

Executive Summary

Maple Valley - Area 056

Annual Update

Characteristics Based Market Adjustment for 2014 Assessment Roll

Previous Physical Inspection: 2012
Number of Improved Sales: 1082
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	\$89,000	\$163,900	\$252,900			7.30%
2014 Value	\$104,600	\$211,100	\$315,700	\$340,000	93.0%	7.17%
\$ Change	+\$15,600	+\$47,200	+\$62,800			
% Change	+17.5%	+28.8%	+24.8%			

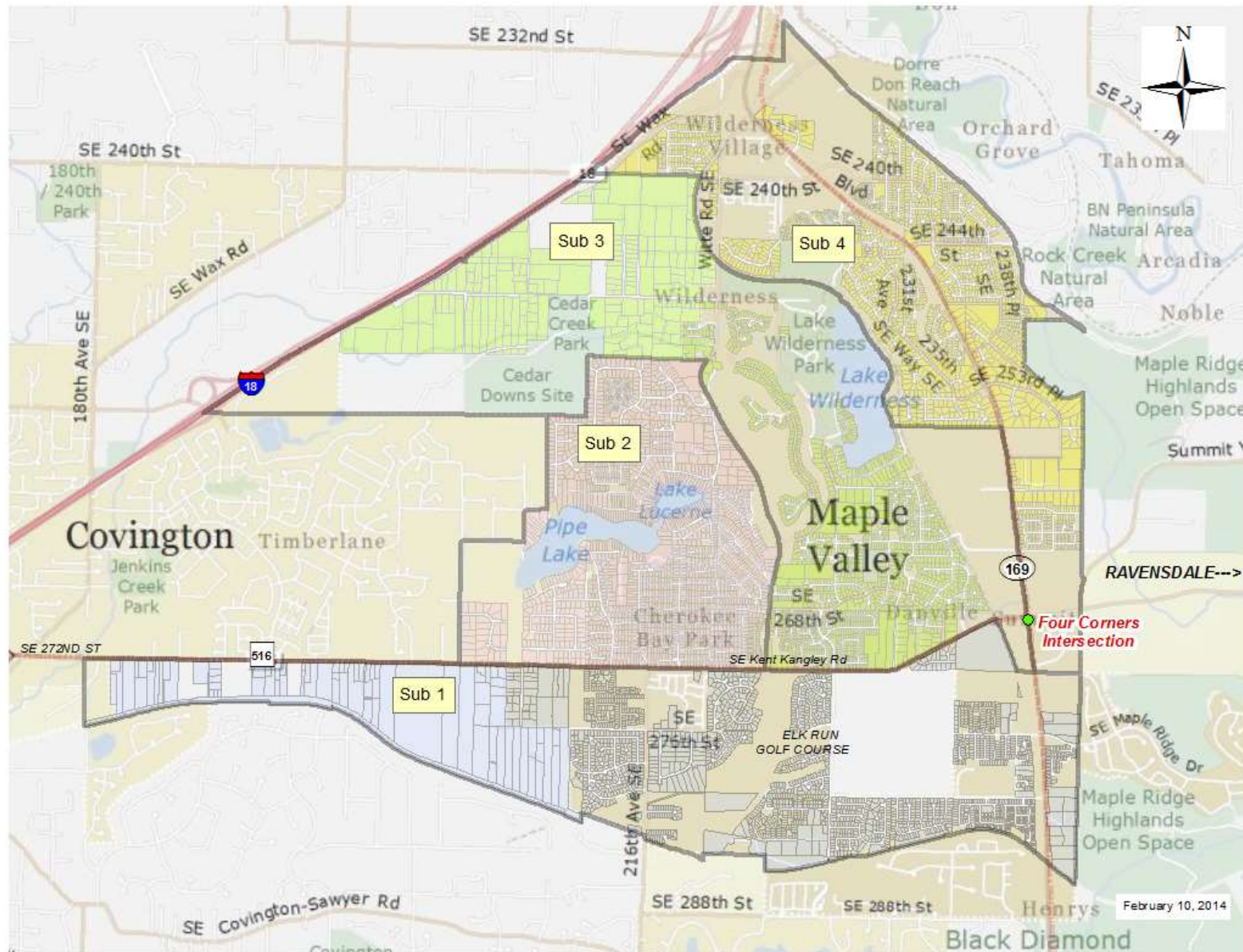
Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2014 COD of 7.17% is an improvement from the previous COD of 7.30%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards 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	\$91,700	\$152,700	\$244,400
2014 Value	\$107,800	\$196,500	\$304,300
% Change	+17.6%	+28.7%	+24.5%

Number of one to three unit residences in the population: 6,782

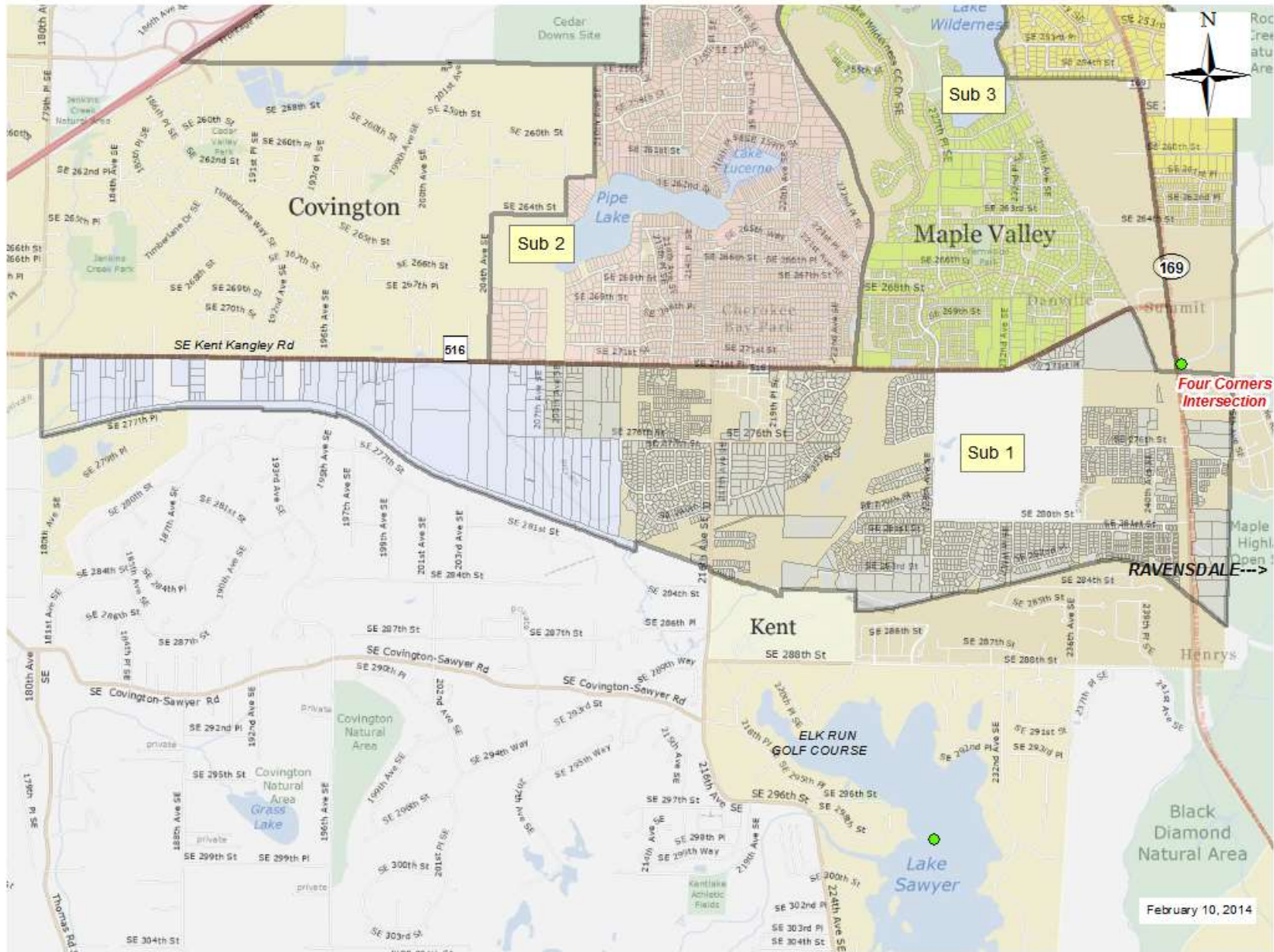
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Grade 7- Plat majors 053800, 202570, 231000, 231001 and 743710, were generally at higher assessment levels than the rest of the population. Townhome Plat majors- 144280, 278125, 278127, 666120, 885697 and 885764 were also at a higher assessment level than the rest of the population. This annual update valuation model corrects for these strata differences.

Area 056 - Area Map

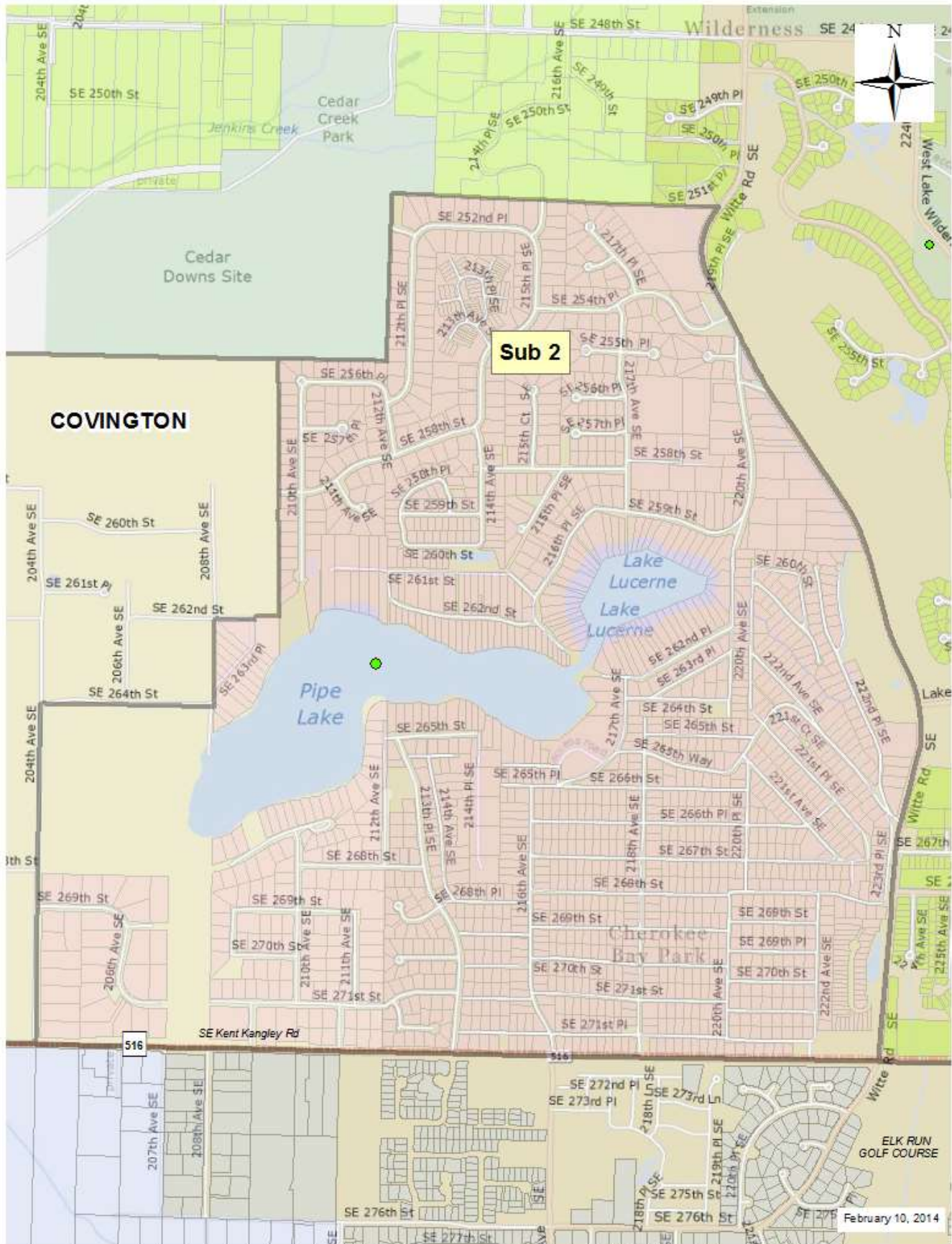


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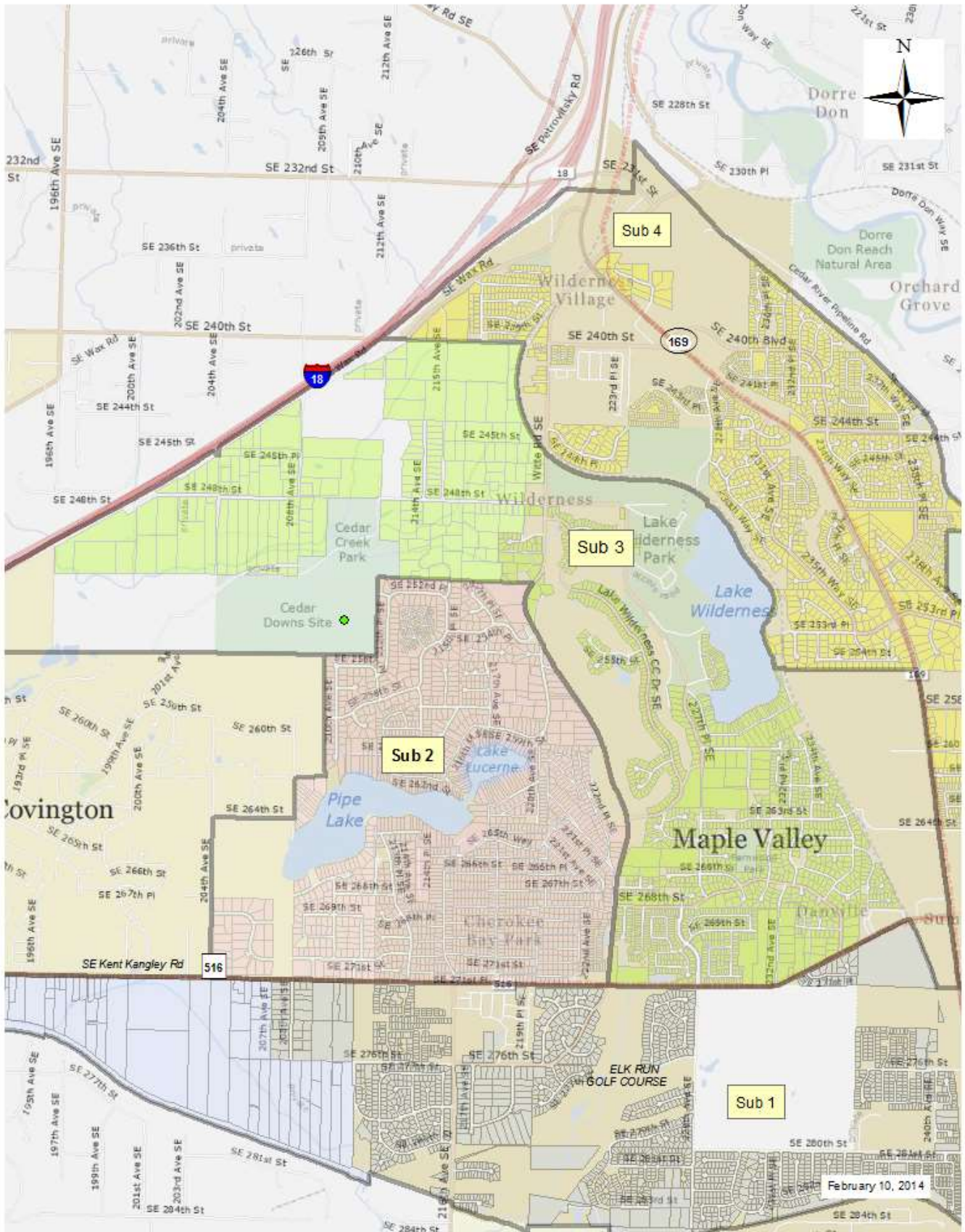
Area 056 – Sub Area 1 Map



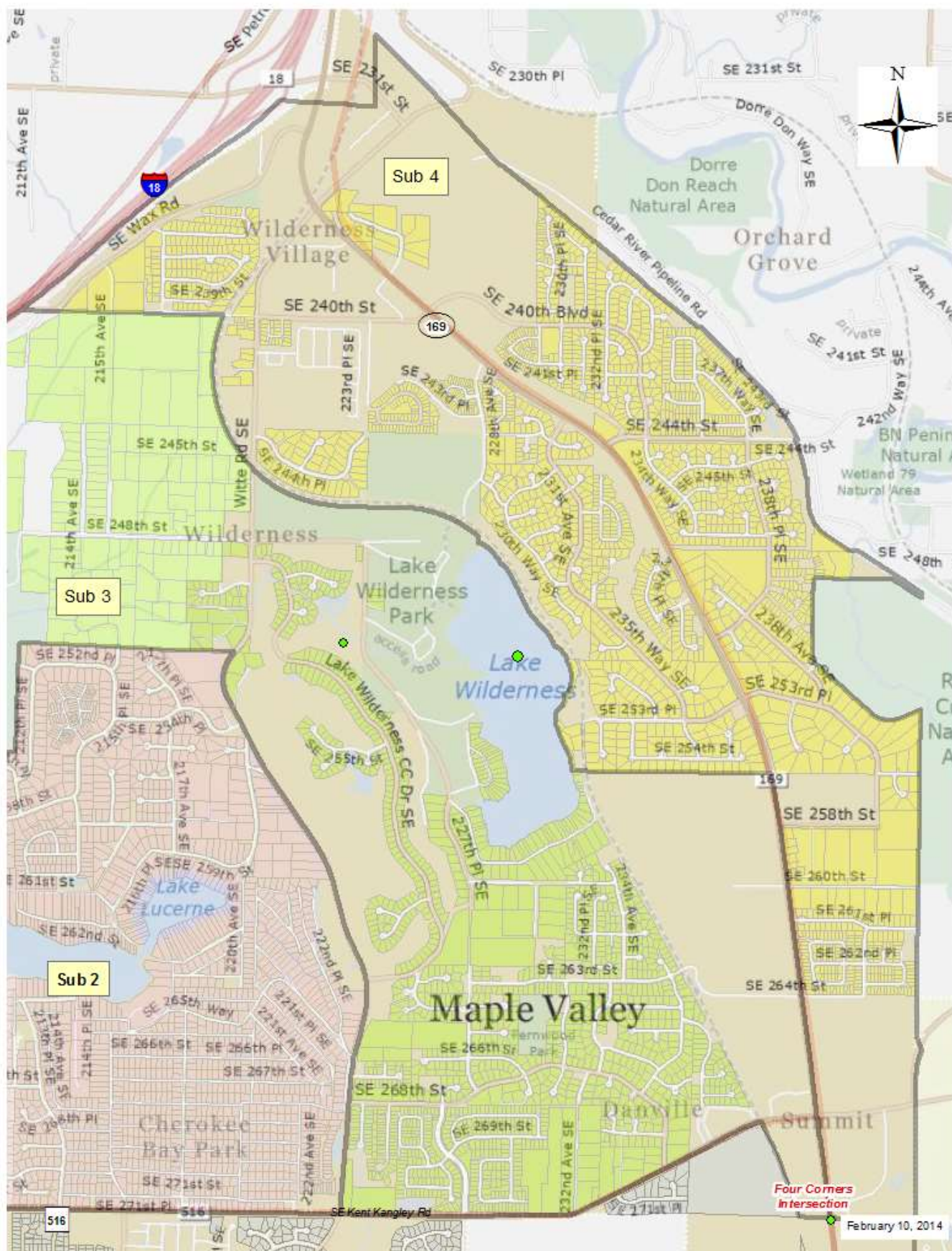
Area 056 – Sub Area 2 Map



Area 056 – Sub Area 3 Map



Area 056 – Sub Area 4 Map



Area 056 - Model Adjustments 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+25.55%	6,018	89%

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

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

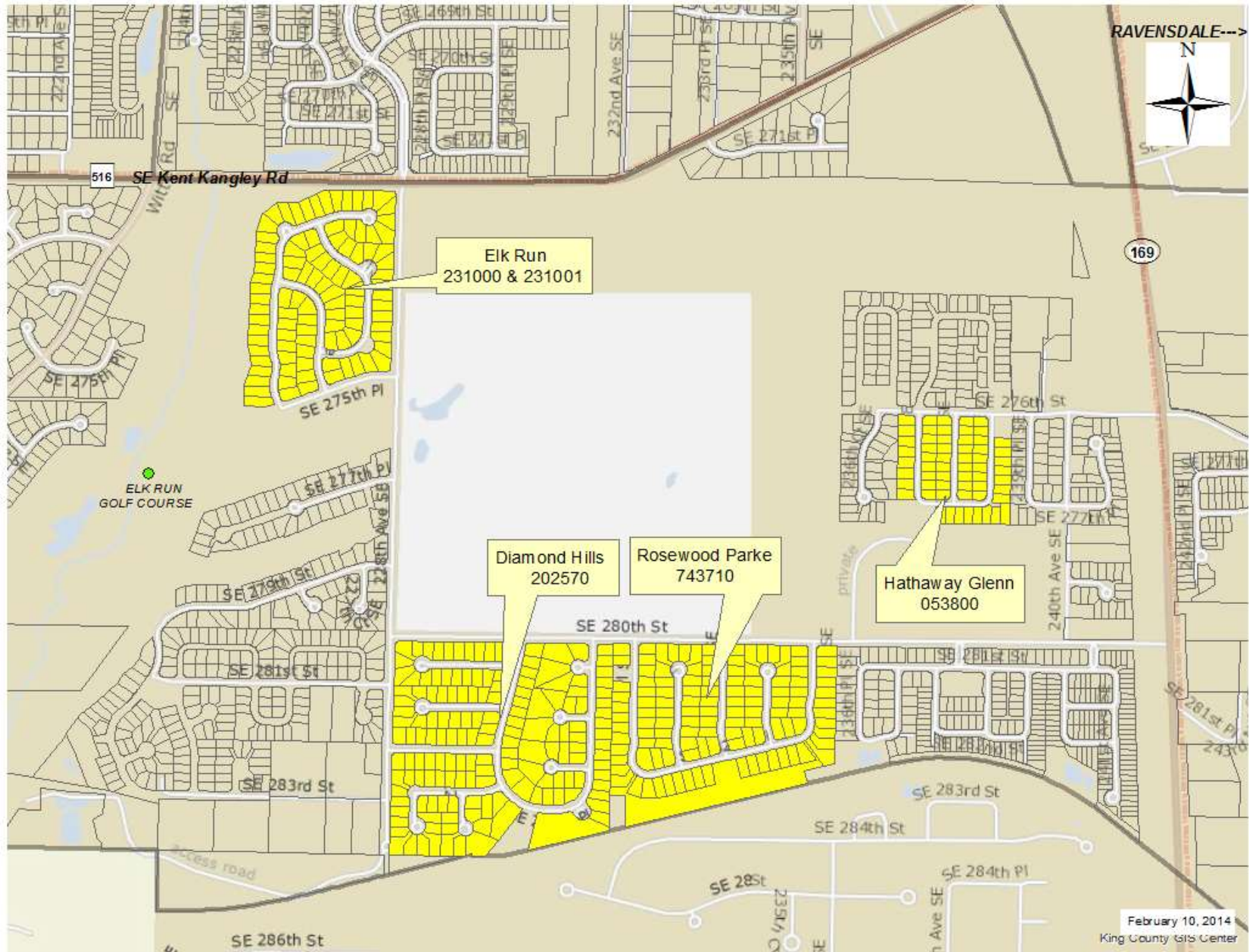
Model Variable	Adj %	# Sales	# in Pop	% Rep
<u>Grade 7 Plat Majors</u> 053800 (Hathaway Glenn) 202570 (Diamond Hills) 231000 (Elk Run) 231001 (Elk Run 2) 743710 (Rosewood Parke)	+14.87%	31	434	7%
<u>Townhome Plat Majors</u> 144280 (Cedar Downs Village) 278125 (Glacier Valley II) 278127 (Glacier Valley III) 666120 (Park Haven Place) 885697 (Valley Green) 885764 (Valley Meadows)	+18.78%	44	330	13%

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

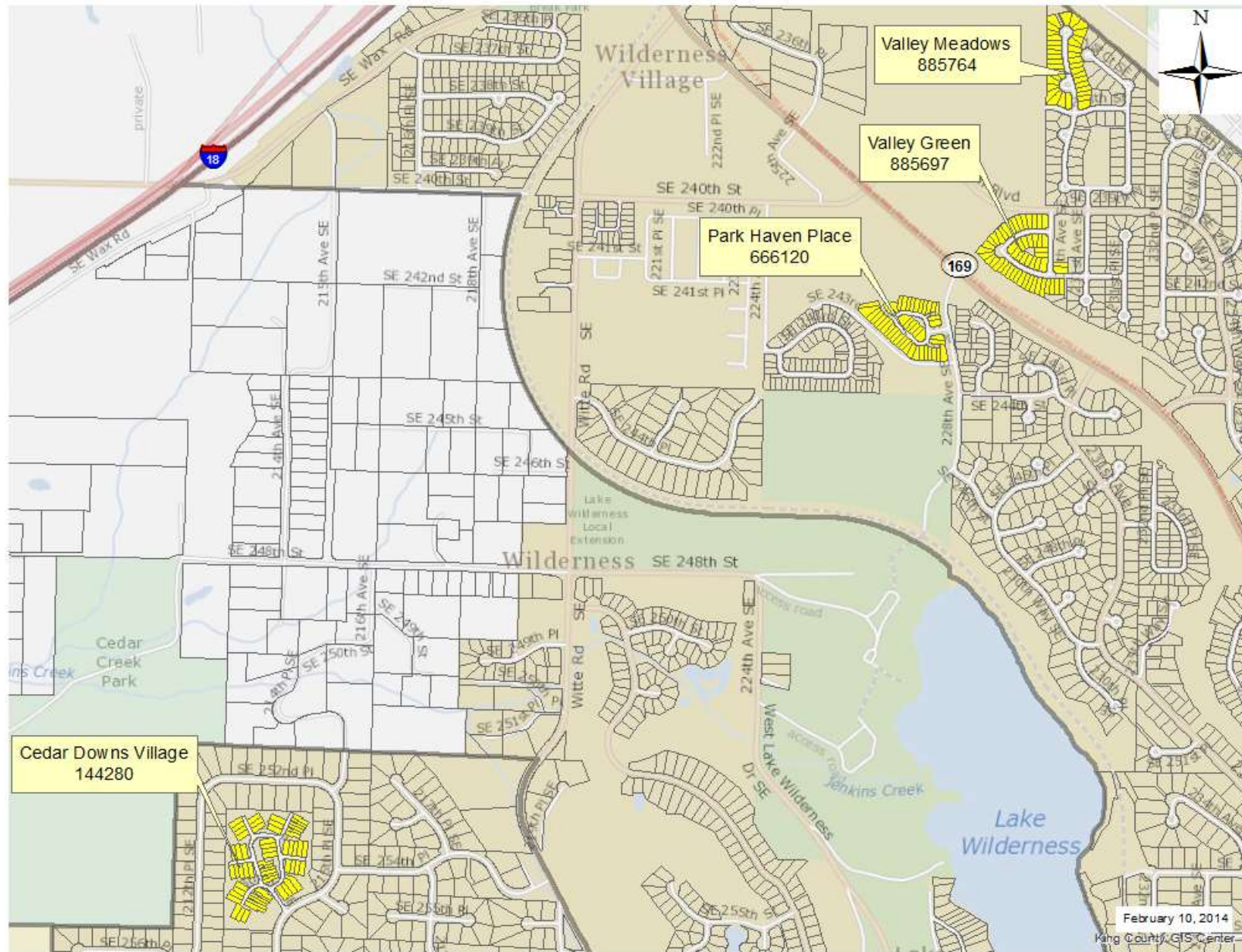
Generally, Grade 7 Plat majors 053800, 202570, 231000, 231001 and 743710, were at higher assessment levels than the rest of the population. Townhome Plat majors 144280, 278125, 278127, 666120, 885697 and 885764 were also at a higher assessment level than the rest of the population. This annual update valuation model corrects for these strata differences.



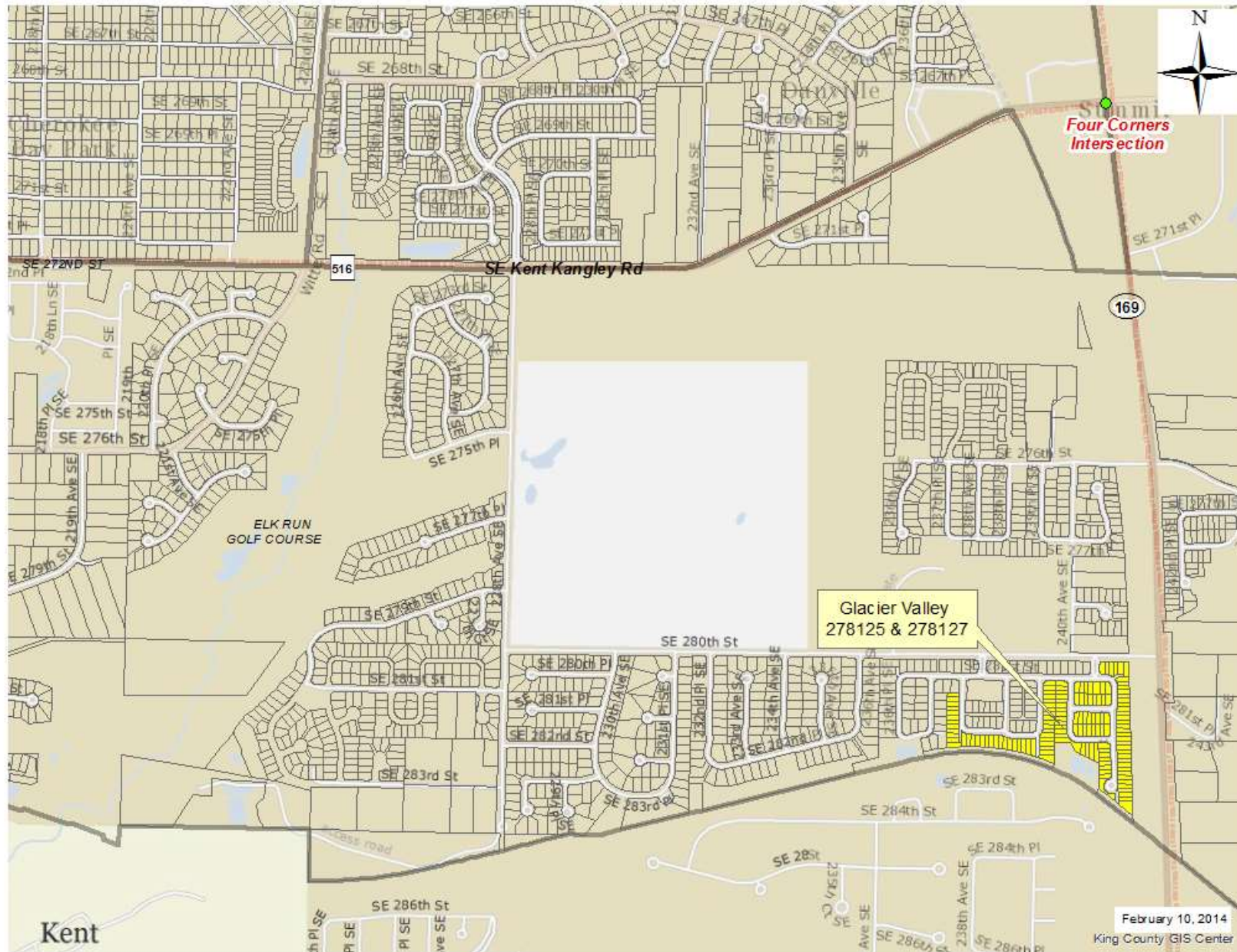
Area 056 – Plat Map



Area 056 - Plat Map



Area 056 - Plat Map



Area 056 - Summary of Plat Variables

Plat Numbers	Plat Name	# Sales	# Pop	% Pop	QSTR	Sub	Range of Building Grades	Range of Year Built
053800 202570 231000 231001 743710	Hathaway Glenn Diamond Hills Elk Run Elk Run Div 2 Rosewood Parke	31	434	7%	NE & SW 34-22-06	1	7	1990-1998
144280 278125 278127 666120 885697 885764	Cedar Downs Village Glacier Valley II Glacier Valley III Park Haven Place Valley Green Valley Meadows	44	330	13%	SW 15-2-6 NE 21-22-6 SW 21-22-6 NW 22-22-6 SE 34-22-6	1, 2, & 4	7-8	1980-1996

Annual Update Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: June 23, 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 15 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 +17.6% increase in land assessments in the area for the 2014 Assessment Year. The formula is:

2014 Land Value = 2013 Land Value * 1.180, with the result truncated to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Grade 7- Plat majors 053800, 202570, 231000, 231001 and 743710, were generally at higher assessment levels than the rest of the population. Townhome Plat majors- 144280, 278125, 278127, 666120, 885697 and 885764 were also at a higher assessment level than the rest of the population. This annual update valuation model corrects for these strata differences.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 1,082 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:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * (1 - 0.06) / (.7487337 + 6.959874E-02 * \text{Gr7Plats} + 4.262499E-02 * \text{TownH})$$

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 056. Analysis of the mobile home sales indicated a value increase of approximately +18% . There are 192 mobile home parcels in the population. The adjustment formula is:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * 1.18$$

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

Results

The resulting assessment level is 0.930. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2014 assessment year (taxes payable in 2015) results in an average total change from the 2013 assessments of +24.5%. This increase is due partly to market changes over time and the previous assessment levels.

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

Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (2013 Land Value + Previous Improvement Value) * 1.248.
- 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 value increase as indicated by the Mobile Home sales, is used to arrive at a new total value. (2013 Land Value + Previous Improvement Value) * 1.18.
- If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.
- If land value <= \$10,000 no adjustment is applied.

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

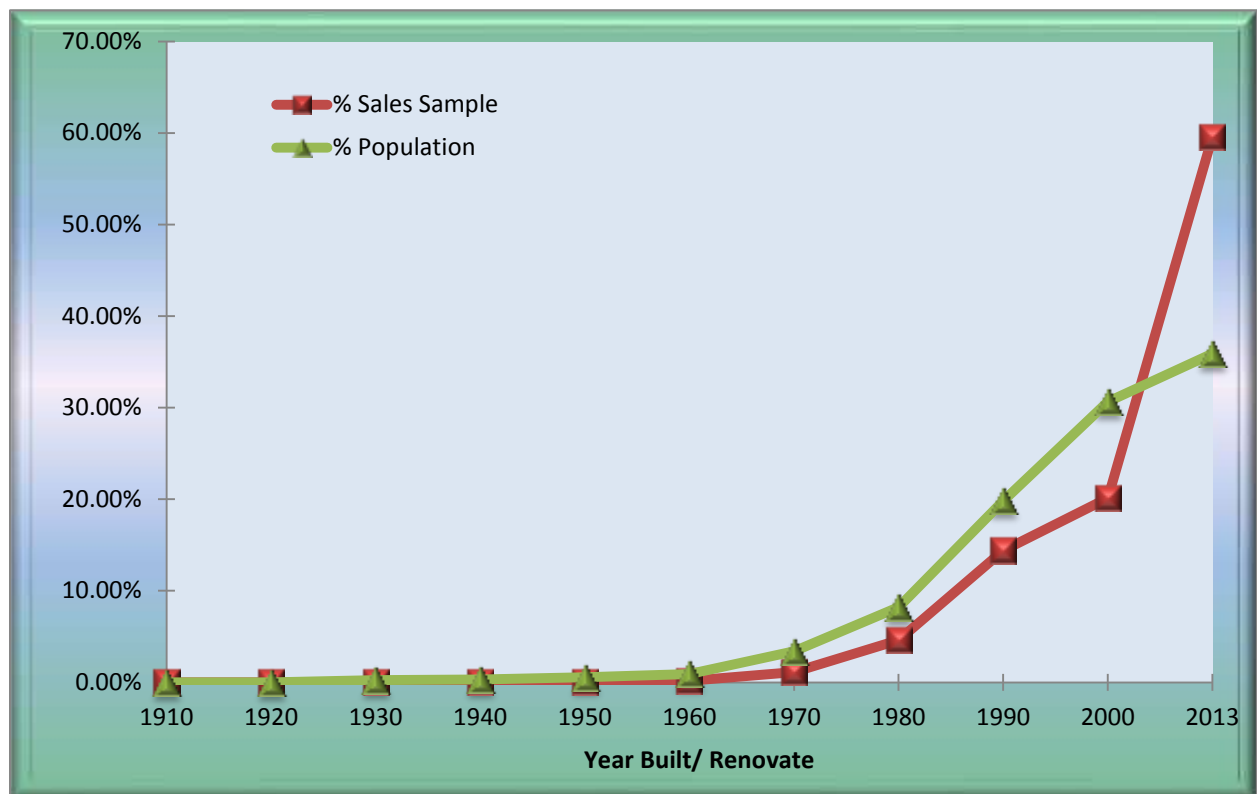
Sales Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	0	0.00%
1960	2	0.18%
1970	12	1.11%
1980	50	4.62%
1990	156	14.42%
2000	218	20.15%
2013	644	59.52%
	1,082	

Population

Year Built/Ren	Frequency	% Population
1910	0	0.00%
1920	1	0.01%
1930	16	0.24%
1940	22	0.32%
1950	37	0.55%
1960	61	0.90%
1970	230	3.39%
1980	557	8.21%
1990	1,344	19.82%
2000	2,080	30.67%
2013	2,434	35.89%
	6,782	



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.

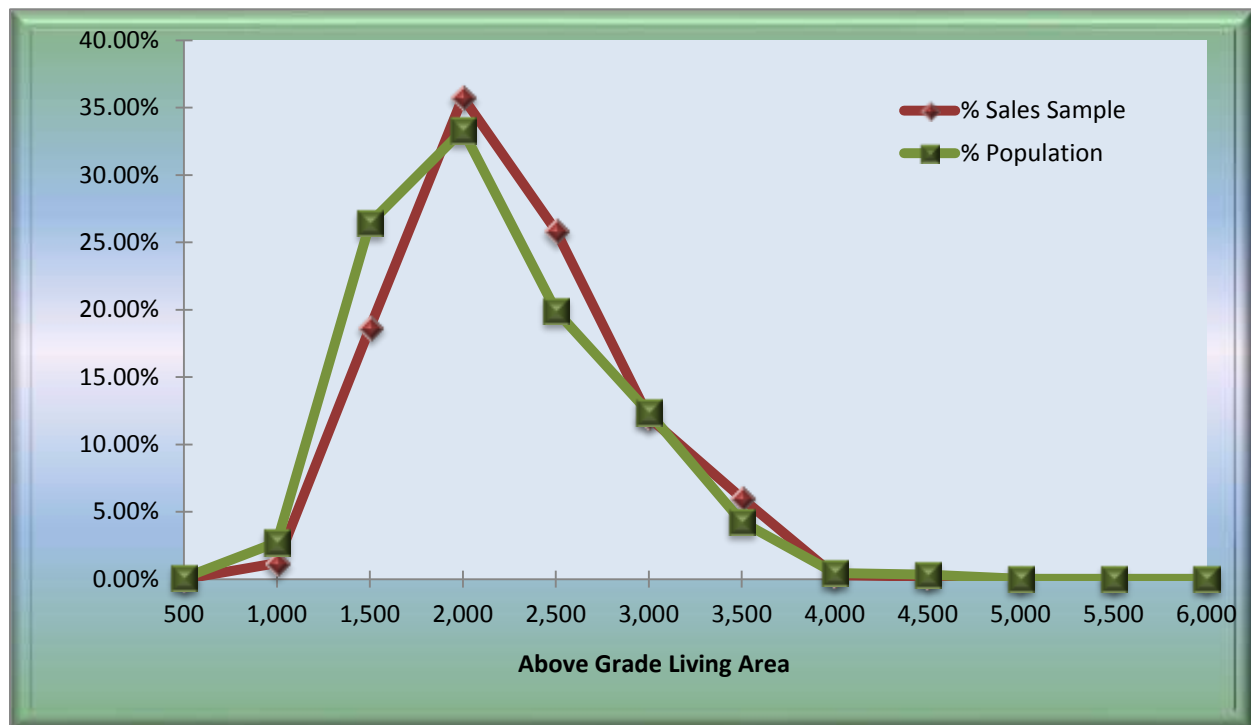
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	13	1.20%
1,500	202	18.67%
2,000	387	35.77%
2,500	280	25.88%
3,000	130	12.01%
3,500	65	6.01%
4,000	3	0.28%
4,500	2	0.18%
5,000	0	0.00%
5,500	0	0.00%
6,000	0	0.00%
1082		

Population

AGLA	Frequency	% Population
500	6	0.09%
1,000	186	2.74%
1,500	1,794	26.45%
2,000	2,260	33.32%
2,500	1,352	19.94%
3,000	839	12.37%
3,500	288	4.25%
4,000	31	0.46%
4,500	22	0.32%
5,000	2	0.03%
5,500	1	0.01%
6,000	1	0.01%
6,782		



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

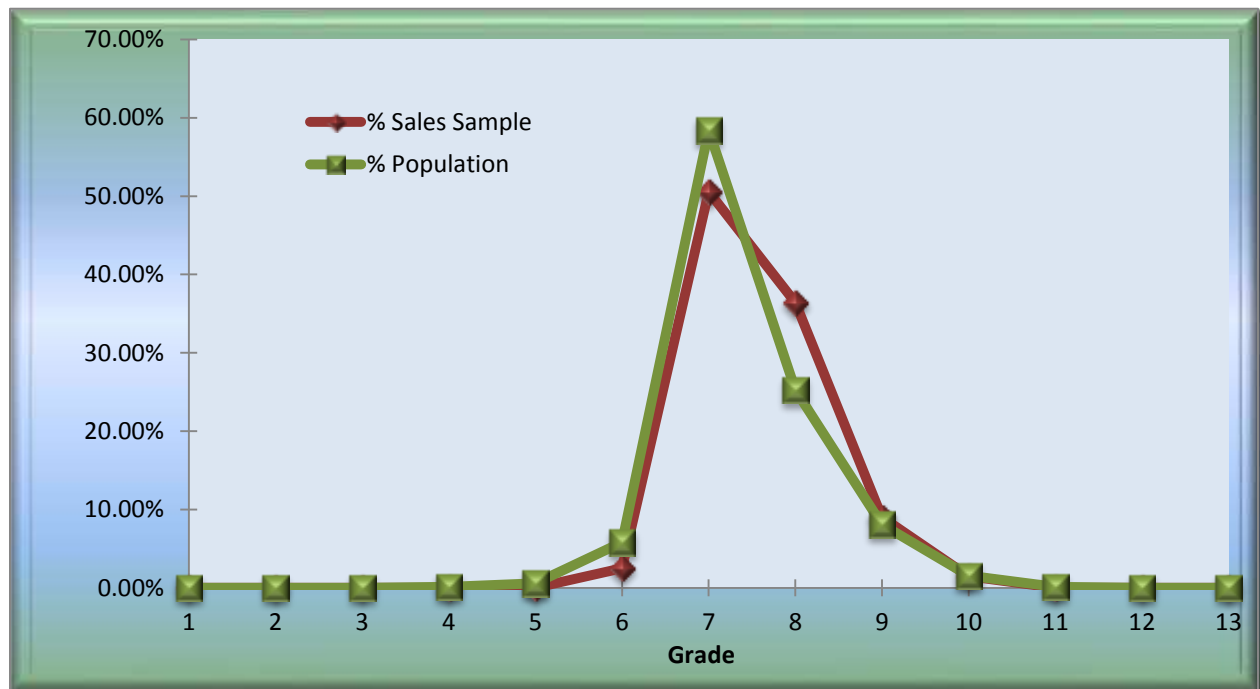
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	27	2.50%
7	547	50.55%
8	394	36.41%
9	98	9.06%
10	16	1.48%
11	0	0.00%
12	0	0.00%
13	0	0.00%
1082		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	8	0.12%
5	39	0.58%
6	395	5.82%
7	3,962	58.42%
8	1,713	25.26%
9	550	8.11%
10	105	1.55%
11	9	0.13%
12	1	0.01%
13	0	0.00%
6,782		



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



Area 056 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 1.233, resulting in an adjusted value of \$585,000 ($\$475,000 \times 1.233 = \$585,675$) – truncated to the nearest \$1000.

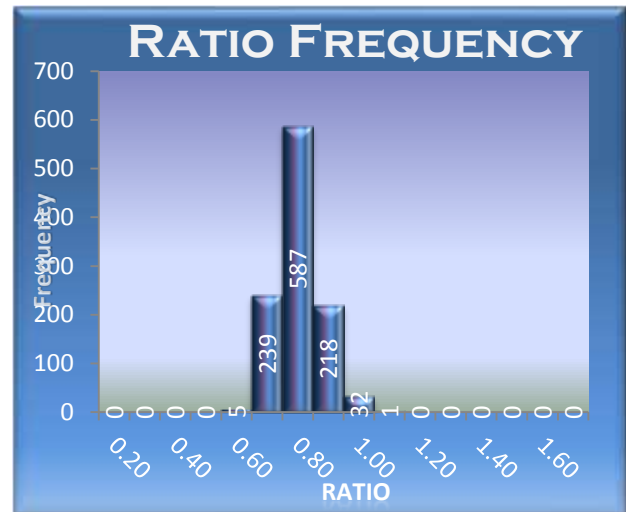
SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.220	22.0%
2/1/2011	1.230	23.0%
3/1/2011	1.238	23.8%
4/1/2011	1.246	24.6%
5/1/2011	1.253	25.3%
6/1/2011	1.259	25.9%
7/1/2011	1.264	26.4%
8/1/2011	1.268	26.8%
9/1/2011	1.271	27.1%
10/1/2011	1.274	27.4%
11/1/2011	1.275	27.5%
12/1/2011	1.276	27.6%
1/1/2012	1.276	27.6%
2/1/2012	1.274	27.4%
3/1/2012	1.272	27.2%
4/1/2012	1.269	26.9%
5/1/2012	1.266	26.6%
6/1/2012	1.261	26.1%
7/1/2012	1.255	25.5%
8/1/2012	1.248	24.8%
9/1/2012	1.241	24.1%
10/1/2012	1.233	23.3%
11/1/2012	1.223	22.3%
12/1/2012	1.213	21.3%
1/1/2013	1.202	20.2%
2/1/2013	1.190	19.0%
3/1/2013	1.178	17.8%
4/1/2013	1.164	16.4%
5/1/2013	1.150	15.0%
6/1/2013	1.134	13.4%
7/1/2013	1.118	11.8%
8/1/2013	1.100	10.0%
9/1/2013	1.082	8.2%
10/1/2013	1.063	6.3%
11/1/2013	1.043	4.3%
12/1/2013	1.022	2.2%
1/1/2014	1.000	0.0%

The time adjustment formula for Area 056 is: $(\text{INT}(\text{EMVJan1}/1000)*1000) / (.7487337 - 5.493098\text{E-}04*\text{SaleDay} - 3.630953\text{E-}07*\text{SaleDaySq} + 6.959874\text{E-}02*3.696858\text{E-}02 + 4.262499\text{E-}02*4.066543\text{E-}02)$
SaleDay = SaleDate - 41640
SaleDaySq = (SaleDate - 41640)^2

Annual Update Ratio Study Report (Before) – 2013 Assessments

District: SE / Team: 3	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Maple Valley	1/1/2013	6/23/2014	1/2011 - 12/2013
Area Number: 56	Appr ID:	Property Type:	Adjusted for time?
	MTIA	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	1082
Mean Assessed Value	252,900
Mean Adj. Sales Price	340,000
Standard Deviation AV	53,756
Standard Deviation SP	83,927
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.753
Median Ratio	0.745
Weighted Mean Ratio	0.744
UNIFORMITY	
Lowest ratio	0.589
Highest ratio:	1.021
Coefficient of Dispersion	7.30%
Standard Deviation	0.069
Coefficient of Variation	9.10%
Price Related Differential (PRD)	1.012
RELIABILITY	
95% Confidence: Median	
Lower limit	0.739
Upper limit	0.751
95% Confidence: Mean	
Lower limit	0.749
Upper limit	0.757
SAMPLE SIZE EVALUATION	
N (population size)	6782
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.069
Recommended minimum:	8
Actual sample size:	1082
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	592
# ratios above mean:	490
z:	3.101
Conclusion:	Normal



COMMENTS:

1 to 3 Unit Residences throughout Area 056

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

Annual Update Ratio Study Report (After) – 2014 Assessments

District: SE / Team: 3		Appr. Date:	Date of Report:	Sales Dates:
Area Name: Maple Valley		1/1/2014	6/23/2014	1/2011 - 12/2013
Area Number: 56		Appr. ID:	Property Type:	Adjusted for time?
		MTIA	1 to 3 Unit	YES
SAMPLE STATISTICS				
Sample size (n)	1082			
Mean Assessed Value	315,700			
Mean Sales Price	340,000			
Standard Deviation AV	68,904			
Standard Deviation SP	83,927			
ASSESSMENT LEVEL				
Arithmetic Mean Ratio	0.939			
Median Ratio	0.930			
Weighted Mean Ratio	0.929			
UNIFORMITY				
Lowest ratio	0.714			
Highest ratio:	1.211			
Coefficient of Dispersion	7.17%			
Standard Deviation	0.084			
Coefficient of Variation	8.93%			
Price Related Differential (PRD)	1.011			
RELIABILITY				
95% Confidence: Median				
Lower limit	0.922			
Upper limit	0.938			
95% Confidence: Mean				
Lower limit	0.934			
Upper limit	0.944			
SAMPLE SIZE EVALUATION				
N (population size)	6782			
B (acceptable error - in decimal)	0.05			
S (estimated from this sample)	0.084			
Recommended minimum:	11			
Actual sample size:	1082			
Conclusion:	OK			
NORMALITY				
Binomial Test				
# ratios below mean:	581			
# ratios above mean:	501			
z:	2.432			
Conclusion:	Normal			

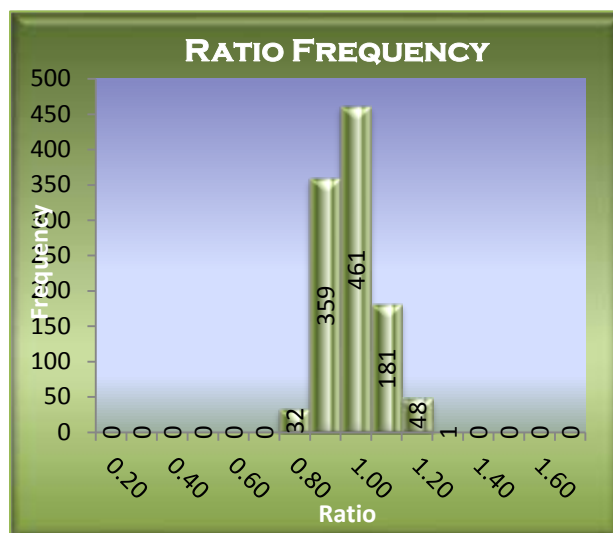
RATIO FREQUENCY

Ratio	Frequency
0.75-0.80	32
0.80-0.85	359
0.85-0.90	461
0.90-0.95	181
0.95-1.00	48
1.00-1.05	1
1.05-1.10	0
1.10-1.15	0
1.15-1.20	0
1.20-1.25	0
1.25-1.30	0
1.30-1.35	0
1.35-1.40	0
1.40-1.45	0
1.45-1.50	0
1.50-1.55	0
1.55-1.60	0

COMMENTS:

1 to 3 Unit Residences throughout Area 056

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



COMMENTS:

1 to 3 Unit Residences throughout Area 056

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

Improved Sales Used in This Annual Update Analysis

Area 056 -- 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	71	278127	0390	05/24/13	\$166,000	\$189,000	910	6	2005	Avg	2538	N	N	28225 241ST AVE SE
1	71	278125	0580	12/16/11	\$144,950	\$185,000	910	6	2003	Avg	2786	N	N	23805 SE 282ND ST
1	71	278127	0370	08/01/12	\$150,000	\$187,000	910	6	2005	Avg	2579	N	N	28233 241ST AVE SE
1	71	278127	0350	09/05/12	\$150,000	\$186,000	910	6	2005	Avg	2988	N	N	28254 241ST AVE SE
1	71	278125	0740	06/21/11	\$152,800	\$193,000	1,180	6	2004	Avg	3300	N	N	28218 239TH PL SE
1	71	278127	0780	01/21/12	\$145,000	\$185,000	1,180	6	2005	Avg	2841	N	N	24009 SE 281ST PL
1	71	278127	0290	12/30/13	\$182,000	\$182,000	1,180	6	2005	Avg	3003	N	N	28230 241ST AVE SE
1	71	278127	0210	07/26/11	\$135,600	\$172,000	1,180	6	2005	Avg	3003	N	N	28158 241ST AVE SE
1	71	278127	0050	04/05/13	\$151,750	\$176,000	1,310	6	2005	Avg	3163	N	N	24112 SE 281ST ST
1	71	278125	0590	11/03/11	\$174,900	\$223,000	1,360	6	2003	Avg	2738	N	N	23809 SE 282ND ST
1	71	278127	0680	10/18/11	\$159,000	\$203,000	1,360	6	2005	Avg	2550	N	N	24028 282ND AVE SE
1	71	278125	0490	06/15/11	\$175,700	\$222,000	1,430	6	2003	Avg	2693	N	N	28131 238TH AVE SE
1	71	278127	0520	08/28/12	\$175,000	\$217,000	1,430	6	2004	Avg	2550	N	N	28147 240TH AVE SE
1	71	278125	0570	05/13/13	\$195,000	\$223,000	1,470	6	2003	Avg	3200	N	N	23801 SE 282ND ST
1	0	202570	0800	10/17/12	\$179,950	\$221,000	1,050	7	1993	Good	7666	N	N	23032 SE 282ND CT
1	0	202570	0640	08/14/13	\$255,000	\$279,000	1,090	7	1992	Good	18224	N	N	23026 SE 280TH CT
1	0	202570	0020	10/30/12	\$185,000	\$226,000	1,090	7	1991	Good	6000	N	N	22815 SE 282ND ST
1	0	202570	0470	03/20/13	\$178,000	\$208,000	1,120	7	1992	Good	8734	N	N	28220 231ST PL SE
1	0	337000	0025	11/08/11	\$205,000	\$261,000	1,150	7	2002	Avg	12566	N	N	27219 208TH AVE SE
1	0	202570	1280	07/30/13	\$259,900	\$286,000	1,170	7	1991	Good	6600	N	N	28025 230TH AVE SE
1	0	202570	0660	05/15/12	\$195,000	\$246,000	1,170	7	1992	Good	13273	N	N	23027 SE 280TH CT
1	0	231001	0050	10/01/12	\$188,100	\$232,000	1,180	7	1990	Avg	8767	N	N	27338 227TH PL SE
1	0	231001	0140	04/03/12	\$200,000	\$254,000	1,180	7	1990	Good	7253	N	N	27440 227TH PL SE
1	0	231000	0580	06/27/12	\$150,000	\$188,000	1,180	7	1990	Good	7196	N	N	27423 227TH AVE SE
1	0	231000	0200	05/30/13	\$229,000	\$260,000	1,200	7	1990	Avg	8516	N	N	22606 SE 273RD ST
1	0	259173	0160	07/29/13	\$206,000	\$227,000	1,220	7	1994	Avg	5333	N	N	21112 SE 278TH PL
1	0	231000	0420	08/29/13	\$173,250	\$188,000	1,220	7	1989	Avg	7779	N	N	22610 SE 274TH ST
1	0	231000	0250	11/01/12	\$200,000	\$245,000	1,220	7	1989	Good	7730	N	N	22716 SE 273RD ST
1	0	221590	0360	08/15/12	\$227,000	\$283,000	1,240	7	1992	Good	7382	N	N	21206 SE 279TH PL
1	0	202570	0810	07/17/13	\$229,950	\$255,000	1,240	7	1992	Good	7846	N	N	23024 SE 282ND CT
1	0	202570	0810	10/10/11	\$188,950	\$241,000	1,240	7	1992	Good	7846	N	N	23024 SE 282ND CT
1	0	221590	0120	08/29/13	\$186,000	\$202,000	1,290	7	1992	Avg	7596	N	N	21245 SE 280TH ST
1	0	259173	0150	08/13/12	\$215,000	\$268,000	1,300	7	1994	Avg	6865	N	N	21108 SE 278TH ST
1	0	231000	0440	04/11/11	\$230,000	\$287,000	1,340	7	1989	Good	7202	N	N	22622 SE 274TH ST
1	0	231001	0190	04/19/11	\$215,000	\$269,000	1,340	7	1990	Good	7467	N	N	22712 SE 275TH ST

Improved Sales Used in This Annual Update Analysis

Area 056 -- 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	7	278125	0970	07/22/11	\$199,000	\$252,000	1,350	7	2005	Avg	4023	N	N	23924 SE 282ND ST
1	0	053800	0090	04/01/13	\$201,000	\$234,000	1,370	7	1998	Avg	5400	N	N	23727 SE 277TH PL
1	0	202570	0950	08/16/11	\$215,000	\$273,000	1,380	7	1992	Good	6000	N	N	28206 230TH AVE SE
1	0	231001	0210	02/01/12	\$180,000	\$229,000	1,380	7	1990	Good	7245	N	N	27427 227TH PL SE
1	0	231001	0010	06/17/13	\$258,900	\$291,000	1,400	7	1990	Good	7471	N	N	27314 227TH PL SE
1	0	202570	0760	08/12/13	\$194,900	\$213,000	1,410	7	1992	Avg	6466	N	N	28109 231ST PL SE
1	0	221590	1760	05/28/13	\$260,000	\$295,000	1,410	7	1992	Good	7000	N	N	27738 212TH PL SE
1	0	231000	0290	09/25/12	\$205,000	\$253,000	1,420	7	1989	Good	9904	N	N	22740 SE 273RD ST
1	0	743710	0990	03/19/12	\$210,000	\$267,000	1,430	7	1992	Avg	6118	N	N	28023 236TH AVE SE
1	0	231000	0190	06/06/12	\$199,900	\$252,000	1,450	7	1990	Avg	8286	N	N	22600 SE 273RD ST
1	0	231000	0140	04/27/11	\$222,600	\$279,000	1,450	7	1990	Good	7413	N	N	27325 226TH AVE SE
1	0	332206	9067	07/23/12	\$240,000	\$300,000	1,460	7	1990	Avg	53637	N	N	22729 SE 283RD ST
1	0	337000	0115	10/17/12	\$285,000	\$350,000	1,460	7	1965	Good	50529	N	N	27254 208TH AVE SE
1	0	743710	0880	02/15/12	\$199,950	\$255,000	1,520	7	1992	Good	6186	N	N	28110 235TH AVE SE
1	0	259173	0240	03/15/13	\$236,000	\$277,000	1,560	7	1994	Avg	6753	N	N	21138 SE 278TH WAY
1	0	202570	1050	07/10/13	\$260,000	\$289,000	1,560	7	1991	Good	8475	N	N	28002 230TH AVE SE
1	0	259173	0030	12/17/13	\$245,000	\$248,000	1,570	7	1994	Avg	7860	N	N	27620 211TH AVE SE
1	0	221590	1240	12/16/13	\$236,000	\$239,000	1,580	7	1992	Good	7466	N	N	27708 215TH PL SE
1	0	322206	9129	03/14/13	\$331,000	\$388,000	1,580	7	1971	V-Good	55756	N	N	20907 SE 276TH ST
1	0	053800	0110	10/13/11	\$203,500	\$259,000	1,580	7	1998	Avg	5400	N	N	23807 SE 277TH PL
1	0	221590	1180	12/20/13	\$226,000	\$228,000	1,590	7	1992	Avg	7480	N	N	21430 SE 277TH ST
1	0	221590	1660	03/26/12	\$227,500	\$289,000	1,590	7	1994	Good	6884	N	N	21341 SE 277TH PL
1	7	278125	1070	12/30/13	\$264,950	\$265,000	1,610	7	2005	Avg	3995	N	N	23828 SE 281ST LN
1	0	221590	0030	05/12/11	\$191,000	\$240,000	1,610	7	1992	Avg	7810	N	N	27818 215TH PL SE
1	0	231000	0590	06/12/12	\$172,000	\$217,000	1,610	7	1990	Avg	8018	N	N	27413 227TH AVE SE
1	0	743710	0560	07/03/13	\$270,000	\$302,000	1,610	7	1991	Good	6730	N	N	23320 SE 282ND PL
1	0	231001	0070	04/23/13	\$230,500	\$266,000	1,620	7	1990	Avg	7549	N	N	27346 227TH PL SE
1	0	231000	0410	08/08/12	\$192,000	\$239,000	1,620	7	1989	Good	7238	N	N	27328 226TH AVE SE
1	0	221590	0510	08/02/11	\$247,900	\$314,000	1,660	7	1992	Good	7000	N	N	21330 SE 280TH ST
1	0	221590	0420	06/01/12	\$210,000	\$265,000	1,660	7	1992	Good	8566	N	N	27934 212TH PL SE
1	0	743710	0430	03/29/13	\$287,500	\$335,000	1,680	7	1992	Good	6976	N	N	28103 233RD AVE SE
1	0	221590	0180	05/16/12	\$225,000	\$284,000	1,690	7	1992	Good	7165	N	N	21163 SE 280TH PL
1	0	743710	1150	09/12/12	\$235,000	\$291,000	1,690	7	1991	Good	7200	N	N	23509 SE 282ND PL
1	0	743710	0700	12/19/11	\$239,900	\$306,000	1,690	7	1992	V-Good	6405	N	N	28028 234TH AVE SE
1	0	053800	0140	01/10/13	\$210,000	\$252,000	1,710	7	1999	Avg	5867	N	N	23825 SE 277TH PL

Improved Sales Used in This Annual Update Analysis

Area 056 -- 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	7	278125	1150	04/29/13	\$269,000	\$310,000	1,740	7	2005	Avg	3570	N	N	23816 SE 282ND ST
1	7	278125	0280	06/08/11	\$250,000	\$315,000	1,770	7	2003	Avg	5400	N	N	28117 237TH AVE SE
1	4	231006	0160	10/29/13	\$274,000	\$286,000	1,770	7	2003	Avg	6992	N	N	21674 SE 281ST ST
1	0	278090	0250	11/10/11	\$219,950	\$281,000	1,770	7	2004	Avg	4884	N	N	27623 240TH AVE SE
1	4	500960	0050	05/02/13	\$210,500	\$242,000	1,770	7	2003	Avg	5000	N	N	21638 SE 283RD ST
1	4	500960	0080	02/24/12	\$215,000	\$274,000	1,790	7	2003	Avg	5989	N	N	21656 SE 283RD ST
1	4	231006	0210	10/12/12	\$228,000	\$280,000	1,800	7	2003	Avg	5550	N	N	21642 SE 281ST ST
1	0	561600	0130	02/02/11	\$220,000	\$271,000	1,800	7	2004	Avg	4849	N	N	28107 225TH PL SE
1	0	561600	0050	05/29/12	\$200,000	\$252,000	1,800	7	2004	Avg	4878	N	N	28145 226TH PL SE
1	4	500960	0020	12/26/13	\$229,500	\$231,000	1,810	7	2003	Avg	5000	N	N	21620 SE 283RD ST
1	0	186470	0470	04/12/12	\$202,500	\$257,000	1,830	7	2007	Avg	5011	N	N	27217 213TH PL SE
1	0	278090	0060	09/13/13	\$260,000	\$279,000	1,840	7	2004	Avg	4675	N	N	27637 239TH PL SE
1	0	231005	0070	07/10/12	\$234,950	\$294,000	1,850	7	2003	Avg	7334	N	N	22512 SE 277TH PL
1	0	231005	0120	02/22/12	\$200,000	\$255,000	1,850	7	2003	Avg	7237	N	N	22501 SE 277TH PL
1	0	743710	0640	09/10/13	\$310,000	\$334,000	1,850	7	1992	Good	6000	N	N	28009 234TH AVE SE
1	0	743710	0950	01/17/12	\$215,000	\$274,000	1,860	7	1992	Avg	7258	N	N	23516 SE 282ND PL
1	0	025537	0130	02/14/12	\$284,900	\$363,000	1,890	7	2011	Avg	6653	N	N	27836 242ND PL SE
1	0	278090	0150	12/27/13	\$290,000	\$291,000	1,890	7	2004	Avg	5806	N	N	23920 SE 277TH PL
1	0	561600	0010	06/28/12	\$233,000	\$293,000	1,910	7	2005	Avg	5047	N	N	28106 226TH PL SE
1	0	186470	0170	10/10/11	\$227,000	\$289,000	1,970	7	2007	Avg	5000	N	N	21235 SE 273RD PL
1	4	231006	0030	10/24/11	\$212,000	\$270,000	1,970	7	2003	Avg	5679	N	N	21615 SE 281ST ST
1	0	186470	0020	09/13/12	\$222,000	\$275,000	1,970	7	2007	Avg	5037	N	N	27216 213TH PL SE
1	4	231006	0180	10/07/13	\$217,000	\$230,000	1,970	7	2003	Avg	5568	N	N	21660 SE 281ST ST
1	0	221590	0680	07/08/13	\$294,000	\$328,000	2,000	7	1992	Avg	7366	N	N	27800 214TH AVE SE
1	0	221590	0520	08/15/11	\$250,000	\$317,000	2,000	7	1992	Avg	7000	N	N	21504 SE 280TH ST
1	0	221590	0740	11/15/13	\$292,000	\$302,000	2,000	7	1993	Avg	6706	N	N	27914 214TH AVE SE
1	0	221590	0760	12/14/12	\$249,000	\$301,000	2,000	7	1993	Avg	6503	N	N	27930 214TH AVE SE
1	0	255818	0140	02/07/13	\$235,000	\$279,000	2,000	7	1974	Avg	17426	N	N	27909 217TH AVE SE
1	0	221590	0020	06/19/13	\$287,000	\$323,000	2,000	7	1992	Good	7810	N	N	27810 215TH PL SE
1	0	221590	0580	12/12/12	\$260,400	\$315,000	2,000	7	1992	Good	10648	N	N	21511 SE 279TH CT
1	0	221590	0880	08/15/11	\$204,000	\$259,000	2,000	7	1993	Good	7000	N	N	27809 214TH AVE SE
1	0	221590	0730	12/28/12	\$210,000	\$253,000	2,000	7	1993	Good	8315	N	N	27906 214TH AVE SE
1	0	025537	0020	10/10/12	\$289,995	\$357,000	2,020	7	2012	Avg	3600	N	N	27706 243RD PL SE
1	0	025537	0430	10/10/12	\$289,995	\$357,000	2,020	7	2012	Avg	3115	N	N	27713 243RD PL SE
1	0	025537	0030	07/25/13	\$302,000	\$334,000	2,020	7	2008	Avg	3600	N	N	27710 243RD PL SE

Improved Sales Used in This Annual Update Analysis

Area 056 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	025537	0520	09/19/13	\$308,000	\$330,000	2,020	7	2008	Avg	4812	N	N	24202 SE 277TH ST
1	0	025537	0030	01/25/11	\$250,000	\$307,000	2,020	7	2008	Avg	3600	N	N	27710 243RD PL SE
1	0	025537	0520	06/13/11	\$234,500	\$296,000	2,020	7	2008	Avg	4812	N	N	24202 SE 277TH ST
1	7	278125	1270	04/01/13	\$280,000	\$326,000	2,060	7	2005	Avg	4193	N	N	24008 SE 281ST ST
1	0	053800	0360	08/12/13	\$255,000	\$279,000	2,070	7	1998	Avg	4698	N	N	27638 238TH AVE SE
1	0	186470	0130	01/30/12	\$215,000	\$274,000	2,080	7	2007	Avg	4700	N	N	21309 SE 273RD PL
1	0	743710	0740	07/26/13	\$260,000	\$287,000	2,110	7	1992	Avg	6825	N	N	28126 234TH AVE SE
1	7	278125	1320	02/28/13	\$269,000	\$317,000	2,170	7	2005	Avg	4682	N	N	24038 SE 281ST ST
1	7	278125	1300	08/15/12	\$238,000	\$296,000	2,170	7	2005	Avg	4643	N	N	24026 SE 281ST ST
1	7	278125	0370	08/21/13	\$341,000	\$371,000	2,290	7	2004	Avg	5024	N	N	28144 237TH AVE SE
1	7	278125	1200	08/27/13	\$289,900	\$315,000	2,310	7	2005	Avg	4644	N	N	23828 SE 281ST ST
1	0	156050	0050	05/13/13	\$305,000	\$349,000	2,340	7	2002	Avg	4966	N	N	24030 SE 279TH ST
1	0	156050	0020	02/08/13	\$230,000	\$273,000	2,340	7	2002	Avg	5000	N	N	24016 SE 279TH ST
1	0	156050	0030	11/08/12	\$220,000	\$269,000	2,340	7	2002	Avg	5000	N	N	24020 SE 279TH ST
1	0	278091	0080	07/31/12	\$295,500	\$369,000	2,370	7	2004	Avg	4379	N	N	24018 SE 277TH PL
1	0	156050	0060	09/17/13	\$307,000	\$329,000	2,430	7	2002	Avg	5005	N	N	24036 SE 279TH ST
1	0	278090	0210	05/09/13	\$313,000	\$359,000	2,450	7	2004	Avg	6805	N	N	27610 239TH PL SE
1	0	186470	0150	09/23/13	\$310,000	\$331,000	2,490	7	2007	Avg	5386	N	N	21243 SE 273RD PL
1	0	186470	0180	05/03/13	\$279,000	\$321,000	2,490	7	2007	Avg	5000	N	N	21231 SE 273RD PL
1	0	156050	0120	05/31/12	\$235,000	\$296,000	2,560	7	2002	Avg	4746	N	N	24029 SE 279TH ST
1	0	025537	0300	12/30/11	\$240,000	\$306,000	2,580	7	2008	Avg	4129	N	N	27715 242ND PL SE
1	0	025537	0280	12/26/13	\$281,900	\$283,000	2,580	7	2008	Avg	4129	N	N	27723 242ND PL SE
1	0	025537	0260	07/22/13	\$251,500	\$278,000	2,580	7	2007	Avg	4129	N	N	27805 242ND PL SE
1	7	278125	1310	05/08/13	\$334,950	\$384,000	2,640	7	2005	Avg	4680	N	N	24032 SE 281ST ST
1	0	278091	0040	03/04/13	\$299,000	\$352,000	2,690	7	2004	Avg	4370	N	N	24035 SE 277TH PL
1	0	278091	0040	05/10/11	\$260,000	\$326,000	2,690	7	2004	Avg	4370	N	N	24035 SE 277TH PL
1	0	025537	0360	12/28/11	\$242,860	\$310,000	2,690	7	2007	Avg	4615	N	N	24204 SE 278TH ST
1	0	025537	0510	06/09/11	\$249,500	\$314,000	2,710	7	2008	Avg	4522	N	N	24203 SE 277TH ST
1	7	278125	0330	08/22/13	\$346,000	\$376,000	2,760	7	2004	Avg	5639	N	N	23630 SE 282ND ST
1	7	278125	0330	03/23/11	\$275,000	\$342,000	2,760	7	2004	Avg	5639	N	N	23630 SE 282ND ST
1	7	278125	0430	08/01/12	\$265,000	\$331,000	2,760	7	2003	Avg	4950	N	N	23715 SE 281ST ST
1	7	278125	0090	08/05/13	\$347,950	\$382,000	2,770	7	2004	Avg	4950	N	N	23624 SE 281ST ST
1	0	186470	0220	02/01/12	\$257,235	\$328,000	2,960	7	2007	Avg	5000	N	N	27239 212TH AVE SE
1	0	186470	0400	05/02/11	\$260,400	\$326,000	2,960	7	2007	Avg	5000	N	N	21222 SE 273RD PL
1	7	278125	0380	07/22/13	\$375,000	\$415,000	2,990	7	2004	Avg	4950	N	N	28138 237TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 056 -- 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	7	278125	1220	11/21/11	\$285,000	\$364,000	2,990	7	2004	Avg	5093	N	N	23910 SE 281ST ST
1	0	278090	0170	08/14/12	\$320,000	\$399,000	3,080	7	2004	Avg	5519	N	N	27634 239TH PL SE
1	0	221590	1730	09/28/11	\$265,000	\$337,000	1,330	8	1993	Good	7840	N	N	21223 SE 277TH ST
1	0	221590	1520	11/30/12	\$227,000	\$275,000	1,490	8	1992	Avg	6900	N	N	21421 SE 277TH ST
1	0	365690	0020	12/19/12	\$268,000	\$323,000	1,520	8	2010	Avg	4841	N	N	21580 SE 273RD CT
1	0	809167	0460	01/23/12	\$300,000	\$382,000	1,570	8	2011	Avg	4982	N	N	28116 224TH PL SE
1	0	809167	0460	06/10/13	\$335,000	\$378,000	1,570	8	2011	Avg	4982	N	N	28116 224TH PL SE
1	0	278124	0080	09/11/13	\$260,000	\$280,000	1,640	8	2010	Avg	4508	N	N	27650 241ST AVE SE
1	0	315850	0260	09/26/11	\$259,990	\$331,000	1,650	8	2011	Avg	4793	N	N	21560 SE 275TH CT
1	0	315850	0350	12/14/11	\$249,990	\$319,000	1,650	8	2011	Avg	4248	N	N	21553 SE 275TH CT
1	0	934730	0100	10/15/12	\$235,373	\$289,000	1,650	8	2011	Avg	3825	N	N	21439 SE 273RD CT
1	0	315850	0340	03/22/12	\$239,990	\$305,000	1,650	8	2011	Avg	4725	N	N	21555 SE 275TH CT
1	0	934730	0020	11/06/12	\$244,990	\$299,000	1,685	8	2012	Avg	3600	N	N	27358 215TH PL SE
1	0	934730	0220	04/24/12	\$239,245	\$303,000	1,690	8	2011	Avg	3540	N	N	27345 215TH PL SE
1	0	809167	0560	08/29/12	\$306,400	\$380,000	1,710	8	2012	Avg	6718	N	N	22419 SE 282ND CT
1	0	934730	0030	11/07/12	\$248,627	\$304,000	1,710	8	2012	Avg	3916	N	N	27366 215TH PL SE
1	0	934730	0050	01/17/13	\$248,820	\$298,000	1,710	8	2012	Avg	3825	N	N	21559 SE 273RD CT
1	0	302300	0180	06/19/12	\$289,995	\$365,000	1,720	8	2012	Avg	5306	N	N	21204 SE 274TH PL
1	0	302300	0350	04/04/11	\$289,995	\$362,000	1,720	8	2011	Avg	5696	N	N	21272 SE 275TH CT
1	0	302300	0160	01/17/12	\$277,495	\$354,000	1,720	8	2011	Avg	5550	N	N	27430 212TH PL SE
1	0	302300	0080	06/15/11	\$279,995	\$353,000	1,720	8	2011	Avg	5031	N	N	27446 212TH PL SE
1	0	302300	0480	11/09/11	\$274,995	\$351,000	1,720	8	2011	Avg	5139	N	N	21367 SE 275TH CT
1	0	365690	0050	08/10/11	\$252,000	\$320,000	1,720	8	2010	Avg	5361	N	N	21591 SE 273RD CT
1	0	365690	0050	12/11/13	\$285,000	\$289,000	1,720	8	2010	Avg	5361	N	N	21591 SE 273RD CT
1	0	302300	0440	03/25/11	\$269,900	\$336,000	1,760	8	2010	Avg	5000	N	N	21253 SE 275TH CT
1	0	302300	0450	07/05/11	\$262,000	\$331,000	1,760	8	2010	Avg	5000	N	N	21255 SE 275TH CT
1	0	809167	0170	11/25/13	\$319,000	\$327,000	1,760	8	2013	Avg	5000	N	N	28218 224TH PL SE
1	0	302300	0150	08/01/13	\$263,000	\$289,000	1,760	8	2009	Avg	5061	N	N	27432 212TH PL SE
1	0	302300	0150	02/13/12	\$226,450	\$288,000	1,760	8	2009	Avg	5061	N	N	27432 212TH PL SE
1	0	221590	1540	11/01/12	\$210,000	\$257,000	1,770	8	1994	Good	7290	N	N	21407 SE 277TH ST
1	0	934730	0160	05/05/11	\$268,114	\$336,000	1,780	8	2011	Avg	4077	N	N	27321 214TH TER SE
1	0	934730	0140	06/07/11	\$265,538	\$335,000	1,780	8	2011	Avg	4061	N	N	27337 214TH TER SE
1	0	315850	0310	07/01/11	\$253,500	\$320,000	1,780	8	2011	Avg	5176	N	N	21561 SE 275TH CT
1	0	315850	0160	09/24/12	\$244,990	\$302,000	1,780	8	2012	Avg	4882	N	N	21431 SE 274TH PL
1	0	809167	0450	05/08/13	\$321,600	\$369,000	1,790	8	2012	Avg	4936	N	N	28112 224TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 056 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	302300	0100	09/17/11	\$287,099	\$365,000	1,790	8	2011	Avg	5500	N	N	27442 212TH PL SE
1	0	302300	0140	10/12/11	\$282,995	\$361,000	1,790	8	2011	Avg	6935	N	N	27434 SE 274TH PL
1	4	231003	0240	06/10/11	\$250,000	\$315,000	1,800	8	1993	Good	6464	N	N	22041 SE 277TH ST
1	0	365690	0040	04/25/11	\$255,000	\$319,000	1,830	8	2010	Avg	4250	N	N	21583 SE 273RD CT
1	0	231002	0080	12/18/12	\$212,500	\$257,000	1,830	8	1995	Good	8770	N	N	22746 00 SE 277TH PL
1	0	315850	0400	10/06/11	\$293,631	\$374,000	1,840	8	2011	Avg	4500	N	N	21443 SE 272ND CT
1	0	278124	0150	07/25/12	\$274,000	\$343,000	1,840	8	2010	Avg	3608	N	N	27692 241ST AVE SE
1	0	315850	0430	02/06/13	\$305,000	\$362,000	1,840	8	2012	Avg	4585	N	N	27581 214TH AVE SE
1	0	315850	0410	03/13/13	\$289,990	\$340,000	1,840	8	2012	Avg	4437	N	N	27577 214TH AVE SE
1	0	934730	0090	06/19/12	\$250,000	\$314,000	1,840	8	2011	Avg	3825	N	N	21447 SE 273RD CT
1	0	934730	0170	03/12/12	\$239,990	\$305,000	1,840	8	2011	Avg	3540	N	N	27326 214TH TER SE
1	0	315850	0360	05/14/12	\$256,990	\$325,000	1,840	8	2011	Avg	4950	N	N	21551 SE 275TH CT
1	0	934730	0190	04/18/12	\$239,990	\$304,000	1,840	8	2011	Avg	3916	N	N	27340 214TH TER SE
1	0	315850	0230	08/31/12	\$261,414	\$324,000	1,840	8	2012	Avg	4680	N	N	21554 SE 275TH CT
1	0	315850	0420	02/01/13	\$269,990	\$321,000	1,840	8	2012	Avg	4281	N	N	27579 214TH AVE SE
1	0	934730	0210	07/16/12	\$239,990	\$300,000	1,840	8	2011	Avg	3600	N	N	27353 215TH PL SE
1	0	315850	0070	12/21/12	\$265,000	\$320,000	1,840	8	2013	Avg	5000	N	N	27476 214TH AVE SE
1	0	315850	0250	11/08/12	\$259,990	\$317,000	1,840	8	2012	Avg	5011	N	N	21558 SE 275TH CT
1	0	809167	0130	08/24/12	\$284,900	\$354,000	1,850	8	2010	Avg	5533	N	N	28202 224TH PL SE
1	0	302300	0420	06/16/11	\$281,000	\$354,000	1,860	8	2009	Avg	6241	N	N	21250 SE 275TH CT
1	0	934730	0110	08/10/11	\$281,060	\$357,000	1,880	8	2011	Avg	3825	N	N	21431 SE 273RD CT
1	0	934730	0150	08/30/11	\$274,990	\$350,000	1,880	8	2011	Avg	3605	N	N	27329 214TH TER SE
1	0	315850	0030	06/12/13	\$322,990	\$364,000	1,880	8	2011	Avg	5000	N	N	27584 214TH AVE SE
1	0	315850	0210	08/16/13	\$325,000	\$355,000	1,880	8	2012	Avg	4680	N	N	21548 SE 275TH CT
1	0	315850	0010	06/03/13	\$299,990	\$340,000	1,880	8	2013	Avg	5218	N	N	27588 214TH AVE SE
1	0	934730	0070	09/26/12	\$249,990	\$309,000	1,880	8	2012	Avg	3825	N	N	21463 SE 273RD CT
1	0	315850	0210	10/16/12	\$260,215	\$320,000	1,880	8	2012	Avg	4680	N	N	21548 SE 275TH CT
1	0	365690	0030	04/05/11	\$292,000	\$364,000	1,890	8	2010	Avg	4250	N	N	21575 SE 273RD CT
1	4	231003	0140	02/23/12	\$220,000	\$280,000	1,910	8	1993	Avg	7729	N	N	22139 SE 277TH ST
1	0	221590	1450	10/17/13	\$307,000	\$323,000	1,920	8	1993	Good	6772	N	N	27745 215TH AVE SE
1	0	934730	0040	03/26/13	\$291,585	\$340,000	1,960	8	2012	Avg	3825	N	N	21567 SE 273RD CT
1	0	934730	0010	11/14/12	\$265,723	\$324,000	1,960	8	2012	Avg	3540	N	N	27350 215TH PL SE
1	0	809167	0110	07/13/11	\$289,900	\$367,000	1,990	8	2010	Avg	5790	N	N	22435 SE 281ST CT
1	0	315850	0280	05/19/11	\$286,990	\$361,000	2,000	8	2011	Avg	5409	N	N	21563 SE 275TH CT
1	0	315850	0320	06/09/11	\$300,000	\$378,000	2,000	8	2011	Avg	5194	N	N	21559 SE 275TH CT

Improved Sales Used in This Annual Update Analysis

Area 056 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	934730	0120	01/20/12	\$269,990	\$344,000	2,000	8	2011	Avg	3825	N	N	21423 SE 273RD CT
1	0	315850	0060	03/15/13	\$308,459	\$361,000	2,000	8	2013	Avg	5000	N	N	27578 214TH AVE SE
1	0	315850	0330	01/09/12	\$276,990	\$353,000	2,000	8	2011	Avg	5492	N	N	21557 SE 275TH CT
1	0	315850	0330	12/03/13	\$330,000	\$337,000	2,000	8	2011	Avg	5492	N	N	21557 SE 275TH CT
1	0	315850	0150	10/05/12	\$264,990	\$326,000	2,000	8	2012	Avg	4319	N	N	21428 SE 274TH PL
1	0	315850	0100	02/21/13	\$293,214	\$346,000	2,010	8	2012	Avg	4712	N	N	27470 214TH AVE SE
1	0	315850	0220	09/13/12	\$273,843	\$339,000	2,010	8	2012	Avg	4680	N	N	21552 SE 275TH CT
1	0	315850	0200	03/01/13	\$284,990	\$336,000	2,010	8	2012	Avg	4680	N	N	21446 SE 275TH CT
1	0	231010	0330	09/03/13	\$285,000	\$308,000	2,010	8	2004	Avg	5086	N	N	22506 SE 281ST ST
1	0	231004	0320	01/14/13	\$260,000	\$311,000	2,020	8	1998	Good	8747	N	N	22613 SE 279TH ST
1	0	315850	0460	05/27/13	\$340,990	\$388,000	2,070	8	2013	Avg	4689	N	N	27587 214TH AVE SE
1	0	934730	0200	12/19/11	\$277,000	\$353,000	2,070	8	2011	Avg	3916	N	N	27361 215TH PL SE
1	0	315850	0440	05/10/13	\$326,990	\$375,000	2,070	8	2012	Avg	4289	N	N	27583 214TH AVE SE
1	0	315850	0390	06/05/12	\$275,000	\$347,000	2,070	8	2011	Avg	4500	N	N	21445 SE 275TH CT
1	0	934730	0080	04/17/12	\$249,990	\$317,000	2,070	8	2011	Avg	3825	N	N	21455 SE 273RD CT
1	0	934730	0180	04/23/12	\$249,990	\$317,000	2,070	8	2011	Avg	3600	N	N	27332 214TH TER SE
1	0	315850	0240	09/04/12	\$269,990	\$335,000	2,070	8	2012	Avg	4680	N	N	21556 SE 275TH CT
1	0	278124	0030	06/08/11	\$262,000	\$330,000	2,070	8	1994	Good	8745	N	N	27683 241ST AVE SE
1	0	315850	0370	08/31/12	\$279,990	\$348,000	2,073	8	2011	Avg	4950	N	N	21549 SE 275TH CT
1	0	231015	0040	03/11/13	\$222,000	\$261,000	2,080	8	2005	Avg	3925	N	N	28124 227TH PL SE
1	0	302300	0110	06/19/12	\$300,110	\$377,000	2,110	8	2011	Avg	5550	N	N	27440 212TH PL SE
1	0	302300	0020	06/06/11	\$297,995	\$375,000	2,110	8	2011	Avg	5396	N	N	27558 212TH PL SE
1	0	302300	0060	06/10/11	\$297,850	\$375,000	2,110	8	2011	Avg	8014	N	N	27450 212TH PL SE
1	0	302300	0300	06/08/12	\$292,995	\$369,000	2,110	8	2011	Avg	5200	N	N	21207 SE 274TH PL
1	0	302300	0370	03/08/11	\$297,995	\$369,000	2,110	8	2011	Avg	4970	N	N	21373 SE 275TH CT
1	0	302300	0200	08/16/12	\$289,995	\$361,000	2,110	8	2012	Avg	5306	N	N	21208 SE 274TH PL
1	0	302300	0470	11/09/11	\$279,995	\$357,000	2,110	8	2011	Avg	5655	N	N	21365 SE 275TH CT
1	0	302300	0230	10/16/12	\$285,000	\$350,000	2,110	8	2013	Avg	5305	N	N	21314 SE 274TH ST
1	0	231010	0260	07/26/12	\$245,900	\$307,000	2,120	8	2002	Avg	5574	N	N	22431 SE 280TH PL
1	0	231010	0290	08/28/12	\$234,000	\$291,000	2,120	8	2002	Avg	6097	N	N	22519 SE 280TH PL
1	0	934730	0060	03/26/13	\$320,990	\$375,000	2,130	8	2012	Avg	3825	N	N	21551 SE 273RD CT
1	0	315850	0450	06/03/13	\$349,990	\$397,000	2,160	8	2013	Avg	4593	N	N	27585 214TH AVE SE
1	0	315850	0180	11/07/12	\$311,169	\$380,000	2,160	8	2012	Avg	4829	N	N	21440 SE 275TH CT
1	0	809167	0120	04/21/11	\$314,900	\$394,000	2,160	8	2010	Avg	5555	N	N	22431 SE 281ST CT
1	0	315850	0170	09/19/12	\$297,330	\$368,000	2,160	8	2012	Avg	4808	N	N	21429 SE 274TH PL

Improved Sales Used in This Annual Update Analysis

Area 056 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	231011	0290	08/01/13	\$344,000	\$379,000	2,190	8	2005	Avg	5952	N	N	22620 SE 281ST ST
1	0	302300	0280	07/05/11	\$307,856	\$389,000	2,200	8	2011	Avg	5707	N	N	21211 SE 274TH PL
1	0	302300	0490	08/03/11	\$290,000	\$368,000	2,200	8	2011	Avg	5981	N	N	21369 SE 275TH CT
1	0	302300	0070	03/15/12	\$289,995	\$369,000	2,200	8	2011	Avg	5775	N	N	27448 212TH PL SE
1	0	302300	0330	12/15/11	\$275,000	\$351,000	2,200	8	2011	Avg	5621	N	N	27549 212TH PL SE
1	0	231004	0250	07/23/13	\$311,000	\$344,000	2,220	8	1999	Avg	7744	N	N	22507 SE 279TH ST
1	0	231004	0050	06/09/11	\$275,000	\$347,000	2,220	8	1999	Avg	6425	N	N	22626 S 279TH ST
1	0	221590	1140	08/14/12	\$249,900	\$311,000	2,220	8	1992	Avg	7480	N	N	21344 SE 277TH ST
1	0	231010	0300	09/23/13	\$344,950	\$368,000	2,240	8	2003	Avg	5637	N	N	22418 SE 281ST ST
1	0	231010	0300	06/30/11	\$265,000	\$335,000	2,240	8	2003	Avg	5637	N	N	22418 SE 281ST ST
1	0	231010	0340	09/29/11	\$256,000	\$326,000	2,240	8	2002	Avg	5086	N	N	22512 SE 281ST ST
1	0	302300	0400	03/02/12	\$310,000	\$394,000	2,250	8	2011	Avg	7304	N	N	21254 SE 275TH CT
1	0	302300	0240	07/10/12	\$312,470	\$392,000	2,250	8	2012	Avg	5305	N	N	21316 SE 274TH PL
1	0	302300	0170	04/13/12	\$304,995	\$387,000	2,250	8	2011	Avg	5061	N	N	27428 212TH PL SE
1	0	302300	0390	07/20/11	\$304,995	\$386,000	2,250	8	2011	Avg	5119	N	N	21377 SE 275TH CT
1	0	302300	0310	08/04/11	\$303,695	\$385,000	2,250	8	2011	Avg	5586	N	N	27445 212TH PL SE
1	0	302300	0210	08/16/12	\$309,147	\$385,000	2,250	8	2012	Avg	5306	N	N	21210 SE 274TH PL
1	0	302300	0030	03/09/11	\$309,995	\$384,000	2,250	8	2011	Avg	10628	N	N	27552 212TH PL SE
1	0	302300	0340	01/04/11	\$309,995	\$379,000	2,250	8	2011	Avg	7698	N	N	21270 SE 275TH CT
1	0	302300	0090	05/07/12	\$295,000	\$373,000	2,250	8	2011	Avg	4500	N	N	27444 212TH PL SE
1	0	302300	0260	09/28/12	\$283,000	\$349,000	2,250	8	2012	Avg	4295	N	N	21317 SE 274TH PL
1	0	809167	0020	12/07/11	\$315,000	\$402,000	2,260	8	2011	Avg	5824	N	N	28110 224TH PL SE
1	0	231004	0110	02/22/11	\$261,500	\$323,000	2,260	8	1999	Good	5779	N	N	22522 SE 279TH ST
1	0	809167	0580	05/02/13	\$342,900	\$394,000	2,270	8	2013	Avg	5719	N	N	22411 SE 282ND CT
1	0	809167	0500	09/03/13	\$359,625	\$389,000	2,270	8	2013	Avg	4460	N	N	22406 SE 282ND CT
1	0	809167	0220	05/22/13	\$328,735	\$374,000	2,270	8	2013	Avg	5243	N	N	28213 225TH PL SE
1	0	302300	0040	03/08/13	\$295,000	\$347,000	2,280	8	2009	Avg	9123	N	N	27554 212TH PL SE
1	0	302300	0040	01/24/12	\$259,000	\$330,000	2,280	8	2009	Avg	9123	N	N	27554 212TH PL SE
1	0	809167	0090	05/16/11	\$307,000	\$386,000	2,310	8	2010	Avg	5394	N	N	22443 SE 281ST CT
1	0	809167	0540	12/06/12	\$345,500	\$419,000	2,320	8	2012	Avg	6719	N	N	22422 SE 282ND CT
1	0	809167	0510	08/01/13	\$352,530	\$388,000	2,320	8	2013	Avg	6096	N	N	22410 SE 282ND CT
1	0	231004	0300	03/26/13	\$295,000	\$344,000	2,360	8	1999	Avg	7743	N	N	27918 226TH CT SE
1	0	315850	0270	06/26/13	\$340,000	\$381,000	2,360	8	2011	Avg	5994	N	N	21564 SE 275TH CT
1	0	809167	0570	08/15/12	\$348,500	\$434,000	2,360	8	2012	Avg	6577	N	N	22415 SE 282ND CT
1	0	315850	0270	09/25/11	\$295,000	\$376,000	2,360	8	2011	Avg	5994	N	N	21564 SE 275TH CT

Improved Sales Used in This Annual Update Analysis

Area 056 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	315850	0300	06/12/13	\$330,000	\$372,000	2,360	8	2011	Avg	5075	N	N	21567 SE 275TH CT
1	0	315850	0300	08/03/11	\$286,990	\$364,000	2,360	8	2011	Avg	5075	N	N	21567 SE 275TH CT
1	0	231011	0060	01/27/11	\$274,000	\$337,000	2,370	8	2004	Avg	5165	N	N	22618 SE 280TH PL
1	0	231015	0060	03/07/11	\$263,000	\$326,000	2,380	8	2005	Avg	5648	N	N	28132 227TH PL SE
1	0	809167	0530	09/17/12	\$339,500	\$420,000	2,390	8	2012	Avg	8063	N	N	22418 SE 282ND CT
1	0	302300	0250	08/08/12	\$325,360	\$406,000	2,400	8	2012	Avg	5154	N	N	21318 SE 274TH PL
1	0	302300	0320	05/11/11	\$320,495	\$402,000	2,400	8	2011	Avg	7676	N	N	27445 212TH PL SE
1	0	302300	0190	05/02/12	\$314,995	\$399,000	2,400	8	2011	Avg	5306	N	N	21206 SE 274TH PL
1	0	302300	0360	01/05/11	\$322,250	\$394,000	2,400	8	2011	Avg	10556	N	N	21371 SE 275TH CT
1	0	302300	0410	09/26/11	\$303,000	\$386,000	2,400	8	2011	Avg	4900	N	N	21252 SE 275TH CT
1	0	302300	0220	05/12/12	\$311,045	\$393,000	2,400	8	2012	Avg	5306	N	N	21312 SE 274TH PL
1	0	302300	0380	02/28/12	\$284,995	\$363,000	2,400	8	2011	Avg	5001	N	N	21375 SE 275TH CT
1	0	510890	0220	09/05/13	\$339,950	\$367,000	2,420	8	2004	Avg	4925	N	N	27447 237TH PL SE
1	0	885651	0240	03/21/11	\$275,500	\$342,000	2,460	8	2006	Avg	4964	N	N	27443 238TH PL SE
1	0	885651	0010	01/16/13	\$275,000	\$329,000	2,460	8	2006	Avg	4868	N	N	27446 238TH PL SE
1	0	809167	0520	04/02/12	\$336,900	\$428,000	2,470	8	2012	Avg	7938	N	N	22414 SE 282ND CT
1	0	809167	0520	08/08/13	\$361,450	\$396,000	2,470	8	2012	Avg	7938	N	N	22414 SE 282ND CT
1	0	809167	0440	08/15/11	\$329,900	\$419,000	2,490	8	2011	Avg	4956	N	N	28108 224TH AVE SE
1	0	322206	9106	08/08/12	\$562,000	\$701,000	2,580	8	1980	Good	140698	N	N	20717 SE 276TH ST
1	0	315850	0050	03/25/13	\$368,849	\$431,000	2,630	8	2013	Avg	5000	N	N	27580 214TH AVE SE
1	0	315850	0040	05/14/13	\$400,365	\$458,000	2,640	8	2011	Avg	5000	N	N	27582 214TH AVE SE
1	0	315850	0020	06/03/13	\$392,033	\$444,000	2,640	8	2013	Avg	5000	N	N	27586 214TH AVE SE
1	0	315850	0090	12/05/12	\$365,137	\$442,000	2,640	8	2012	Avg	5000	N	N	27472 214TH AVE SE
1	0	315850	0380	09/19/11	\$340,218	\$433,000	2,640	8	2011	Avg	4360	N	N	21447 SE 275TH CT
1	0	315850	0290	05/25/11	\$317,990	\$400,000	2,640	8	2011	Avg	5595	N	N	21565 SE 275TH CT
1	0	934730	0130	06/06/11	\$318,642	\$401,000	2,640	8	2011	Avg	5435	N	N	21415 SE 273RD CT
1	0	315850	0140	12/18/12	\$349,990	\$423,000	2,640	8	2012	Avg	4500	N	N	21426 SE 274TH PL
1	0	315850	0190	05/09/13	\$359,990	\$412,000	2,640	8	2012	Avg	4498	N	N	21444 SE 275TH CT
1	0	315850	0120	12/28/11	\$319,990	\$408,000	2,640	8	2011	Avg	4500	N	N	21322 SE 274TH PL
1	0	315850	0080	01/09/13	\$339,990	\$408,000	2,640	8	2013	Avg	5000	N	N	27474 214TH AVE SE
1	0	315850	0130	01/11/12	\$339,000	\$432,000	2,680	8	2011	Avg	4500	N	N	21424 SE 214TH PL
1	0	809167	0550	07/02/13	\$367,000	\$410,000	2,680	8	2013	Avg	6397	N	N	22423 SE 282ND CT
1	0	315850	0110	05/02/12	\$336,990	\$426,000	2,681	8	2011	Avg	4633	N	N	21320 SE 274TH PL
1	0	885651	0210	04/13/12	\$299,000	\$379,000	2,720	8	2006	Avg	5358	N	N	27433 238TH PL SE
1	0	809167	0750	09/13/12	\$368,000	\$455,000	2,770	8	2012	Avg	6176	N	N	28115 224TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 056 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	771400	0270	05/15/12	\$373,500	\$472,000	2,790	8	2004	Avg	4650	N	N	27426 236TH PL SE
1	0	771400	0030	05/06/13	\$339,000	\$389,000	2,790	8	2003	Avg	4650	N	N	27444 237TH AVE SE
1	0	771400	0290	08/06/13	\$354,000	\$388,000	2,820	8	2005	Avg	4643	N	N	27414 236TH PL SE
1	0	771400	0040	08/06/13	\$365,000	\$401,000	2,850	8	2004	Avg	4650	N	N	27438 237TH AVE SE
1	0	771400	0340	03/08/12	\$312,500	\$397,000	2,850	8	2004	Avg	4650	N	N	27437 237TH AVE SE
1	0	885651	0290	09/24/13	\$340,000	\$363,000	2,870	8	2006	Avg	6531	N	N	27461 238TH PL SE
1	0	885651	0220	04/26/12	\$285,000	\$361,000	2,870	8	2006	Avg	6078	N	N	27439 238TH PL SE
1	0	885651	0060	02/21/12	\$250,000	\$318,000	2,870	8	2006	Avg	4508	N	N	27420 238TH PL SE
1	0	809167	0730	02/15/11	\$369,900	\$456,000	2,890	8	2011	Avg	6322	N	N	28123 224TH AVE SE
1	0	771400	0060	11/05/12	\$369,950	\$452,000	3,030	8	2004	Avg	4650	N	N	27428 237TH AVE SE
1	0	771400	0050	06/06/13	\$367,500	\$416,000	3,030	8	2004	Avg	4650	N	N	27434 237TH AVE SE
1	0	885651	0170	08/16/13	\$388,000	\$423,000	3,060	8	2006	Avg	5113	N	N	23731 SE 274TH ST
1	0	510890	0200	06/19/13	\$390,000	\$439,000	3,110	8	2004	Avg	5600	N	N	27437 237TH PL SE
1	0	510890	0090	10/14/11	\$265,000	\$338,000	3,110	8	2004	Avg	5600	N	N	27426 237TH PL SE
1	4	771400	0150	03/31/11	\$349,950	\$436,000	3,430	8	2004	Avg	8614	N	N	27407 236TH PL SE
1	0	278110	0140	04/11/13	\$349,950	\$406,000	2,560	9	2006	Avg	4749	N	N	27668 236TH CT SE
1	4	278120	0140	03/21/12	\$317,500	\$403,000	2,560	9	2006	Avg	5709	N	N	27669 236TH CT SE
1	0	278110	0140	01/27/11	\$314,900	\$387,000	2,560	9	2006	Avg	4749	N	N	27668 236TH CT SE
1	0	278110	0040	05/27/11	\$362,000	\$455,000	3,010	9	2006	Avg	5461	N	N	27624 236TH CT SE
1	0	278110	0060	10/09/13	\$399,900	\$423,000	3,010	9	2006	Avg	6643	N	N	27632 236TH CT SE
1	0	278120	0150	08/24/12	\$379,900	\$472,000	3,100	9	2006	Avg	5281	N	N	27673 236TH CT SE
1	0	278120	0150	08/22/12	\$379,900	\$472,000	3,100	9	2006	Avg	5281	N	N	27673 236TH CT SE
1	4	278120	0100	06/20/13	\$400,000	\$450,000	3,100	9	2005	Avg	4824	N	N	27649 236TH CT SE
1	0	278110	0120	05/13/11	\$320,000	\$402,000	3,100	9	2005	Avg	7738	N	N	27660 236TH CT SE
1	4	278120	0110	01/16/13	\$385,000	\$461,000	3,110	9	2006	Avg	4671	N	N	27655 236TH CT SE
1	4	278120	0110	09/10/12	\$300,000	\$372,000	3,110	9	2006	Avg	4671	N	N	27655 236TH CT SE
2	0	415630	0090	11/13/13	\$199,999	\$207,000	880	6	1980	Good	9603	N	N	21240 SE 271ST PL
2	0	154580	4440	04/18/12	\$156,000	\$198,000	1,400	6	1960	Avg	13647	N	N	21862 SE 265TH WAY
2	0	415630	0250	11/05/13	\$191,000	\$199,000	910	7	1980	Avg	9601	N	N	21250 SE 271ST ST
2	0	415630	0160	02/23/12	\$215,000	\$274,000	920	7	1980	V-Good	9767	N	N	27125 212TH PL SE
2	0	154580	1970	01/21/11	\$199,000	\$244,000	950	7	1966	V-Good	6660	N	N	27022 216TH AVE SE
2	0	025200	0610	04/01/13	\$225,000	\$262,000	970	7	1986	Avg	13500	N	N	26811 210TH AVE SE
2	0	415630	0660	03/20/13	\$224,225	\$262,000	1,000	7	1982	Good	9623	N	N	26626 212TH AVE SE
2	0	154580	5310	04/29/13	\$228,000	\$262,000	1,010	7	1979	Good	8844	N	N	26625 223RD PL SE
2	0	154580	4450	03/12/13	\$194,950	\$229,000	1,010	7	1975	V-Good	10019	N	N	21854 SE 265TH WAY

Improved Sales Used in This Annual Update Analysis

Area 056 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	154580	6690	06/12/13	\$210,000	\$237,000	1,040	7	1980	Avg	8800	N	N	26004 221ST PL SE
2	0	154580	0660	05/30/13	\$245,000	\$278,000	1,060	7	1997	Avg	7181	N	N	21617 SE 266TH ST
2	0	154580	3110	08/31/12	\$146,500	\$182,000	1,060	7	1962	Avg	15250	N	N	26915 218TH AVE SE
2	0	154580	0860	05/03/12	\$178,000	\$225,000	1,060	7	1996	Good	8348	N	N	21620 SE 266TH PL
2	0	154580	6700	08/19/13	\$164,900	\$180,000	1,090	7	1976	Avg	8800	N	N	26012 221ST PL SE
2	0	154580	8965	04/05/13	\$234,950	\$273,000	1,100	7	1983	Good	12800	N	N	22215 SE 268TH ST
2	0	415630	0450	01/02/13	\$220,000	\$264,000	1,110	7	1980	V-Good	9604	N	N	21221 SE 268TH PL
2	0	154580	0240	12/13/12	\$223,180	\$270,000	1,120	7	1984	Avg	7584	N	N	26571 218TH AVE SE
2	0	025200	0050	06/01/12	\$229,950	\$290,000	1,120	7	1989	Good	18216	N	N	27013 211TH AVE SE
2	0	415630	0580	02/07/13	\$182,000	\$216,000	1,130	7	1980	Avg	9601	N	N	21203 SE 268TH ST
2	0	154580	1510	07/10/12	\$185,000	\$232,000	1,140	7	1985	Avg	7686	N	N	21647 SE 268TH ST
2	0	154580	1640	06/12/12	\$170,000	\$214,000	1,140	7	1986	Avg	7686	N	N	21636 SE 269TH ST
2	0	154580	1830	10/10/11	\$174,000	\$222,000	1,140	7	1985	Good	7176	N	N	26917 218TH AVE SE
2	0	154580	2840	11/20/13	\$215,000	\$221,000	1,140	7	1986	Good	7930	N	N	21833 SE 271ST ST
2	0	154580	6170	01/25/11	\$268,000	\$329,000	1,150	7	1983	Good	18238	N	N	26342 222ND AVE SE
2	0	154580	1180	05/18/11	\$180,000	\$226,000	1,160	7	1997	Avg	7721	N	N	26714 216TH AVE SE
2	0	154580	1040	08/26/13	\$200,000	\$217,000	1,160	7	1997	Avg	7370	N	N	26671 218TH AVE SE
2	0	154580	0470	01/20/11	\$192,000	\$235,000	1,160	7	1988	Good	8058	N	N	26815 216TH AVE SE
2	0	154580	7540	03/16/12	\$195,000	\$248,000	1,170	7	1989	Avg	7848	N	N	21415 SE 268TH PL
2	0	154580	8480	04/11/13	\$223,000	\$259,000	1,180	7	1983	Avg	8500	N	N	22005 SE 270TH ST
2	0	154580	5850	10/10/12	\$180,000	\$221,000	1,180	7	1997	Avg	7620	N	N	26323 220TH PL SE
2	0	154580	6410	04/11/11	\$230,000	\$287,000	1,190	7	1979	Avg	12390	N	N	26221 222ND PL SE
2	0	154580	8470	03/22/13	\$170,000	\$199,000	1,200	7	1980	Good	8500	N	N	22004 SE 270TH ST
2	0	154580	0980	09/09/13	\$224,000	\$241,000	1,210	7	1988	Avg	7686	N	N	21651 SE 266TH PL
2	0	154580	5030	01/23/13	\$206,000	\$246,000	1,210	7	1998	Avg	5460	N	N	26523 222ND AVE SE
2	0	154580	8930	01/11/12	\$220,000	\$281,000	1,230	7	1979	Avg	8214	N	N	26950 222ND AVE SE
2	0	154580	0900	11/17/12	\$179,000	\$218,000	1,250	7	1972	Avg	8024	N	N	21603 SE 266TH PL
2	0	154580	7110	12/21/12	\$237,000	\$286,000	1,250	7	1980	V-Good	7436	N	N	22042 SE 261ST PL
2	0	154580	2930	01/04/12	\$205,000	\$261,000	1,260	7	2001	Avg	7930	N	N	21820 SE 271ST ST
2	0	154580	3510	12/05/13	\$225,000	\$229,000	1,260	7	1985	Good	7625	N	N	21804 SE 268TH ST
2	0	154580	5390	06/17/13	\$228,000	\$257,000	1,270	7	1986	Avg	7500	N	N	26512 221ST AVE SE
2	0	154580	1910	04/12/13	\$253,000	\$293,000	1,280	7	1989	Avg	6626	N	N	21628 SE 270TH ST
2	0	154580	5370	06/18/13	\$225,000	\$253,000	1,280	7	1987	Avg	8226	N	N	22105 SE 265TH WAY
2	0	154580	2590	10/03/12	\$201,000	\$248,000	1,330	7	1989	Avg	8000	N	N	21807 SE 271ST PL
2	0	154580	2110	08/30/12	\$222,800	\$277,000	1,330	7	1990	Good	7698	N	N	21666 SE 271ST ST

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Area 056 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	154580	4550	05/11/12	\$185,000	\$234,000	1,340	7	1984	Avg	8125	N	N	21828 SE 265TH ST
2	0	154580	2490	06/12/13	\$161,500	\$182,000	1,340	7	1987	Avg	7875	N	N	21643 SE 271ST PL
2	0	154580	1860	04/10/12	\$186,500	\$237,000	1,350	7	1988	Avg	7238	N	N	21660 SE 270TH ST
2	0	154580	8380	06/25/13	\$225,000	\$252,000	1,350	7	1979	Good	8100	N	N	22051 SE 269TH PL
2	2	729660	0075	05/11/12	\$316,800	\$400,000	1,360	7	1963	Avg	15175	Y	Y	21771 SE 259TH ST
2	0	154580	4330	03/10/11	\$245,000	\$304,000	1,360	7	1986	V-Good	9166	N	N	21806 SE 265TH WAY
2	0	154580	4830	11/04/11	\$185,000	\$236,000	1,380	7	1986	Good	7500	N	N	26616 221ST AVE SE
2	0	154580	0590	08/09/13	\$249,950	\$274,000	1,390	7	1990	Avg	12217	N	N	27111 216TH AVE SE
2	0	154580	2780	05/15/12	\$181,000	\$229,000	1,390	7	1989	Avg	7930	N	N	21850 SE 271ST PL
2	2	729660	0010	06/13/12	\$425,000	\$535,000	1,390	7	1978	Good	25010	Y	Y	21738 SE 262ND PL
2	0	154580	3680	02/27/13	\$235,000	\$277,000	1,410	7	1984	Good	7564	N	N	21865 SE 267TH ST
2	0	154580	6530	06/14/12	\$183,000	\$230,000	1,410	7	1983	Good	8000	N	N	26244 222ND PL SE
2	0	154580	7750	01/15/13	\$210,000	\$251,000	1,420	7	1978	Good	7630	N	N	21331 SE 270TH ST
2	0	154580	0670	03/13/12	\$210,000	\$267,000	1,440	7	1985	Avg	8378	N	N	21621 SE 266TH ST
2	0	154580	3480	10/01/12	\$185,000	\$228,000	1,440	7	1988	Avg	7625	N	N	21805 SE 267TH ST
2	0	154580	6370	02/13/13	\$206,000	\$244,000	1,450	7	1977	Fair	9432	N	N	26113 221ST PL SE
2	0	154580	2450	05/01/13	\$245,000	\$282,000	1,460	7	1989	Good	7875	N	N	21617 SE 271ST PL
2	0	154580	7160	04/11/12	\$174,300	\$221,000	1,470	7	1978	Good	8276	N	N	21418 SE 268TH PL
2	0	680700	0106	10/21/13	\$239,000	\$251,000	1,480	7	1962	Fair	11845	N	N	21623 SE 258TH ST
2	0	769700	0300	12/01/11	\$322,287	\$411,000	1,480	7	2011	Avg	9529	Y	N	26818 223RD LN SE
2	0	769700	0370	09/07/12	\$319,990	\$397,000	1,480	7	2012	Avg	4634	Y	N	26918 223RD LN SE
2	0	769700	0380	05/01/12	\$299,990	\$380,000	1,480	7	2011	Avg	4634	N	N	26926 223RD LN SE
2	0	154580	8530	05/16/12	\$192,000	\$243,000	1,490	7	1996	Avg	8100	N	N	22045 SE 270TH ST
2	0	154580	3640	03/28/12	\$160,000	\$203,000	1,500	7	1987	Avg	7930	N	N	21833 SE 267TH ST
2	0	154580	5290	07/18/12	\$167,500	\$210,000	1,510	7	1990	Avg	9750	N	N	26609 223RD PL SE
2	0	154580	3650	08/02/12	\$221,000	\$276,000	1,510	7	1984	Good	7930	N	N	21827 SE 267TH ST
2	0	154580	1050	12/06/12	\$180,000	\$218,000	1,530	7	1987	Avg	7686	N	N	21666 SE 267TH ST
2	0	154580	3790	04/25/13	\$226,000	\$261,000	1,530	7	1987	Good	7931	N	N	21842 SE 267TH ST
2	0	154580	7880	12/02/13	\$224,107	\$229,000	1,530	7	1978	Good	8614	N	N	21311 SE 271ST ST
2	0	154580	5530	05/25/13	\$205,000	\$233,000	1,550	7	1987	Avg	7500	N	N	26547 221ST PL SE
2	0	025200	0020	12/12/12	\$284,000	\$343,000	1,580	7	1989	Good	14652	N	N	21014 SE 271ST ST
2	0	144130	0010	08/28/13	\$300,000	\$325,000	1,590	7	1994	Avg	7910	N	N	21612 SE 258TH ST
2	0	154580	8905	11/26/12	\$267,000	\$324,000	1,590	7	1998	Avg	7400	N	N	27020 222ND AVE SE
2	0	144130	0060	05/19/12	\$267,000	\$337,000	1,600	7	1994	Avg	7776	N	N	21644 SE 258TH ST
2	0	415630	0380	09/04/12	\$222,500	\$276,000	1,610	7	1983	Avg	9601	N	N	21238 SE 270TH ST

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Area 056 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	154580	3520	12/06/11	\$185,000	\$236,000	1,650	7	1989	Good	7930	N	N	21816 SE 268TH ST
2	0	769700	0090	09/12/12	\$249,950	\$309,000	1,660	7	2012	Avg	4538	N	N	22231 SE 270TH LN
2	0	769700	0020	10/07/11	\$239,900	\$306,000	1,660	7	2011	Avg	4898	N	N	22273 SE 270TH LN
2	0	769700	0150	03/08/13	\$249,990	\$294,000	1,660	7	2013	Avg	4083	N	N	27005 223RD LN SE
2	0	154580	3320	04/24/13	\$250,000	\$288,000	1,660	7	1990	V-Good	7930	N	N	21816 SE 269TH ST
2	0	154580	4130	04/13/12	\$199,920	\$253,000	1,680	7	1972	Good	7800	N	N	21821 SE 266TH ST
2	0	154580	3330	03/25/13	\$230,650	\$269,000	1,690	7	2004	Avg	7930	N	N	21820 SE 269TH ST
2	0	769700	0140	11/21/11	\$255,990	\$327,000	1,720	7	2011	Avg	4087	N	N	27009 223RD LN SE
2	0	415630	0350	08/02/12	\$165,000	\$206,000	1,720	7	1983	Avg	9601	N	N	21214 SE 270TH ST
2	0	769700	0100	08/16/12	\$262,990	\$327,000	1,730	7	2012	Avg	4632	N	N	22254 SE 270TH LN
2	0	769700	0030	07/26/12	\$264,490	\$331,000	1,740	7	2012	Avg	4599	N	N	22267 SE 270TH LN
2	0	154580	4840	01/20/11	\$205,000	\$251,000	1,740	7	1989	Avg	7500	N	N	26622 221ST AVE SE
2	0	769700	0170	03/29/13	\$270,590	\$315,000	1,750	7	2013	Avg	4076	N	N	26929 223RD LN SE
2	2	680700	0180	09/10/13	\$400,000	\$431,000	1,750	7	1956	V-Good	15364	Y	Y	26016 216TH PL SE
2	0	769700	0060	11/28/12	\$267,490	\$325,000	1,760	7	2012	Avg	3592	N	N	22249 SE 270TH LN
2	0	769700	0200	08/08/13	\$276,195	\$303,000	1,760	7	2013	Avg	4066	N	N	26917 223RD LN SE
2	0	154580	7720	11/17/11	\$216,000	\$276,000	1,770	7	2001	Avg	7630	N	N	21318 SE 270TH ST
2	0	025200	0430	02/12/13	\$220,000	\$261,000	1,770	7	1967	Avg	15120	N	N	21020 SE 268TH ST
2	0	154580	6790	11/22/11	\$199,000	\$254,000	1,780	7	1989	Avg	7320	N	N	22003 SE 267TH ST
2	0	769700	0210	07/23/13	\$298,243	\$330,000	1,780	7	2013	Avg	4780	N	N	26913 223RD LN SE
2	0	154580	2100	05/07/12	\$187,500	\$237,000	1,780	7	1987	Avg	7332	N	N	27023 218TH AVE SE
2	0	769700	0050	11/19/12	\$274,490	\$334,000	1,800	7	2012	Avg	4462	N	N	22255 SE 270TH LN
2	0	769700	0120	12/13/12	\$270,243	\$327,000	1,800	7	2012	Avg	4176	N	N	27017 223RD LN SE
2	0	769700	0080	02/15/13	\$273,490	\$324,000	1,800	7	2012	Avg	3598	N	N	22237 SE 270TH LN
2	0	769700	0190	07/29/13	\$290,044	\$320,000	1,800	7	2013	Avg	4070	N	N	26921 223RD LN SE
2	0	769700	0180	06/18/13	\$281,329	\$316,000	1,800	7	2013	Avg	4073	N	N	26925 223RD LN SE
2	0	154580	2950	12/12/11	\$200,000	\$255,000	1,800	7	1998	Avg	7930	N	N	21834 SE 271ST ST
2	0	154580	3770	04/13/12	\$175,000	\$222,000	1,800	7	1989	Avg	7931	N	N	21828 SE 267TH ST
2	0	769700	0070	02/20/13	\$275,941	\$326,000	1,810	7	2013	Avg	3595	N	N	22243 SE 270TH LN
2	0	769700	0160	03/12/13	\$272,990	\$320,000	1,810	7	2013	Avg	4080	N	N	26933 223RD LN SE
2	0	154580	3060	06/22/11	\$194,000	\$245,000	1,810	7	1989	Avg	7930	N	N	21821 SE 270TH ST
2	0	154580	3040	10/23/12	\$206,000	\$253,000	1,810	7	1999	Avg	7930	N	N	21835 SE 270TH ST
2	0	769700	0110	06/01/12	\$271,958	\$343,000	1,820	7	2012	Avg	4669	N	N	27021 223RD LN SE
2	0	769700	0040	01/17/12	\$265,000	\$338,000	1,820	7	2011	Avg	4738	N	N	22261 SE 270TH LN
2	0	154580	2130	03/13/12	\$186,600	\$237,000	1,820	7	1998	Avg	7698	N	N	21654 SE 271ST ST

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Area 056 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	144130	0120	04/06/11	\$275,000	\$343,000	1,840	7	1994	Avg	6552	N	N	21611 SE 257TH PL
2	0	769700	0010	01/26/12	\$259,990	\$331,000	1,840	7	2011	Avg	5862	N	N	22279 SE 270TH LN
2	0	769700	0130	04/16/13	\$276,000	\$319,000	1,840	7	2011	Avg	4090	N	N	27013 223RD LN SE
2	0	154580	2460	10/29/12	\$220,000	\$269,000	1,860	7	1989	Avg	7875	N	N	21625 SE 271ST PL
2	0	154580	2510	03/13/13	\$230,000	\$270,000	1,860	7	1999	Avg	7500	N	N	21653 SE 271ST PL
2	2	680700	0340	08/20/13	\$390,000	\$425,000	1,870	7	1988	Avg	8670	Y	Y	21503 SE 262ND ST
2	0	154580	8550	01/29/13	\$194,000	\$231,000	1,870	7	1997	Avg	8500	N	N	22059 SE 270TH ST
2	0	154580	5960	06/19/12	\$180,000	\$226,000	1,880	7	1988	Good	8820	N	N	26101 220TH PL SE
2	0	154580	6600	07/30/13	\$258,000	\$284,000	1,900	7	1996	Avg	8664	N	N	26035 222ND CT SE
2	0	154580	5090	06/14/12	\$225,000	\$283,000	1,900	7	1990	Avg	7500	N	N	26544 221ST PL SE
2	0	144131	0020	10/23/11	\$299,000	\$381,000	1,920	7	1995	Good	12909	N	N	21614 SE 256TH PL
2	0	025200	0410	05/20/13	\$275,000	\$314,000	1,920	7	1966	V-Good	18928	N	N	21040 SE 268TH ST
2	0	769700	0270	07/03/12	\$297,390	\$373,000	1,930	7	2012	Avg	7874	N	N	26827 223RD LN SE
2	0	769700	0260	01/17/12	\$283,990	\$362,000	1,930	7	2011	Avg	7227	N	N	26831 223RD LN SE
2	0	769700	0250	06/01/12	\$284,990	\$359,000	1,930	7	2012	Avg	4907	N	N	26835 223RD LN SE
2	0	769700	0280	11/07/12	\$292,490	\$357,000	1,930	7	2012	Avg	8301	N	N	26823 223RD LN SE
2	0	769700	0290	04/20/12	\$280,000	\$355,000	1,930	7	2012	Avg	11538	N	N	26919 223RD LN SE
2	0	154580	6320	07/27/11	\$205,000	\$260,000	1,980	7	1989	Avg	13510	N	N	22041 SE 261ST PL
2	0	025200	0720	07/28/11	\$285,500	\$362,000	1,980	7	1990	Good	19182	N	N	26935 209TH AVE SE
2	0	031830	0070	11/21/12	\$247,500	\$301,000	2,000	7	1988	Avg	12966	N	N	21039 SE 268TH CT
2	0	769700	0400	02/15/12	\$317,990	\$405,000	2,030	7	2011	Avg	3707	N	N	26934 223RD LN SE
2	0	769700	0390	09/22/11	\$314,990	\$401,000	2,030	7	2011	Avg	3707	N	N	26930 223RD LN SE
2	0	769700	0420	03/21/13	\$345,000	\$403,000	2,150	7	2011	Avg	4296	N	N	27010 223RD LN SE
2	0	769700	0410	07/07/11	\$314,900	\$398,000	2,150	7	2011	Avg	3707	N	N	27006 223RD LN SE
2	0	025200	0880	07/23/12	\$220,500	\$276,000	2,160	7	2006	Avg	13288	N	N	20930 SE 270TH ST
2	0	025200	0220	06/19/13	\$280,000	\$315,000	2,180	7	1987	Avg	18810	N	N	26918 211TH AVE SE
2	2	292206	9064	10/24/13	\$475,000	\$498,000	2,210	7	1988	Avg	14810	Y	Y	20819 SE 263RD PL
2	2	292206	9018	08/21/13	\$550,000	\$599,000	3,150	7	2010	Avg	27550	Y	Y	21065 SE 261ST ST
2	0	144280	0260	04/12/13	\$179,000	\$207,000	1,070	8	1983	Avg	3884	N	N	25415 213TH AVE SE
2	0	144280	0340	04/09/13	\$150,000	\$174,000	1,070	8	1981	Avg	3120	N	N	25423 213TH AVE SE
2	0	144280	0130	05/27/11	\$135,000	\$170,000	1,070	8	1986	Avg	3607	N	N	25422 213TH PL SE
2	0	144280	0300	08/15/13	\$170,000	\$186,000	1,240	8	1981	Avg	4209	N	N	25421 213TH AVE SE
2	0	256400	0100	09/05/12	\$290,000	\$360,000	1,280	8	1987	Avg	34425	N	N	20406 SE 269TH ST
2	2	680700	0230	11/06/12	\$349,950	\$428,000	1,330	8	1985	Good	6850	Y	Y	21207 SE 262ND ST
2	0	154580	5990	06/06/12	\$275,000	\$346,000	1,500	8	1978	Avg	10920	N	N	26002 220TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 056 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	144272	0110	04/26/11	\$340,000	\$426,000	1,510	8	1987	Good	13500	N	N	25935 210TH AVE SE
2	0	144272	0110	11/19/13	\$375,000	\$386,000	1,510	8	1987	Good	13500	N	N	25935 210TH AVE SE
2	0	144280	0460	04/15/13	\$170,000	\$197,000	1,520	8	1980	Avg	3115	N	N	25433 213TH AVE SE
2	0	144280	0530	07/30/13	\$147,000	\$162,000	1,520	8	1982	Avg	2275	N	N	25426 213TH AVE SE
2	0	144270	0140	12/20/12	\$289,000	\$349,000	1,610	8	1977	Good	14250	N	N	25605 214TH AVE SE
2	0	144270	0290	05/21/13	\$375,000	\$427,000	1,620	8	1978	Good	15600	N	N	21217 SE 258TH ST
2	0	144270	0030	12/14/11	\$439,950	\$561,000	1,640	8	1988	V-Good	25057	N	N	21836 SE 254TH PL
2	0	144280	0100	11/05/12	\$170,000	\$208,000	1,740	8	1986	Avg	3640	N	N	25422 213TH PL SE
2	0	144270	0510	07/05/12	\$339,950	\$426,000	1,760	8	1978	Good	13584	N	N	25412 217TH AVE SE
2	0	154580	0680	07/22/12	\$234,000	\$293,000	1,820	8	1999	Avg	7540	N	N	21627 SE 266TH ST
2	0	769700	0240	02/26/13	\$318,423	\$376,000	1,850	8	2012	Avg	4923	N	N	26839 223RD LN SE
2	0	769700	0230	04/18/13	\$308,990	\$357,000	1,850	8	2013	Avg	5126	N	N	26905 223RD LN SE
2	0	769700	0220	07/10/13	\$303,490	\$338,000	1,850	8	2013	Avg	4851	N	N	26909 223RD LN SE
2	0	144273	0220	07/09/12	\$265,000	\$332,000	1,850	8	1985	Good	13775	N	N	25411 212TH PL SE
2	0	144280	0380	04/18/13	\$240,000	\$277,000	1,870	8	1980	Avg	3623	N	N	25429 213TH AVE SE
2	0	940660	0160	08/21/13	\$346,125	\$377,000	1,870	8	1986	Good	13771	N	N	21634 SE 255TH PL
2	0	144280	0070	02/10/12	\$169,000	\$215,000	1,890	8	1993	Avg	3378	N	N	25424 213TH PL SE
2	0	769700	0310	10/18/12	\$342,305	\$420,000	1,980	8	2012	Avg	6007	N	N	26826 223RD LN SE
2	0	769700	0320	10/10/12	\$350,035	\$431,000	1,980	8	2012	Avg	5537	Y	N	26832 223RD LN SE
2	0	769700	0430	06/03/13	\$352,990	\$400,000	1,980	8	2012	Avg	6142	N	N	27014 223RD LN SE
2	0	769700	0340	01/22/13	\$339,450	\$405,000	1,980	8	2012	Avg	4534	Y	N	26840 223RD LN SE
2	0	769700	0330	09/20/12	\$340,677	\$421,000	2,000	8	2012	Avg	4752	Y	N	26836 223RD LN SE
2	0	769700	0350	12/13/12	\$337,500	\$408,000	2,000	8	2012	Avg	4766	Y	N	26906 223RD LN SE
2	0	769700	0360	12/19/12	\$331,990	\$401,000	2,000	8	2012	Avg	4631	Y	N	26914 223RD LN SE
2	0	144270	0550	04/02/13	\$349,950	\$407,000	2,000	8	1977	Good	21894	N	N	21721 SE 254TH PL
2	0	940660	0130	10/28/13	\$385,000	\$402,000	2,040	8	1987	Good	16183	N	N	21618 SE 255TH PL
2	0	031830	0100	11/06/12	\$298,000	\$364,000	2,070	8	1988	Avg	7738	N	N	21025 SE 268TH CT
2	0	282206	9025	06/29/11	\$286,000	\$361,000	2,080	8	1992	Avg	51314	N	N	26642 214TH PL SE
2	0	940660	0180	05/23/12	\$310,000	\$391,000	2,170	8	1987	Avg	13007	N	N	21710 SE 255TH PL
2	0	031830	0130	12/15/11	\$329,000	\$420,000	2,170	8	1993	V-Good	7443	N	N	21007 SE 268TH CT
2	0	144270	0380	01/30/12	\$277,500	\$354,000	2,270	8	1976	Good	15000	N	N	25606 214TH AVE SE
2	0	144274	0320	08/05/12	\$345,000	\$430,000	2,450	8	1988	Avg	13200	N	N	21021 SE 257TH PL
2	0	144270	0450	04/24/13	\$365,000	\$421,000	2,580	8	1978	Good	24237	N	N	21515 SE 254TH PL
2	0	025200	0640	06/28/13	\$300,000	\$336,000	2,840	8	2001	Avg	23400	N	N	20930 SE 269TH ST
2	0	144270	0190	05/10/12	\$295,000	\$373,000	1,410	9	1977	Good	16500	N	N	21238 SE 258TH ST

Improved Sales Used in This Annual Update Analysis

Area 056 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	330386	0340	03/21/13	\$394,235	\$461,000	1,840	9	2013	Avg	8220	N	N	25816 213TH AVE SE
2	0	508850	0070	09/19/11	\$277,000	\$353,000	1,860	9	1989	Avg	14740	N	N	25744 215TH CT SE
2	0	144270	0560	11/11/13	\$438,000	\$454,000	1,910	9	1977	Good	16626	N	N	21725 SE 254TH PL
2	0	144270	0130	08/23/13	\$390,950	\$425,000	2,370	9	1978	Good	27067	N	N	25603 214TH AVE SE
2	0	144276	0030	11/10/11	\$344,000	\$439,000	2,440	9	1990	V-Good	15393	N	N	25310 217TH PL SE
2	2	025200	0460	08/15/13	\$680,000	\$743,000	2,470	9	2005	Avg	14104	Y	Y	20942 SE 268TH ST
2	2	282206	9039	08/30/13	\$551,200	\$597,000	2,640	9	1990	Avg	14157	Y	Y	21330 SE 265TH ST
2	0	378310	0180	12/10/12	\$435,000	\$526,000	2,710	9	2005	Avg	32562	N	N	20514 SE 269TH ST
2	0	330386	0540	10/12/11	\$340,000	\$433,000	2,720	9	2007	Avg	5000	N	N	21305 SE 259TH ST
2	0	330386	0470	01/28/11	\$325,000	\$399,000	2,720	9	2007	Avg	6883	N	N	21211 SE 259TH ST
2	0	330386	0300	10/04/12	\$367,950	\$453,000	2,730	9	2012	Avg	5126	N	N	21304 SE 258TH PL
2	0	330386	0440	03/14/12	\$361,675	\$460,000	2,730	9	2011	Avg	6000	N	N	21216 SE 259TH ST
2	0	330386	0420	10/26/12	\$367,950	\$451,000	2,730	9	2012	Avg	8454	N	N	21219 SE 258TH PL
2	0	144276	0170	08/08/12	\$350,000	\$436,000	2,730	9	1990	Avg	15001	N	N	21625 SE 253RD PL
2	0	330386	0260	08/21/12	\$362,950	\$451,000	2,740	9	2012	Avg	4514	N	N	21216 SE 258TH PL
2	0	330386	0360	01/26/11	\$329,000	\$404,000	2,790	9	2007	Avg	6600	N	N	21310 SE 259TH ST
2	0	144272	0220	07/11/13	\$519,000	\$577,000	2,910	9	1979	Good	24812	N	N	25819 211TH AVE SE
2	0	144276	0080	07/15/13	\$429,950	\$477,000	2,980	9	1990	Avg	17593	N	N	25212 217TH PL SE
2	0	330386	0320	10/26/12	\$435,000	\$533,000	3,040	9	2012	Avg	8821	N	N	21311 SE 258TH PL
2	0	330386	0250	08/03/12	\$389,000	\$485,000	3,040	9	2012	Avg	6472	N	N	21212 SE 258TH PL
2	0	330386	0110	07/09/12	\$376,450	\$472,000	3,040	9	2012	Avg	7250	N	N	21221 SE 260TH ST
2	0	330386	0480	08/23/12	\$376,217	\$468,000	3,040	9	2012	Avg	5000	N	N	21215 SE 259TH ST
2	0	330386	0270	08/03/12	\$377,450	\$471,000	3,040	9	2012	Avg	4500	N	N	21220 SE 258TH PL
2	0	330386	0650	08/27/13	\$440,000	\$477,000	3,060	9	2007	Avg	6272	N	N	21252 SE 260TH ST
2	0	330386	0580	07/01/12	\$389,366	\$489,000	3,060	9	2012	Avg	6000	N	N	21218 SE 260TH ST
2	0	330386	0140	08/03/12	\$389,579	\$486,000	3,060	9	2012	Avg	7683	N	N	21209 SE 260TH ST
2	0	330386	0590	08/21/12	\$388,530	\$483,000	3,060	9	2012	Avg	6000	N	N	21222 SE 260TH ST
2	0	330386	0430	05/07/12	\$386,913	\$489,000	3,060	9	2012	Avg	7389	N	N	21210 SE 259TH ST
2	0	330386	0600	08/06/12	\$384,950	\$480,000	3,060	9	2012	Avg	6000	N	N	21228 SE 260TH ST
2	0	330386	0290	10/08/12	\$387,950	\$477,000	3,060	9	2012	Avg	6470	N	N	21230 SE 258TH PL
2	0	330386	0370	01/30/12	\$375,950	\$479,000	3,060	9	2011	Avg	7078	N	N	21304 SE 259TH ST
2	0	330386	0180	06/06/12	\$377,950	\$476,000	3,060	9	2012	Avg	7231	N	N	25919 212TH AVE SE
2	0	330386	0410	10/04/12	\$385,450	\$475,000	3,060	9	2012	Avg	6460	N	N	21223 SE 258TH PL
2	0	330386	0280	07/09/12	\$387,450	\$486,000	3,070	9	2012	Avg	7919	N	N	21224 SE 258TH PL
2	0	330386	0460	07/09/12	\$383,450	\$481,000	3,100	9	2011	Avg	5700	N	N	21226 SE 259TH ST

Improved Sales Used in This Annual Update Analysis

Area 056 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	144272	0180	07/24/12	\$396,000	\$495,000	3,120	9	1979	Avg	15200	N	N	25912 210TH AVE SE
2	0	330386	0100	08/02/12	\$394,793	\$493,000	3,130	9	2012	Avg	7250	N	N	21225 SE 260TH ST
2	0	330386	0100	10/17/13	\$460,000	\$484,000	3,130	9	2012	Avg	7250	N	N	21225 SE 260TH ST
2	0	330386	0390	08/21/12	\$388,000	\$483,000	3,170	9	2012	Avg	8949	N	N	25810 213TH AVE SE
2	0	330386	0240	06/05/12	\$387,368	\$488,000	3,190	9	2012	Avg	6912	N	N	21208 258TH AVE NE
2	0	330386	0450	03/12/12	\$377,450	\$480,000	3,190	9	2011	Avg	6000	N	N	21222 SE 259TH ST
2	0	330386	0500	01/11/12	\$369,950	\$472,000	3,190	9	2011	Avg	5000	N	N	21223 SE 259TH ST
2	0	330386	0380	07/09/12	\$392,950	\$493,000	3,220	9	2012	Avg	7195	N	N	25818 213TH AVE SE
2	2	025200	0515	06/01/12	\$599,950	\$756,000	2,040	10	1999	Avg	18096	Y	Y	20906 SE 268TH ST
2	0	144272	0290	06/14/13	\$439,500	\$495,000	2,300	10	1987	Avg	12922	N	N	21109 SE 258TH ST
2	0	415630	0680	11/05/12	\$415,000	\$507,000	2,890	10	2012	Avg	9602	N	N	26710 212TH AVE SE
3	0	252530	0600	09/06/12	\$170,000	\$211,000	860	6	1977	Good	6539	N	N	26755 234TH AVE SE
3	0	252530	0510	01/07/11	\$165,000	\$202,000	860	6	1977	Good	11340	N	N	23417 SE 267TH PL
3	0	252531	0240	05/13/13	\$243,000	\$278,000	1,060	6	1981	Good	13680	N	N	23200 SE 267TH PL
3	0	202206	9146	02/21/12	\$312,000	\$397,000	1,150	6	1984	Good	217800	N	N	24610 208TH AVE SE
3	0	252530	0320	09/08/12	\$203,500	\$252,000	1,160	6	1969	Good	11223	N	N	26506 234TH CT SE
3	0	252531	0230	08/05/12	\$233,200	\$291,000	1,190	6	1981	V-Good	14190	N	N	23208 SE 267TH PL
3	0	252530	0620	04/19/13	\$226,500	\$262,000	1,200	6	1969	V-Good	9600	N	N	23349 SE 269TH ST
3	0	252530	0050	02/17/11	\$175,000	\$216,000	1,400	6	1976	Good	10098	N	N	23415 SE 267TH ST
3	0	252530	0040	08/19/11	\$167,500	\$213,000	1,400	6	1975	Good	10197	N	N	23403 SE 267TH ST
3	0	212206	9062	07/15/13	\$285,750	\$317,000	1,910	6	1985	V-Good	33932	N	N	21855 SE 248TH ST
3	0	212206	9082	10/22/12	\$175,000	\$215,000	850	7	1968	Avg	15899	N	N	21240 SE 248TH ST
3	0	252531	0300	04/28/11	\$193,000	\$242,000	1,060	7	1981	Good	11567	N	N	23209 SE 267TH PL
3	0	252531	0570	01/07/13	\$234,950	\$282,000	1,110	7	1980	V-Good	9660	N	N	23407 SE 264TH PL
3	0	252531	0540	12/05/11	\$216,000	\$276,000	1,130	7	1981	Avg	9660	N	N	23317 SE 264TH ST
3	0	252531	0400	10/05/11	\$210,000	\$268,000	1,160	7	1980	Avg	12444	N	N	23301 SE 266TH ST
3	0	252531	0310	07/20/11	\$215,000	\$272,000	1,160	7	1980	Good	12600	N	N	26707 233RD CT SE
3	0	940652	0010	08/26/13	\$232,500	\$252,000	1,200	7	1996	Avg	6963	N	N	23120 SE 267TH PL
3	0	940655	0150	11/06/12	\$239,950	\$293,000	1,300	7	1993	Avg	10326	N	N	22758 SE 264TH PL
3	0	940655	0200	12/10/12	\$215,000	\$260,000	1,300	7	1993	Avg	9492	N	N	22728 SE 264TH PL
3	0	940652	0140	06/20/13	\$282,000	\$317,000	1,320	7	1996	Avg	18690	N	N	26404 231ST PL SE
3	0	412380	0290	05/22/13	\$239,950	\$273,000	1,340	7	1986	Avg	6203	N	N	25003 222ND CT SE
3	0	412380	0350	12/16/13	\$220,000	\$223,000	1,340	7	1986	Avg	6218	N	N	25004 222ND CT SE
3	0	212206	9043	10/31/12	\$245,000	\$300,000	1,380	7	1977	Good	16985	N	N	21625 SE 248TH ST
3	0	940656	0140	06/26/12	\$205,000	\$258,000	1,390	7	1996	Avg	8151	N	N	22725 SE 266TH ST

Improved Sales Used in This Annual Update Analysis

Area 056 -- 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	0	212206	9064	08/17/12	\$320,000	\$398,000	1,400	7	1986	Avg	218000	N	N	21231 SE 248TH ST
3	0	412380	0260	08/28/13	\$239,950	\$260,000	1,400	7	1986	Good	6202	N	N	22105 SE 250TH ST
3	0	541650	0060	07/15/13	\$252,500	\$280,000	1,440	7	2005	Avg	4777	N	N	26846 226TH PL SE
3	0	541650	0210	08/10/12	\$217,500	\$271,000	1,440	7	2005	Avg	4000	N	N	22540 SE 268TH PL
3	0	541650	0470	02/22/11	\$214,900	\$266,000	1,440	7	2005	Avg	4049	N	N	22546 SE 269TH PL
3	0	541650	0150	07/25/13	\$241,000	\$266,000	1,450	7	2005	Avg	3800	N	N	22630 SE 268TH PL
3	0	252531	0350	08/21/12	\$224,900	\$280,000	1,470	7	1980	Avg	12500	N	N	26708 233RD CT SE
3	3	412380	0150	11/22/13	\$278,000	\$286,000	1,470	7	1985	Avg	7713	N	N	25106 LAKE WILDERNESS
3	0	412380	0220	12/23/13	\$245,101	\$247,000	1,470	7	1985	Avg	6184	N	N	22108 SE 251ST CT
3	3	412380	0130	03/25/13	\$279,000	\$326,000	1,480	7	1986	Good	8400	N	N	25122 LAKE WILDERNESS
3	0	202206	9122	07/31/12	\$190,000	\$237,000	1,560	7	1976	Avg	40250	N	N	20524 SE 245TH PL
3	0	940656	0090	08/16/12	\$264,000	\$329,000	1,564	7	1996	Avg	8507	N	N	22765 SE 266TH ST
3	0	940656	0180	10/20/11	\$195,000	\$249,000	1,580	7	1996	Avg	8397	N	N	22719 SE 266TH ST
3	0	940656	0030	09/02/11	\$190,000	\$242,000	1,580	7	1996	Avg	6000	N	N	22730 SE 266TH ST
3	3	412380	0050	10/19/11	\$213,700	\$272,000	1,600	7	1986	Avg	7202	N	N	25021 LAKE WILDERNESS
3	0	252540	0040	05/11/11	\$220,000	\$276,000	1,610	7	2005	Avg	6215	N	N	26809 233RD CT SE
3	0	212206	9071	07/27/12	\$203,000	\$254,000	1,620	7	1978	Avg	16829	N	N	21725 SE 248TH ST
3	0	940652	0700	07/29/13	\$295,000	\$325,000	1,646	7	1995	Avg	8351	N	N	22815 SE 266TH ST
3	0	940652	1110	03/29/12	\$236,000	\$300,000	1,646	7	1996	Good	8887	N	N	26773 231ST PL SE
3	0	885694	0070	12/06/12	\$287,000	\$348,000	1,650	7	2005	Avg	6004	N	N	26837 224TH AVE SE
3	0	940652	1190	11/03/11	\$237,500	\$303,000	1,654	7	1995	Avg	6666	N	N	26758 231ST PL SE
3	0	940652	0690	11/19/13	\$285,000	\$294,000	1,654	7	1994	Avg	7625	N	N	22807 SE 266TH ST
3	0	940652	0600	05/01/13	\$250,000	\$287,000	1,654	7	1994	Avg	6982	N	N	22839 SE 264TH CT
3	0	940652	0220	08/22/12	\$224,950	\$280,000	1,654	7	1996	Avg	8489	N	N	26625 231ST PL SE
3	0	940652	0990	12/03/12	\$230,100	\$279,000	1,654	7	1996	Avg	20979	N	N	22919 SE 267TH PL
3	0	940652	0860	01/20/12	\$210,000	\$268,000	1,654	7	1995	Avg	7025	N	N	26706 227TH AVE SE
3	0	212206	9069	04/23/12	\$215,000	\$272,000	1,660	7	1965	Good	16944	N	N	21805 SE 248TH ST
3	0	808165	0100	10/11/11	\$217,500	\$277,000	1,710	7	1997	Avg	6929	N	N	26549 236TH PL SE
3	0	541650	0310	07/02/13	\$250,000	\$279,000	1,750	7	2005	Avg	4000	N	N	26831 225TH PL SE
3	3	412380	0160	07/23/12	\$245,000	\$306,000	1,750	7	1988	Avg	6496	N	N	22107 SE 251ST CT
3	0	541650	0570	07/30/13	\$233,000	\$257,000	1,750	7	2005	Avg	3800	N	N	22539 SE 268TH PL
3	0	252540	0010	07/23/13	\$280,000	\$310,000	1,870	7	2004	Avg	5634	N	N	26828 233RD CT SE
3	0	252540	0010	08/17/11	\$216,000	\$274,000	1,870	7	2004	Avg	5634	N	N	26828 233RD CT SE
3	0	541650	0450	06/11/13	\$275,000	\$310,000	1,890	7	2005	Avg	3734	N	N	22545 SE 269TH PL
3	0	541650	0260	08/04/11	\$215,000	\$273,000	1,890	7	2005	Avg	3629	N	N	26811 225TH PL SE

Improved Sales Used in This Annual Update Analysis

Area 056 -- 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	0	541650	0350	12/26/12	\$216,500	\$261,000	1,890	7	2005	Avg	4089	N	N	26847 225TH PL SE
3	0	379350	1260	08/06/12	\$215,000	\$268,000	1,890	7	2002	Avg	8251	N	N	23416 SE 261ST CT
3	0	541651	0370	11/21/13	\$293,500	\$302,000	1,910	7	2006	Avg	5000	N	N	22838 SE 268TH PL
3	0	940655	0080	04/30/13	\$278,500	\$320,000	1,930	7	1994	Avg	7060	N	N	22709 SE 264TH PL
3	0	940652	1140	11/01/11	\$270,000	\$344,000	1,975	7	1995	Avg	10197	N	N	26787 231ST PL SE
3	0	940652	1130	06/20/12	\$262,500	\$330,000	1,975	7	1995	Avg	7810	N	N	26785 231ST PL SE
3	0	940652	0590	06/21/12	\$249,700	\$314,000	1,975	7	1994	Avg	8811	N	N	22835 SE 264TH CT
3	0	940652	0250	07/26/11	\$248,000	\$314,000	1,975	7	1996	Avg	8189	N	N	23030 SE 267TH PL
3	0	940652	0280	09/05/13	\$268,000	\$289,000	1,975	7	1996	Avg	8263	N	N	23002 SE 267TH PL
3	0	940652	0980	09/17/12	\$225,600	\$279,000	1,975	7	1996	Avg	14347	N	N	26771 230TH PL SE
3	0	541650	0340	03/01/12	\$208,000	\$265,000	1,980	7	2005	Avg	4000	N	N	26843 225TH PL SE
3	0	541650	0250	04/29/11	\$210,000	\$263,000	1,980	7	2005	Avg	6652	N	N	26807 225TH PL SE
3	0	541650	0110	11/30/12	\$220,000	\$267,000	1,990	7	2005	Avg	3800	N	N	26826 226TH PL SE
3	0	252540	0100	07/17/13	\$266,000	\$295,000	2,000	7	2005	Avg	5437	N	N	23307 SE 269TH ST
3	0	808165	0430	04/19/12	\$225,000	\$285,000	2,000	7	1997	Avg	10343	N	N	26524 236TH PL SE
3	0	808165	0360	07/17/13	\$260,000	\$288,000	2,000	7	1997	Avg	8673	N	N	23626 SE 267TH CT
3	0	808165	0160	01/30/13	\$231,000	\$275,000	2,000	7	1996	Avg	5878	N	N	23615 SE 267TH PL
3	0	541651	0770	02/07/13	\$254,500	\$302,000	2,010	7	2005	Avg	5117	N	N	26800 230TH PL SE
3	0	541650	0100	06/28/12	\$200,000	\$251,000	2,020	7	2005	Avg	3800	N	N	26830 226TH PL SE
3	0	202206	9192	03/14/12	\$340,500	\$433,000	2,120	7	1988	Avg	63581	N	N	20225 SE 248TH ST
3	0	379350	0040	05/07/12	\$275,000	\$348,000	2,130	7	2003	Avg	7157	N	N	23322 SE 262ND ST
3	0	379350	0110	03/26/13	\$280,000	\$327,000	2,160	7	2002	Avg	7999	N	N	26034 232ND PL SE
3	0	379350	0400	05/30/12	\$292,000	\$368,000	2,180	7	2002	Avg	6976	N	N	23235 SE 262ND CT
3	0	379350	0390	03/25/13	\$300,000	\$350,000	2,180	7	2003	Avg	6393	N	N	23231 SE 262ND CT
3	0	272206	9009	08/12/13	\$445,000	\$487,000	2,270	7	1992	Avg	108028	N	N	26105 230TH AVE SE
3	0	202206	9032	02/15/13	\$331,255	\$392,000	2,320	7	2009	Avg	48352	N	N	21021 SE WAX RD
3	0	202206	9193	07/06/11	\$333,000	\$421,000	2,360	7	1986	Good	54853	N	N	20307 SE 248TH ST
3	0	379350	0170	07/30/12	\$359,950	\$450,000	2,610	7	2002	Avg	9758	N	N	26011 232ND PL SE
3	0	379350	1290	08/05/11	\$280,000	\$355,000	2,610	7	2003	Avg	6919	N	N	23403 SE 260TH CT
3	0	542295	0070	03/18/11	\$282,000	\$350,000	2,630	7	2006	Avg	5843	N	N	22822 SE 271ST PL
3	0	542295	0110	09/17/13	\$305,000	\$327,000	2,630	7	2006	Avg	3801	N	N	22840 SE 271ST PL
3	0	542295	0340	12/20/11	\$230,250	\$294,000	2,630	7	2006	Avg	4011	N	N	22829 SE 271ST PL
3	0	379350	1430	09/16/11	\$330,000	\$420,000	2,750	7	2003	Avg	17166	N	N	25911 232ND CT SE
3	0	542295	0160	09/24/13	\$357,000	\$381,000	2,910	7	2006	Avg	5000	N	N	27021 229TH PL SE
3	0	379350	0120	01/02/13	\$359,950	\$433,000	3,000	7	2003	Avg	6677	N	N	26024 232ND PL SE

Improved Sales Used in This Annual Update Analysis

Area 056 -- 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	0	542295	0150	10/21/13	\$393,000	\$413,000	3,370	7	2006	Avg	5852	N	N	27023 229TH PL SE
3	0	542295	0060	10/30/13	\$318,000	\$332,000	3,370	7	2006	Avg	5000	N	N	27030 228TH PL SE
3	0	379350	1450	08/29/11	\$380,000	\$483,000	3,860	7	2003	Avg	6901	N	N	25919 232ND CT SE
3	0	379350	1100	03/18/11	\$380,000	\$472,000	4,130	7	2003	Avg	7999	N	N	23427 SE 262ND ST
3	0	379350	0140	02/09/11	\$367,000	\$452,000	4,130	7	2002	Avg	9430	N	N	23314 SE 261ST CT
3	0	212206	9117	12/08/11	\$319,000	\$407,000	1,090	8	1977	Avg	57350	N	N	24811 214TH AVE SE
3	3	412380	0420	07/12/12	\$265,000	\$332,000	1,550	8	1988	Avg	9445	N	N	22232 SE 250TH ST
3	0	412383	0300	07/03/12	\$258,000	\$324,000	1,600	8	1991	Avg	8514	N	N	22619 SE 263RD PL
3	0	412384	0510	09/23/13	\$280,000	\$299,000	1,630	8	1994	Avg	7842	N	N	22512 SE 261ST ST
3	0	412384	0320	03/13/12	\$258,000	\$328,000	1,670	8	1993	Avg	5565	N	N	25512 224TH CT SE
3	0	412382	0460	11/28/12	\$245,800	\$298,000	1,700	8	1988	Avg	10063	N	N	25402 LAKE WILDERNESS
3	3	412384	0200	06/25/12	\$249,950	\$314,000	1,740	8	1993	Avg	6820	N	N	25532 223RD CT SE
3	3	412382	0020	06/22/11	\$270,000	\$341,000	1,740	8	1987	Good	6900	N	N	25319 LAKE WILDERNESS
3	3	412380	0490	05/23/13	\$280,000	\$319,000	1,790	8	1988	Avg	6965	N	N	22132 SE 250TH ST
3	0	940671	0070	03/03/11	\$258,300	\$320,000	1,830	8	2011	Avg	6368	N	N	22858 SE 263RD ST
3	3	412382	0320	05/31/11	\$350,000	\$440,000	1,840	8	1990	Avg	7502	N	N	25612 LAKE WILDERNESS
3	3	412382	0150	09/17/13	\$362,780	\$389,000	1,850	8	1988	Avg	6816	N	N	25611 LAKE WILDERNESS
3	0	738345	0080	12/21/12	\$280,124	\$338,000	1,930	8	2012	Avg	4000	N	N	26829 225TH AVE SE
3	0	940652	1221	01/03/13	\$237,000	\$285,000	1,930	8	2003	Avg	7150	N	N	23225 SE 267TH PL
3	3	412383	0360	10/21/12	\$279,000	\$342,000	1,940	8	1990	Avg	6501	N	N	26104 LAKE WILDERNESS
3	0	738345	0230	07/24/13	\$299,931	\$331,000	1,940	8	2013	Avg	3647	N	N	26879 225TH AVE SE
3	0	940671	0090	06/14/11	\$288,200	\$363,000	1,980	8	2011	Avg	9282	N	N	22884 SE 263RD ST
3	0	541651	0500	12/15/11	\$250,000	\$319,000	1,990	8	2005	Avg	6258	N	N	26817 227TH PL SE
3	0	940671	0080	11/29/11	\$272,838	\$348,000	2,030	8	2011	Avg	7897	N	N	22884 SE 263RD ST
3	0	940671	0040	08/11/11	\$260,945	\$331,000	2,030	8	2011	Avg	6395	N	N	26428 228TH AVE SE
3	3	412381	0070	04/07/11	\$350,000	\$437,000	2,040	8	1987	Good	11349	N	N	25237 LAKE WILDERNESS
3	0	738345	0070	09/10/12	\$285,013	\$353,000	2,060	8	2012	Avg	4000	N	N	26825 225TH AVE SE
3	3	412383	0330	03/29/13	\$350,000	\$408,000	2,070	8	1990	Avg	11974	N	N	26122 LAKE WILDERNESS
3	0	738345	0170	05/14/13	\$310,831	\$355,000	2,070	8	2013	Avg	4000	N	N	26855 225TH AVE SE
3	0	738345	0110	02/27/13	\$301,411	\$355,000	2,070	8	2012	Avg	4000	N	N	26835 225TH AVE SE
3	0	738345	0280	09/23/12	\$284,864	\$352,000	2,070	8	2012	Avg	5622	N	N	26899 225TH AVE SE
3	0	738345	0300	08/14/13	\$334,517	\$366,000	2,090	8	2013	Avg	3676	N	N	26907 225TH AVE SE
3	0	738345	0250	12/21/12	\$283,485	\$342,000	2,090	8	2012	Avg	3777	N	N	26887 225TH AVE SE
3	3	412384	0170	06/21/12	\$323,000	\$406,000	2,120	8	1991	Avg	7280	N	N	25533 223RD CT SE
3	3	412384	0350	05/31/12	\$348,500	\$439,000	2,140	8	1990	Avg	7268	N	N	22568 SE 261ST ST

Improved Sales Used in This Annual Update Analysis

Area 056 -- 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	3	412381	0120	07/24/13	\$345,000	\$381,000	2,150	8	1986	Avg	6994	N	N	25267 LAKE WILDERNESS
3	3	412384	0020	10/17/13	\$369,950	\$389,000	2,150	8	1992	Good	5712	N	N	22350 SE 255TH ST
3	0	738345	0090	02/08/13	\$301,709	\$358,000	2,160	8	2013	Avg	4751	N	N	26831 225TH AVE SE
3	0	412381	0220	06/21/12	\$320,000	\$402,000	2,190	8	1986	Avg	12033	N	N	25238 LAKE WILDERNESS
3	0	272206	9116	10/24/12	\$512,000	\$628,000	2,200	8	1990	Avg	129808	N	N	26030 227TH PL SE
3	0	940671	0210	12/13/11	\$290,412	\$371,000	2,200	8	2011	Avg	6235	N	N	22891 SE 263RD ST
3	0	940671	0200	12/08/11	\$288,150	\$368,000	2,200	8	2011	Avg	5945	N	N	22885 SE 263RD ST
3	0	940671	0110	03/14/12	\$277,900	\$353,000	2,200	8	2011	Avg	6243	N	N	22831 SE 263RD ST
3	0	940671	0170	11/23/11	\$265,900	\$339,000	2,200	8	2011	Avg	6435	N	N	22867 SE 263RD ST
3	0	940671	0190	10/31/11	\$307,755	\$392,000	2,210	8	2011	Avg	5940	N	N	22879 SE 263RD ST
3	0	940671	0140	09/09/11	\$300,000	\$382,000	2,210	8	2011	Avg	6534	N	N	22855 SE 263RD ST
3	0	940671	0150	08/29/11	\$294,440	\$374,000	2,210	8	2011	Avg	6235	N	N	22855 SE 263RD ST
3	0	940671	0050	05/24/11	\$284,900	\$358,000	2,210	8	2011	Avg	6100	N	N	22852 SE 263RD ST
3	3	412384	0540	01/23/13	\$325,000	\$388,000	2,220	8	1990	Avg	6008	N	N	22503 SE 261ST ST
3	3	412384	0660	01/20/11	\$313,000	\$384,000	2,220	8	1990	Avg	10358	N	N	22571 SE 261ST ST
3	3	412384	0630	05/08/13	\$331,000	\$379,000	2,220	8	1990	Avg	6020	N	N	22549 SE 261ST ST
3	0	738345	0310	07/16/13	\$310,556	\$345,000	2,230	8	2013	Avg	3826	N	N	26884 225TH AVE SE
3	0	738345	0020	07/11/13	\$363,460	\$404,000	2,270	8	2012	Avg	4000	N	N	26811 225TH AVE SE
3	0	738345	0260	10/24/12	\$329,392	\$404,000	2,270	8	2012	Avg	3800	N	N	26891 225TH AVE SE
3	0	738345	0060	07/24/12	\$311,785	\$390,000	2,270	8	2012	Avg	4000	N	N	26821 225TH AVE SE
3	0	738345	0120	09/20/12	\$311,107	\$384,000	2,270	8	2012	Avg	4000	N	N	26839 225TH AVE SE
3	0	738345	0270	05/08/13	\$333,056	\$382,000	2,270	8	2013	Avg	3991	N	N	26895 225TH AVE SE
3	0	738345	0140	02/24/13	\$322,725	\$381,000	2,270	8	2013	Avg	4000	N	N	26847 225TH AVE SE
3	0	738345	0150	07/08/13	\$328,933	\$366,000	2,270	8	2013	Avg	4751	N	N	26849 225TH AVE SE
3	0	738345	0290	03/10/13	\$307,570	\$361,000	2,270	8	2013	Avg	8658	N	N	26903 225TH AVE SE
3	0	738345	0180	06/04/13	\$315,149	\$357,000	2,270	8	2013	Avg	4000	N	N	26859 225TH AVE SE
3	0	212206	9005	10/07/11	\$301,000	\$384,000	2,290	8	1988	Avg	94960	N	N	24230 218TH AVE SE
3	0	541650	0860	05/25/12	\$231,500	\$292,000	2,300	8	2005	Avg	8843	N	N	27115 227TH PL SE
3	0	541650	0820	03/26/13	\$276,000	\$322,000	2,380	8	2005	Avg	4750	N	N	22643 SE 271ST ST
3	0	738345	0210	01/28/13	\$334,675	\$399,000	2,400	8	2012	Avg	4631	N	N	26871 225TH AVE SE
3	0	738345	0240	07/10/13	\$351,570	\$391,000	2,400	8	2013	Avg	3873	N	N	26883 225TH AVE SE
3	0	738345	0130	03/26/13	\$326,238	\$381,000	2,400	8	2013	Avg	4000	N	N	26843 225TH AVE SE
3	0	738345	0050	06/07/13	\$313,848	\$355,000	2,400	8	2013	Avg	4000	N	N	26817 225TH AVE SE
3	0	940671	0100	01/09/12	\$306,930	\$391,000	2,460	8	2011	Avg	9091	N	N	22894 SE 263RD ST
3	0	940671	0220	05/12/11	\$312,393	\$392,000	2,460	8	2011	Avg	7322	N	N	22897 SE 263RD ST

Improved Sales Used in This Annual Update Analysis

Area 056 -- 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	0	940671	0160	08/11/11	\$307,189	\$390,000	2,460	8	2011	Avg	6781	N	N	22861 SE 263RD ST
3	0	940671	0120	01/25/12	\$299,990	\$382,000	2,460	8	2011	Avg	5049	N	N	22837 SE 263RD ST
3	0	940671	0060	07/27/11	\$290,275	\$368,000	2,460	8	2011	Avg	5604	N	N	22854 SE 263RD ST
3	0	940671	0010	07/08/11	\$288,965	\$365,000	2,460	8	2011	Avg	6396	N	N	22856 SE 263RD ST
3	0	940671	0180	12/13/11	\$284,900	\$363,000	2,460	8	2011	Avg	5990	N	N	22873 SE 263RD ST
3	0	940671	0020	05/27/11	\$281,140	\$354,000	2,460	8	2011	Avg	6448	N	N	26440 228TH AVE SE
3	0	940671	0030	08/15/11	\$277,900	\$353,000	2,460	8	2011	Avg	6448	N	N	26434 228TH AVE SE
3	0	940671	0130	03/01/12	\$264,900	\$337,000	2,460	8	2011	Avg	5049	N	N	22843 SE 263RD ST
3	0	738345	0040	08/04/13	\$346,557	\$381,000	2,470	8	2013	Avg	4751	N	N	26815 225TH AVE SE
3	0	738345	0100	07/08/13	\$340,415	\$379,000	2,470	8	2013	Avg	4751	N	N	26833 225TH AVE SE
3	3	412384	0050	01/17/12	\$340,000	\$434,000	2,570	8	1992	Avg	7859	N	N	22322 SE 255TH ST
3	0	541650	1080	07/17/13	\$304,900	\$338,000	2,570	8	2005	Avg	4750	N	N	22616 SE 271ST ST
3	0	541651	0160	11/17/11	\$254,900	\$325,000	2,570	8	2006	Avg	5000	N	N	22820 SE 269TH ST
3	0	541651	0560	09/07/11	\$289,950	\$369,000	2,580	8	2005	Avg	5972	N	N	26841 227TH PL SE
3	0	541650	1100	06/22/11	\$257,500	\$325,000	2,580	8	2005	Avg	4750	N	N	22628 SE 271ST ST
3	0	940653	0080	06/27/13	\$289,000	\$324,000	2,580	8	2005	Avg	5000	N	N	22501 SE 267TH ST
3	3	412384	0060	08/19/12	\$351,100	\$437,000	2,630	8	1990	Avg	8924	N	N	22307 SE 255TH ST
3	0	347050	0050	07/13/12	\$250,000	\$313,000	2,820	8	2005	Avg	5250	N	N	26028 231ST PL SE
3	0	541650	0800	07/08/13	\$340,000	\$379,000	3,000	8	2005	Avg	4750	N	N	22631 SE 271ST ST
3	0	541650	0880	05/25/11	\$279,900	\$352,000	3,000	8	2005	Avg	5021	N	N	27127 227TH PL SE
3	0	541650	0830	03/21/13	\$315,000	\$368,000	3,000	8	2005	Avg	4933	N	N	22649 SE 271ST ST
3	0	541651	0490	02/14/12	\$284,900	\$363,000	3,000	8	2005	Avg	5470	N	N	22702 SE 268TH PL
3	0	541651	0520	05/03/12	\$286,000	\$362,000	3,000	8	2005	Avg	4756	N	N	26825 227TH PL SE
3	0	541650	0770	11/07/13	\$320,000	\$332,000	3,000	8	2005	Avg	4750	N	N	22613 SE 271ST ST
3	0	541651	0240	01/18/12	\$255,000	\$325,000	3,000	8	2005	Avg	5311	N	N	22217 SE 268TH PL
3	0	347050	0180	07/07/13	\$426,500	\$475,000	3,040	8	2006	Avg	7356	N	N	23125 SE 262ND CT
3	0	940653	0070	09/28/13	\$385,500	\$411,000	3,140	8	2005	Avg	5000	N	N	22431 SE 267TH ST
3	0	347050	0010	03/13/12	\$330,000	\$420,000	3,300	8	2005	Avg	5206	N	N	26052 231ST PL SE
3	3	412383	0020	09/27/13	\$305,000	\$325,000	1,950	9	1990	Avg	7064	N	N	25803 LAKE WILDERNESS
3	0	178620	0100	06/06/13	\$490,000	\$554,000	2,410	9	2003	Avg	9165	N	N	22729 SE 263RD CT
3	0	940651	0070	04/26/13	\$465,000	\$536,000	2,410	9	1997	Avg	24177	N	N	24520 214TH AVE SE
3	0	940670	0070	07/26/11	\$319,000	\$404,000	2,483	9	2004	Avg	6844	N	N	23043 SE 263RD ST
3	0	178620	0110	10/02/12	\$389,900	\$481,000	2,580	9	2003	Avg	9957	N	N	22723 SE 263RD CT
3	0	178620	0110	09/24/13	\$420,000	\$448,000	2,580	9	2003	Avg	9957	N	N	22723 SE 263RD CT
3	0	412700	0285	07/29/12	\$428,000	\$535,000	2,680	9	1990	Avg	27268	N	N	25706 226TH PL SE

Improved Sales Used in This Annual Update Analysis

Area 056 -- 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	0	541650	1040	11/08/13	\$414,000	\$430,000	2,750	9	2005	Avg	4750	N	N	22621 SE 270TH PL
3	0	541650	0010	12/18/12	\$275,000	\$332,000	2,800	9	2005	Avg	5030	N	N	2650 SE 270TH PL
3	0	940670	0190	01/27/11	\$319,000	\$392,000	2,830	9	2005	Avg	8523	N	N	23018 SE 263RD ST
3	0	412700	0380	12/20/11	\$450,000	\$574,000	2,840	9	2006	Avg	25889	Y	N	23043 SE LAKE
3	0	940651	0080	02/16/11	\$475,000	\$586,000	2,920	9	1997	Avg	24572	N	N	24514 214TH AVE SE
3	0	541651	1150	08/06/13	\$429,950	\$472,000	2,960	9	2006	Avg	5014	N	N	27009 228TH PL SE
3	0	541651	1180	12/23/11	\$300,000	\$383,000	2,960	9	2006	Avg	5000	N	N	27025 228TH PL SE
3	0	541651	1110	01/06/11	\$310,000	\$379,000	2,960	9	2006	Avg	5361	N	N	22818 SE 270TH ST
3	0	541651	0050	11/05/13	\$439,900	\$458,000	3,190	9	2006	Avg	6200	N	N	22813 SE 269TH ST
3	0	541651	0930	04/02/13	\$378,500	\$440,000	3,190	9	2006	Avg	4995	N	N	26924 229TH PL SE
3	0	541650	0890	03/22/12	\$311,000	\$395,000	3,190	9	2005	Avg	5853	N	N	27121 227TH PL SE
3	0	541651	1130	08/15/12	\$315,000	\$392,000	3,190	9	2006	Avg	5307	N	N	22808 SE 270TH ST
3	0	541651	1200	11/19/12	\$305,000	\$371,000	3,190	9	2006	Avg	5000	N	N	27035 228TH PL SE
3	1	412700	0555	09/26/12	\$557,500	\$688,000	1,930	10	2003	Avg	7118	Y	Y	25806 W LAKE
3	0	412700	0376	12/08/11	\$465,000	\$593,000	3,170	10	2006	Avg	13798	Y	N	23059 SE LAKE
4	0	858850	0240	12/04/13	\$239,900	\$245,000	1,350	6	1969	Good	9914	N	N	24948 237TH AVE SE
4	0	666120	0440	09/19/13	\$224,000	\$240,000	1,030	7	1995	Avg	4002	N	N	22778 SE 242ND ST
4	0	666120	0370	09/20/11	\$146,500	\$186,000	1,030	7	1995	Avg	3000	N	N	22750 SE 242ND ST
4	0	940760	0080	03/13/13	\$180,250	\$211,000	1,060	7	1988	Avg	6049	N	N	21719 SE 237TH ST
4	0	940760	0020	03/25/13	\$170,000	\$198,000	1,060	7	1987	Avg	7401	N	N	21619 SE 237TH ST
4	0	940760	0100	01/09/12	\$149,950	\$191,000	1,060	7	1987	Avg	6054	N	N	21809 SE 237TH ST
4	0	511326	0530	07/17/13	\$205,000	\$227,000	1,100	7	1991	Avg	6622	N	N	21732 SE 239TH ST
4	0	885695	0010	10/01/12	\$249,500	\$308,000	1,260	7	1994	Avg	10201	N	N	24322 234TH WAY SE
4	0	885696	0490	05/09/11	\$236,000	\$296,000	1,260	7	1995	Avg	8683	N	N	23934 232ND PL SE
4	0	885696	0610	01/31/13	\$245,000	\$292,000	1,260	7	1995	Avg	11688	N	N	23940 233RD WAY SE
4	0	954284	0430	04/11/13	\$245,000	\$284,000	1,270	7	2008	Avg	4256	N	N	26293 240TH AVE SE
4	0	511326	0240	07/16/13	\$242,000	\$269,000	1,280	7	1991	Avg	6360	N	N	21812 SE 238TH ST
4	0	511326	0470	06/07/12	\$185,000	\$233,000	1,280	7	1991	Avg	7073	N	N	21821 SE 238TH ST
4	0	511326	0500	11/18/12	\$180,000	\$219,000	1,280	7	1992	Avg	6444	N	N	21816 SE 239TH ST
4	0	511326	0350	08/19/11	\$243,500	\$309,000	1,300	7	1991	Avg	7320	N	N	21615 SE 238TH ST
4	0	414245	0420	07/11/13	\$235,000	\$261,000	1,300	7	2004	Avg	4598	N	N	22432 SE 243RD ST
4	0	954284	0820	08/11/11	\$204,255	\$259,000	1,300	7	2011	Avg	3780	N	N	24036 SE 262ND PL
4	0	954284	0780	05/14/11	\$204,475	\$257,000	1,300	7	2011	Avg	3780	N	N	24041 SE 262ND ST
4	0	954284	0850	08/11/11	\$201,965	\$256,000	1,300	7	2011	Avg	3570	N	N	24054 SE 262ND PL
4	0	511326	0200	08/28/12	\$197,200	\$245,000	1,300	7	1991	Avg	9017	N	N	21914 SE 239TH ST

Improved Sales Used in This Annual Update Analysis

Area 056 -- 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	0	954284	0750	04/07/11	\$201,995	\$252,000	1,300	7	2011	Avg	3780	N	N	24059 SE 262ND ST
4	0	414245	0640	09/21/12	\$175,000	\$216,000	1,300	7	2004	Avg	3600	N	N	22436 SE 244TH ST
4	0	070571	0170	09/28/11	\$185,000	\$236,000	1,310	7	1995	Avg	7328	N	N	23412 SE 247TH CT
4	0	511615	0040	03/09/11	\$236,500	\$293,000	1,320	7	1996	Avg	5641	N	N	21651 SE 239TH PL
4	0	162206	9038	09/20/11	\$173,000	\$220,000	1,340	7	1990	Fair	12595	N	N	21622 SE WAX RD
4	0	412700	0909	03/18/13	\$210,000	\$246,000	1,340	7	1981	Fair	43048	N	N	24123 SE 260TH ST
4	0	666120	0430	10/19/11	\$185,000	\$236,000	1,340	7	1996	Avg	3272	N	N	22774 SE 242ND ST
4	0	511615	0100	05/19/11	\$250,000	\$314,000	1,340	7	1996	Avg	7122	N	N	21664 SE 239TH PL
4	0	666120	0030	11/28/11	\$164,900	\$210,000	1,340	7	1995	Avg	5054	N	N	22787 SE 242ND PL
4	0	666120	0130	02/06/12	\$155,000	\$197,000	1,340	7	1995	Avg	3000	N	N	22747 SE 242ND PL
4	0	940760	0200	03/19/12	\$182,000	\$231,000	1,350	7	1987	Avg	6957	N	N	21822 SE 237TH ST
4	0	954283	0670	07/15/13	\$260,000	\$289,000	1,400	7	2011	Avg	3915	N	N	24228 SE 263RD PL
4	0	954283	0670	12/12/11	\$224,995	\$287,000	1,400	7	2011	Avg	3915	N	N	24228 SE 263RD PL
4	0	954284	0250	01/09/13	\$235,000	\$282,000	1,400	7	2011	Avg	4548	N	N	24022 SE 262ND ST
4	0	954284	0250	06/09/11	\$217,995	\$275,000	1,400	7	2011	Avg	4548	N	N	24022 SE 262ND ST
4	0	885695	0160	07/29/13	\$278,000	\$306,000	1,440	7	1994	Avg	8921	N	N	23240 SE 242ND ST
4	0	885695	0400	05/16/13	\$249,000	\$284,000	1,440	7	1994	Avg	8009	N	N	23330 SE 243RD PL
4	0	954284	0830	09/07/11	\$220,737	\$281,000	1,440	7	2011	Avg	3780	N	N	24042 SE 262ND PL
4	0	954284	0860	09/07/11	\$217,995	\$277,000	1,440	7	2011	Avg	3780	N	N	24060 SE 262ND PL
4	0	954284	0790	06/03/11	\$218,365	\$275,000	1,440	7	2011	Avg	3780	N	N	24035 SE 262ND ST
4	0	954284	0740	04/07/11	\$217,995	\$272,000	1,440	7	2011	Avg	3570	N	N	24065 SE 262ND ST
4	0	954284	0100	03/29/11	\$249,995	\$311,000	1,450	7	2010	Avg	3610	N	N	26232 241ST PL SE
4	0	954284	0840	09/07/11	\$243,965	\$310,000	1,450	7	2011	Avg	4200	N	N	24048 SE 262ND PL
4	0	954283	0600	05/01/12	\$240,179	\$304,000	1,450	7	2011	Avg	4106	N	N	24203 SE 263RD PL
4	0	954284	0290	11/03/11	\$221,596	\$283,000	1,450	7	2011	Avg	4626	N	N	26209 240TH AVE SE
4	0	954283	0550	05/09/11	\$239,995	\$301,000	1,450	7	2011	Avg	4000	N	N	24223 SE 263RD PL
4	0	954283	0680	02/02/12	\$234,995	\$299,000	1,450	7	2011	Avg	3818	N	N	24232 SE 263RD PL
4	0	954284	0160	07/26/12	\$234,995	\$294,000	1,450	7	2011	Avg	4419	N	N	24076 SE 262ND ST
4	0	954284	0240	03/08/11	\$239,995	\$298,000	1,450	7	2011	Avg	4406	N	N	24028 SE 262ND ST
4	0	954284	0450	06/07/11	\$229,995	\$290,000	1,450	7	2011	Avg	4694	N	N	24033 SE 263RD PL
4	0	954284	0270	12/06/11	\$219,995	\$281,000	1,450	7	2011	Avg	3449	N	N	24008 SE 262ND ST
4	0	940715	0190	04/25/11	\$223,950	\$280,000	1,460	7	1996	Avg	7980	N	N	24230 SE 261ST PL
4	0	511326	0290	08/28/13	\$205,000	\$222,000	1,490	7	1991	Avg	6360	N	N	21712 SE 238TH ST
4	0	885697	0560	06/14/13	\$271,000	\$305,000	1,510	7	2000	Avg	4341	N	N	24223 231ST PL SE
4	0	412700	0902	05/16/13	\$311,000	\$355,000	1,510	7	1989	Avg	49443	N	N	24011 SE 260TH ST

Improved Sales Used in This Annual Update Analysis

Area 056 -- 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	0	885697	0230	11/06/12	\$230,000	\$281,000	1,520	7	2001	Avg	3071	N	N	22915 SE 241ST PL
4	0	885697	0100	01/28/13	\$235,000	\$280,000	1,520	7	2003	Avg	3745	N	N	22908 240TH PL SE
4	0	885697	0020	04/19/13	\$238,500	\$276,000	1,520	7	2003	Avg	3496	N	N	22928 SE 240TH PL
4	0	414245	0170	09/04/13	\$275,000	\$297,000	1,520	7	2004	Avg	3606	N	N	22455 SE 244TH ST
4	0	885697	0280	07/17/13	\$240,000	\$266,000	1,520	7	2001	Avg	3906	N	N	22927 SE 241ST PL
4	0	070570	0020	12/20/12	\$262,500	\$317,000	1,540	7	1994	Good	7737	N	N	23408 SE 244TH CT
4	0	940645	0130	04/21/11	\$257,000	\$321,000	1,557	7	1998	Good	9563	N	N	23801 216TH PL SE
4	0	885697	0300	09/14/12	\$280,000	\$346,000	1,560	7	2001	Avg	4335	N	N	22933 SE 241ST PL
4	0	885697	1090	06/21/12	\$235,000	\$295,000	1,560	7	2001	Avg	3327	N	N	24105 230TH AVE SE
4	0	885697	0160	10/08/12	\$230,000	\$283,000	1,560	7	2000	Avg	3695	N	N	22829 SE 240TH PL
4	0	885697	0070	11/28/12	\$235,000	\$285,000	1,560	7	2003	Avg	3819	N	N	22914 240TH PL SE
4	0	885697	1080	06/10/13	\$235,000	\$265,000	1,560	7	2001	Avg	3262	N	N	24109 230TH AVE SE
4	0	414245	0320	01/29/12	\$215,000	\$274,000	1,560	7	2004	Avg	4237	N	N	24316 226TH AVE SE
4	0	954283	0730	01/06/12	\$224,995	\$287,000	1,560	7	2011	Avg	3802	N	N	24233 SE 262ND PL
4	0	667900	0080	12/24/13	\$271,000	\$273,000	1,560	7	2003	Avg	4440	N	N	23617 SE 243RD PL
4	0	667900	1360	07/23/12	\$221,000	\$276,000	1,560	7	2002	Avg	6974	N	N	23727 243RD CT SE
4	0	667900	0030	07/23/13	\$215,000	\$238,000	1,560	7	2003	Avg	4406	N	N	23707 SE 243RD PL
4	0	667900	0270	12/04/12	\$194,800	\$236,000	1,560	7	2002	Avg	4266	N	N	23504 SE 243RD PL
4	0	954284	0810	07/20/11	\$241,010	\$305,000	1,580	7	2011	Avg	4462	N	N	24030 SE 262ND PL
4	0	954283	0140	10/14/11	\$233,183	\$297,000	1,580	7	2011	Avg	3610	N	N	26133 242ND AVE SE
4	0	954284	0870	08/08/11	\$230,991	\$293,000	1,580	7	2011	Avg	3570	N	N	24066 SE 262ND PL
4	0	954283	0160	04/04/12	\$230,145	\$292,000	1,580	7	2011	Avg	3632	N	N	26123 242ND AVE SE
4	0	954284	0810	04/25/13	\$250,000	\$288,000	1,580	7	2011	Avg	4462	N	N	24030 SE 262ND PL
4	0	954283	0190	11/08/11	\$224,995	\$287,000	1,580	7	2011	Avg	2720	N	N	26136 242ND AVE SE
4	0	954284	0760	07/10/11	\$224,995	\$285,000	1,580	7	2011	Avg	3570	N	N	24053 SE 262ND ST
4	0	954284	0080	05/16/11	\$224,995	\$283,000	1,580	7	2011	Avg	3230	N	N	26244 241ST PL SE
4	0	954283	0560	05/11/11	\$224,995	\$282,000	1,580	7	2011	Avg	3400	N	N	24219 SE 263RD PL
4	0	954284	0280	09/19/11	\$231,082	\$294,000	1,610	7	2011	Avg	4457	N	N	24002 SE 262ND ST
4	0	954283	0510	05/09/12	\$241,400	\$305,000	1,610	7	2010	Avg	4002	N	N	24239 SE 263RD PL
4	0	954284	0770	09/19/11	\$244,995	\$312,000	1,610	7	2011	Avg	4200	N	N	24047 SE 262ND ST
4	0	954283	0650	05/14/13	\$254,000	\$290,000	1,610	7	2010	Avg	3912	N	N	24220 SE 263RD PL
4	0	954283	0150	05/07/12	\$258,679	\$327,000	1,660	7	2011	Avg	3970	N	N	26127 242ND AVE SE
4	0	954283	0210	04/05/12	\$249,995	\$317,000	1,660	7	2011	Avg	3200	N	N	26144 242ND AVE SE
4	0	070570	0550	05/09/12	\$208,500	\$264,000	1,660	7	1995	Avg	8926	N	N	23843 SE 246TH ST
4	0	070570	0230	12/02/11	\$220,000	\$281,000	1,660	7	1994	Good	7776	N	N	24421 236TH CT SE

Improved Sales Used in This Annual Update Analysis

Area 056 -- 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	0	070570	0490	10/07/13	\$297,000	\$315,000	1,670	7	1994	Avg	7734	N	N	23820 SE 246TH ST
4	0	667900	0040	04/11/11	\$224,950	\$281,000	1,670	7	2003	Avg	4412	N	N	23703 SE 243RD PL
4	0	070570	0900	08/15/13	\$295,000	\$322,000	1,680	7	1993	Avg	7526	N	N	23505 SE 245TH ST
4	0	667900	0810	05/01/12	\$215,000	\$272,000	1,680	7	2003	Avg	6341	N	N	23424 SE 240TH PL
4	0	070571	0640	08/15/11	\$220,000	\$279,000	1,700	7	1996	Avg	7000	N	N	23719 SE 248TH ST
4	0	885696	0470	07/08/13	\$260,000	\$290,000	1,700	7	1996	Avg	5272	N	N	24006 232ND PL SE
4	0	070573	0330	05/23/12	\$206,000	\$260,000	1,700	7	2000	Avg	5979	N	N	23806 SE 249TH ST
4	0	070570	0140	07/23/12	\$205,950	\$258,000	1,700	7	1997	Avg	6698	N	N	24429 235TH CT SE
4	0	070573	0280	12/05/11	\$255,000	\$325,000	1,740	7	1999	Avg	5267	N	N	23836 SE 249TH ST
4	0	156593	0020	10/11/11	\$235,000	\$299,000	1,740	7	2011	Avg	3835	N	N	24014 221ST LN SE
4	0	156593	0010	09/27/11	\$234,000	\$298,000	1,740	7	2011	Avg	4072	N	N	24010 221ST LN SE
4	0	954284	0260	09/22/11	\$249,995	\$318,000	1,760	7	2011	Avg	3639	N	N	24028 SE 262ND ST
4	0	954284	0070	07/19/11	\$249,995	\$317,000	1,760	7	2011	Avg	4140	N	N	26250 241ST PL SE
4	0	954284	0200	05/09/11	\$249,995	\$314,000	1,760	7	2011	Avg	4380	N	N	24052 SE 262ND ST
4	0	156593	0070	12/07/11	\$249,950	\$319,000	1,780	7	2011	Avg	4650	N	N	24034 221ST LN SE
4	0	954283	0260	01/28/13	\$239,900	\$286,000	1,780	7	2006	Avg	3448	N	N	26143 242ND CT SE
4	0	885695	0480	10/16/12	\$242,050	\$297,000	1,810	7	1994	Avg	9269	N	N	23353 SE 243RD PL
4	0	885695	0370	05/16/13	\$294,000	\$336,000	1,820	7	1994	Avg	9428	N	N	23350 SE 243RD PL
4	0	885696	0100	02/15/13	\$270,815	\$321,000	1,820	7	1994	Avg	6572	N	N	23424 SE 239TH CT
4	0	885697	0520	09/28/11	\$277,750	\$354,000	1,830	7	2000	Avg	5994	N	N	24211 231ST PL SE
4	0	954283	0130	03/02/12	\$254,995	\$324,000	1,830	7	2011	Avg	3800	N	N	26137 242ND AVE SE
4	0	954283	0570	07/10/11	\$249,995	\$316,000	1,830	7	2011	Avg	4000	N	N	26250 241ST PL SE
4	0	954283	0660	01/17/12	\$247,500	\$316,000	1,830	7	2011	Avg	3913	N	N	24224 SE 263RD PL
4	0	885697	0610	08/01/13	\$308,000	\$339,000	1,850	7	2000	Avg	5700	N	N	24210 231ST PL SE
4	0	885697	0450	03/09/12	\$237,500	\$302,000	1,850	7	2001	Avg	4924	N	N	24210 231ST AVE SE
4	0	885695	0280	07/25/13	\$320,000	\$353,000	1,860	7	1994	Avg	7207	N	N	24226 232ND PL SE
4	0	667900	0540	06/03/11	\$249,950	\$315,000	1,860	7	2003	Avg	4879	N	N	23425 SE 243RD ST
4	0	885696	0110	06/14/11	\$272,000	\$343,000	1,860	7	1994	Avg	7728	N	N	23420 SE 239TH CT
4	0	885696	0240	12/09/13	\$309,000	\$314,000	1,860	7	1995	Avg	9749	N	N	23849 232ND CT SE
4	0	885696	0390	01/17/13	\$245,000	\$293,000	1,860	7	1995	Avg	8095	N	N	23229 SE 241ST CT
4	0	954283	0610	09/06/12	\$239,950	\$297,000	1,880	7	2006	Avg	4259	N	N	24204 SE 263RD PL
4	0	954283	0430	10/07/11	\$219,900	\$280,000	1,880	7	2007	Avg	4200	N	N	26214 243RD PL SE
4	0	414245	0390	06/18/13	\$280,000	\$315,000	1,890	7	2004	Avg	4921	N	N	22444 SE 243RD ST
4	0	414245	0030	10/05/12	\$200,000	\$246,000	1,890	7	2004	Avg	3953	N	N	22405 SE 244TH ST
4	0	667900	0920	02/27/13	\$262,000	\$309,000	1,910	7	2003	Avg	5250	N	N	24126 235TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 056 -- 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	0	954284	0150	09/19/11	\$280,758	\$357,000	1,950	7	2011	Avg	5250	N	N	26202 241ST PL SE
4	0	954284	0190	09/07/11	\$279,995	\$356,000	1,950	7	2011	Avg	4927	N	N	24058 SE 262ND ST
4	0	070571	0120	03/30/11	\$257,000	\$320,000	1,950	7	1996	Avg	7291	N	N	23429 SE 246TH PL
4	0	070571	0650	05/28/13	\$281,250	\$320,000	1,950	7	1995	Avg	7000	N	N	23711 SE 248TH ST
4	0	070571	0150	08/23/11	\$227,500	\$289,000	1,950	7	1996	Avg	7339	N	N	23405 SE 246TH PL
4	0	954283	0200	10/20/11	\$226,000	\$288,000	1,960	7	2011	Avg	3200	N	N	26140 242ND AVE SE
4	0	954284	0140	12/14/11	\$224,995	\$287,000	1,960	7	2011	Avg	3216	N	N	26208 241ST PL SE
4	0	511326	0370	12/03/12	\$261,000	\$316,000	1,980	7	1991	Avg	6575	N	N	21627 SE 238TH ST
4	0	414245	0600	12/27/11	\$200,000	\$255,000	1,990	7	2004	Avg	3600	N	N	22452 SE 244TH ST
4	0	511615	0010	10/12/12	\$264,950	\$326,000	2,000	7	1995	Avg	5641	N	N	21639 SE 239TH PL
4	0	954283	0030	12/21/11	\$220,200	\$281,000	2,000	7	2008	Avg	3600	N	N	26301 242ND AVE SE
4	0	070570	0770	04/01/13	\$269,790	\$314,000	2,010	7	1994	Avg	9144	N	N	23705 SE 246TH ST
4	0	070570	0910	09/15/11	\$240,000	\$305,000	2,010	7	1993	Avg	7036	N	N	23423 SE 245TH ST
4	0	070570	0810	05/12/11	\$240,000	\$301,000	2,010	7	1994	Avg	8116	N	N	23722 SE 246TH ST
4	0	070570	0250	04/22/11	\$230,000	\$288,000	2,010	7	1994	Avg	7296	N	N	24432 236TH CT SE
4	0	954283	0080	05/29/12	\$281,039	\$354,000	2,020	7	2012	Avg	3915	N	N	26205 242ND AVE SE
4	0	954283	0690	03/11/12	\$278,640	\$354,000	2,020	7	2012	Avg	4183	N	N	26225 243RD PL SE
4	0	954283	0760	07/18/12	\$275,910	\$345,000	2,020	7	2012	Avg	3900	N	N	24221 SE 262ND PL
4	0	885697	0790	01/28/11	\$272,500	\$335,000	2,020	7	2001	Avg	5700	N	N	24109 231ST PL SE
4	0	885697	0670	12/24/12	\$249,950	\$301,000	2,020	7	2001	Avg	5703	N	N	24112 231ST PL SE
4	0	070570	0270	07/05/13	\$327,000	\$365,000	2,020	7	1994	Good	8706	N	N	24437 237TH CT SE
4	0	511615	0050	05/23/12	\$249,950	\$315,000	2,050	7	1996	Avg	5641	N	N	21655 SE 239TH PL
4	0	954283	0330	06/18/12	\$245,000	\$308,000	2,140	7	2007	Avg	3548	N	N	26152 242ND CT SE
4	0	954283	0700	04/12/12	\$289,575	\$367,000	2,150	7	2011	Avg	4500	N	N	26219 243RD PL SE
4	0	954283	0780	02/03/12	\$285,830	\$364,000	2,150	7	2011	Avg	3900	N	N	24213 SE 262ND PL
4	0	954283	0050	08/03/12	\$284,995	\$356,000	2,150	7	2010	Avg	3600	N	N	26217 242ND AVE SE
4	0	954284	0460	06/24/13	\$307,950	\$345,000	2,150	7	2010	Avg	4184	N	N	24039 SE 263RD PL
4	0	954284	0460	02/11/11	\$279,995	\$345,000	2,150	7	2010	Avg	4184	N	N	24039 SE 263RD PL
4	0	954283	0750	07/18/12	\$277,000	\$347,000	2,150	7	2011	Avg	3900	N	N	24225 SE 262ND PL
4	0	954284	0220	02/17/11	\$279,995	\$346,000	2,150	7	2011	Avg	4927	N	N	24040 SE 262ND ST
4	0	070570	0660	10/03/12	\$281,000	\$346,000	2,170	7	1995	Avg	7094	N	N	23846 SE 247TH PL
4	0	070573	0100	04/14/13	\$312,000	\$361,000	2,180	7	2000	Avg	5000	N	N	23929 SE 249TH ST
4	0	885697	0370	09/12/13	\$345,000	\$371,000	2,180	7	2002	Avg	6135	N	N	24127 231ST AVE SE
4	0	070573	0240	11/28/12	\$265,000	\$322,000	2,180	7	1999	Avg	5168	N	N	24815 239TH CT SE
4	0	070573	0030	01/25/11	\$267,000	\$328,000	2,180	7	1999	Avg	5000	N	N	23819 SE 249TH ST

Improved Sales Used in This Annual Update Analysis

Area 056 -- 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	0	885697	0620	05/09/11	\$258,000	\$324,000	2,180	7	2000	Avg	5705	N	N	24206 231ST PL SE
4	0	667900	1440	11/30/11	\$235,000	\$300,000	2,180	7	2004	Avg	5250	N	N	24222 237TH WAY SE
4	0	070571	0530	04/10/13	\$335,000	\$389,000	2,190	7	1996	Avg	7061	N	N	23834 SE 248TH ST
4	0	070571	0110	07/07/11	\$298,000	\$377,000	2,190	7	1996	Avg	7880	N	N	23435 SE 246TH PL
4	0	070570	0130	10/28/13	\$359,000	\$375,000	2,190	7	1997	Avg	7346	N	N	24435 235TH CT SE
4	0	070570	0120	10/17/13	\$335,000	\$353,000	2,190	7	1997	Avg	8379	N	N	23420 SE 245TH ST
4	0	070570	0110	06/23/13	\$340,000	\$382,000	2,190	7	1997	Good	7823	N	N	23412 SE 245TH ST
4	0	070571	0620	08/22/12	\$300,000	\$373,000	2,200	7	1996	Avg	7000	N	N	23735 SE 248TH ST
4	0	667900	0120	06/24/11	\$281,000	\$355,000	2,200	7	2002	Avg	4550	N	N	23527 SE 243RD PL
4	0	667900	1340	07/16/13	\$320,000	\$355,000	2,200	7	2002	Avg	7038	N	N	23736 243RD CT SE
4	0	070571	0910	03/04/13	\$279,900	\$329,000	2,200	7	1995	Avg	7280	N	N	24519 234TH WAY SE
4	0	667900	0230	03/18/13	\$265,000	\$310,000	2,200	7	2002	Avg	6801	N	N	23420 SE 243RD PL
4	0	414245	0100	08/07/13	\$299,995	\$329,000	2,210	7	2004	Avg	3600	N	N	22427 SE 244TH ST
4	0	885697	0700	03/16/11	\$290,000	\$360,000	2,250	7	2001	Avg	6032	N	N	24030 231ST PL SE
4	0	954283	0800	06/05/13	\$300,000	\$340,000	2,270	7	2008	Avg	4254	N	N	24205 SE 262ND PL
4	0	954283	0180	03/19/12	\$286,995	\$365,000	2,290	7	2011	Avg	3680	N	N	26132 242ND AVE SE
4	0	954283	0590	08/06/12	\$305,699	\$381,000	2,300	7	2009	Avg	4000	N	N	24207 SE 263RD PL
4	0	954283	0040	09/05/12	\$294,580	\$365,000	2,300	7	2009	Avg	3600	N	N	26221 242ND AVE SE
4	0	954283	0770	07/05/12	\$289,995	\$364,000	2,300	7	2011	Avg	3900	N	N	24217 SE 262ND PL
4	0	954283	0070	07/09/12	\$289,995	\$364,000	2,300	7	2011	Avg	3600	N	N	26209 242ND AVE SE
4	0	954284	0800	09/26/11	\$300,920	\$383,000	2,320	7	2011	Avg	5771	N	N	24029 SE 262ND ST
4	0	954283	0710	06/05/12	\$294,000	\$370,000	2,320	7	2011	Avg	4500	N	N	26215 243RD PL SE
4	0	954284	0660	05/13/13	\$301,450	\$345,000	2,320	7	2010	Avg	3600	N	N	24056 SE 263RD PL
4	0	954284	0490	04/08/11	\$299,595	\$374,000	2,420	7	2010	Avg	4189	N	N	24057 SE 263RD PL
4	0	954284	0170	06/09/11	\$289,995	\$365,000	2,420	7	2011	Avg	4395	N	N	24070 SE 262ND ST
4	0	954283	0060	10/16/12	\$289,995	\$356,000	2,460	7	2012	Avg	3600	N	N	26213 242ND AVE SE
4	0	070573	0190	08/17/12	\$277,000	\$345,000	2,510	7	1999	Avg	5125	N	N	24824 239TH CT SE
4	0	070573	0130	04/26/13	\$310,400	\$358,000	2,520	7	1999	Avg	9104	N	N	23947 SE 249TH ST
4	0	954283	0110	01/24/12	\$238,000	\$303,000	2,550	7	2007	Avg	3800	N	N	26145 242ND AVE SE
4	0	667900	0780	07/30/13	\$325,000	\$358,000	2,590	7	2003	Avg	6275	N	N	24103 235TH AVE SE
4	0	667900	0690	11/20/13	\$362,900	\$374,000	2,980	7	2004	Avg	6345	N	N	23503 SE 242ND PL
4	0	412400	0330	07/29/11	\$317,000	\$402,000	1,310	8	1986	V-Good	15367	N	N	22329 SE 244TH PL
4	0	412400	0450	09/19/13	\$288,000	\$308,000	1,350	8	1986	Avg	15099	N	N	22039 SE 244TH PL
4	0	549146	0420	04/25/12	\$255,000	\$323,000	1,520	8	2003	Avg	4050	N	N	24714 232ND PL SE
4	0	270020	0070	03/15/13	\$292,450	\$343,000	1,550	8	2013	Avg	5559	N	N	24318 229TH CT SE

Improved Sales Used in This Annual Update Analysis

Area 056 -- 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	0	270020	0010	12/17/12	\$312,000	\$377,000	1,720	8	2012	Avg	5632	N	N	24305 229TH CT SE
4	0	549146	0390	07/08/13	\$290,000	\$323,000	1,730	8	2003	Avg	4109	N	N	24632 232ND PL SE
4	0	549146	0280	06/30/11	\$305,000	\$385,000	1,740	8	2003	Avg	8851	N	N	24528 232ND PL SE
4	0	549146	0220	10/11/11	\$255,000	\$325,000	1,750	8	2002	Avg	4612	Y	N	24632 233RD PL SE
4	0	549146	0310	08/17/12	\$260,000	\$324,000	1,760	8	2003	Avg	3600	N	N	24531 232ND PL SE
4	0	549146	0140	08/01/13	\$300,000	\$330,000	1,760	8	2003	Avg	9779	Y	N	24732 233RD PL SE
4	0	549146	0270	09/19/13	\$275,000	\$294,000	1,840	8	2003	Avg	4982	N	N	24602 232ND PL SE
4	0	885695	0340	04/04/12	\$301,000	\$382,000	1,850	8	1994	V-Good	7017	N	N	23233 SE 242ND ST
4	0	549146	0380	08/12/13	\$322,250	\$352,000	1,870	8	2003	Avg	5127	N	N	24627 232ND PL SE
4	0	549146	0090	04/09/13	\$284,000	\$330,000	1,880	8	2003	Avg	4938	N	N	23219 E SE 248TH ST
4	0	549146	0030	03/21/13	\$260,000	\$304,000	1,880	8	2002	Avg	3600	N	N	24715 232ND PL SE
4	0	549146	0030	06/14/11	\$230,000	\$290,000	1,880	8	2002	Avg	3600	N	N	24715 232ND PL SE
4	0	330395	1690	05/02/13	\$325,000	\$374,000	1,890	8	1994	Avg	9019	N	N	23043 SE 245TH PL
4	0	156593	0300	05/09/13	\$279,950	\$321,000	1,890	8	2009	Avg	3852	N	N	21935 SE 240TH PL
4	0	330395	0670	06/26/13	\$350,000	\$392,000	1,920	8	1994	Avg	16108	N	N	24951 231ST AVE SE
4	0	330395	0870	09/23/11	\$265,000	\$337,000	1,930	8	1994	Avg	9484	N	N	24610 231ST AVE SE
4	0	330395	0900	08/01/12	\$284,000	\$355,000	1,940	8	1994	Avg	8501	N	N	23117 SE 246TH PL
4	0	330395	0080	08/15/12	\$289,900	\$361,000	1,950	8	1996	Avg	7421	N	N	23044 SE 243RD PL
4	0	330395	0180	11/08/12	\$330,000	\$403,000	1,980	8	1994	Avg	11098	N	N	24516 230TH CT SE
4	0	885764	0340	05/24/12	\$273,000	\$345,000	2,000	8	2001	Avg	3194	N	N	23732 230TH PL SE
4	0	885764	0330	06/12/13	\$299,500	\$338,000	2,030	8	2001	Avg	4839	N	N	23802 230TH PL SE
4	0	885764	0670	09/21/11	\$275,000	\$350,000	2,090	8	2001	Avg	4408	N	N	23731 230TH PL SE
4	0	885764	0390	08/02/13	\$270,000	\$297,000	2,200	8	2005	Avg	3321	N	N	23716 230TH PL SE
4	0	330395	1610	06/07/12	\$335,000	\$422,000	2,210	8	1994	Avg	8270	N	N	23024 SE 247TH CT
4	0	330395	1610	08/26/13	\$369,900	\$402,000	2,210	8	1994	Avg	8270	N	N	23024 SE 247TH CT
4	0	330395	0910	01/07/13	\$399,000	\$479,000	2,230	8	1994	Avg	11637	N	N	23121 SE 246TH PL
4	0	330395	1140	11/11/13	\$392,000	\$406,000	2,250	8	1992	Avg	10304	N	N	23057 SE 246TH PL
4	0	885764	0660	04/22/13	\$260,000	\$300,000	2,270	8	2001	Avg	5241	N	N	23729 230TH PL SE
4	0	885764	0590	11/18/13	\$282,000	\$291,000	2,270	8	2005	Avg	3739	N	N	23705 230TH PL SE
4	0	156593	0090	02/08/11	\$288,000	\$355,000	2,330	8	2010	Avg	3723	N	N	22021 240TH PL SE
4	0	940657	0080	04/21/13	\$335,000	\$387,000	2,340	8	2003	Avg	6777	N	N	24932 234TH PL SE
4	0	330395	1240	05/16/13	\$395,000	\$451,000	2,340	8	1992	Good	8948	N	N	24811 231ST AVE SE
4	0	156593	0210	05/12/11	\$330,000	\$414,000	2,360	8	2008	Avg	3870	N	N	24015 221ST LN SE
4	0	156593	0220	03/26/13	\$343,950	\$401,000	2,360	8	2007	Avg	3870	N	N	24011 221ST AVE SE
4	0	156593	0230	09/23/13	\$365,000	\$390,000	2,360	8	2007	Avg	4098	N	N	24007 221ST AVE SE

Improved Sales Used in This Annual Update Analysis

Area 056 -- 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	0	885764	0480	03/13/13	\$260,000	\$305,000	2,360	8	2001	Avg	5103	N	N	23616 230TH PL SE
4	0	330395	0630	02/19/13	\$380,000	\$449,000	2,390	8	1994	Avg	9802	N	N	24927 231ST AVE SE
4	0	885764	0800	06/15/11	\$350,000	\$441,000	2,410	8	2000	Avg	6223	N	N	23011 SE 239TH PL
4	0	330395	1250	06/13/11	\$340,000	\$429,000	2,420	8	1992	Avg	10576	N	N	24813 231ST AVE SE
4	0	330395	1130	11/12/13	\$382,500	\$396,000	2,440	8	1992	Avg	9034	N	N	23055 SE 246TH PL
4	0	330395	1190	07/10/13	\$389,000	\$433,000	2,480	8	1992	Avg	7578	N	N	24703 231ST AVE SE
4	0	270020	0040	09/04/12	\$330,950	\$410,000	2,480	8	2012	Avg	4334	N	N	24317 229TH CT SE
4	0	270020	0060	05/03/12	\$324,950	\$411,000	2,480	8	2011	Avg	3998	N	N	24322 229TH CT SE
4	0	270020	0030	02/05/13	\$325,000	\$386,000	2,480	8	2012	Avg	3914	N	N	24313 229TH CT SE
4	0	328800	0040	03/09/12	\$319,950	\$407,000	2,500	8	1995	Avg	7257	N	N	23417 S 251ST PL
4	0	328800	0120	07/05/12	\$450,000	\$564,000	2,520	8	1995	Avg	8000	N	N	25015 235TH WAY SE
4	0	330395	1620	10/21/11	\$350,000	\$446,000	2,550	8	1994	Avg	9037	N	N	23018 SE 247TH CT
4	0	330395	1520	05/20/11	\$335,000	\$421,000	2,550	8	1994	Avg	7983	N	N	24726 230TH WAY SE
4	0	330395	0500	09/17/13	\$439,500	\$471,000	2,550	8	1996	Avg	10280	N	N	24821 230TH WAY SE
4	0	270020	0080	09/12/12	\$334,946	\$415,000	2,560	8	2012	Avg	4201	N	N	24314 229TH CT SE
4	0	270020	0020	08/27/12	\$327,271	\$407,000	2,560	8	2012	Avg	4863	N	N	24309 229TH CT SE
4	0	330395	0810	12/04/12	\$375,000	\$455,000	2,620	8	1992	Avg	8164	N	N	24724 231ST AVE SE
4	0	239571	0100	08/13/12	\$327,500	\$408,000	2,630	8	2005	Avg	6630	N	N	23425 SE 250TH PL
4	0	330395	0360	01/19/12	\$390,000	\$497,000	2,660	8	1996	Avg	13312	Y	N	22905 SE 246TH ST
4	0	156593	0160	01/12/12	\$315,000	\$402,000	2,690	8	2007	Avg	4050	N	N	24013 220TH PL SE
4	0	156593	0140	02/24/11	\$325,000	\$402,000	2,690	8	2007	Avg	4033	N	N	24021 220TH PL SE
4	0	330395	1580	02/12/13	\$380,000	\$450,000	2,710	8	1994	Avg	10070	N	N	23029 SE 247TH CT
4	0	330395	1200	09/11/12	\$375,000	\$464,000	2,720	8	1992	Avg	7404	N	N	24709 231ST AVE SE
4	0	156593	0170	05/23/11	\$309,000	\$388,000	2,730	8	2007	Avg	5804	N	N	24009 220TH PL SE
4	0	156593	0120	02/22/11	\$305,000	\$377,000	2,760	8	2007	Avg	5204	N	N	24031 220TH PL SE
4	0	270020	0090	08/03/12	\$324,262	\$405,000	2,880	8	2011	Avg	4475	N	N	24310 229TH CT SE
4	0	270020	0050	05/14/12	\$319,950	\$404,000	2,880	8	2011	Avg	6305	N	N	24319 229TH CT SE
4	0	940657	0240	06/18/12	\$370,000	\$465,000	2,980	8	2003	Avg	12216	N	N	24903 234TH PL SE
4	0	940657	0220	07/15/11	\$320,000	\$405,000	2,980	8	2003	Avg	9365	N	N	24827 234TH PL SE
4	0	885764	0960	02/22/11	\$429,000	\$530,000	3,020	8	2001	Avg	7007	N	N	23901 231ST PL SE
4	0	885764	0080	09/06/13	\$434,500	\$469,000	3,030	8	2002	Avg	5987	N	N	23920 231ST PL SE
4	0	885764	0930	04/18/12	\$400,000	\$507,000	3,040	8	2002	Avg	6862	N	N	23117 SE 238TH ST
4	0	885764	0120	01/20/11	\$399,950	\$490,000	3,040	8	2002	Avg	6670	N	N	23830 231ST PL SE
4	0	940654	0070	04/29/13	\$329,950	\$380,000	1,750	9	2000	Avg	8753	N	N	25043 235TH CT SE
4	0	066244	0050	06/29/11	\$369,475	\$467,000	2,190	9	2011	Avg	5345	N	N	23875 SE 249TH PL

Improved Sales Used in This Annual Update Analysis

Area 056 -- 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	0	066244	0060	03/05/12	\$334,000	\$425,000	2,190	9	2011	Avg	4380	N	N	23869 SE 249TH PL
4	0	401705	0840	07/02/13	\$392,000	\$438,000	2,300	9	1990	Avg	25776	N	N	23615 SE 254TH ST
4	0	066244	0090	04/25/11	\$349,000	\$437,000	2,420	9	2011	Avg	5844	N	N	23850 SE 249TH PL
4	0	066244	0100	06/18/12	\$310,000	\$390,000	2,420	9	2010	Avg	4537	N	N	23844 SE 249TH PL
4	0	330395	0340	01/25/11	\$345,000	\$424,000	2,450	9	1992	Avg	9216	N	N	24511 229TH CT SE
4	0	401705	0850	07/07/11	\$378,500	\$479,000	2,510	9	1990	Good	19462	N	N	23618 SE 254TH ST
4	0	066244	0110	02/04/13	\$349,950	\$416,000	2,590	9	2012	Avg	4210	N	N	23838 SE 249TH PL
4	0	794128	0040	11/01/12	\$440,000	\$538,000	2,720	9	1993	Avg	24265	N	N	25619 243RD CT SE
4	0	401705	0880	05/02/13	\$445,000	\$511,000	2,820	9	1990	Avg	16682	N	N	23602 SE 254TH ST
4	0	259172	0030	01/08/13	\$387,500	\$465,000	2,820	9	1989	Avg	50526	N	N	23726 SE 253RD PL
4	0	066244	0170	07/13/11	\$369,940	\$468,000	2,830	9	2011	Avg	5014	N	N	23802 SE 249TH PL
4	0	940659	0040	09/26/11	\$347,000	\$442,000	2,920	9	2006	Avg	5094	N	N	24263 229TH AVE SE
4	0	885764	0230	12/27/11	\$460,000	\$587,000	2,980	9	2003	Avg	10178	N	N	23704 231ST CT SE
4	0	401705	0810	06/27/12	\$415,000	\$521,000	3,050	9	1990	Avg	13924	N	N	23527 SE 254TH ST
4	0	940659	0320	02/23/12	\$330,000	\$420,000	3,060	9	2006	Avg	5868	N	N	24262 229TH AVE SE
4	0	940659	0330	03/12/12	\$360,000	\$458,000	3,190	9	2006	Avg	6839	N	N	22910 SE 244TH ST
4	0	401705	0930	10/10/11	\$425,000	\$542,000	3,220	9	1990	Avg	25404	N	N	25323 236TH CT SE
4	0	066244	0130	04/24/13	\$455,000	\$525,000	3,230	9	2010	Avg	5000	N	N	23826 SE 249TH PL
4	0	066244	0150	08/15/13	\$455,000	\$497,000	3,230	9	2011	Avg	5000	N	N	23814 SE 249TH PL
4	0	066244	0150	01/26/11	\$397,500	\$488,000	3,230	9	2011	Avg	5000	N	N	23814 SE 249TH PL
4	0	885764	0220	09/26/13	\$550,000	\$586,000	3,570	9	2003	Avg	10178	N	N	23708 231ST CT SE
4	0	401705	0170	04/22/13	\$500,000	\$577,000	2,210	10	1990	Good	18504	N	N	25209 235TH WAY SE
4	0	957710	0020	08/17/11	\$424,425	\$539,000	2,250	10	2011	Avg	6638	N	N	24926 235TH WAY SE
4	0	401705	0190	07/09/12	\$437,000	\$548,000	2,330	10	1990	Avg	16662	N	N	25233 235TH WAY SE
4	0	401705	0180	07/25/12	\$399,900	\$500,000	2,370	10	1992	Avg	17787	N	N	25221 235TH WAY SE
4	0	729987	0090	03/21/13	\$519,634	\$608,000	2,460	10	2013	Avg	11551	N	N	25076 235TH WAY SE
4	0	259172	0370	06/04/12	\$457,500	\$577,000	2,590	10	1989	Good	36038	N	N	25345 237TH PL SE
4	0	401705	0080	07/23/12	\$439,000	\$549,000	2,640	10	1990	Good	27726	N	N	23521 SE 252ND ST
4	0	259172	0230	08/09/11	\$420,000	\$533,000	2,930	10	1989	Avg	36554	N	N	25326 240TH CT SE
4	0	401705	0280	10/20/11	\$539,900	\$688,000	3,270	10	1990	Good	14910	N	N	25210 234TH AVE SE
4	0	729987	0040	05/18/11	\$422,500	\$531,000	3,496	10	2008	Avg	7000	N	N	25064 235TH WAY SE
4	0	401705	0600	03/05/12	\$474,900	\$604,000	3,600	10	1990	Avg	12605	N	N	25332 232ND AVE SE

Improved Sales Removed in This Annual Update Analysis

Area 056 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	025537	0020	12/27/11	\$60,000	DOR RATIO;NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	0	025537	0500	05/13/13	\$273,300	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	025537	0510	01/06/11	\$257,350	RELOCATION - SALE TO SERVICE
1	0	025537	0520	09/19/13	\$308,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	156050	0120	02/15/12	\$212,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	186470	0130	08/30/11	\$250,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	186470	0220	09/13/11	\$273,986	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	202570	0020	07/10/12	\$193,687	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	202570	0310	01/25/12	\$150,000	SAS DIAGNOSTIC OUTLIER;STATISTICAL OUTLIER
1	0	202570	0540	03/04/11	\$223,764	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	202570	0540	06/16/11	\$166,200	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	0	202570	0550	05/01/13	\$257,210	SAS DIAGNOSTIC OUTLIER;BOX PLOTS
1	0	202570	0660	12/02/11	\$171,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	0	202570	0810	06/03/11	\$331,470	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	202570	1070	07/23/12	\$154,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	202570	1510	12/08/11	\$188,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	0	221590	0210	09/27/13	\$229,623	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	221590	0580	07/18/12	\$184,422	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	0	221590	0600	05/14/13	\$381,193	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	221590	0600	08/24/13	\$235,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	0	221590	1020	04/26/13	\$412,506	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	221590	1180	04/17/13	\$285,927	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	221590	2030	10/07/13	\$189,230	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	221590	2030	11/07/13	\$189,230	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
1	0	231000	0190	12/02/11	\$255,085	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	0	231000	0200	01/16/13	\$337,688	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	231000	0370	10/22/13	\$207,900	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	231000	0410	04/24/12	\$318,564	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	231000	0650	01/04/13	\$281,570	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	231000	0650	02/12/13	\$218,846	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group

Improved Sales Removed in This Annual Update Analysis

Area 056 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	231001	0140	01/13/12	\$319,717	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	231001	0160	07/08/13	\$222,244	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	231001	0160	11/25/13	\$185,325	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	231001	0180	09/23/13	\$233,745	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	231001	0210	08/29/11	\$197,431	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
1	4	231003	0140	09/28/11	\$238,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	231004	0130	04/15/13	\$292,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	4	231004	0170	04/13/12	\$237,500	SAS DIAGNOSTIC OUTLIER;BOX PLOTS
1	0	231004	0220	08/19/11	\$310,000	NON-REPRESENTATIVE SALE
1	0	231004	0220	08/08/11	\$310,000	NON-REPRESENTATIVE SALE
1	0	231010	0340	08/01/11	\$268,797	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	231010	0340	09/01/11	\$268,797	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	231015	0030	03/13/13	\$387,655	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	231015	0030	04/01/13	\$334,610	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	255818	0020	05/13/13	\$185,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
1	0	278091	0040	02/14/11	\$453,910	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	4	278120	0050	02/02/11	\$290,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	7	278125	0270	06/18/12	\$348,500	SAS DIAGNOSTIC OUTLIER;STATISTICAL OUTLIER
1	7	278125	0270	06/19/12	\$348,500	RELOCATION - SALE TO SERVICE
1	7	278125	0280	06/08/11	\$250,000	RELOCATION - SALE TO SERVICE
1	71	278125	0720	10/17/11	\$180,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
1	71	278127	0390	02/05/13	\$189,897	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	71	278127	0730	12/27/11	\$130,000	NON-REPRESENTATIVE SALE
1	71	278127	0840	07/02/13	\$280,133	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	71	278127	0880	11/29/11	\$143,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
1	0	302300	0310	02/01/13	\$144,719	DOR RATIO;NO MARKET EXPOSURE; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	312206	9019	12/11/13	\$252,500	SAS DIAGNOSTIC OUTLIER;NON NORMAL DISTRIBUTION
1	0	315850	0270	06/12/13	\$340,000	RELOCATION - SALE TO SERVICE
1	0	332206	9105	11/05/12	\$375,721	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	337000	0132	08/27/13	\$155,381	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in This Annual Update Analysis

Area 056 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	337000	0150	01/27/12	\$325,793	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	337000	0150	07/31/12	\$355,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	0	337000	0151	07/03/13	\$369,990	PRESENT CHARACTERISTICS DOES NOT MATCH SALE CHARACTERISTICS
1	4	500960	0010	02/28/12	\$183,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
1	4	500960	0020	04/30/13	\$308,894	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	4	500960	0020	05/15/13	\$255,204	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	510890	0010	04/15/13	\$297,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	743710	0430	03/13/13	\$287,500	RELOCATION - SALE TO SERVICE
1	0	743710	0610	06/11/13	\$249,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	743710	0700	09/15/11	\$157,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
1	0	743710	0730	04/19/13	\$207,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	743710	0950	09/18/11	\$263,683	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	743710	1170	07/12/11	\$195,000	NON-REPRESENTATIVE SALE
1	0	771400	0270	03/15/12	\$290,100	IMP. CHARACTERISTICS CHANGED SINCE SALE;NON-REPRESENTATIVE SALE
1	0	809167	0240	11/20/13	\$350,900	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
1	0	809167	0260	12/01/13	\$374,900	ACTIVE PERMIT BEFORE SALE>25K; NO BUILDING CHARACTERISTICS
1	0	809167	0270	10/01/13	\$373,929	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
1	0	809167	0290	07/29/13	\$374,957	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
1	0	809167	0430	11/01/13	\$362,895	ACTIVE PERMIT BEFORE SALE>25K; NO BUILDING CHARACTERISTICS
1	0	809167	0600	11/06/13	\$376,760	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
1	0	809167	0700	09/23/13	\$361,800	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
2	0	025200	0030	04/27/12	\$185,000	SAS DIAGNOSTIC OUTLIER;BOX PLOTS
2	0	025200	0410	01/08/13	\$166,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	025200	0430	11/28/12	\$462,144	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	025200	0910	06/19/13	\$175,000	SAS DIAGNOSTIC OUTLIER;BOX PLOTS
2	0	025200	1010	06/11/13	\$240,000	SAS DIAGNOSTIC OUTLIER;ANOMALY DETECTION
2	0	031830	0070	07/17/12	\$384,556	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	144271	0080	11/16/11	\$315,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	0	144274	0390	01/30/12	\$258,000	SAS DIAGNOSTIC OUTLIER;BOX PLOTS
2	0	144276	0030	08/24/11	\$357,500	RELOCATION - SALE TO SERVICE

Improved Sales Removed in This Annual Update Analysis

Area 056 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	144280	0100	07/09/12	\$142,301	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	144280	0580	08/03/12	\$175,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	144280	0580	12/18/12	\$133,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	154580	0100	11/22/13	\$169,102	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
2	0	154580	0720	04/12/11	\$127,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	154580	1660	04/21/11	\$175,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	154580	2070	11/01/13	\$186,211	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	154580	2110	02/06/12	\$136,700	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	154580	2500	03/27/13	\$155,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	154580	2650	12/05/11	\$158,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	154580	2650	03/22/12	\$138,699	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	154580	2750	12/05/11	\$144,533	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	154580	2750	06/22/12	\$149,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	154580	2750	03/06/13	\$384,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; MULTI-PARCEL SALE
2	0	154580	2850	04/26/12	\$160,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	154580	3040	02/03/12	\$171,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	154580	3080	01/04/13	\$166,099	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	154580	3080	04/15/13	\$147,941	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	154580	3170	03/20/12	\$149,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
2	0	154580	3240	10/10/13	\$107,000	NO MARKET EXPOSURE; QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
2	0	154580	3320	12/11/12	\$153,257	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	154580	3330	12/04/12	\$293,770	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	154580	3650	04/13/12	\$135,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	154580	3770	12/02/11	\$174,694	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	154580	3770	03/12/12	\$175,000	CORPORATE AFFILIATES; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	154580	4450	12/07/12	\$110,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
2	0	154580	4910	02/08/11	\$156,449	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	154580	5290	06/14/12	\$159,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	154580	5310	12/19/12	\$144,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
2	0	154580	5320	02/22/12	\$147,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE

Improved Sales Removed in This Annual Update Analysis

Area 056 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	154580	5640	06/28/11	\$180,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	0	154580	5850	12/06/11	\$172,525	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	154580	5880	01/30/13	\$240,191	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	154580	5990	12/12/11	\$334,391	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	154580	6420	05/02/12	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	154580	6530	09/22/11	\$135,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
2	0	154580	6530	03/01/12	\$146,000	NO MARKET EXPOSURE
2	0	154580	6600	04/16/13	\$353,574	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	154580	6600	05/07/13	\$297,901	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	154580	6690	12/17/12	\$384,694	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	154580	7080	12/18/12	\$190,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	154580	7080	12/18/12	\$190,000	CORPORATE AFFILIATES; GOVERNMENT AGENCY; CORRECTION DEED; AND OTHER WARNINGS
2	0	154580	7080	12/11/13	\$170,000	IMP CHARACTERISTICS CHANGED SINCE SALE
2	0	154580	7440	06/30/11	\$164,810	NON-REPRESENTATIVE SALE; SHORT SALE
2	0	154580	7700	05/23/13	\$220,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	154580	7910	06/16/11	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	154580	8030	02/25/13	\$125,000	NON-REPRESENTATIVE SALE
2	0	154580	8170	02/07/13	\$189,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	154580	8240	02/23/12	\$160,100	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	154580	8260	05/08/13	\$204,492	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	154580	8270	01/24/11	\$168,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	154580	8310	01/18/12	\$131,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
2	0	154580	8510	05/18/12	\$123,000	NON-REPRESENTATIVE SALE
2	0	154580	8820	05/08/13	\$157,055	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
2	0	154580	8905	06/28/12	\$255,236	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
2	0	154580	8915	12/30/11	\$185,000	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; STATEMENT TO DOR
2	0	212206	9133	04/11/12	\$240,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	256400	0070	04/12/13	\$230,000	NON-REPRESENTATIVE SALE
2	0	282206	9053	11/29/12	\$685,000	IMP COUNT
2	0	282206	9081	07/27/11	\$104,141	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR

Improved Sales Removed in This Annual Update Analysis

Area 056 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	282206	9103	07/08/13	\$194,085	REAL MH;NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	330386	0080	10/21/13	\$447,246	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
2	0	415630	0130	07/07/11	\$141,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	415630	0160	06/27/11	\$110,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
2	0	415630	0430	11/14/11	\$129,000	AFFORDABLE HOUSING SALES; SELLING OR BUYING COSTS AFFECTING SALE PRICE
2	0	415630	0430	06/30/11	\$89,100	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	415630	0450	09/25/12	\$115,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	415630	0600	12/14/11	\$257,995	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	415630	0630	05/07/13	\$210,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
2	0	508850	0230	07/08/11	\$242,500	NON-REPRESENTATIVE SALE; SHORT SALE
2	0	680700	0055	04/05/11	\$390,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	680700	0085	08/09/12	\$125,200	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; Sale price updated by Sales ID group
2	0	680700	0106	03/09/12	\$97,000	DOR RATIO;NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	0	178620	0100	06/03/13	\$490,000	RELOCATION - SALE TO SERVICE
3	0	178620	0110	07/03/12	\$296,574	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
3	0	202206	9032	10/12/12	\$306,900	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
3	0	202206	9190	09/23/13	\$422,647	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
3	0	212206	9120	02/23/12	\$205,199	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	0	212206	9172	06/04/13	\$785,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	0	252530	0200	05/10/13	\$127,600	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	252530	0290	05/29/13	\$143,053	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
3	0	252530	0290	11/19/13	\$135,000	IMP CHAR CHANGED SINCE SALE
3	0	252530	0520	03/18/13	\$44,246	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
3	0	252530	0600	03/28/12	\$135,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	0	252530	0620	01/02/13	\$131,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
3	0	252530	0650	04/09/12	\$119,900	NON-REPRESENTATIVE SALE
3	0	252531	0070	05/15/13	\$199,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
3	0	252531	0280	04/24/11	\$114,019	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	252531	0290	12/03/13	\$203,444	BANKRUPTCY RECEIVER TRUSTEE; NO MARKET EXPOSURE;GOVERNMENT AGENCY
3	0	252531	0570	10/24/12	\$142,200	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY

Improved Sales Removed in This Annual Update Analysis

Area 056 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	272206	9078	07/19/13	\$258,937	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
3	0	379350	0170	07/30/12	\$359,950	RELOCATION - SALE TO SERVICE
3	0	379350	0400	04/23/12	\$292,000	RELOCATION - SALE TO SERVICE
3	0	379350	0750	08/27/13	\$230,100	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
3	3	412380	0140	07/05/13	\$367,500	PRESENT CHARACTERISTICS DOES NOT MATCH SALE CHARACTERISTICS
3	3	412380	0190	02/16/11	\$200,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	412380	0220	10/10/13	\$245,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
3	0	412380	0290	03/25/13	\$176,300	SAS DIAGNOSTIC OUTLIER;NON NORMAL DISTRIBUTION
3	0	412380	0300	06/21/11	\$240,000	NON-REPRESENTATIVE SALE; SHORT SALE
3	3	412382	0150	04/04/13	\$320,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
3	3	412383	0230	11/08/11	\$255,000	NON-REPRESENTATIVE SALE; SHORT SALE
3	3	412383	0370	11/21/11	\$234,950	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
3	3	412384	0010	06/23/11	\$220,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	3	412384	0020	09/06/12	\$264,000	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; Sale price updated by Sales ID group
3	3	412384	0030	09/07/11	\$385,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
3	3	412384	0540	08/08/12	\$332,026	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
3	1	412700	0050	01/04/13	\$365,000	OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	1	412700	0050	05/08/13	\$448,000	ACTIVE PERMIT BEFORE SALE>25K;OBSOLESCENCE
3	1	412700	0105	08/17/12	\$590,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
3	3	412700	0281	07/24/12	\$229,000	SAS DIAGNOSTIC OUTLIER;BOX PLOTS
3	0	412700	0415	06/26/12	\$368,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
3	1	412700	0550	06/19/13	\$195,000	%NETCOND;PREVIMP<=25K
3	1	412700	0550	07/29/11	\$175,000	%NETCOND;PREVIMP<=25K
3	1	412700	0690	03/27/13	\$400,900	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED; NON-REPRESENTATIVE SALE
3	1	412700	0730	03/26/13	\$340,000	IMP COUNT;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	1	412700	0780	09/17/12	\$196,650	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
3	0	541650	0210	04/26/12	\$174,100	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
3	0	541650	0250	06/13/11	\$210,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
3	0	541650	0310	12/19/12	\$318,421	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
3	0	541650	0310	12/31/12	\$318,422	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY

Improved Sales Removed in This Annual Update Analysis

Area 056 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	541650	0770	05/07/13	\$396,355	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
3	0	541650	0820	07/11/12	\$234,406	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
3	0	541650	0830	09/10/12	\$272,383	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
3	0	541650	1080	02/07/13	\$265,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
3	0	541651	0030	02/27/13	\$264,581	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
3	0	541651	0090	11/21/13	\$348,785	BANKRUPTCY RECEIVER TRUSTEE; NO MARKET EXPOSURE; AUCTION SALE
3	0	541651	0480	06/06/13	\$292,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	541651	0490	10/27/11	\$321,266	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	541651	0870	06/22/11	\$214,950	NON-REPRESENTATIVE SALE; SHORT SALE
3	0	541651	0930	12/15/12	\$378,500	RELOCATION - SALE TO SERVICE
3	0	542295	0050	07/06/12	\$242,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
3	0	542295	0220	11/20/12	\$250,000	NON-REPRESENTATIVE SALE; SHORT SALE
3	0	542295	0240	12/11/12	\$265,750	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	738345	0010	09/27/13	\$321,215	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
3	0	738345	0030	09/10/13	\$377,220	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
3	0	738345	0160	09/11/13	\$314,959	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
3	0	738345	0190	09/11/13	\$328,995	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
3	0	738345	0220	09/16/13	\$307,674	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
3	0	738345	0320	09/16/13	\$343,732	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
3	0	738345	0330	08/29/13	\$298,440	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
3	0	808165	0160	07/16/12	\$219,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	808165	0310	04/21/11	\$220,000	NON-REPRESENTATIVE SALE
3	0	808165	0430	02/07/12	\$201,721	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	885694	0100	10/30/12	\$208,000	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; Sale price updated by Sales ID group
3	0	940652	0110	05/23/13	\$263,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	940652	0600	09/10/12	\$202,536	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	940652	0840	12/27/13	\$208,000	SAS DIAGNOSTIC OUTLIER;STATISTICAL OUTLIER
3	0	940652	0990	07/09/12	\$190,027	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	940652	1060	07/12/13	\$223,000	BANKRUPTCY RECEIVER TRUSTEE; NO MARKET EXPOSURE; AUCTION SALE
3	0	940652	1110	02/21/12	\$164,400	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in This Annual Update Analysis

Area 056 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	940655	0080	02/13/13	\$236,600	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
4	0	070571	0660	07/24/13	\$303,100	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	070573	0240	06/27/12	\$346,339	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
4	0	162206	9016	09/07/12	\$152,900	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	239571	0010	10/21/11	\$247,000	NON-REPRESENTATIVE SALE
4	0	259172	0030	11/13/12	\$387,500	RELOCATION - SALE TO SERVICE
4	0	259172	0040	04/11/12	\$305,783	SAS DIAGNOSTIC OUTLIER;NON NORMAL DISTRIBUTION
4	0	272206	9082	03/30/11	\$69,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
4	0	328800	0080	07/24/13	\$594,000	PRESENT CHARACTERISTICS DOES NOT MATCH SALE CHARACTERISTICS
4	0	330395	0180	07/26/12	\$260,249	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
4	0	330395	0670	02/05/13	\$254,916	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
4	0	330395	1090	10/10/12	\$261,100	SAS DIAGNOSTIC OUTLIER;BOX PLOTS
4	0	330395	1610	08/22/13	\$369,900	NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE
4	0	365480	0050	04/10/12	\$158,000	NON-REPRESENTATIVE SALE
4	0	365480	0200	05/07/12	\$170,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
4	0	365480	0200	11/16/12	\$196,000	NON-REPRESENTATIVE SALE
4	0	401705	0170	01/11/13	\$317,577	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
4	0	401705	0190	07/09/12	\$437,000	RELOCATION - SALE TO SERVICE
4	0	401705	0200	06/06/13	\$355,000	NON-REPRESENTATIVE SALE
4	0	401705	0810	12/09/11	\$430,278	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
4	0	401705	0840	03/20/13	\$336,100	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
4	0	401705	0850	07/07/11	\$378,500	RELOCATION - SALE TO SERVICE
4	0	401705	0860	06/28/12	\$313,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REPRESENTATIVE SALE
4	0	401705	0930	07/19/11	\$425,000	RELOCATION - SALE TO SERVICE
4	0	412400	0350	06/06/13	\$260,100	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	412400	0350	08/16/13	\$355,000	PRESENT CHARACTERISTICS DOES NOT MATCH SALE CHARACTERISTICS
4	0	414245	0390	06/18/13	\$280,000	RELOCATION - SALE TO SERVICE
4	0	511326	0120	06/18/12	\$175,000	SAS DIAGNOSTIC OUTLIER;BOX PLOTS
4	0	549146	0090	01/02/13	\$270,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
4	0	667900	0110	06/03/13	\$238,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis

Area 056 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	0	667900	0130	09/23/13	\$195,000	SAS DIAGNOSTIC OUTLIER;STATISTICAL OUTLIER
4	0	667900	0330	04/26/13	\$288,793	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	667900	0330	06/13/13	\$288,793	BANKRUPTCY RECEIVER TRUSTEE; NO MARKET EXPOSURE;GOVERNMENT AGENCY
4	0	667900	0690	06/06/13	\$335,673	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	667900	1210	12/02/11	\$305,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
4	0	729987	0060	02/27/13	\$52,000	DOR RATIO;PREVIMP<=25K;NON-REPRESENTATIVE SALE; STATEMENT TO DOR
4	0	738345	0340	09/30/13	\$314,448	ACTIVE PERMIT BEFORE SALE>25K;NO BUILDING CHARACTERISTICS
4	0	885697	0330	04/15/13	\$104,795	DOR RATIO;NO MARKET EXPOSURE; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	885697	0970	07/02/13	\$219,408	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
4	0	885764	0220	09/19/13	\$550,000	RELOCATION - SALE TO SERVICE
4	0	885764	0800	06/03/11	\$350,000	RELOCATION - SALE TO SERVICE
4	0	885764	0930	04/18/12	\$400,000	RELOCATION - SALE TO SERVICE
4	0	940654	0080	02/15/13	\$267,000	SAS DIAGNOSTIC OUTLIER;NON NORMAL DISTRIBUTION
4	0	940659	0010	02/07/12	\$265,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
4	0	940659	0010	10/27/11	\$366,335	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
4	0	940659	0040	09/09/11	\$347,000	RELOCATION - SALE TO SERVICE
4	0	940659	0050	04/25/12	\$183,427	NO MARKET EXPOSURE; QUIT CLAIM DEED; DIVORCE; AND OTHER WARNINGS
4	0	940715	0050	01/02/13	\$138,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
4	0	940760	0090	01/08/13	\$141,637	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
4	0	954283	0120	12/23/13	\$244,751	BANKRUPTCY RECEIVER TRUSTEE; NO MARKET EXPOSURE; AUCTION SALE
4	0	954283	0230	02/10/12	\$205,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
4	0	954283	0360	04/20/11	\$278,489	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
4	0	954283	0430	06/27/11	\$355,958	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY

Vacant Sales Used in this Annual Update Analysis

Area 056

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
1	0	315850	0380	09/19/11	\$83,516	4360	N	N
1	0	315850	0400	10/06/11	\$83,516	4500	N	N
2	2	282206	9114	08/20/12	\$200,000	21859	Y	Y
2	0	415630	0680	05/04/12	\$67,000	9602	N	N
2	2	680760	0035	02/06/12	\$155,000	16802	Y	Y
2	2	729660	0025	06/19/13	\$190,000	20134	Y	Y
3	0	738345	0140	11/13/12	\$85,000	4000	N	N
3	0	738345	0170	02/19/13	\$85,000	4000	N	N
3	0	738345	0180	01/30/13	\$85,000	4000	N	N
3	0	738345	0210	11/13/12	\$85,000	4631	N	N
4	0	066244	0170	04/18/11	\$85,000	5014	N	N
4	0	156593	0070	05/26/11	\$60,000	4650	N	N
4	0	270020	0010	03/26/12	\$85,000	5632	N	N
4	0	270020	0090	03/26/12	\$85,000	4475	N	N
4	0	729987	0090	06/01/12	\$75,000	11551	N	N

Vacant Sales Removed in this Annual Update Analysis

Area 056

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	0	162206	9170	10/12/12	\$13,000,000	MULTI-PARCEL SALE
1	0	025537	0130	04/01/11	\$49,950	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	0	025537	0430	12/27/11	\$60,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	0	152670	0190	08/31/12	\$138,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	681751	0270	04/14/11	\$45,000	TEAR DOWN; IMP. CHARACTERISTICS CHANGED SINCE SALE; MOBILE HOME;
2	0	282206	9103	07/02/13	\$234,575	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	680700	0076	01/25/11	\$51,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	1	412700	0765	09/20/12	\$10,000	NO MARKET EXPOSURE; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	738345	0230	03/13/13	\$85,000	QUIT CLAIM DEED
3	0	738345	0270	01/16/13	\$85,000	QUIT CLAIM DEED
4	0	066244	0110	12/16/12	\$51,500	NON-REPRESENTATIVE SALE
4	0	729987	0010	06/08/11	\$82,000	RELATED PARTY, FRIEND, OR NEIGHBOR; FINANCIAL INSTITUTION RESALE
4	0	729987	0080	07/24/13	\$50,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE

Mobile Home Sales Used in this Annual Update Analysis Area 056

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
1	0	152670	0160	11/29/11	\$76,000	\$76,000	1,570	Avg	1995	Exc	17423	N	23404 SE 271ST PL
1	0	332206	9019	05/06/13	\$185,000	\$185,000	1,232	Good	1987	Good	39302	N	22011 SE 276TH ST
1	0	681751	0050	06/25/13	\$165,000	\$165,000	1,272	Avg	1971	Good	13847	N	22155 SE 274TH PL
1	0	681751	0240	10/30/13	\$110,000	\$110,000	1,488	Avg	1975	Avg	9515	N	27408 220TH PL SE
1	0	681752	0120	07/09/13	\$154,900	\$154,900	1,064	Avg	1986	Good	9425	N	22020 SE 273RD ST
1	0	681752	0220	09/26/11	\$170,000	\$170,000	1,344	Avg	2003	Exc	16444	N	22003 SE 272ND PL
1	0	738300	0340	05/24/13	\$167,500	\$167,500	1,344	Avg	1977	Good	21000	N	21913 SE 276TH ST
3	0	212206	9038	06/06/12	\$155,000	\$155,000	1,560	Avg	1976	Avg	15090	N	24930 224TH AVE SE

Mobile Home Sales Removed in this Annual Update Analysis

Area 056

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	152670	0030	10/27/11	\$50,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	0	152670	0190	01/08/13	\$80,414	NON-REPRESENTATIVE SALE; MOBILE HOME; FINANCIAL INSTITUTION RESALE
1	0	312206	9083	04/26/11	\$85,000	NON-REPRESENTATIVE SALE; MOBILE HOME;
1	0	681750	0110	12/17/13	\$247,727	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	681751	0240	11/09/12	\$105,221	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	738300	0020	08/16/13	\$170,765	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	0	738300	0020	08/13/13	\$115,700	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	282206	9071	11/19/12	\$162,317	IMP. CHARACTERISTICS CHANGED SINCE SALE; MOBILE HOME;
2	0	680700	0100	11/26/13	\$147,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	412700	1055	10/22/13	\$1,775,000	MULTI- PARCEL SALE
4	0	222206	9061	05/29/13	\$144,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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



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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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



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

Scope of Work Performed:

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

Certification:

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

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

None

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

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

- Annual Update Model Development and Report Preparation
- Data Collection
- Sales Verification
- Appeals Response Preparation / Review
- New Construction Evaluation

Maui "Mindy" Tianson

6/23/2014

Appraiser II

Date