	17351 34TH AVE S
2	50	443560	0380	06/18/12	\$120,000	\$151,000	860	6	1943	Avg	8,700	N	N	17246 34TH AVE S
2	50	537980	6225	06/17/11	\$157,900	\$195,000	870	6	1953	Avg	11,675	N	N	4230 S 176TH ST
2	50	537980	6155	04/24/12	\$140,000	\$177,000	1,020	6	1971	Good	11,652	N	N	4425 S 175TH ST
2	50	538100	0036	12/21/11	\$128,500	\$163,000	1,150	6	1994	Avg	7,510	N	N	3748 S 168TH ST
2	50	443500	0035	11/27/12	\$123,000	\$150,000	1,160	6	1947	Avg	8,410	N	N	16637 37TH AVE S
2	50	537980	1650	09/05/13	\$189,000	\$205,000	1,170	6	1941	Avg	22,000	N	N	3443 S 162ND ST
2	50	443560	0250	07/23/12	\$165,000	\$206,000	1,180	6	1943	Good	9,425	N	N	17302 33RD AVE S
2	50	443500	0595	01/03/12	\$179,660	\$227,000	1,230	6	1942	Good	8,410	N	N	16633 34TH AVE S
2	50	537980	1970	05/22/12	\$135,000	\$170,000	1,230	6	1967	Avg	9,724	N	N	3207 S 164TH ST
2	50	537980	6265	02/13/12	\$122,500	\$155,000	1,310	6	1944	Good	11,689	N	N	4202 S 176TH ST
2	50	443500	0420	01/24/11	\$169,900	\$202,000	1,330	6	1943	Avg	8,700	N	N	16853 35TH AVE S
2	50	443500	0455	10/02/12	\$121,000	\$149,000	1,340	6	1942	Good	8,700	N	N	16816 34TH AVE S
2	50	443500	0550	04/05/13	\$185,000	\$216,000	1,390	6	1942	Avg	8,410	N	N	16620 34TH AVE S

Improved Sales Used in This Annual Update Analysis

Area 024 -- 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	50	443500	0550	05/17/11	\$135,000	\$166,000	1,390	6	1942	Avg	8,410	N	N	16620 34TH AVE S
2	50	537980	0720	11/22/11	\$152,199	\$192,000	1,400	6	1960	Avg	16,875	N	N	4015 S 160TH ST
2	50	443500	0540	05/10/11	\$135,000	\$166,000	1,400	6	1942	Avg	8,410	N	N	16632 34TH AVE S
2	50	443500	0485	02/28/13	\$165,000	\$195,000	1,440	6	1943	Good	8,410	N	N	16621 35TH AVE S
2	50	443560	0200	02/14/13	\$144,999	\$172,000	1,540	6	1943	Avg	8,700	N	N	17345 34TH AVE S
2	50	443500	0490	08/05/13	\$147,000	\$162,000	1,630	6	1943	Avg	8,410	N	N	16627 35TH AVE S
2	50	537980	4995	05/23/13	\$189,000	\$216,000	3,370	6	1940	Good	13,750	N	N	4045 S 170TH ST
2	50	443500	0310	11/14/11	\$142,000	\$179,000	740	7	1942	VGood	8,700	N	N	17035 35TH AVE S
2	50	537980	5062	01/30/13	\$166,950	\$199,000	860	7	1941	VGood	10,018	N	N	17217 MILITARY RD S
2	50	856740	0010	07/06/12	\$219,000	\$274,000	880	7	1950	VGood	8,100	N	N	3720 S 162ND ST
2	50	282304	9176	04/24/13	\$135,100	\$156,000	970	7	1965	Avg	8,400	N	N	16415 32ND AVE S
2	50	537980	1555	05/01/13	\$210,000	\$242,000	980	7	1979	Avg	19,004	N	N	3232 S 164TH ST
2	50	538100	0066	04/29/11	\$200,000	\$245,000	1,000	7	1963	Good	8,400	N	N	3739 S 168TH ST
2	50	433600	0050	12/12/13	\$200,000	\$203,000	1,010	7	1949	Good	15,701	N	N	3209 S 169TH ST
2	50	433600	0080	09/28/11	\$165,000	\$207,000	1,040	7	1978	Avg	10,890	N	N	16811 33RD AVE S
2	50	433600	0110	05/07/13	\$259,500	\$299,000	1,060	7	1962	Good	16,572	N	N	16619 33RD AVE S
2	50	538100	0122	05/19/11	\$185,500	\$228,000	1,060	7	1953	VGood	7,500	N	N	16836 37TH AVE S
2	50	537980	1415	06/03/11	\$185,000	\$228,000	1,070	7	1959	VGood	9,771	N	N	3242 S 162ND ST
2	50	538100	0241	06/13/11	\$150,000	\$185,000	1,100	7	1963	Avg	15,175	N	N	3521 S 172ND ST
2	50	537980	5220	08/09/11	\$191,000	\$238,000	1,130	7	1955	Good	12,400	N	N	17230 40TH AVE S
2	50	537980	1711	07/17/12	\$245,000	\$306,000	1,130	7	1966	VGood	13,932	N	N	3727 S 162ND ST
2	50	537980	4870	12/24/12	\$214,000	\$258,000	1,130	7	1947	VGood	8,936	N	N	4248 S 172ND ST
2	50	538100	0037	07/02/13	\$220,000	\$247,000	1,130	7	1994	Avg	7,215	N	N	3746 S 168TH ST
2	50	538100	0245	11/20/13	\$220,000	\$227,000	1,150	7	1963	Avg	9,025	N	N	3529 S 172ND ST
2	50	443560	0025	08/07/12	\$180,000	\$224,000	1,160	7	1943	Good	8,410	N	N	17014 33RD AVE S
2	50	537980	3735	12/05/11	\$187,000	\$236,000	1,200	7	1955	VGood	15,244	N	N	4040 S 168TH ST
2	50	856740	0005	09/06/12	\$178,500	\$221,000	1,200	7	1950	Avg	8,100	N	N	3712 S 162ND ST
2	50	807680	0110	08/23/12	\$142,750	\$177,000	1,200	7	1959	Avg	8,938	N	N	16861 31ST PL S
2	50	538100	0159	05/09/11	\$175,000	\$215,000	1,220	7	1954	VGood	13,032	N	N	17023 40TH AVE S

Improved Sales Used in This Annual Update Analysis

Area 024 -- 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	50	433600	0100	06/15/12	\$290,000	\$364,000	1,240	7	1978	Good	12,632	N	N	16802 33RD AVE S
2	50	537980	0718	08/07/13	\$215,000	\$237,000	1,260	7	1954	Good	7,783	N	N	16043 42ND AVE S
2	50	537980	0718	03/26/12	\$168,000	\$212,000	1,260	7	1954	Good	7,783	N	N	16043 42ND AVE S
2	50	537980	2191	09/02/11	\$195,000	\$244,000	1,270	7	1962	Avg	10,350	N	N	16416 34TH AVE S
2	50	537980	6145	10/09/12	\$200,000	\$246,000	1,290	7	1950	Avg	11,610	N	N	4433 S 175TH ST
2	50	810860	0880	06/01/11	\$110,000	\$136,000	1,310	7	1958	Fair	12,450	N	N	4066 S 158TH ST
2	50	537980	1515	11/28/11	\$250,000	\$316,000	1,320	7	1962	VGood	8,370	N	N	3253 S 162ND ST
2	50	443560	0165	08/10/12	\$140,000	\$174,000	1,320	7	1943	Avg	9,425	N	N	17303 34TH AVE S
2	50	537980	1520	04/05/13	\$145,000	\$169,000	1,320	7	1942	Fair	11,200	N	N	3258 S 164TH ST
2	50	537980	6390	07/22/13	\$250,000	\$277,000	1,340	7	1940	Good	11,541	N	N	3450 S 176TH ST
2	50	810860	0684	05/23/13	\$170,000	\$194,000	1,340	7	1950	Fair	8,400	N	N	4035 S 158TH ST
2	50	537980	1998	05/15/13	\$173,358	\$199,000	1,340	7	1966	Avg	8,744	N	N	3221 S 164TH ST
2	50	537980	1840	10/17/13	\$160,000	\$169,000	1,360	7	1951	Avg	22,000	N	N	3724 S 164TH ST
2	50	339538	0100	11/12/12	\$164,950	\$202,000	1,370	7	1987	Avg	2,093	N	N	4040 S 159TH LN
2	50	339538	0070	03/06/12	\$160,000	\$202,000	1,370	7	1987	Avg	2,436	N	N	4028 S 159TH LN
2	50	339538	0030	09/07/11	\$143,000	\$179,000	1,370	7	1987	Avg	2,185	N	N	4038 S 158TH LN
2	50	537980	4811	09/19/13	\$179,900	\$193,000	1,410	7	1990	Avg	11,411	N	N	4324 S 171ST ST
2	50	537980	2360	08/26/11	\$130,000	\$163,000	1,420	7	1954	Avg	9,774	N	N	3751 S 164TH ST
2	50	807680	0060	03/21/13	\$165,000	\$194,000	1,430	7	1958	Good	8,700	N	N	16868 31ST AVE S
2	50	537980	1525	08/08/11	\$160,000	\$200,000	1,430	7	1953	Avg	10,800	N	N	16233 34TH AVE S
2	50	538100	0411	06/24/11	\$172,500	\$214,000	1,440	7	1986	Avg	7,200	N	N	17314 38TH PL S
2	50	538100	0060	10/16/12	\$155,000	\$191,000	1,480	7	1947	Avg	10,700	N	N	3725 S 168TH ST
2	50	538100	0406	06/16/11	\$250,000	\$309,000	1,540	7	1977	Good	9,400	N	N	17313 38TH PL S
2	50	537980	3773	02/27/13	\$212,000	\$251,000	1,550	7	1965	Good	8,400	N	N	4024 S 168TH ST
2	50	537980	6270	04/10/12	\$138,699	\$175,000	1,560	7	1955	Avg	11,678	N	N	4035 S 175TH ST
2	50	537980	3665	11/14/13	\$225,000	\$233,000	1,570	7	1955	Avg	10,500	N	N	4011 S 166TH ST
2	50	537980	6463	02/28/11	\$166,000	\$200,000	1,620	7	1965	Avg	9,260	N	N	3741 S 175TH ST
2	50	537980	5290	12/29/11	\$148,000	\$187,000	1,620	7	1952	Avg	10,500	N	N	4235 S 172ND ST
2	50	538100	0181	11/19/11	\$210,000	\$265,000	1,700	7	1977	Good	13,750	N	N	3724 S 172ND ST

Improved Sales Used in This Annual Update Analysis

Area 024 -- 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	50	538100	0365	10/18/11	\$170,500	\$215,000	1,750	7	1955	Avg	12,600	N	N	3417 S 173RD ST
2	50	349720	0005	02/12/13	\$235,000	\$279,000	1,750	7	1954	VGood	8,911	N	N	16953 MILITARY RD S
2	50	537980	4800	05/24/11	\$202,000	\$249,000	1,760	7	1941	Avg	18,452	N	N	17011 MILITARY RD S
2	50	807680	0105	11/07/13	\$175,400	\$182,000	1,850	7	1958	Avg	8,700	N	N	16869 31ST PL S
2	50	537980	5891	11/26/13	\$285,000	\$293,000	1,850	7	1998	Avg	7,225	N	N	17407 42ND LN S
2	50	538100	0312	09/17/13	\$225,000	\$242,000	1,860	7	1954	Avg	10,300	N	N	3736 S 173RD ST
2	50	537980	6480	04/29/12	\$195,000	\$246,000	1,950	7	1957	Good	11,644	N	N	3840 S 176TH ST
2	50	537980	1890	06/28/12	\$183,031	\$230,000	1,990	7	1978	Avg	22,000	N	N	3462 S 164TH ST
2	50	099600	0020	11/28/11	\$220,000	\$278,000	2,040	7	1978	Avg	6,063	N	N	3114 S 166TH ST
2	50	537980	2095	05/29/12	\$246,000	\$310,000	1,170	8	1959	VGood	7,245	N	N	3240 S 166TH ST
2	50	538100	0410	10/16/13	\$274,500	\$290,000	1,240	8	1955	Good	12,300	N	N	3815 S 173RD ST
2	50	537980	6101	09/12/12	\$349,950	\$433,000	1,490	8	2012	Avg	7,202	N	N	17515 MILITARY RD S
2	50	537980	1481	08/04/11	\$306,000	\$382,000	1,730	8	1974	Avg	8,448	N	N	3237 S 162ND ST
2	50	537980	0719	04/02/13	\$324,950	\$379,000	2,190	8	2011	Avg	7,317	N	N	4068 S 160TH ST
2	50	537980	0723	01/23/13	\$300,000	\$359,000	2,190	8	2011	Avg	7,400	N	N	4052 S 160TH ST
2	50	537980	1177	12/10/12	\$342,000	\$415,000	2,400	8	2003	Avg	7,248	N	N	16106 34TH AVE S
2	50	538100	0332	04/22/13	\$274,990	\$318,000	2,410	8	2012	Avg	9,167	N	N	3564 S 173RD ST
2	50	537980	6090	06/12/12	\$340,000	\$427,000	2,410	8	2006	Avg	7,202	N	N	4467 S 175TH ST
2	50	443560	0260	03/13/13	\$360,000	\$424,000	2,600	8	2012	Avg	8,700	N	N	17211 34TH AVE S
2	50	537980	6290	09/09/11	\$258,000	\$324,000	2,930	8	1950	VGood	11,310	N	N	4018 S 176TH ST
2	50	537980	3860	12/16/13	\$370,750	\$375,000	3,180	8	2007	Avg	7,217	N	N	16826 40TH LN S
2	50	443500	0295	09/13/13	\$337,500	\$364,000	3,520	8	1942	VGood	8,700	N	N	17017 35TH AVE S
2	50	537980	1920	04/29/11	\$500,000	\$612,000	3,630	10	2008	Avg	7,482	N	N	3436 S 164TH ST
2	70	731800	0080	11/07/13	\$180,000	\$187,000	980	6	1955	Avg	8,400	N	N	4815 S 184TH ST
2	70	731800	0085	04/06/13	\$134,500	\$157,000	1,000	6	1955	Avg	8,122	Y	N	18404 49TH AVE S
2	70	714740	0010	07/29/13	\$124,000	\$137,000	880	7	1955	Avg	10,327	N	N	17609 38TH AVE S
2	70	100340	0025	08/13/13	\$156,000	\$171,000	950	7	1955	Avg	7,440	N	N	3226 S 186TH ST
2	70	714830	0190	07/15/13	\$170,988	\$190,000	980	7	1960	Avg	10,197	N	N	4016 S 181ST ST
2	70	100340	0120	04/17/12	\$133,750	\$169,000	1,010	7	1955	Avg	18,659	N	N	18415 38TH AVE S

Improved Sales Used in This Annual Update Analysis

Area 024 -- 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	70	100340	0270	08/02/12	\$185,000	\$231,000	1,010	7	1955	Avg	14,581	N	N	18438 39TH AVE S
2	70	100340	0100	03/06/12	\$160,000	\$202,000	1,010	7	1955	Avg	12,809	N	N	18509 38TH AVE S
2	70	714740	0005	10/22/12	\$146,500	\$180,000	1,050	7	1955	Avg	10,854	N	N	17603 38TH AVE S
2	70	432710	0020	01/22/13	\$212,000	\$254,000	1,060	7	1957	VGood	8,978	N	N	18017 47TH AVE S
2	70	714760	0070	07/20/11	\$145,320	\$181,000	1,060	7	1957	Good	10,042	N	N	17731 41ST AVE S
2	70	714800	0240	04/10/12	\$141,500	\$179,000	1,060	7	1956	Avg	9,240	N	N	4303 S 179TH ST
2	70	714740	0035	05/10/12	\$142,950	\$180,000	1,070	7	1955	Avg	8,714	N	N	17602 38TH AVE S
2	70	714740	0180	05/15/13	\$235,000	\$269,000	1,080	7	1957	Good	9,000	N	N	3819 S 177TH ST
2	70	432640	0035	01/09/12	\$157,200	\$199,000	1,100	7	1957	Good	15,961	N	N	18041 MILITARY RD S
2	70	714760	0270	05/26/11	\$146,000	\$180,000	1,100	7	1957	Avg	12,216	N	N	17746 41ST AVE S
2	70	432710	0035	02/18/11	\$157,000	\$188,000	1,100	7	1957	Avg	8,875	N	N	18018 47TH AVE S
2	70	100340	0155	09/20/11	\$125,199	\$157,000	1,100	7	1955	Avg	7,657	N	N	3815 S 184TH ST
2	70	570200	0020	06/15/11	\$235,000	\$291,000	1,140	7	1964	Good	9,629	N	N	17702 46TH AVE S
2	70	184000	0165	01/21/11	\$235,000	\$279,000	1,150	7	1957	Avg	8,800	N	N	17914 48TH AVE S
2	70	339250	0025	06/13/12	\$215,000	\$270,000	1,150	7	1962	Avg	8,717	N	N	17626 43RD AVE S
2	70	184000	0170	07/30/13	\$267,000	\$295,000	1,160	7	1958	Good	8,800	Y	N	17912 48TH AVE S
2	70	714850	0075	06/14/13	\$175,000	\$198,000	1,160	7	1958	Avg	9,045	N	N	18225 45TH AVE S
2	70	714780	0035	02/25/13	\$215,000	\$254,000	1,170	7	1955	VGood	9,700	N	N	18053 42ND AVE S
2	70	714760	0060	03/20/13	\$137,000	\$161,000	1,180	7	1957	Avg	13,629	N	N	17715 41ST AVE S
2	70	342304	9281	08/30/11	\$157,500	\$197,000	1,190	7	1962	Avg	9,583	N	N	4049 S 186TH ST
2	70	873280	0060	07/25/13	\$230,743	\$256,000	1,200	7	1966	Avg	8,928	N	N	4235 S 184TH ST
2	70	873275	0050	12/17/12	\$196,253	\$238,000	1,220	7	1984	Avg	2,452	Y	N	18621 48TH PL S
2	70	873275	0090	10/19/11	\$190,000	\$239,000	1,220	7	1984	Avg	2,366	Y	N	18629 48TH PL S
2	70	714740	0135	11/21/13	\$207,000	\$213,000	1,220	7	1955	Avg	12,296	N	N	17618 41ST AVE S
2	70	714740	0135	01/04/12	\$162,500	\$206,000	1,220	7	1955	Avg	12,296	N	N	17618 41ST AVE S
2	70	714800	0190	09/07/12	\$224,950	\$279,000	1,230	7	1956	VGood	8,567	N	N	4368 S 179TH ST
2	70	342304	9021	06/10/11	\$156,000	\$193,000	1,230	7	1949	Avg	11,200	N	N	4404 S 182ND ST
2	70	714760	0225	07/17/12	\$205,000	\$256,000	1,310	7	1957	Avg	10,763	N	N	17805 42ND AVE S
2	70	714760	0045	12/07/12	\$145,000	\$176,000	1,330	7	1958	Good	11,750	N	N	17629 42ND AVE S

Improved Sales Used in This Annual Update Analysis

Area 024 -- 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	70	100300	0050	06/12/12	\$180,000	\$226,000	1,330	7	1954	Avg	6,500	N	N	3415 S 187TH ST
2	70	432720	0035	12/02/11	\$143,609	\$181,000	1,400	7	1955	Avg	8,620	N	N	4236 S 183RD ST
2	70	873275	0220	08/15/11	\$160,000	\$200,000	1,400	7	1984	Avg	2,313	N	N	18606 48TH PL S
2	70	432500	0045	08/29/12	\$205,000	\$255,000	1,410	7	1958	Good	8,771	N	N	4506 S 181ST ST
2	70	339250	0015	06/20/13	\$260,000	\$293,000	1,440	7	1962	VGood	9,356	N	N	17631 43RD AVE S
2	70	714760	0010	09/28/12	\$212,950	\$263,000	1,460	7	1959	VGood	8,842	N	N	17612 42ND AVE S
2	70	714760	0145	06/01/11	\$250,000	\$308,000	1,500	7	1957	VGood	9,399	N	N	3839 S 178TH ST
2	70	714800	0195	03/30/12	\$160,000	\$202,000	1,520	7	1956	Avg	11,548	N	N	4362 S 179TH ST
2	70	184000	0035	03/07/12	\$164,500	\$208,000	1,540	7	1957	Avg	11,433	Y	N	4812 S 179TH ST
2	70	342304	9223	12/27/11	\$170,000	\$215,000	1,600	7	1930	Avg	13,699	N	N	4218 S 182ND ST
2	70	714800	0020	01/18/11	\$190,000	\$225,000	1,610	7	1956	Avg	9,600	N	N	4213 S 177TH ST
2	70	342304	9087	08/14/12	\$211,000	\$263,000	1,630	7	1941	Good	17,446	N	N	18646 39TH AVE S
2	70	714850	0095	06/01/12	\$199,500	\$251,000	1,630	7	1958	Good	9,045	N	N	18220 44TH AVE S
2	70	873275	0210	04/05/12	\$185,000	\$234,000	1,640	7	1984	Avg	3,203	N	N	18608 48TH PL S
2	70	432500	0135	02/16/12	\$194,900	\$247,000	1,670	7	1958	Avg	10,932	N	N	18129 44TH AVE S
2	70	100300	0075	12/14/11	\$190,000	\$240,000	1,670	7	1954	Avg	8,100	N	N	18620 32ND AVE S
2	70	100340	0290	09/25/12	\$190,000	\$235,000	1,690	7	1955	Good	7,150	N	N	18414 39TH AVE S
2	70	873280	0040	04/10/12	\$167,500	\$212,000	1,750	7	1966	Avg	8,605	N	N	4221 S 184TH ST
2	70	714850	0040	09/05/13	\$219,900	\$238,000	1,840	7	1958	Avg	9,045	N	N	18250 45TH AVE S
2	70	714800	0210	10/07/13	\$301,000	\$319,000	2,120	7	1956	VGood	11,306	N	N	4338 S 179TH ST
2	70	342304	9345	03/13/13	\$342,500	\$403,000	2,310	8	2012	Avg	8,097	N	N	4050 S 186TH ST
2	70	342304	9346	04/01/13	\$335,000	\$391,000	2,310	8	2012	Avg	8,000	N	N	4042 S 186TH ST
2	70	342304	9317	09/26/12	\$271,100	\$335,000	2,900	8	1984	Avg	8,417	N	N	4233 S 184TH PL
3	10	735860	0285	08/18/13	\$125,000	\$137,000	710	6	1943	Avg	6,000	N	N	13333 37TH AVE S
3	10	640460	0175	09/18/12	\$145,000	\$179,000	720	6	1939	Avg	16,800	N	N	2034 S 134TH ST
3	10	365120	0005	07/03/12	\$135,000	\$169,000	720	6	1949	Good	7,280	N	N	13034 22ND AVE S
3	10	609940	0271	08/24/11	\$155,000	\$194,000	750	6	1925	Good	8,400	N	N	14218 29TH AVE S
3	10	553160	0040	02/06/13	\$120,000	\$143,000	770	6	1943	Avg	6,649	N	N	12859 23RD AVE S
3	10	886400	0490	03/13/13	\$95,900	\$113,000	790	6	1944	Avg	9,333	N	N	13759 34TH AVE S

Improved Sales Used in This Annual Update Analysis

Area 024 -- 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
3	10	886400	0680	07/24/13	\$152,000	\$168,000	790	6	1944	Avg	8,049	N	N	13825 37TH AVE S
3	10	886400	0495	04/04/11	\$134,950	\$164,000	790	6	1944	Avg	9,514	N	N	13765 34TH AVE S
3	10	886400	0705	01/28/11	\$126,400	\$151,000	790	6	1944	Avg	8,049	N	N	13727 37TH AVE S
3	10	886400	0770	07/02/13	\$157,000	\$176,000	790	6	1944	Avg	6,000	N	N	13838 37TH AVE S
3	10	886400	0425	08/05/11	\$195,000	\$243,000	790	6	1944	Good	6,099	N	N	3245 S 137TH ST
3	10	886400	0150	01/29/13	\$145,500	\$174,000	790	6	1945	Avg	6,900	N	N	13616 34TH AVE S
3	10	886400	0800	08/20/13	\$142,050	\$155,000	790	6	1944	Good	6,000	N	N	13874 37TH AVE S
3	10	886400	0095	08/02/11	\$137,500	\$171,000	790	6	1944	VGood	6,331	N	N	13513 37TH AVE S
3	10	734060	1021	04/25/13	\$90,000	\$104,000	800	6	1947	Fair	6,716	N	N	13325 TUKWILA INTERNATIONAL
3	10	886400	0255	12/05/12	\$106,000	\$129,000	800	6	1945	Avg	6,500	N	N	13523 34TH AVE S
3	10	886400	0380	08/08/13	\$224,000	\$246,000	810	6	1944	VGood	6,067	N	N	3208 S 137TH ST
3	10	212304	9160	03/07/11	\$160,000	\$193,000	830	6	1948	Good	8,450	N	N	3096 S 148TH ST
3	10	359860	0008	12/30/13	\$190,000	\$190,000	840	6	1939	Avg	9,300	N	N	2656 S 142ND ST
3	10	162304	9116	06/10/13	\$167,125	\$189,000	850	6	1963	Good	7,066	N	N	12802 24TH AVE S
3	10	162304	9116	01/24/12	\$140,000	\$177,000	850	6	1963	Good	7,066	N	N	12802 24TH AVE S
3	10	359860	0069	07/23/13	\$142,000	\$157,000	880	6	1946	Avg	8,495	N	N	2441 S 142ND ST
3	10	886400	0615	02/02/12	\$163,000	\$206,000	900	6	1944	Good	7,500	N	N	13790 34TH AVE S
3	10	162304	9244	08/25/11	\$130,000	\$163,000	910	6	1924	Good	9,360	N	N	2435 S 138TH ST
3	10	640460	0166	08/08/13	\$110,000	\$121,000	910	6	1941	Avg	6,750	N	N	2056 S 134TH ST
3	10	608300	0046	11/25/13	\$130,500	\$134,000	960	6	1918	Avg	15,078	N	N	13027 24TH AVE S
3	10	609940	0121	06/18/12	\$121,500	\$153,000	960	6	1954	Avg	8,744	N	N	14245 31ST AVE S
3	10	886400	0050	12/16/13	\$152,600	\$154,000	990	6	1944	Avg	6,357	N	N	3506 S 137TH ST
3	10	886400	0050	01/31/12	\$122,000	\$154,000	990	6	1944	Avg	6,357	N	N	3506 S 137TH ST
3	10	735860	0185	01/11/12	\$109,000	\$138,000	1,000	6	1958	Avg	6,000	N	N	13313 35TH AVE S
3	10	161000	0035	11/06/13	\$181,500	\$189,000	1,020	6	1941	Avg	12,060	N	N	3736 S 141ST ST
3	10	608300	0038	08/07/12	\$188,000	\$234,000	1,040	6	1953	Avg	10,176	N	N	13020 23RD AVE S
3	10	608300	0104	07/06/12	\$113,200	\$142,000	1,040	6	1915	Avg	11,929	N	N	13013 22ND AVE S
3	10	162304	9283	01/10/12	\$152,000	\$192,000	1,050	6	1955	Good	9,364	N	N	12850 24TH AVE S
3	10	359860	0066	09/27/11	\$207,000	\$260,000	1,060	6	1951	VGood	8,400	N	N	2450 S 144TH ST

Improved Sales Used in This Annual Update Analysis

Area 024 -- 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
3	10	553160	0050	05/17/12	\$160,000	\$202,000	1,060	6	1943	Avg	11,491	N	N	12826 23RD AVE S
3	10	734660	0295	03/08/12	\$135,000	\$171,000	1,060	6	1924	Avg	10,440	N	N	3018 S 133RD ST
3	10	735860	0188	03/21/11	\$127,700	\$155,000	1,060	6	1949	Avg	6,000	N	N	13307 35TH AVE S
3	10	886400	0745	05/31/13	\$137,000	\$156,000	1,070	6	1944	Avg	6,005	N	N	3501 S 137TH ST
3	10	162304	9112	06/10/11	\$185,000	\$228,000	1,080	6	1936	Good	15,478	N	N	12818 24TH AVE S
3	10	212304	9227	03/25/13	\$175,000	\$205,000	1,080	6	1962	Good	7,500	N	N	3103 S 144TH ST
3	10	886400	0160	11/12/12	\$185,000	\$226,000	1,100	6	1944	VGood	6,400	N	N	13543 35TH AVE S
3	10	608240	0210	02/07/12	\$123,000	\$156,000	1,170	6	1948	Avg	10,991	N	N	13424 24TH AVE S
3	10	152304	9189	06/06/13	\$116,299	\$132,000	1,180	6	1942	Fair	10,500	N	N	3224 S 135TH ST
3	10	004000	0042	12/06/13	\$179,000	\$182,000	1,190	6	1946	Avg	7,800	N	N	14429 MILITARY RD S
3	10	212304	9158	04/02/13	\$149,000	\$174,000	1,270	6	1943	Good	16,246	N	N	3123 S 144TH ST
3	10	608240	0160	08/03/11	\$144,220	\$180,000	1,280	6	1956	Good	9,366	N	N	2457 S 133RD ST
3	10	886400	0465	09/23/13	\$182,750	\$196,000	1,280	6	1944	Good	6,895	N	N	13729 34TH AVE S
3	10	886400	0465	01/14/11	\$143,900	\$171,000	1,280	6	1944	Good	6,895	N	N	13729 34TH AVE S
3	10	608240	0191	10/01/13	\$133,000	\$142,000	1,300	6	1933	Avg	11,374	N	N	13304 24TH AVE S
3	10	212304	9182	05/05/11	\$136,200	\$167,000	1,310	6	1942	Avg	7,300	N	N	3111 S 144TH ST
3	10	152304	9113	06/28/11	\$139,000	\$172,000	1,320	6	1940	Good	16,283	N	N	13319 34TH AVE S
3	10	212304	9502	12/31/12	\$148,000	\$178,000	1,340	6	1931	Avg	8,505	N	N	2730 S 146TH ST
3	10	212304	9194	06/28/12	\$115,000	\$144,000	1,370	6	1958	Avg	10,317	N	N	14519 27TH PL S
3	10	735960	0375	07/26/13	\$191,000	\$211,000	1,380	6	1942	Avg	12,500	N	N	12933 TUKWILA INTERNATIONAL
3	10	886400	0580	02/24/11	\$240,800	\$289,000	1,410	6	1944	Good	7,522	N	N	13752 34TH AVE S
3	10	392340	0017	07/17/12	\$180,000	\$225,000	1,430	6	1941	Good	6,105	N	N	3055 S 148TH ST
3	10	608240	0170	02/25/11	\$150,000	\$180,000	1,450	6	1935	Avg	18,085	N	N	2445 S 133RD ST
3	10	886400	0765	10/30/12	\$125,000	\$153,000	1,460	6	1944	Avg	6,000	N	N	13832 37TH AVE S
3	10	886400	0765	09/23/11	\$120,000	\$151,000	1,460	6	1944	Avg	6,000	N	N	13832 37TH AVE S
3	10	640460	0073	08/28/12	\$140,199	\$174,000	1,580	6	1943	Avg	6,300	N	N	13415 24TH AVE S
3	10	886400	0635	08/15/12	\$215,000	\$268,000	1,650	6	1944	VGood	6,600	N	N	3418 S 140TH ST
3	10	212304	9283	05/31/12	\$224,000	\$282,000	1,950	6	1950	VGood	12,750	N	N	2653 S 150TH ST
3	10	936130	0030	12/24/13	\$180,000	\$181,000	900	7	1974	Avg	10,408	N	N	2512 S 135TH ST

Improved Sales Used in This Annual Update Analysis

Area 024 -- 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
3	10	941260	0070	03/17/11	\$166,900	\$202,000	1,010	7	1963	Avg	9,100	N	N	14120 34TH PL S
3	10	212304	9319	07/26/13	\$212,000	\$235,000	1,020	7	1956	Avg	10,838	N	N	2417 S 146TH ST
3	10	734660	0016	08/12/13	\$249,950	\$274,000	1,040	7	1962	Avg	7,215	N	N	2827 S 135TH ST
3	10	640460	0052	11/08/13	\$165,000	\$172,000	1,040	7	1953	Avg	7,980	N	N	13212 22ND AVE S
3	10	359860	0056	10/21/13	\$180,000	\$189,000	1,050	7	1955	Avg	11,263	N	N	2426 S 144TH ST
3	10	152304	9089	09/04/12	\$140,000	\$174,000	1,050	7	1970	Fair	6,486	N	N	13061 33RD AVE S
3	10	638580	0190	03/01/11	\$177,000	\$213,000	1,050	7	1962	Avg	7,200	N	N	15033 30TH AVE S
3	10	162304	9346	08/28/12	\$231,700	\$288,000	1,060	7	1964	Good	8,408	N	N	2635 S 128TH ST
3	10	278100	0040	10/24/11	\$187,500	\$236,000	1,060	7	1962	Good	8,103	N	N	14224 26TH PL S
3	10	024150	0035	02/24/11	\$215,000	\$258,000	1,060	7	1958	Good	9,842	N	N	14442 24TH AVE S
3	10	269360	0060	01/25/11	\$152,000	\$181,000	1,060	7	1973	Good	8,250	N	N	13317 27TH AVE S
3	10	162304	9137	07/10/13	\$244,000	\$272,000	1,090	7	1926	Avg	18,909	N	N	13023 MILITARY RD S
3	10	638580	0120	08/29/11	\$189,000	\$237,000	1,090	7	1963	Avg	7,200	N	N	15036 29TH AVE S
3	10	392340	0054	05/20/13	\$170,000	\$194,000	1,100	7	1962	Good	12,286	N	N	14931 28TH LN S
3	10	392340	0131	05/06/13	\$193,050	\$222,000	1,100	7	1994	Avg	10,077	N	N	15026 28TH LN S
3	10	212304	9542	04/13/11	\$182,000	\$222,000	1,100	7	1981	Avg	10,010	N	N	2801 S 144TH ST
3	10	098360	0030	06/13/13	\$225,000	\$255,000	1,120	7	1957	Avg	15,787	N	N	13608 28TH PL S
3	10	638590	0060	11/12/12	\$224,000	\$274,000	1,120	7	1963	Avg	8,885	N	N	3021 S 151ST PL
3	10	212304	9189	01/09/12	\$250,000	\$316,000	1,130	7	1962	VGood	18,200	N	N	2828 S 148TH ST
3	10	212304	9327	10/21/13	\$200,000	\$210,000	1,130	7	1962	Avg	11,473	N	N	2637 S 150TH ST
3	10	004000	0006	08/09/12	\$179,999	\$224,000	1,130	7	1955	Good	8,631	N	N	3209 S 144TH ST
3	10	392340	0051	07/27/11	\$125,000	\$156,000	1,140	7	1958	Avg	26,389	N	N	14926 28TH LN S
3	10	152304	9230	08/23/12	\$161,750	\$201,000	1,140	7	1959	Avg	8,880	N	N	3337 S 140TH ST
3	10	253000	0070	04/12/11	\$245,000	\$298,000	1,170	7	1959	VGood	8,013	N	N	15226 30TH AVE S
3	10	811290	0070	06/26/13	\$225,000	\$253,000	1,190	7	1994	Avg	4,981	N	N	2409 S 131ST PL
3	10	392340	0078	02/27/12	\$220,000	\$278,000	1,200	7	1955	Avg	24,376	N	N	3035 S 150TH ST
3	10	178700	0025	08/26/13	\$175,000	\$190,000	1,200	7	1955	Avg	10,901	N	N	13008 26TH AVE S
3	10	392340	0134	11/23/11	\$175,000	\$221,000	1,200	7	1994	Avg	7,826	N	N	15115 29TH LN S
3	10	609940	0310	03/20/13	\$189,500	\$222,000	1,220	7	1947	Avg	9,500	N	N	14255 29TH AVE S

Improved Sales Used in This Annual Update Analysis

Area 024 -- 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
3	10	212304	9110	07/03/12	\$215,000	\$269,000	1,220	7	1964	VGood	10,145	N	N	14421 28TH LN S
3	10	162304	9396	10/26/11	\$158,500	\$200,000	1,220	7	1977	Avg	9,333	N	N	13631 26TH PL S
3	10	936130	0040	05/17/12	\$145,000	\$183,000	1,220	7	1975	Avg	7,878	N	N	2506 S 135TH ST
3	10	523280	0021	03/28/13	\$165,000	\$193,000	1,220	7	1997	Good	7,280	N	N	14048 24TH AVE S
3	10	212304	9089	08/05/13	\$225,000	\$248,000	1,230	7	1935	Avg	12,462	N	N	2601 S 146TH ST
3	10	640460	0030	09/27/11	\$175,000	\$220,000	1,230	7	1960	Avg	10,917	N	N	2235 S 132ND ST
3	10	162304	9391	02/04/11	\$114,900	\$137,000	1,230	7	1967	Fair	8,928	N	N	13011 MILITARY RD S
3	10	608300	0016	01/13/11	\$230,000	\$272,000	1,250	7	2004	Avg	10,204	N	N	12830 23RD AVE S
3	10	021650	0010	10/25/11	\$160,000	\$202,000	1,250	7	1964	Avg	7,125	N	N	14457 26TH AVE S
3	10	392340	0121	11/15/12	\$195,000	\$238,000	1,290	7	1998	Avg	9,243	N	N	15030 28TH LN S
3	10	941500	0020	02/24/11	\$222,000	\$267,000	1,310	7	1964	Good	8,500	N	N	3208 S 142ND PL
3	10	886400	0345	01/09/13	\$195,000	\$234,000	1,330	7	1945	VGood	6,022	N	N	3250 S 137TH ST
3	10	162304	9347	12/07/11	\$160,000	\$202,000	1,360	7	1962	Avg	8,680	N	N	12822 24TH AVE S
3	10	212304	9488	03/24/12	\$207,600	\$262,000	1,360	7	1963	Avg	7,872	N	N	14417 29TH AVE S
3	10	024150	0095	11/14/11	\$196,000	\$247,000	1,370	7	1958	Avg	11,172	N	N	14436 25TH AVE S
3	10	384260	0046	12/19/12	\$234,000	\$283,000	1,390	7	1942	Good	13,260	N	N	2832 S 154TH ST
3	10	523280	0047	06/20/11	\$175,100	\$217,000	1,390	7	1966	Avg	10,000	N	N	14006 24TH AVE S
3	10	950900	0060	06/30/11	\$137,000	\$170,000	1,400	7	1961	Avg	7,263	N	N	2429 S 137TH ST
3	10	004100	0422	04/30/13	\$186,000	\$215,000	1,420	7	1933	Good	15,000	N	N	15059 32ND PL S
3	10	278100	0050	08/08/12	\$196,000	\$244,000	1,440	7	1962	Avg	8,553	N	N	14220 26TH PL S
3	10	212304	9282	03/11/13	\$196,000	\$231,000	1,480	7	1950	Good	9,000	N	N	2808 S 146TH ST
3	10	212304	9239	12/10/12	\$222,000	\$269,000	1,490	7	1950	VGood	10,754	N	N	2909 S 144TH ST
3	10	640460	0094	10/26/11	\$235,000	\$296,000	1,500	7	1960	VGood	13,500	N	N	13505 24TH AVE S
3	10	384260	0049	01/10/13	\$199,900	\$240,000	1,500	7	1962	Avg	8,100	N	N	2849 S 152ND ST
3	10	162304	9329	02/21/13	\$185,000	\$219,000	1,500	7	1930	Avg	7,200	N	N	2609 S 138TH ST
3	10	608300	0084	03/12/13	\$239,950	\$282,000	1,520	7	1959	VGood	8,244	N	N	2052 S 132ND ST
3	10	608240	0070	05/10/11	\$225,000	\$276,000	1,540	7	1978	Avg	9,065	N	N	2450 S 133RD ST
3	10	392340	0080	11/17/11	\$175,000	\$221,000	1,580	7	1985	Avg	7,367	N	N	15104 31ST PL S
3	10	162304	9371	07/06/12	\$170,000	\$213,000	1,590	7	1968	Good	9,896	N	N	13609 26TH PL S

Improved Sales Used in This Annual Update Analysis

Area 024 -- 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
3	10	162304	9375	01/21/11	\$201,825	\$240,000	1,590	7	1968	Good	7,599	N	N	13611 26TH PL S
3	10	392340	0093	05/31/11	\$175,000	\$216,000	1,640	7	1950	Good	13,000	N	N	2908 S 152ND ST
3	10	212304	9484	09/26/13	\$204,000	\$218,000	1,650	7	1963	Avg	10,510	N	N	2631 S 150TH ST
3	10	608240	0352	12/27/13	\$210,000	\$211,000	1,660	7	1960	Avg	7,500	N	N	2459 S 135TH ST
3	10	212304	9555	11/14/13	\$239,000	\$247,000	1,680	7	1963	Good	7,490	N	N	2910 S 148TH ST
3	10	735960	0475	03/26/13	\$225,000	\$263,000	1,710	7	1998	Avg	5,886	Y	N	13029 33RD AVE S
3	10	609940	0070	07/27/11	\$192,000	\$239,000	1,770	7	1955	Avg	16,828	N	N	14217 MILITARY RD S
3	10	734660	0040	05/15/12	\$180,000	\$227,000	1,770	7	1952	Avg	18,000	N	N	2929 S 135TH ST
3	10	212304	9490	08/29/12	\$151,000	\$188,000	1,770	7	1964	Avg	11,623	N	N	14420 28TH LN S
3	10	608300	0021	03/27/12	\$214,950	\$272,000	1,800	7	1937	Good	9,950	N	N	12847 24TH AVE S
3	10	004100	0470	05/08/13	\$228,950	\$263,000	1,810	7	1954	Good	8,600	N	N	15110 32ND LN S
3	10	162304	9337	12/04/12	\$175,000	\$213,000	1,830	7	1968	Avg	10,764	N	N	13804 29TH AVE S
3	10	734660	0219	12/12/11	\$225,000	\$284,000	1,870	7	1978	Good	9,400	N	N	13325 31ST AVE S
3	10	392340	0126	06/12/13	\$212,450	\$240,000	1,910	7	1993	Good	7,940	N	N	15015 28TH LN S
3	10	212304	9011	11/23/11	\$173,000	\$218,000	1,960	7	1959	Avg	11,085	N	N	14459 25TH AVE S
3	10	212304	9238	03/28/11	\$140,000	\$170,000	2,020	7	1959	Avg	9,000	N	N	2633 S 144TH ST
3	10	212304	9564	11/21/11	\$185,000	\$234,000	2,020	7	1992	Avg	11,557	N	N	3126 S 148TH ST
3	10	152304	9101	07/11/12	\$200,000	\$250,000	2,030	7	1940	Good	6,970	N	N	13330 32ND AVE S
3	10	004000	0015	07/18/12	\$171,000	\$214,000	2,080	7	1954	Avg	7,276	N	N	14404 MILITARY RD S
3	10	609940	0276	09/25/13	\$349,000	\$373,000	2,150	7	2013	Avg	9,883	N	N	14222 29TH AVE S
3	10	735860	0140	05/21/12	\$314,950	\$397,000	2,240	7	2012	Avg	6,000	N	N	13357 35TH AVE S
3	10	212304	9547	06/26/13	\$350,000	\$394,000	2,350	7	2013	Avg	7,252	N	N	14726 25TH CT S
3	10	162304	9127	06/13/13	\$244,000	\$276,000	2,600	7	1949	Good	10,570	N	N	2815 S 138TH ST
3	10	735860	0310	06/25/13	\$325,000	\$366,000	2,780	7	2013	Avg	9,000	N	N	13311 37TH AVE S
3	10	609940	0030	04/20/11	\$259,990	\$317,000	1,310	8	1939	Good	41,900	N	N	14036 MILITARY RD S
3	10	004000	1035	11/16/11	\$185,000	\$234,000	1,340	8	1949	Good	11,025	N	N	3209 S 146TH ST
3	10	608240	0151	04/05/13	\$320,000	\$373,000	1,380	8	1966	VGood	9,646	N	N	2611 S 133RD ST
3	10	204880	0015	08/28/12	\$270,145	\$336,000	1,540	8	1960	VGood	9,600	N	N	12825 26TH PL S
3	10	152304	9310	04/18/11	\$290,000	\$354,000	2,040	8	2010	Avg	6,500	N	N	3411 S 140TH ST

Improved Sales Used in This Annual Update Analysis

Area 024 -- 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
3	10	608240	0347	03/28/13	\$335,000	\$392,000	2,270	8	2004	Avg	7,590	N	N	13520 26TH LN S
3	10	640460	0068	03/07/11	\$319,000	\$385,000	2,460	8	2010	Avg	7,200	N	N	13248 22ND AVE S
3	10	212304	9497	05/17/13	\$196,000	\$225,000	2,500	8	1964	Avg	8,320	N	N	3142 S 148TH ST
3	10	609940	0400	12/12/13	\$310,000	\$315,000	2,610	8	1994	Avg	23,129	N	N	14005 29TH AVE S
3	10	152304	9311	05/25/11	\$322,000	\$396,000	2,640	8	2009	Avg	7,150	N	N	3415 S 140TH ST
4	20	736060	0420	06/24/11	\$145,000	\$180,000	660	6	1942	Good	8,400	N	N	4101 S 139TH ST
4	20	734060	0826	12/19/13	\$160,000	\$162,000	770	6	1941	Avg	4,640	N	N	13018 41ST AVE S
4	20	736060	0240	03/26/13	\$141,000	\$165,000	780	6	1923	Avg	7,200	N	N	13717 41ST AVE S
4	20	567300	0115	01/29/13	\$104,000	\$124,000	790	6	1950	Avg	5,900	N	N	13416 48TH AVE S
4	20	734760	0125	08/27/12	\$185,000	\$230,000	820	6	1912	Good	7,200	N	N	4504 S 137TH ST
4	20	734760	0090	12/19/12	\$140,000	\$169,000	880	6	1921	Avg	13,200	N	N	4416 S 137TH ST
4	20	261320	0031	07/11/11	\$143,000	\$178,000	910	6	1968	Avg	11,000	N	N	13552 MACADAM RD S
4	20	734760	0205	03/23/11	\$131,000	\$159,000	970	6	1910	Good	8,500	N	N	13749 45TH AVE S
4	20	736060	0425	11/15/13	\$150,000	\$155,000	980	6	1942	Avg	8,400	N	N	4105 S 139TH ST
4	20	735960	0095	05/10/13	\$211,800	\$243,000	990	6	1963	Avg	6,900	N	N	3516 S 130TH ST
4	20	734060	0840	07/03/13	\$180,000	\$202,000	1,070	6	1940	Avg	7,200	N	N	4111 S 130TH ST
4	20	734760	0215	03/09/11	\$205,000	\$247,000	1,100	6	1970	VGood	8,500	N	N	13737 45TH AVE S
4	20	734760	0500	05/16/11	\$165,000	\$203,000	1,180	6	1962	Avg	8,855	N	N	4418 S 140TH ST
4	20	261320	0026	08/14/12	\$195,000	\$243,000	1,190	6	1942	VGood	7,687	N	N	13423 48TH AVE S
4	20	000300	0104	04/08/13	\$152,500	\$178,000	1,870	6	1920	Avg	13,750	N	N	4823 S 138TH ST
4	20	734820	0055	07/30/12	\$169,900	\$212,000	2,130	6	1974	Good	8,340	N	N	4218 S 142ND ST
4	20	152304	9197	07/25/11	\$248,000	\$309,000	750	7	1998	Avg	8,925	Y	N	4804 S 144TH ST
4	20	736060	0175	07/19/11	\$182,500	\$227,000	910	7	2010	Avg	9,083	N	N	13719 41ST AVE S
4	20	735960	0175	03/28/12	\$170,000	\$215,000	930	7	1935	VGood	11,340	N	N	12816 34TH AVE S
4	20	734060	0941	11/04/11	\$245,000	\$309,000	940	7	1950	Good	9,333	N	N	13223 40TH AVE S
4	20	152304	9255	11/25/13	\$241,000	\$248,000	1,070	7	1963	Avg	9,946	N	N	4218 S 139TH ST
4	20	734820	0185	03/18/11	\$201,000	\$243,000	1,070	7	1908	Good	8,340	N	N	14025 44TH AVE S
4	20	734560	0995	09/15/11	\$180,000	\$226,000	1,120	7	1921	Avg	6,503	N	N	3836 S 130TH ST
4	20	735960	0741	10/10/11	\$133,000	\$167,000	1,280	7	1986	Avg	5,300	N	N	3501 S 130TH ST

Improved Sales Used in This Annual Update Analysis

Area 024 -- 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
4	20	000300	0082	02/04/12	\$218,500	\$277,000	2,060	7	1949	Good	32,589	N	N	13718 MACADAM RD S
4	20	152304	9149	09/21/11	\$224,900	\$282,000	2,310	7	2006	Avg	6,050	Y	N	13827 MACADAM RD S
4	20	322920	0092	11/06/12	\$271,500	\$332,000	1,680	8	2012	Avg	5,849	N	N	4601 S 139TH ST
4	20	261200	0390	01/20/11	\$235,000	\$279,000	1,730	8	2002	Avg	4,838	N	N	4291 S 137TH ST
4	20	322920	0093	04/25/11	\$299,950	\$367,000	1,920	8	2009	Avg	5,794	N	N	4605 S 139TH ST
4	20	261200	0220	08/21/13	\$292,000	\$319,000	2,050	8	2001	Avg	5,073	N	N	13710 43RD PL S
4	20	261200	0030	04/04/12	\$219,900	\$278,000	2,090	8	2001	Avg	6,362	N	N	4202 S 137TH ST
4	20	734060	0744	09/25/13	\$340,000	\$364,000	2,110	8	1909	Avg	13,360	N	N	4049 S 128TH ST
4	20	322920	0095	10/02/12	\$278,839	\$344,000	2,110	8	2009	Avg	6,163	N	N	4618 S 140TH ST
4	20	261200	0160	10/18/12	\$230,625	\$283,000	2,160	8	2001	Avg	4,254	N	N	4254 S 137TH PL
4	20	322920	0094	09/25/12	\$270,272	\$334,000	2,220	8	2009	Avg	5,543	N	N	4612 S 140TH ST
4	20	734060	0930	02/06/13	\$314,900	\$375,000	2,670	8	2007	Avg	7,506	Y	N	13225 38TH AVE S
4	20	142260	0060	11/22/13	\$356,500	\$367,000	2,590	9	2003	Avg	7,157	N	N	13223 38TH PL S
4	20	734060	0843	05/26/11	\$309,000	\$380,000	2,670	9	2008	Avg	7,308	N	N	13011 MACADAM RD S
4	40	004000	0961	09/07/12	\$110,000	\$136,000	700	6	1943	Good	8,140	N	N	4042 S 148TH ST
4	40	004200	0350	10/19/11	\$185,000	\$233,000	900	6	1930	Avg	10,148	N	N	15122 42ND AVE S
4	40	004100	0163	12/20/13	\$137,000	\$138,000	1,180	6	1938	Avg	9,131	N	N	4003 S 148TH ST
4	40	004000	0729	01/24/13	\$145,000	\$173,000	1,410	6	1942	Avg	7,470	N	N	4405 S 146TH ST
4	40	004200	0006	08/02/13	\$150,000	\$165,000	1,500	6	1966	Avg	9,282	N	N	14812 42ND AVE S
4	40	004300	0135	02/06/13	\$121,000	\$144,000	1,520	6	1940	Avg	8,755	N	N	15212 37TH PL S
4	40	004000	0338	12/17/13	\$202,550	\$205,000	1,700	6	2000	Avg	9,355	N	N	14422 42ND AVE S
4	40	004000	0341	07/26/12	\$168,000	\$210,000	1,700	6	2001	Avg	9,341	N	N	14414 42ND AVE S
4	40	799960	0185	10/10/12	\$139,500	\$172,000	840	7	1917	Avg	21,886	N	N	14454 51ST AVE S
4	40	984440	0045	08/19/13	\$236,100	\$258,000	870	7	1943	Good	11,978	Y	N	15102 51ST AVE S
4	40	004000	0339	05/20/13	\$244,500	\$280,000	920	7	2012	Avg	6,768	N	N	14426 42ND AVE S
4	40	004000	0231	04/30/13	\$163,000	\$188,000	1,000	7	1954	Avg	8,925	N	N	14435 42ND AVE S
4	40	004200	0103	12/14/11	\$180,000	\$228,000	1,050	7	1965	Avg	9,600	N	N	4216 S 150TH ST
4	40	004000	0605	06/08/11	\$149,000	\$184,000	1,110	7	1958	Avg	8,820	N	N	4623 S 146TH ST
4	40	004100	0164	01/24/13	\$167,600	\$201,000	1,180	7	1948	Good	8,935	N	N	4009 S 148TH ST

Improved Sales Used in This Annual Update Analysis

Area 024 -- 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
4	40	004200	0371	08/09/11	\$215,000	\$268,000	1,230	7	1965	Good	8,773	N	N	4615 S 150TH ST
4	40	004100	0621	11/02/12	\$175,000	\$214,000	1,340	7	1953	Avg	10,650	N	N	4026 S 152ND ST
4	40	004000	0699	04/12/12	\$190,000	\$240,000	1,360	7	1958	Avg	10,458	N	N	14658 46TH AVE S
4	40	004300	0168	07/16/12	\$167,500	\$210,000	1,390	7	1964	Avg	7,781	N	N	15225 40TH AVE S
4	40	004200	0068	07/17/13	\$185,000	\$206,000	1,440	7	1966	Avg	12,800	N	N	14911 46TH AVE S
4	40	004100	0608	11/30/11	\$280,000	\$354,000	1,640	7	1992	VGood	10,687	N	N	4023 S 151ST ST
4	40	004000	0781	06/19/13	\$275,000	\$310,000	1,680	7	1994	Good	10,017	N	N	4420 S 148TH ST
4	40	004200	0155	02/16/12	\$189,000	\$239,000	1,750	7	1993	Good	9,050	N	N	4816 S 150TH ST
4	40	004000	0236	12/11/13	\$335,000	\$340,000	2,130	7	2013	Avg	7,663	N	N	4054 S 146TH ST
4	40	261000	0140	02/24/13	\$265,000	\$314,000	1,330	8	2002	Avg	6,500	Y	N	4812 S 145TH ST
4	40	004000	0630	03/25/13	\$285,000	\$334,000	1,440	8	1963	Avg	59,267	Y	N	4823 S 146TH ST
4	40	261000	0090	07/09/13	\$320,000	\$357,000	1,750	8	2002	Avg	6,533	Y	N	4835 S 145TH ST
4	40	261000	0050	09/26/11	\$250,000	\$314,000	1,750	8	2002	Avg	6,500	Y	N	4803 S 145TH ST
4	40	004200	0217	02/26/13	\$305,000	\$361,000	2,110	8	1999	Good	9,493	N	N	4646 S 150TH ST
4	40	004000	0695	02/29/12	\$317,000	\$401,000	2,400	8	2006	Avg	8,990	N	N	4614 S 148TH ST
4	40	004200	0234	01/15/13	\$279,000	\$335,000	2,450	8	1994	Avg	13,278	N	N	4626 S 150TH ST
4	40	261000	0100	09/27/12	\$270,000	\$333,000	2,510	8	2002	Avg	6,508	Y	N	4915 S 145TH ST
4	40	004200	0420	08/02/13	\$360,000	\$397,000	2,970	8	2011	Avg	26,850	N	N	4870 S 152ND ST
4	40	004200	0071	02/19/13	\$460,500	\$546,000	3,070	9	2012	Avg	10,635	N	N	4432 S 150TH ST
4	40	004000	0803	02/01/12	\$485,000	\$614,000	3,483	10	2005	Avg	11,351	N	N	4224 S 148TH ST
4	40	004100	0181	10/26/12	\$480,000	\$589,000	3,890	10	2007	Avg	10,410	N	N	4055 S 148TH ST
4	40	004000	0679	02/07/12	\$535,000	\$677,000	3,982	10	2010	Avg	9,046	N	N	4644 S 148TH ST
4	40	004200	0140	03/16/11	\$645,000	\$780,000	4,990	10	2009	Avg	13,226	N	N	4645 S 148TH ST
4	40	004000	0730	10/21/11	\$510,000	\$642,000	5,660	10	2008	Avg	12,580	N	N	4407 S 146TH ST
5	20	734060	0023	12/05/13	\$145,000	\$148,000	790	6	1928	VGood	7,095	N	N	11914 INTERURBAN AVE S
5	20	334740	0245	10/18/11	\$177,500	\$224,000	810	6	1906	Good	11,534	N	N	11838 42ND AVE S
5	20	334740	1170	01/13/11	\$149,500	\$177,000	860	6	1945	Good	4,800	N	N	4410 S 122ND ST
5	20	017900	2560	07/22/13	\$75,100	\$83,000	910	6	1949	Fair	4,350	N	N	12556 50TH PL S
5	20	017900	2335	12/06/12	\$125,000	\$152,000	980	6	1965	Good	5,000	N	N	12527 51ST PL S

Improved Sales Used in This Annual Update Analysis

Area 024 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	20	073300	0170	03/25/13	\$170,000	\$199,000	1,050	6	1921	Avg	11,012	N	N	11609 39TH AVE S
5	20	377920	0237	09/27/13	\$250,000	\$267,000	2,260	6	1949	Good	51,836	N	N	13802 BEACON-COAL MINE RD S
5	20	334740	0770	05/30/13	\$215,000	\$245,000	1,140	7	1999	Avg	10,338	N	N	11850 44TH PL S
5	20	734060	0165	08/24/12	\$224,500	\$279,000	1,290	7	1941	Avg	21,340	Y	Y	11540 40TH AVE S
5	20	017900	0142	08/16/11	\$250,000	\$312,000	1,330	7	2002	Avg	5,000	N	N	12267 43RD AVE S
5	20	017900	0835	11/03/11	\$180,000	\$227,000	1,434	7	2000	Avg	3,000	N	N	12235 46TH AVE S
5	20	017900	1436	02/01/12	\$330,000	\$418,000	1,510	7	2010	Avg	7,000	N	N	12258 48TH AVE S
5	20	017900	1435	09/04/12	\$325,000	\$403,000	1,510	7	2010	Avg	7,000	N	N	12254 48TH AVE S
5	20	017900	0070	03/29/13	\$179,950	\$210,000	1,570	7	1905	Good	8,304	N	N	12238 42ND AVE S
5	20	334740	1215	04/29/11	\$251,000	\$307,000	1,790	7	1999	Avg	8,197	N	N	12067 46TH AVE S
5	20	017900	0966	06/20/13	\$271,500	\$306,000	2,090	7	2006	Avg	3,000	N	N	12242 46TH AVE S
5	20	334740	0385	04/05/12	\$239,000	\$302,000	2,190	7	1999	Avg	4,336	N	N	4240 S 122ND ST
5	20	017900	1390	07/01/11	\$225,800	\$280,000	2,210	7	2006	Avg	3,000	N	N	12228 48TH AVE S
5	20	017900	1391	07/24/13	\$314,950	\$349,000	2,330	7	2006	Avg	3,000	N	N	12230 48TH AVE S
5	20	334740	0755	04/26/11	\$229,500	\$280,000	1,960	8	2006	Avg	10,320	N	N	11834 44TH PL S
5	20	017900	1730	08/05/11	\$330,000	\$412,000	2,450	8	2010	Avg	4,500	N	N	12219 50TH AVE S
5	20	017900	1755	06/10/13	\$337,000	\$382,000	2,520	8	2009	Avg	4,500	N	N	12209 50TH AVE S
5	20	073300	0125	02/24/12	\$265,000	\$335,000	2,550	8	2005	Avg	9,368	N	N	3545 S 116TH ST
5	20	334740	1122	08/30/13	\$399,950	\$434,000	2,730	8	2013	Avg	6,540	N	N	12046 44TH AVE S
5	20	334740	1029	02/14/12	\$312,000	\$395,000	1,540	9	2009	Avg	7,068	N	N	11856 44TH AVE S
5	20	073300	0030	04/03/13	\$320,000	\$373,000	2,430	9	2007	Avg	4,766	N	N	11629 35TH LN S
5	30	217200	0215	07/26/12	\$262,500	\$328,000	1,470	6	1925	Good	26,450	Y	Y	13312 56TH AVE S
5	30	734400	0110	07/09/12	\$286,200	\$358,000	1,550	7	1963	VGood	14,397	Y	Y	5703 PAMELA DR
5	40	336590	0550	10/18/12	\$218,950	\$269,000	830	6	1953	VGood	12,672	N	N	14438 57TH AVE S
5	40	336590	0206	09/27/12	\$185,000	\$228,000	840	6	1936	Avg	9,409	N	N	5534 S 144TH ST
5	40	000300	0029	04/16/13	\$200,000	\$232,000	850	6	1900	VGood	13,343	Y	N	5110 S 136TH ST
5	40	336590	0730	12/01/11	\$172,950	\$219,000	1,000	6	1908	Good	11,904	N	N	14221 58TH AVE S
5	40	167040	0167	03/20/13	\$189,900	\$223,000	1,020	6	1954	Good	7,245	N	N	14038 53RD AVE S
5	40	000280	0015	04/17/13	\$216,900	\$252,000	1,130	6	1992	Avg	10,320	N	N	13941 56TH PL S

Improved Sales Used in This Annual Update Analysis

Area 024 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	40	167040	0015	10/09/12	\$175,000	\$216,000	1,160	6	1963	Good	8,890	N	N	13920 51ST AVE S
5	40	167040	0148	05/14/13	\$250,000	\$287,000	1,280	6	1943	VGood	12,485	N	N	5315 S 140TH ST
5	40	167040	0065	01/27/12	\$145,000	\$184,000	1,470	6	1962	Avg	6,656	N	N	5202 S 142ND ST
5	40	211130	0005	09/27/12	\$225,000	\$278,000	2,060	6	1958	Good	9,600	N	N	5618 S 147TH ST
5	40	167040	0155	07/01/13	\$239,500	\$269,000	2,480	6	1913	Good	18,598	N	N	14030 53RD AVE S
5	40	336590	1191	04/19/13	\$193,000	\$224,000	1,020	7	1957	Avg	10,989	N	N	14450 58TH AVE S
5	40	000320	0018	12/03/12	\$237,000	\$288,000	1,090	7	1957	Good	14,874	N	N	6542 S 154TH ST
5	40	868780	0025	02/27/13	\$258,200	\$305,000	1,110	7	1955	Good	12,888	Y	N	14722 57TH AVE S
5	40	868780	0050	02/28/13	\$250,000	\$296,000	1,150	7	1960	Good	12,300	N	N	14915 58TH AVE S
5	40	167040	0156	07/08/13	\$240,000	\$268,000	1,200	7	1966	Avg	19,346	N	N	14028 53RD AVE S
5	40	336590	1355	09/05/12	\$237,000	\$294,000	1,200	7	1960	Avg	11,285	N	N	14252 59TH AVE S
5	40	336590	0345	05/09/13	\$325,000	\$374,000	1,260	7	1949	VGood	15,387	N	N	14117 57TH AVE S
5	40	167040	0028	12/21/11	\$245,025	\$310,000	1,290	7	2011	Avg	6,802	N	N	13932 51ST AVE S
5	40	115720	0183	03/27/13	\$174,000	\$204,000	1,300	7	1956	Good	11,025	N	N	14713 57TH AVE S
5	40	336590	0325	05/16/11	\$237,500	\$292,000	1,320	7	1991	Avg	13,056	Y	N	14116 56TH AVE S
5	40	000280	0016	04/28/11	\$274,000	\$335,000	1,560	7	1966	Good	8,618	N	N	13943 56TH PL S
5	40	336590	1131	12/23/11	\$195,000	\$247,000	1,580	7	1950	Avg	9,920	N	N	5828 S 144TH ST
5	40	000280	0024	03/29/13	\$240,000	\$281,000	1,720	7	1948	VGood	8,620	N	N	5610 S 141ST ST
5	40	336590	1180	07/13/12	\$193,000	\$242,000	1,810	7	1965	Avg	12,012	N	N	14470 58TH AVE S
5	40	377930	0170	02/17/11	\$300,000	\$360,000	2,400	7	2000	Avg	6,788	Y	N	5618 S 150TH ST
5	40	377930	0030	04/25/12	\$255,000	\$322,000	2,400	7	2001	Avg	6,762	N	N	5631 S 150TH ST
5	40	336590	0360	03/25/13	\$270,000	\$316,000	1,680	8	1979	Avg	13,056	Y	N	14141 57TH AVE S
5	40	766160	0210	09/17/12	\$353,000	\$437,000	2,170	8	2005	Avg	16,880	N	N	5412 S 149TH LN
5	40	359700	0062	10/04/12	\$375,000	\$462,000	2,330	8	1991	Good	11,432	N	N	14710 59TH AVE S
5	40	512210	0030	10/20/11	\$310,000	\$390,000	2,030	9	1989	Avg	12,582	N	N	6202 S 151ST PL

Improved Sales Removed in This Annual Update Analysis

Area 024 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	50	443600	0030	04/02/12	\$72,780	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
1	50	443600	0045	11/18/11	\$95,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	50	443600	0015	03/25/11	\$86,000	NON-REPRESENTATIVE SALE; SHORT SALE
1	50	443600	0055	04/09/13	\$127,100	PREVIMP<=25K; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	50	537980	4630	02/23/11	\$77,000	DIAGNOSTIC OUTLIER/MODEL DEVELOPMENT EXCLUSION
1	50	537980	4100	02/29/12	\$115,000	DIAGNOSTIC OUTLIER/STATISTICAL OUTLIER
1	50	537980	4330	10/18/12	\$288,500	DIAGNOSTIC OUTLIER/NON-NORMAL DISTRIBUTION
1	50	537980	4635	03/22/12	\$94,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
1	50	537980	3475	02/24/12	\$363,401	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	50	537980	5460	11/28/12	\$125,615	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	50	537980	4650	05/29/12	\$180,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	50	537980	3010	02/19/13	\$500,105	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	50	537980	2900	03/20/13	\$371,477	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	50	537980	4680	06/13/11	\$261,073	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV AGENCY; FINANCIAL INSTITUTION RESALE
1	50	537980	2958	09/09/13	\$346,165	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	50	537980	4220	01/20/12	\$98,500	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	50	537980	2730	04/20/11	\$93,015	DOR RATIO;NO MARKET EXPOSURE; QUIT CLAIM DEED; STATEMENT TO DOR
1	50	537980	2881	01/24/11	\$110,000	FINANCIAL INSTITUTION RESALE; IMP CHARS DON'T MATCH SALES CHARS
1	50	537980	2890	08/12/11	\$72,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
1	50	537980	5575	11/12/13	\$336,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
1	50	537980	4570	06/17/13	\$210,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
1	50	537980	5575	03/26/12	\$176,400	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	50	537980	2739	01/21/11	\$290,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
1	50	537980	3475	04/02/12	\$444,045	NO MARKET EXPOSURE
1	50	537980	5605	04/05/13	\$155,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	50	537980	4080	07/29/13	\$140,100	NO MARKET EXPOSURE
1	50	537980	4100	07/20/11	\$144,500	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	50	537980	3620	10/09/12	\$104,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	50	537980	4602	07/29/11	\$150,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
1	50	537980	2990	10/01/13	\$210,000	PREVIMP<=25K

Improved Sales Removed in This Annual Update Analysis

Area 024 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	50	537980	4027	07/31/13	\$184,140	RELATED PARTY, FRIEND, OR NEIGHBOR
1	50	537980	4531	04/08/11	\$175,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	60	115720	0070	07/10/13	\$545,000	IMP COUNT;CORPORATE AFFILIATES
1	60	184030	0270	02/06/13	\$364,895	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	60	184030	0270	02/08/13	\$299,291	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
1	60	184030	0220	07/11/13	\$239,393	NO MARKET EXPOSURE
1	60	184030	0270	12/06/13	\$200,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR
1	60	185350	0320	02/01/11	\$86,000	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); STATEMENT TO DOR
1	60	185350	0140	01/24/11	\$276,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	60	185350	0320	01/14/11	\$195,000	NO MARKET EXPOSURE; QUIT CLAIM DEED
1	60	222304	9100	08/08/12	\$315,556	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	60	222304	9013	12/11/12	\$205,000	PREVIMP<=25K
1	60	222304	9044	07/02/13	\$99,500	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	60	238660	0050	07/05/11	\$150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR
1	60	342304	9268	09/16/13	\$293,900	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
1	60	537920	0152	03/15/12	\$109,900	DIAGNOSTIC OUTLIER/ANOMOLY DETECTION
1	60	537920	0062	04/11/13	\$293,003	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	60	537920	0225	08/10/11	\$140,000	DOR RATIO;NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	60	537920	0197	11/25/13	\$333,250	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
1	60	537920	0232	07/22/13	\$255,924	PREVIMP<=25K;BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	60	537980	0528	05/19/11	\$89,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	60	537980	0040	09/10/13	\$360,000	NO MARKET EXPOSURE
1	60	537980	0040	07/30/12	\$180,000	NO MARKET EXPOSURE
1	60	537980	0480	03/16/11	\$116,500	PREVIMP<=25K
1	60	537980	0480	04/01/13	\$130,596	PREVIMP<=25K;EXEMPT FROM EXCISE TAX
1	60	537980	0480	10/17/13	\$80,000	PREVIMP<=25K;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	60	537980	0480	04/09/13	\$114,238	PREVIMP<=25K;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	60	615420	0040	04/23/12	\$145,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
1	60	681840	0130	03/30/11	\$220,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	60	779640	0200	08/17/12	\$174,912	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in This Annual Update Analysis

Area 024 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	60	810860	0341	11/19/13	\$157,500	DIAGNOSTIC OUTLIER/OBSERVATION OUTSIDE THE NORM
1	60	810860	0580	08/15/12	\$247,611	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	60	810860	0505	02/26/13	\$388,251	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
1	60	810860	0341	10/17/11	\$80,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	60	810860	0221	08/21/12	\$162,211	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	60	810860	0761	11/25/13	\$180,500	NON-REPRESENTATIVE SALE; SHORT SALE
1	60	810860	0819	05/02/13	\$102,500	PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	60	812520	0460	08/22/12	\$105,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	60	812520	0042	06/25/13	\$295,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
1	60	884930	0330	10/19/12	\$126,342	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
1	60	885805	0030	05/22/13	\$305,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS; SHORT SALE
1	60	885880	0045	05/16/12	\$152,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
1	60	931490	0130	04/29/13	\$330,100	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	50	282304	9120	11/08/11	\$252,440	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	50	282304	9176	12/05/12	\$264,640	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	50	282304	9120	11/23/11	\$227,470	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	50	282304	9120	11/10/12	\$80,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	50	282304	9120	06/27/13	\$186,050	NO MARKET EXPOSURE
2	50	349720	0005	11/26/12	\$118,300	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
2	50	433600	0040	12/02/11	\$96,600	DOR RATIO;QUESTIONABLE PER APPRAISAL; NO MARKET EXPOSURE
2	50	433600	0101	09/26/11	\$58,600	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	50	433600	0091	12/30/11	\$147,900	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	50	433600	0040	06/01/12	\$165,000	IMP CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
2	50	443500	0520	04/05/13	\$90,000	DIAGNOSTIC OUTLIER/MODEL DEVELOPMENT EXCLUSION
2	50	443500	0485	06/21/12	\$128,810	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	50	443500	0475	12/08/11	\$112,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
2	50	443500	0310	06/01/11	\$61,000	DOR RATIO
2	50	443500	0425	10/11/11	\$65,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	50	443500	0475	05/16/12	\$104,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
2	50	443500	0295	11/09/11	\$232,867	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis

Area 024 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	50	443500	0295	05/14/12	\$160,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	50	443500	0135	04/09/13	\$119,942	NO MARKET EXP; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	50	443500	0425	04/12/12	\$185,000	NO MARKET EXPOSURE
2	50	443500	0010	02/21/12	\$100,000	NO MARKET EXPOSURE
2	50	443500	0415	07/27/11	\$250,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
2	50	443500	0015	05/27/11	\$93,000	PREVIMP<=25K
2	50	443500	0065	02/04/13	\$55,000	PREVIMP<=25K;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	50	443560	0080	08/08/13	\$127,500	IMP CHARS DON'T MATCH SALES CHARS; BANKRUPTCY - RECEIVER OR TRUSTEE
2	50	443560	0260	04/17/12	\$75,000	DOR RATIO
2	50	443560	0430	01/06/11	\$132,000	IMP COUNT
2	50	443560	0295	12/19/11	\$90,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	50	537980	1005	04/19/11	\$230,186	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	50	537980	4882	12/02/11	\$114,700	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FIN. INSTITUTION RESALE
2	50	537980	6270	02/16/12	\$205,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	50	537980	6145	02/27/12	\$174,250	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	50	537980	4870	11/29/11	\$131,225	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	50	537980	5930	02/13/13	\$330,176	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	50	537980	4995	12/19/12	\$324,638	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	50	537980	4813	11/15/11	\$289,391	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	50	537980	1670	05/24/13	\$248,830	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	50	537980	1520	01/16/13	\$261,278	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	50	537980	1972	02/13/13	\$170,550	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	50	537980	1120	09/30/13	\$144,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	50	537980	3735	07/21/11	\$98,000	DOR RATIO
2	50	537980	2070	01/24/12	\$90,000	DOR RATIO
2	50	537980	5062	05/31/12	\$25,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
2	50	537980	1530	03/21/11	\$107,900	DOR RATIO;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	50	537980	1530	08/02/11	\$93,000	DOR RATIO;GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE
2	50	537980	1711	02/22/12	\$95,000	DOR RATIO;GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALEWARNINGS
2	50	537980	1515	06/27/11	\$127,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in This Annual Update Analysis

Area 024 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	50	537980	2095	10/27/11	\$96,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	50	537980	0802	07/27/11	\$50,000	DOR RATIO;NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	50	537980	1605	10/27/11	\$38,050	DOR RATIO;QUIT CLAIM DEED
2	50	537980	4813	04/16/12	\$110,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
2	50	537980	1005	08/03/11	\$87,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
2	50	537980	1117	09/14/11	\$71,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
2	50	537980	4813	11/09/11	\$289,391	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	50	537980	4811	12/26/12	\$281,273	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	50	537980	3890	06/05/13	\$229,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
2	50	537980	0722	08/14/13	\$550,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
2	50	537980	0715	12/16/13	\$372,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
2	50	537980	5945	05/30/13	\$190,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
2	50	537980	5945	05/13/13	\$125,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
2	50	537980	4882	11/07/13	\$265,900	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
2	50	537980	2600	12/19/13	\$103,500	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
2	50	537980	1330	12/17/13	\$213,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
2	50	537980	3900	07/15/13	\$239,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
2	50	537980	4990	11/25/13	\$280,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
2	50	537980	2700	07/25/13	\$235,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
2	50	537980	1469	10/11/13	\$195,000	IMP COUNT
2	50	537980	4870	06/28/12	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
2	50	537980	1972	03/19/13	\$155,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
2	50	537980	1525	12/19/13	\$130,000	NO MARKET EXPOSURE
2	50	537980	4851	07/24/12	\$157,500	NO MARKET EXPOSURE
2	50	537980	3790	05/29/13	\$160,001	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FORCED SALE
2	50	537980	6020	03/11/11	\$84,000	PREVIMP<=25K;GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE
2	50	537980	1810	07/26/12	\$110,000	PREVIMP<=25K;SHORT SALE
2	50	538100	0049	03/01/12	\$88,500	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
2	50	538100	0402	09/30/13	\$216,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	50	538100	0332	08/30/12	\$120,000	DOR RATIO;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis

Area 024 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	50	538100	0181	03/17/11	\$117,500	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	50	538100	0380	03/29/11	\$238,000	IMP COUNT
2	50	538100	0475	06/28/12	\$160,000	PREVIMP<=25K;NO MARKET EXPOSURE
2	50	538100	0370	11/23/11	\$164,900	QUESTIONABLE PER APPRAISAL; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	50	538100	0428	11/29/12	\$201,500	UNFIN AREA
2	50	807680	0105	07/29/13	\$200,000	BANKRUPTCY; NO MARKET EXPOSUREEXEMPT FROM EXCISE TAX
2	50	807680	0130	05/18/12	\$135,500	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	50	810860	0684	02/19/13	\$220,542	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	50	810860	0700	12/18/13	\$187,998	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FORCED SALE
2	50	856740	0005	02/07/12	\$187,188	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	50	856740	0010	06/14/11	\$95,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	50	856740	0015	11/29/11	\$110,000	ESTATE ADMINISTRATOR/GUARDIAN/EXECUTOR; IMP. CHARACTERISTICS CHANGED POST SALE
2	50	885810	0040	08/08/13	\$245,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
2	70	100300	0070	12/04/12	\$280,899	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	70	100300	0070	03/18/13	\$16,500	DOR RATIO;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	70	100340	0290	06/27/12	\$165,655	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	70	100340	0275	12/09/13	\$214,990	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
2	70	100340	0260	08/01/13	\$163,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	70	184040	0110	02/02/12	\$202,000	IMP COUNT
2	70	339250	0015	04/03/13	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	70	342304	9210	02/01/13	\$100,000	DIAGNOSTIC OUTLIER/STATISTICAL OUTLIER
2	70	342304	9153	06/07/12	\$292,500	DIAGNOSTIC OUTLIER/NON-NORMAL DISTRIBUTION
2	70	342304	9307	10/12/12	\$186,053	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	70	342304	9153	02/15/12	\$165,001	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	70	342304	9289	10/04/13	\$311,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
2	70	432500	0120	01/19/11	\$103,750	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	70	432500	0120	01/24/11	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	70	432500	0140	04/11/12	\$125,000	NON-REPRESENTATIVE SALE
2	70	432640	0060	08/06/12	\$130,000	NO MARKET EXPOSURE
2	70	432640	0025	05/06/13	\$95,000	NO MARKET EXPOSURE

Improved Sales Removed in This Annual Update Analysis

Area 024 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	70	432710	0020	09/12/12	\$112,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
2	70	714740	0010	05/23/13	\$65,000	DOR RATIO
2	70	714760	0295	06/27/13	\$245,241	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	70	714760	0010	06/22/12	\$135,300	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	70	714760	0290	12/23/13	\$229,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
2	70	714760	0220	08/05/13	\$146,250	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	70	714800	0195	12/22/11	\$161,500	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
2	70	714800	0210	07/21/11	\$137,550	DOR RATIO
2	70	714800	0240	11/23/11	\$153,120	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	70	714800	0315	09/08/11	\$162,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	70	714800	0025	05/29/13	\$129,299	PREVIMP<=25K
2	70	714800	0025	11/02/12	\$175,000	PREVIMP<=25K;BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	70	714830	0140	09/22/11	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
2	70	714830	0120	12/06/11	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	70	714850	0035	06/05/13	\$218,500	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
2	70	714850	0045	07/19/13	\$193,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	70	714860	0060	05/25/13	\$229,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
2	70	731800	0080	04/11/13	\$277,992	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	70	873275	0050	08/07/12	\$265,564	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	10	004000	0015	05/30/12	\$166,356	GOVERNMENT AGENCY; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
3	10	004000	0006	05/10/12	\$118,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE; SHORT SALE
3	10	004000	1051	06/23/11	\$102,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	10	004100	0454	10/16/12	\$89,000	PREVIMP<=25K
3	10	004100	0454	12/12/11	\$61,000	PREVIMP<=25K;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
3	10	004100	0406	12/08/12	\$82,500	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
3	10	021650	0020	08/24/13	\$235,750	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
3	10	024150	0025	08/06/13	\$265,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
3	10	138680	0055	11/01/12	\$168,000	UNFIN AREA
3	10	152304	9118	03/19/13	\$72,000	NON-REPRESENTATIVE SALE
3	10	152304	9094	05/06/11	\$130,000	DIAGNOSTIC OUTLIER/ANOMOLY DETECTION

Improved Sales Removed in This Annual Update Analysis

Area 024 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	10	152304	9189	03/01/13	\$182,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	10	152304	9089	05/18/12	\$186,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	10	152304	9098	11/21/11	\$100,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
3	10	152304	9201	07/09/13	\$285,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
3	10	152304	9308	04/25/12	\$265,000	NO MARKET EXPOSURE
3	10	152304	9126	01/09/13	\$176,500	PREVIMP<=25K
3	10	152304	9071	05/01/12	\$120,000	PREVIMP<=25K
3	10	152304	9071	08/26/13	\$360,000	PREVIMP<=25K;CORPORATE AFFILIATES; NO MARKET EXPOSURE
3	10	161000	0215	05/30/12	\$52,250	DOR RATIO;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
3	10	161000	0215	01/09/12	\$55,117	DOR RATIO;NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	10	161000	0215	12/04/13	\$189,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
3	10	161000	0115	12/01/11	\$290,000	NO MARKET EXPOSURE
3	10	162304	9145	06/25/13	\$80,000	DIAGNOSTIC OUTLIER/OBSERVATION OUTSIDE THE NORM
3	10	162304	9283	11/10/11	\$73,802	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
3	10	162304	9383	03/31/11	\$86,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
3	10	162304	9115	06/09/11	\$162,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	162304	9127	03/08/13	\$168,500	FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
3	10	162304	9345	06/08/11	\$91,875	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
3	10	162304	9394	10/04/13	\$279,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
3	10	162304	9166	08/12/13	\$220,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
3	10	162304	9128	09/23/13	\$221,950	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
3	10	162304	9394	01/15/13	\$129,150	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
3	10	162304	9116	05/23/11	\$80,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	10	162304	9154	01/15/13	\$183,214	PREVIMP<=25K;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	10	162304	9041	07/05/13	\$200,497	PREVIMP<=25K;NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	10	162304	9255	03/06/13	\$165,200	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS; SHORT SALE
3	10	181080	0015	08/23/11	\$73,100	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
3	10	204880	0015	01/17/12	\$135,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	10	204880	0025	12/27/13	\$286,369	NO MARKET EXP; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	10	212304	9106	01/11/13	\$110,299	DIAGNOSTIC OUTLIER/MODEL DEVELOPMENT EXCLUSION

Improved Sales Removed in This Annual Update Analysis

Area 024 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	10	212304	9106	07/30/12	\$164,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	10	212304	9498	11/06/13	\$177,877	BANKRUPTCY; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	10	212304	9283	02/12/12	\$115,000	DOR RATIO
3	10	212304	9415	04/22/11	\$60,000	DOR RATIO
3	10	212304	9110	02/24/12	\$115,500	DOR RATIO
3	10	212304	9110	10/27/11	\$112,500	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY
3	10	212304	9282	06/19/12	\$100,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; AUCTION SALE
3	10	212304	9189	08/31/11	\$109,199	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	10	212304	9497	01/05/12	\$325,847	EXEMPT FROM EXCISE TAX; GOVERNMENT AGENCY; FORCED SALE
3	10	212304	9158	11/20/12	\$340,390	FORCED SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
3	10	212304	9327	05/31/13	\$243,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	10	212304	9536	12/24/13	\$260,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
3	10	212304	9467	09/11/13	\$193,900	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
3	10	212304	9227	07/06/12	\$93,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
3	10	212304	9145	07/30/13	\$160,300	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	10	212304	9497	01/17/12	\$325,846	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	10	212304	9105	06/13/13	\$150,000	PREVIMP<=25K
3	10	212304	9126	07/10/12	\$220,000	PREVIMP<=25K
3	10	212304	9345	06/21/13	\$180,000	QUIT CLAIM DEED
3	10	278100	0040	06/08/11	\$115,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	10	359860	0066	04/07/11	\$92,000	DOR RATIO
3	10	359860	0008	07/01/13	\$71,230	DOR RATIO;SHORT SALE
3	10	359860	0044	11/07/11	\$78,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
3	10	359860	0052	07/22/11	\$192,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	10	359860	0015	09/10/13	\$174,000	PREVIMP<=25K;EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
3	10	365120	0005	02/15/12	\$78,700	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	384260	0047	12/09/11	\$118,950	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	10	392340	0066	01/02/13	\$153,000	BANKRUPTCY; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	10	392340	0091	10/14/13	\$275,802	GOVERNMENT AGENCY; FORCED SALE
3	10	392340	0127	07/07/11	\$186,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in This Annual Update Analysis

Area 024 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	10	392340	0057	11/09/11	\$110,000	NON-REPRESENTATIVE SALE; SHORT SALE
3	10	392340	0094	10/14/11	\$109,900	NON-REPRESENTATIVE SALE; SHORT SALE; FINANCIAL INSTITUTION RESALE
3	10	443920	0020	06/20/12	\$64,199	DOR RATIO;NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	10	553160	0025	11/21/13	\$184,500	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
3	10	553160	0025	02/21/13	\$96,500	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
3	10	608240	0081	10/11/12	\$111,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	10	608240	0300	10/10/13	\$308,530	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
3	10	608240	0040	12/16/11	\$70,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	10	608240	0081	12/07/12	\$95,484	FINANCIAL INSTITUTION RESALE; AUCTION SALE
3	10	608240	0072	06/16/11	\$105,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	10	608240	0260	06/11/13	\$163,000	NO MARKET EXP; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	10	608240	0273	07/29/13	\$199,800	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	10	608300	0155	12/13/11	\$85,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
3	10	608300	0082	12/05/12	\$110,000	DIAGNOSTIC OUTLIER/STATISTICAL OUTLIER
3	10	608300	0083	07/26/12	\$127,600	DIAGNOSTIC OUTLIER/NON-NORMAL DISTRIBUTION
3	10	608300	0104	04/23/12	\$189,610	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	10	608300	0084	06/19/12	\$113,000	DOR RATIO
3	10	608300	0083	05/17/12	\$135,000	FORCED SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
3	10	608300	0082	12/02/11	\$127,500	FORCED SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
3	10	608300	0021	05/04/11	\$115,100	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
3	10	608300	0106	07/17/13	\$218,100	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
3	10	609940	0350	02/04/11	\$200,000	DIAGNOSTIC OUTLIER/ANOMOLY DETECTION
3	10	609940	0121	12/05/11	\$170,920	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	10	609940	0271	12/11/13	\$140,500	BANKRUPTCY; NO MARKET EXPOSUREEXEMPT FROM EXCISE TAX
3	10	609940	0380	04/20/12	\$30,000	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
3	10	609940	0204	10/06/11	\$97,605	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
3	10	609940	0290	01/14/11	\$150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
3	10	609940	0155	08/09/13	\$320,234	FORCED SALE; EXEMPT FROM EXCISE TAX
3	10	609940	0262	08/26/13	\$177,811	FORCED SALE; EXEMPT FROM EXCISE TAX
3	10	609940	0343	09/20/13	\$292,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS

Improved Sales Removed in This Annual Update Analysis

Area 024 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	10	638590	0080	02/14/11	\$148,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	10	640460	0101	05/16/12	\$115,000	DIAGNOSTIC OUTLIER/OBSERVATION OUTSIDE THE NORM
3	10	640460	0094	02/16/11	\$127,000	DOR RATIO
3	10	640460	0145	02/10/11	\$94,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
3	10	640460	0170	10/25/13	\$199,990	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
3	10	640460	0080	12/24/12	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
3	10	734660	0022	10/16/13	\$170,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	10	734660	0306	11/18/13	\$102,000	PREVIMP<=25K
3	10	735860	0100	04/19/11	\$184,077	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	10	735860	0310	03/12/12	\$70,000	DOR RATIO
3	10	735860	0135	11/15/11	\$70,000	DOR RATIO;NON-REPRESENTATIVE SALE
3	10	735860	0100	10/20/11	\$69,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
3	10	735960	0440	03/08/11	\$155,000	DIAGNOSTIC OUTLIER/MODEL DEVELOPMENT EXCLUSION
3	10	735960	0375	04/18/12	\$127,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	10	735960	0495	02/23/12	\$65,000	DOR RATIO;NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	10	735960	0375	02/25/13	\$64,800	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
3	10	735960	0385	02/08/13	\$186,299	IMP COUNT
3	10	735960	0385	08/29/12	\$186,316	IMP COUNT;BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXP; EXEMPT FROM EXCISE TAX
3	10	735960	0355	10/13/11	\$120,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	10	886400	0490	09/10/12	\$79,189	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	10	886400	0765	07/12/11	\$189,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	10	886400	0910	12/30/13	\$182,016	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	10	886400	0150	07/11/12	\$275,002	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	10	886400	0345	07/30/12	\$110,000	DOR RATIO
3	10	886400	0160	02/09/12	\$90,000	DOR RATIO
3	10	886400	0095	05/11/11	\$75,100	DOR RATIO;NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	10	886400	0155	07/10/13	\$262,749	FORCED SALE; EXEMPT FROM EXCISE TAX
3	10	886400	0550	05/29/13	\$220,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
3	10	886400	0635	11/04/11	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	886400	0380	04/15/13	\$125,600	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis

Area 024 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	10	886400	0615	08/01/11	\$96,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
3	10	886400	0520	05/15/13	\$140,000	NO MARKET EXP; RELATED PARTY, FRIEND, OR NEIGHBOR
3	10	886400	0150	08/02/12	\$259,036	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
3	10	886400	0255	07/10/12	\$209,975	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	10	886400	0205	07/11/13	\$88,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS; SHORT SALE
3	10	950900	0030	06/16/11	\$125,900	DIAGNOSTIC OUTLIER/STATISTICAL OUTLIER
4	20	000300	0104	07/28/11	\$149,071	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
4	20	152304	9171	10/01/13	\$243,461	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
4	20	152304	9255	02/19/13	\$328,697	FORCED SALE; EXEMPT FROM EXCISE TAX
4	20	152304	9035	02/24/11	\$140,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
4	20	152304	9014	07/31/13	\$180,000	OBSOLESCENCE
4	20	261200	0060	03/26/13	\$250,000	NON-REPRESENTATIVE SALE; BANKRUPTCY - RECEIVER OR TRUSTEE
4	20	261200	0160	04/20/12	\$327,561	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
4	20	261320	0026	01/05/12	\$84,000	DOR RATIO;GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	20	261320	0171	08/05/13	\$309,402	FORCED SALE; EXEMPT FROM EXCISE TAX
4	20	261320	0134	04/29/13	\$145,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
4	20	261320	0177	09/25/12	\$150,000	NON-REPRESENTATIVE SALE; SHORT SALE
4	20	261320	0179	07/30/12	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	20	734060	0930	07/13/12	\$401,225	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
4	20	734060	0840	04/25/11	\$52,000	DOR RATIO;NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
4	20	734060	0945	11/12/13	\$293,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
4	20	734060	0921	10/10/13	\$189,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
4	20	734060	0621	06/25/13	\$74,808	IMP. CHARACTERISTICS CHANGED SINCE SALE; AUCTION SALE
4	20	734060	0961	08/11/11	\$285,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
4	20	734060	1060	08/11/11	\$80,000	PREVIMP<=25K;FINANCIAL INSTITUTION RESALE
4	20	734160	0215	03/12/12	\$225,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
4	20	734560	0871	02/23/12	\$182,000	IMP COUNT
4	20	734560	0850	07/22/13	\$267,500	NO MARKET EXPOSURE
4	20	734760	0210	12/12/11	\$80,000	DOR RATIO
4	20	734760	0125	12/22/11	\$49,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in This Annual Update Analysis

Area 024 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	20	734760	0220	02/07/13	\$106,790	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
4	20	734760	0040	01/05/12	\$242,744	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
4	20	734760	0040	05/29/12	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
4	20	734820	0170	06/11/12	\$170,000	NO MARKET EXPOSURE
4	20	734820	0100	07/27/12	\$210,000	NO MARKET EXPOSURE
4	20	734820	0115	12/29/11	\$200,000	NO MARKET EXPOSURE
4	20	735960	0095	11/21/12	\$275,755	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
4	20	735960	0875	12/04/13	\$72,000	DOR RATIO
4	20	735960	0175	09/06/11	\$73,500	DOR RATIO
4	20	735960	0830	06/19/13	\$215,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
4	20	735960	0810	07/15/11	\$79,900	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
4	20	735960	0830	03/06/13	\$100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
4	20	736060	0330	12/17/13	\$173,825	NO MARKET EXP; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
4	40	004000	0340	08/17/12	\$190,886	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	40	004000	0961	05/09/12	\$310,647	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	40	004000	0338	02/03/12	\$163,672	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
4	40	004000	0238	09/27/13	\$349,950	BUILDER OR DEVELOPER SALES; NO MARKET EXPOSURE
4	40	004000	0237	10/04/13	\$345,000	BUILDER OR DEVELOPER SALES; NO MARKET EXPOSURE
4	40	004000	0339	09/18/12	\$108,000	DOR RATIO
4	40	004000	0340	01/28/13	\$152,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
4	40	004000	0741	01/29/13	\$142,000	NO MARKET EXPOSURE
4	40	004000	0957	08/16/11	\$205,000	NO MARKET EXPOSURE
4	40	004000	0407	01/23/13	\$128,690	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	40	004000	0339	05/14/12	\$158,561	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	40	004000	0930	11/01/11	\$162,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
4	40	004000	0615	05/18/11	\$250,000	PREVIMP<=25K
4	40	004000	0405	03/29/13	\$178,000	PREVIMP<=25K; RELATED PARTY, FRIEND, OR NEIGHBOR
4	40	004000	0790	04/09/13	\$272,951	PREVIMP<=25K;FORCED SALE; EXEMPT FROM EXCISE TAX
4	40	004100	0590	07/10/12	\$145,163	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	40	004100	0590	07/23/13	\$256,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS

Improved Sales Removed in This Annual Update Analysis

Area 024 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	40	004100	0590	04/05/13	\$134,900	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
4	40	004100	0236	12/18/13	\$193,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	40	004100	0178	10/14/11	\$184,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
4	40	004100	0163	07/07/11	\$80,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
4	40	004100	0600	09/03/13	\$225,000	OBSOLESCENCE
4	40	004100	0600	03/27/13	\$202,857	OBSOLESCENCE; EXEMPT FROM EXCISE TAX
4	40	004100	0544	04/26/13	\$172,000	PREVIMP<=25K
4	40	004100	0544	01/22/13	\$127,089	PREVIMP<=25K;FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	40	004100	0650	01/04/13	\$201,000	SEGREGATION AND/OR MERGER;
4	40	004200	0370	10/25/13	\$188,953	BANKRUPTCY; NO MARKET EXPOSUREEXEMPT FROM EXCISE TAX
4	40	004200	0025	04/01/11	\$7,529	DOR RATIO;PREVIMP<=25K;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	40	004200	0006	04/05/13	\$131,683	EXEMPT FROM EXCISE TAX; FORCED SALE; NO MARKET EXPOSURE
4	40	004200	0095	10/13/11	\$320,000	FINANCIAL INSTITUTION RESALE; AUCTION SALE
4	40	004200	0145	08/09/13	\$311,500	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
4	40	004200	0062	11/13/13	\$210,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
4	40	004200	0170	02/15/13	\$200,000	IMP COUNT;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	40	004200	0400	04/03/12	\$176,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
4	40	004200	0218	06/16/11	\$258,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
4	40	004200	0394	03/17/11	\$145,000	PREVIMP<=25K
4	40	004200	0048	12/13/11	\$139,000	PREVIMP<=25K
4	40	004200	0061	08/16/12	\$308,170	PREVIMP<=25K;BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY
4	40	004200	0061	01/09/13	\$85,000	PREVIMP<=25K;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
4	40	222304	9089	10/14/13	\$142,144	NO MARKET EXPOSURE
4	40	261000	0100	12/07/11	\$345,844	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
4	40	261000	0150	06/03/13	\$73,333	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
4	40	984440	0035	08/26/13	\$272,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
4	40	984440	0035	09/11/12	\$250,000	NO MARKET EXPOSURE
5	20	017900	1855	05/14/13	\$249,900	ACTIVE PERMIT BEFORE SALE>25K
5	20	017900	2560	10/23/12	\$190,218	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
5	20	017900	0105	10/12/11	\$60,000	DOR RATIO;GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in This Annual Update Analysis

Area 024 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	20	017900	0310	09/23/11	\$80,376	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
5	20	017900	1140	10/03/11	\$86,625	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
5	20	017900	0290	07/09/13	\$207,280	NO MARKET EXP; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
5	20	017900	0460	02/10/11	\$140,000	NO MARKET EXPOSURE
5	20	017900	1065	05/17/12	\$90,000	OBSOLESCENCE;GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	20	017900	1595	06/06/13	\$65,299	PREVIMP<=25K
5	20	017900	3005	07/16/13	\$101,000	PREVIMP<=25K
5	20	017900	1595	10/05/12	\$96,000	PREVIMP<=25K;BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
5	20	017900	0030	07/29/13	\$64,081	PREVIMP<=25K;FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	20	017900	1965	09/23/11	\$200,000	PREVIMP<=25K;NO MARKET EXPOSURE
5	20	017900	2230	03/08/11	\$179,000	PREVIMP<=25K;TEAR DOWN; CHANGE OF USE; RELATED PARTY, FRIEND, OR NEIGHBOR
5	20	017900	2265	01/14/13	\$99,000	RELATED PARTY, FRIEND, OR NEIGHBOR; SELLING OR BUYING COSTS AFFECTING SALE PRICE
5	20	073300	0180	06/12/12	\$177,000	NO MARKET EXPOSURE
5	20	334740	1080	09/03/13	\$110,000	DIAGNOSTIC OUTLIER/NON-NORMAL DISTRIBUTION
5	20	334740	0735	07/09/13	\$120,000	DIAGNOSTIC OUTLIER/ANOMOLY DETECTION
5	20	334740	1121	09/23/13	\$407,000	ACTIVE PERMIT BEFORE SALE>25K
5	20	334740	0590	07/22/13	\$127,270	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	20	334740	0735	04/30/13	\$124,956	BANKRUPTCY; NO MARKET EXPOSUREEXEMPT FROM EXCISE TAX
5	20	334740	0168	09/05/13	\$165,189	BANKRUPTCY; NO MARKET EXPOSUREEXEMPT FROM EXCISE TAX
5	20	334740	1315	03/02/12	\$121,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
5	20	334740	1440	11/22/13	\$110,000	PREVIMP<=25K
5	20	335140	0720	07/12/13	\$77,500	IMP CHARACTERISTICS DON'T MATCH SALES CHARECTERISTICS
5	20	734060	0165	05/16/12	\$127,881	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	20	734060	0061	10/25/11	\$35,100	DOR RATIO;EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
5	20	734060	0044	09/27/12	\$295,000	NO MARKET EXPOSURE
5	20	734060	0124	06/10/11	\$194,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
5	30	217200	0120	08/24/13	\$107,000	LACK OF REPRESENTATION GRADE 5
5	30	217200	0226	10/02/13	\$369,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
5	30	217200	0230	10/22/13	\$378,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
5	30	217200	0231	10/23/13	\$369,864	ACTIVE PERMIT BEFORE SALE>25K;%COMPL

Improved Sales Removed in This Annual Update Analysis

Area 024 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	30	217200	0229	10/28/13	\$364,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
5	30	217200	0227	09/24/13	\$340,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
5	30	217200	0045	08/23/12	\$150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARS CHANGED SINCE SALE
5	30	217200	0175	10/28/13	\$275,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	30	217200	0228	12/10/13	\$383,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	30	217200	0265	09/20/13	\$195,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	30	217200	0265	04/10/13	\$91,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	30	217200	0215	05/22/12	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	30	217200	0320	05/31/11	\$82,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
5	30	734400	0110	10/31/11	\$120,000	DOR RATIO; NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	40	000280	0020	02/26/13	\$142,300	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	40	000280	0024	10/12/12	\$125,000	DOR RATIO
5	40	000300	0029	11/16/12	\$314,911	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
5	40	000300	0062	09/10/13	\$257,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
5	40	000300	0086	08/15/13	\$217,450	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	40	000300	0085	09/13/12	\$264,560	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
5	40	000320	0015	03/26/12	\$98,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
5	40	000320	0018	07/18/12	\$120,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
5	40	076100	0090	09/22/13	\$290,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	40	076100	0190	10/29/13	\$330,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	40	167040	0167	08/09/12	\$110,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	40	167040	0148	10/15/12	\$112,000	DOR RATIO
5	40	167040	0065	07/27/11	\$87,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
5	40	336590	1180	11/02/11	\$171,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
5	40	336590	0550	01/03/12	\$89,998	DOR RATIO;GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	40	336590	0345	09/13/12	\$142,300	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
5	40	336590	0651	02/27/12	\$114,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
5	40	336590	0520	12/26/12	\$140,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
5	40	336590	1165	12/05/13	\$268,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	40	336590	0505	08/06/12	\$182,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in This Annual Update Analysis

Area 024 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	40	336590	1090	07/20/12	\$111,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	40	336590	0745	04/29/13	\$175,000	OBSOLESCENCE
5	40	336590	0720	02/25/13	\$103,000	PREVIMP<=25K
5	40	336590	0905	09/16/13	\$176,000	PREVIMP<=25K
5	40	336590	0041	09/04/12	\$135,000	IMP CHARACTERITICS CHANGED SINCE SALE; SHORT SALE
5	40	359700	0340	11/22/11	\$176,700	PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
5	40	359700	0405	05/22/12	\$77,000	PREVIMP<=25K;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
5	40	377930	0180	03/15/12	\$194,500	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
5	40	766160	0240	08/23/12	\$460,000	LACK OF REPRESENTATION LARGE LOT
5	40	799960	0065	04/13/11	\$5,000	DOR RATIO;PREVIMP<=25K;NO MARKET EXPOSURE; EASEMENT OR RIGHT-OF-WAY
5	40	808860	0065	05/21/13	\$140,000	NON-REPRESENTATIVE SALE; SHORT SALE
5	40	868780	0097	01/31/12	\$175,000	DIAGNOSTIC OUTLIER/OBSERVATION OUTSIDE THE NORM
5	40	868780	0150	12/02/13	\$208,000	BANKRUPTCY; NO MARKET EXPOSUREEXEMPT FROM EXCISE TAX
5	40	868780	0139	03/25/11	\$193,957	GOVERNMENT AGENCY; CORRECTION DEED; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	40	868780	0139	06/14/11	\$120,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
5	40	873300	0080	05/14/13	\$83,600	%NETCOND;PREVIMP<=25K;BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE;
5	40	873300	0075	07/24/12	\$170,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE

Vacant Sales Used in this Annual Update Analysis

Area 024

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
1	60	537920	0072	10/03/12	\$100,000	10,500	N	N
1	60	537980	0175	07/14/11	\$88,000	9,800	N	N
1	60	812520	0045	07/26/13	\$130,000	10,027	N	N
1	60	812520	0480	03/07/12	\$77,000	6,650	Y	N
1	60	812520	0482	09/17/12	\$114,101	7,319	Y	N
2	50	443560	0260	04/17/12	\$75,000	8,700	N	N
3	10	212304	9544	06/26/13	\$82,500	8,686	N	N
3	10	212304	9547	01/29/13	\$82,500	7,252	N	N
3	10	392340	0015	08/04/11	\$140,000	45,006	N	N
3	10	608240	0145	05/30/13	\$85,000	9,692	N	N
3	10	609940	0276	10/09/12	\$86,000	9,883	N	N
3	10	609940	0390	02/26/13	\$115,000	12,675	N	N
3	10	735860	0140	11/04/11	\$65,000	6,000	N	N
3	10	735860	0310	03/12/12	\$70,000	9,000	N	N
4	20	152304	9072	03/05/13	\$119,000	75,138	N	N
4	40	4000	0512	05/09/13	\$92,500	6,902	Y	N
4	40	4000	0575	07/08/11	\$180,000	39,060	N	N
4	40	4100	0652	03/11/13	\$120,000	27,852	N	N
4	40	4200	0071	05/30/12	\$75,000	10,635	N	N
5	20	334740	1130	08/21/13	\$110,000	20,000	N	N
5	20	734060	0144	06/12/13	\$65,000	9,430	N	N
5	40	359700	0082	09/04/13	\$112,500	18,020	N	N
5	40	359700	0090	09/04/13	\$112,500	7,830	N	N
5	40	868780	0055	03/01/13	\$100,000	12,960	N	N

Vacant Sales Removed in this Annual Update Analysis Area 024

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	50	537980	3372	04/23/12	\$101,000	NO MARKET EXPOSURE
1	50	537980	3372	11/19/12	\$80,000	NO MARKET EXPOSURE
1	60	115720	0100	04/22/11	\$23,000	NON-REPRESENTATIVE SALE
1	60	222304	9115	07/20/11	\$68,000	NO MARKET EXPOSURE
1	60	537920	0072	01/04/12	\$90,000	NO MARKET EXPOSURE
1	60	812520	0480	08/23/11	\$68,000	NO MARKET EXPOSURE
1	60	812520	0130	09/30/11	\$241,600	MULTI-PARCEL SALE
1	60	812520	0135	09/30/11	\$241,600	MULTI-PARCEL SALE
2	50	537980	0719	02/24/12	\$15,000	MULTI-PARCEL SALE
2	50	537980	0723	02/24/12	\$15,000	MULTI-PARCEL SALE
2	50	538100	0017	05/08/12	\$78,000	MULTI-PARCEL SALE
2	50	870960	0055	08/22/12	\$79,500	MULTI-PARCEL SALE
2	70	342304	9345	12/06/11	\$95,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE
2	70	342304	9346	12/06/11	\$95,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE
3	10	004000	0088	05/27/11	\$70,000	NO MARKET EXPOSURE
3	10	212304	9239	03/14/12	\$110,000	MULTI-PARCEL SALE
3	10	212304	9577	03/14/12	\$110,000	MULTI-PARCEL SALE
3	10	212304	9462	11/14/12	\$94,923	NO MARKET EXPOSURE
3	10	212304	9463	11/14/12	\$94,923	NO MARKET EXPOSURE
3	10	359860	0059	01/13/12	\$100,000	SEGREGATION AND/OR MERGER
3	10	392340	0015	08/27/13	\$540,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	10	609940	0276	04/27/12	\$30,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
3	10	734660	0266	07/22/11	\$257,000	MULTI-PARCEL SALE
3	10	734660	0268	07/22/11	\$257,000	MULTI-PARCEL SALE
4	20	152304	9041	09/26/11	\$21,000	NON-REPRESENTATIVE SALE
4	20	734060	0485	03/01/11	\$95,000	MULTI-PARCEL SALE
4	20	734060	0661	03/01/11	\$95,000	MULTI-PARCEL SALE
4	20	734060	0662	03/01/11	\$95,000	MULTI-PARCEL SALE
4	20	734060	0485	06/25/12	\$95,000	MULTI-PARCEL SALE
4	20	734060	0661	06/25/12	\$95,000	MULTI-PARCEL SALE

Vacant Sales Removed in this Annual Update Analysis Area 024

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	20	734060	0662	06/25/12	\$95,000	MULTI-PARCEL SALE
4	20	734060	0666	06/25/12	\$95,000	MULTI-PARCEL SALE
4	20	734060	0667	06/25/12	\$95,000	MULTI-PARCEL SALE
4	20	734060	0668	06/25/12	\$95,000	MULTI-PARCEL SALE
4	20	734060	0669	06/25/12	\$95,000	MULTI-PARCEL SALE
4	20	734560	0566	07/23/12	\$487,000	NO MARKET EXPOSURE
4	20	735960	0160	09/28/11	\$15,000	NON-REPRESENTATIVE SALE
4	20	736060	0532	04/08/13	\$24,000	DOR RATIO
4	40	004100	0640	06/29/11	\$270,000	MULTI-PARCEL SALE
4	40	004100	0641	06/29/11	\$270,000	MULTI-PARCEL SALE
4	40	004100	0161	08/03/11	\$40,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	20	017900	2230	03/08/11	\$179,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	20	017900	1340	09/23/11	\$47,250	MULTI-PARCEL SALE
5	20	017900	1345	09/23/11	\$47,250	MULTI-PARCEL SALE
5	20	017900	1340	11/30/11	\$54,500	MULTI-PARCEL SALE
5	20	017900	1345	11/30/11	\$54,500	MULTI-PARCEL SALE
5	20	017900	2330	08/20/12	\$11,000	NO MARKET EXPOSURE
5	20	017900	2690	06/24/13	\$6,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	20	334740	0320	07/16/11	\$20,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	20	334740	0275	10/15/12	\$49,900	MULTI-PARCEL SALE
5	20	334740	0795	05/09/13	\$30,626	QUIT CLAIM; PARTIAL INTEREST
5	20	335140	0625	03/24/11	\$196,000	MULTI-PARCEL SALE
5	20	335140	0800	03/24/11	\$196,000	MULTI-PARCEL SALE
5	20	335140	0555	02/13/12	\$68,550	QUIT CLAIM DEED; MULTI-PARCEL SALE
5	20	335140	0570	02/13/12	\$68,550	QUIT CLAIM DEED; MULTI-PARCEL SALE
5	20	335140	0575	02/13/12	\$68,550	QUIT CLAIM DEED; MULTI-PARCEL SALE
5	20	335140	0205	04/26/12	\$90,100	MULTI-PARCEL SALE
5	20	335140	0210	04/26/12	\$90,100	MULTI-PARCEL SALE
5	20	335140	0205	05/02/12	\$125,902	MULTI-PARCEL SALE
5	20	335140	0210	05/02/12	\$125,902	MULTI-PARCEL SALE

Vacant Sales Removed in this Annual Update Analysis Area 024

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	20	335140	0210	01/18/13	\$209,000	MULTI-PARCEL SALE;
5	30	217200	0226	10/09/12	\$390,000	MULTI-PARCEL SALE
5	30	217200	0227	10/09/12	\$390,000	MULTI-PARCEL SALE
5	30	217200	0228	10/09/12	\$390,000	MULTI-PARCEL SALE
5	30	217200	0229	10/09/12	\$390,000	MULTI-PARCEL SALE
5	30	217200	0230	10/09/12	\$390,000	MULTI-PARCEL SALE
5	30	217200	0231	10/09/12	\$390,000	MULTI-PARCEL SALE
5	30	217200	0233	10/09/12	\$390,000	MULTI-PARCEL SALE
5	40	000280	0021	03/22/11	\$157,000	NO MARKET EXPOSURE
5	40	000280	0023	03/22/11	\$157,000	NO MARKET EXPOSURE
5	40	167040	0025	05/14/12	\$212,040	MULTI-PARCEL SALE
5	40	167040	0027	05/14/12	\$212,040	MULTI-PARCEL SALE
5	40	167040	0025	07/19/12	\$229,000	MULTI-PARCEL SALE
5	40	167040	0027	07/19/12	\$229,000	MULTI-PARCEL SALE
5	40	336590	0347	07/12/11	\$48,000	FORCED SALE
5	40	336590	1330	05/10/12	\$65,000	MULTI-PARCEL SALE
5	40	359700	0091	07/11/13	\$225,000	MULTI-PARCEL SALE
5	40	359700	0092	07/11/13	\$225,000	MULTI-PARCEL SALE

Mobile Home Sales Used in this Annual Update Analysis

Area 024

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
1	50	537980	3037	12/09/13	\$150,000	\$150,000	1,568	3	1989	4	12,030	N	4252 S 166TH ST
1	50	537980	4556	04/23/12	\$61,000	\$61,000	1,344	3	1976	2	8,276	N	4742 S 172ND ST
2	50	537980	5111	11/11/13	\$150,050	\$150,050	1,780	4	1990	4	9,962	N	17233 MILITARY RD S
2	50	538100	0095	04/24/12	\$175,000	\$175,000	1,680	3	1985	3	16,700	N	3750 S 170TH ST
3	10	101700	0020	06/09/11	\$150,000	\$150,000	1,344	3	1985	6	8,798	N	14023 33RD PL S
3	10	212304	9143	12/03/13	\$102,000	\$102,000	1,056	3	1968	3	16,500	N	14425 31ST AVE S
3	10	212304	9159	07/03/12	\$128,000	\$128,000	1,344	3	1982	4	9,250	N	14714 25TH CT S
3	10	609940	0014	03/08/13	\$95,000	\$95,000	1,020	3	1978	1	18,047	N	14017 33RD AVE S

Mobile Home Sales Removed in this Annual Update Analysis
Area 024

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	50	538160	0114	03/15/12	\$59,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
2	50	099600	0025	02/17/12	\$99,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; MULTI-PARCEL SALE; MOBILE HOME
2	50	537980	5111	05/07/13	\$154,228	FORCED SALE; NO MARKET EXPOSURE EXEMPT FROM EXCISE TAX; MOBILE HOME
2	50	537980	5111	03/11/13	\$154,228	FORCED SALE; NO MARKET EXPOSURE EXEMPT FROM EXCISE TAX; MOBILE HOME
2	50	537980	1692	07/05/11	\$38,080	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE; MOBILE HOME;
3	10	101700	0020	01/24/11	\$73,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; MOBILE HOME; FINANCIAL INSTITUTION RESALE;
3	10	152304	9298	06/01/11	\$30,000	NO MARKET EXPOSURE; MOBILE HOME;
3	10	559900	0015	12/13/12	\$32,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
3	10	609940	0172	09/23/11	\$55,000	NO MARKET EXPOSURE; MOBILE HOME;
3	10	735860	0290	05/08/12	\$221,360	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	20	736060	0355	08/26/11	\$60,000	NON-REPRESENTATIVE SALE; MOBILE HOME; FINANCIAL INSTITUTION RESALE;
4	40	004100	0631	08/25/11	\$60,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	20	734060	0182	12/27/13	\$60,750	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
5	20	734060	0100	12/11/12	\$61,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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



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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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



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

Scope of Work Performed:

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

Certification:

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

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

None

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

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

- Sales Verification
- Appeals Response Preparation / Review



4-16-2014

Appraiser II

Date