

Executive Summary

Auburn - Area 028

Annual Update

Characteristics Based Market Adjustment for 2014 Assessment Roll

Previous Physical Inspection: 2013

Number of Improved Sales: 383

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	\$60,000	\$104,800	\$164,800			9.65%
2014 Value	\$65,600	\$145,500	\$211,100	\$228,000	93.0%	9.59%
\$ Change	+\$5,600	+\$40,700	+\$46,300			
% Change	+9.3%	+38.8%	+28.1%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2014 COD of 9.59% is an improvement from the previous COD of 9.65%. 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:

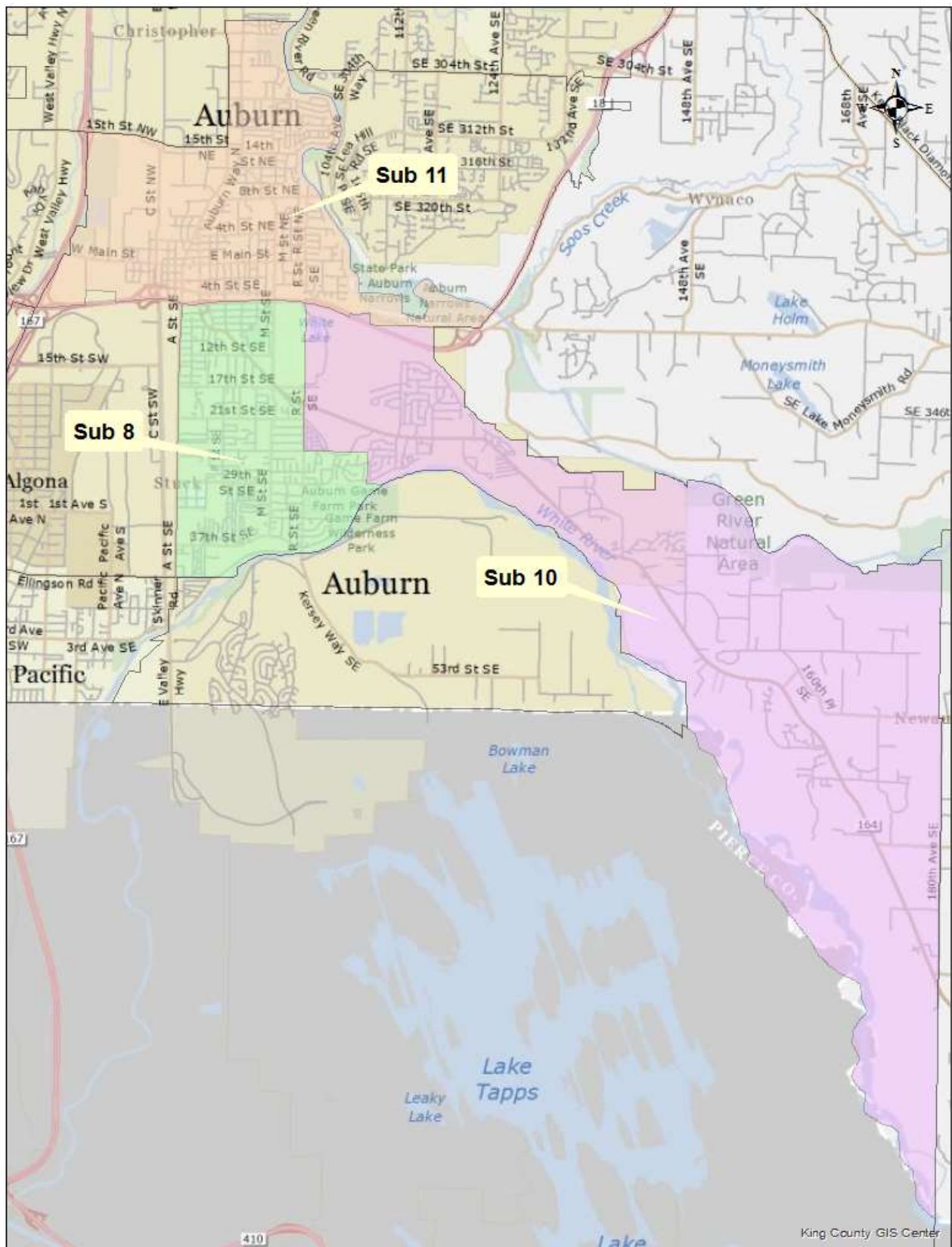
	Land	Improvements	Total
2013 Value	\$61,900	\$99,400	\$161,300
2014 Value	\$67,700	\$138,800	\$206,500
% Change	+9.4%	+39.6%	+28.0%

Number of one to three unit residences in the population: 5,934

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 locational-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, ResSubArea 11 was generally at a lower assessment level than the rest of the population and required more of an upward adjustment. This annual update valuation model corrects for these strata differences.



Area 028 - Map



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Area 028 - Model Adjustments

1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+26.62%	2,740	46%

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
Sub11	+30.95%	162	2454	7%

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

Generally, ResSubArea 11 parcels were at a lower assessment level than the rest of the population. This model corrects for these strata differences.

Annual Update Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: May 21, 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 +9.4% increase in land assessments in the area for the 2014 Assessment Year. The formula is:

2014 Land Value = 2013 Land Value * 1.100, 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 locational-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, ResSubArea 11 was generally at a lower assessment level than the rest of the population and required more of an upward adjustment. 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 383 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:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * (1 - 0.06) / (.7424065 - 2.455183E-02 * \text{Sub11})$$

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 an insufficient number of sales of mobile homes for analysis within Area 028, therefore mobile homes received no change in assessed value.

The adjustment formula is:

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

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

Results

The resulting assessment level is Macro inserts Median Ratio here. 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 +28.0%. 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) * 1.281.
- If the site is improved with a house and mobile home, the formula derived from the house is used to arrive at new total value.
- If "accessory improvements only", the Total % Change, as indicated by the sales sample, is used to arrive at a new total value. (2013 Land Value + Previous Improvement Value) * 1.281.
- If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.
- If land value <= \$10,000 no adjustment is applied.
- If improvements and accessories <= \$10,000 no further adjustment applied.
- If vacant parcel (no improvement value), the land adjustment applies.
- If a parcel is coded "non-perc" (sewer system=3 or 4), there is no change from previous land value.
- If a parcel is coded "unbuildable" = 1, there is no change from previous land value.



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

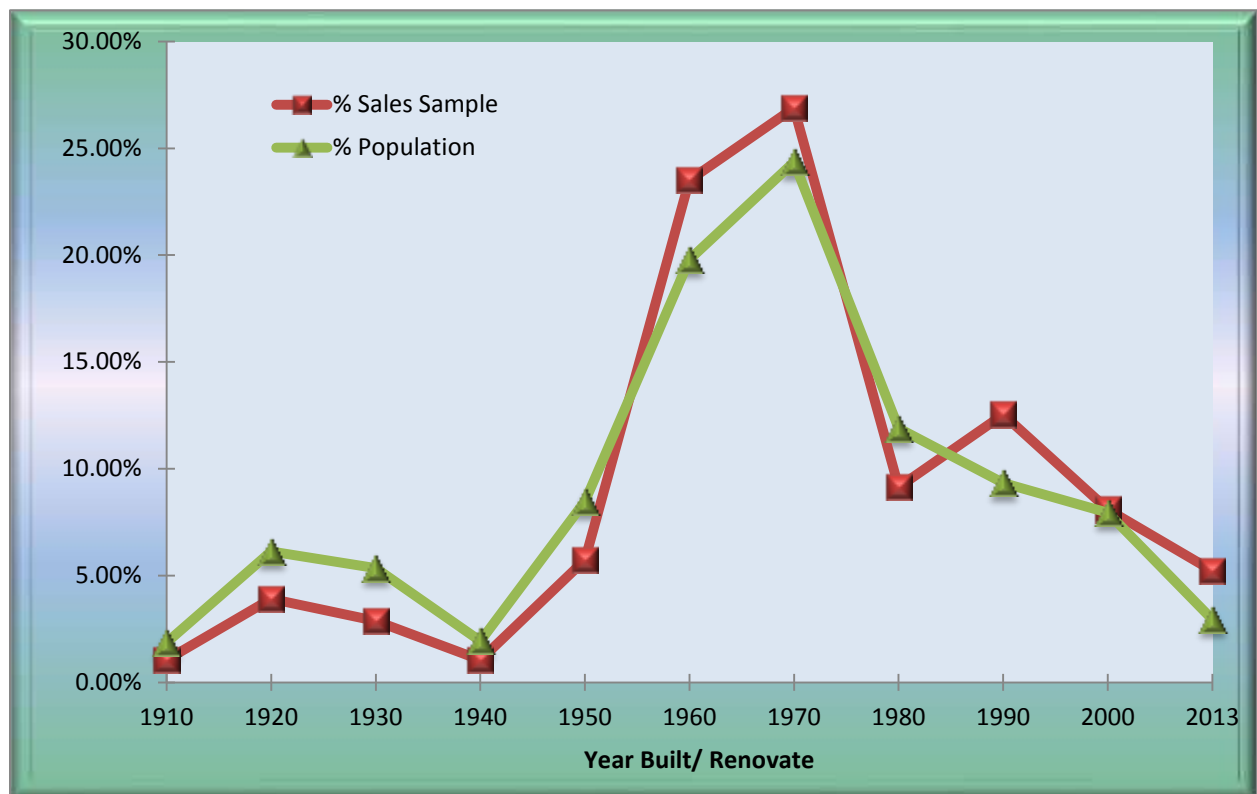
Sales Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	4	1.04%
1920	15	3.92%
1930	11	2.87%
1940	4	1.04%
1950	22	5.74%
1960	90	23.50%
1970	103	26.89%
1980	35	9.14%
1990	48	12.53%
2000	31	8.09%
2013	20	5.22%
	383	

Population

Year Built/Ren	Frequency	% Population
1910	110	1.85%
1920	364	6.13%
1930	317	5.34%
1940	115	1.94%
1950	503	8.48%
1960	1,174	19.78%
1970	1,445	24.35%
1980	706	11.90%
1990	554	9.34%
2000	471	7.94%
2013	175	2.95%
	5,934	



The sales sample frequency distribution follows the population distribution fairly closely with regard to Year Built or Renovated. This distribution is adequate for both accurate analysis and appraisals.

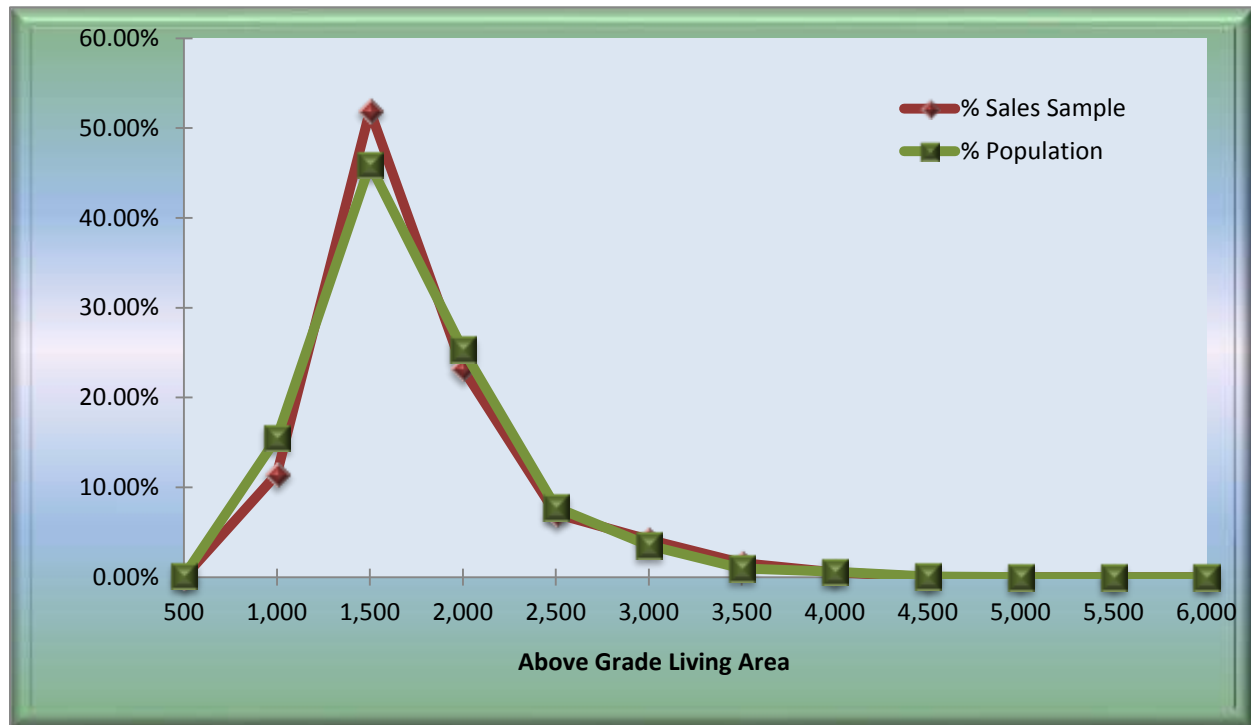
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	44	11.49%
1,500	199	51.96%
2,000	89	23.24%
2,500	27	7.05%
3,000	16	4.18%
3,500	6	1.57%
4,000	2	0.52%
4,500	0	0.00%
5,000	0	0.00%
5,500	0	0.00%
6,000	0	0.00%
383		

Population

AGLA	Frequency	% Population
500	9	0.15%
1,000	921	15.52%
1,500	2,725	45.92%
2,000	1,506	25.38%
2,500	462	7.79%
3,000	210	3.54%
3,500	58	0.98%
4,000	36	0.61%
4,500	5	0.08%
5,000	1	0.02%
5,500	1	0.02%
6,000	0	0.00%
5,934		



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

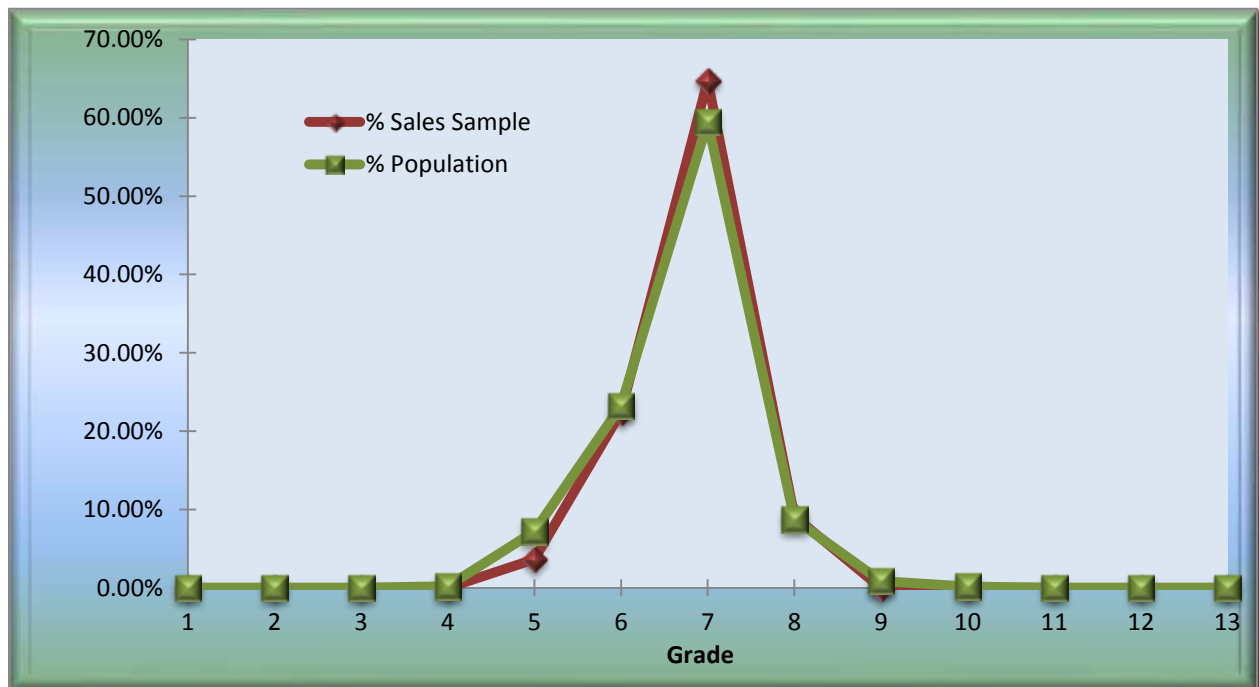
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	14	3.66%
6	86	22.45%
7	248	64.75%
8	35	9.14%
9	0	0.00%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	383	

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.02%
4	12	0.20%
5	427	7.20%
6	1,381	23.27%
7	3,530	59.49%
8	520	8.76%
9	52	0.88%
10	10	0.17%
11	1	0.02%
12	0	0.00%
13	0	0.00%
	5,934	



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

Area 028 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 1.295, resulting in an adjusted value of \$615,000 ($\$475,000 \times 1.295 = \$615,125$) – truncated to the nearest \$1000.

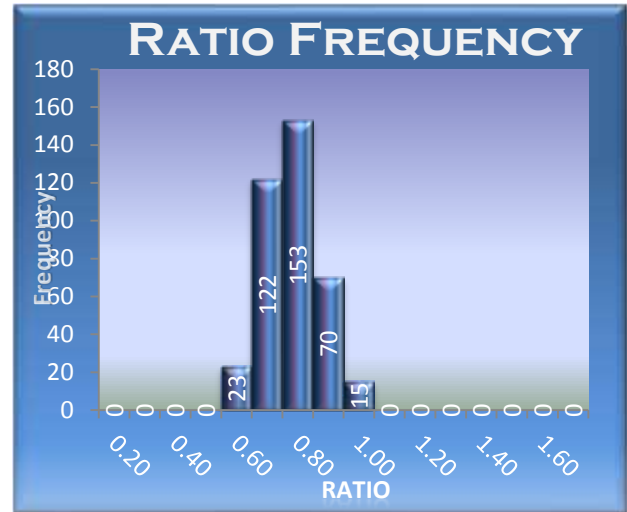
SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.266	26.6%
2/1/2011	1.279	27.9%
3/1/2011	1.290	29.0%
4/1/2011	1.301	30.1%
5/1/2011	1.311	31.1%
6/1/2011	1.319	31.9%
7/1/2011	1.326	32.6%
8/1/2011	1.333	33.3%
9/1/2011	1.338	33.8%
10/1/2011	1.341	34.1%
11/1/2011	1.344	34.4%
12/1/2011	1.345	34.5%
1/1/2012	1.346	34.6%
2/1/2012	1.345	34.5%
3/1/2012	1.343	34.3%
4/1/2012	1.339	33.9%
5/1/2012	1.335	33.5%
6/1/2012	1.329	32.9%
7/1/2012	1.323	32.3%
8/1/2012	1.314	31.4%
9/1/2012	1.305	30.5%
10/1/2012	1.295	29.5%
11/1/2012	1.283	28.3%
12/1/2012	1.271	27.1%
1/1/2013	1.257	25.7%
2/1/2013	1.242	24.2%
3/1/2013	1.227	22.7%
4/1/2013	1.209	20.9%
5/1/2013	1.191	19.1%
6/1/2013	1.171	17.1%
7/1/2013	1.150	15.0%
8/1/2013	1.128	12.8%
9/1/2013	1.105	10.5%
10/1/2013	1.081	8.1%
11/1/2013	1.055	5.5%
12/1/2013	1.028	2.8%
1/1/2014	1.000	0.0%

The time adjustment formula for Area 028 is: $(.7424065 - 6.836263E-04 * \text{SaleDay} - 4.617196E-07 * \text{SaleDaySq} - 2.455183E-02 * 0.4177546) / (.7424065 - 2.455183E-02 * 0.4177546)$
SaleDay = SaleDate - 41640
SaleDaySq = (SaleDate - 41640)^2

Annual Update Ratio Study Report (Before) – 2013 Assessments

District: SW / Team: 3	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Auburn	1/1/2013	5/21/2014	1/2011 - 12/2013
Area Number: 28	Appr ID:	Property Type:	Adjusted for time?
	BSIM	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	383
Mean Assessed Value	164,800
Mean Adj. Sales Price	228,000
Standard Deviation AV	37,288
Standard Deviation SP	56,239
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.732
Median Ratio	0.725
Weighted Mean Ratio	0.723
UNIFORMITY	
Lowest ratio	0.504
Highest ratio:	0.987
Coefficient of Dispersion	9.65%
Standard Deviation	0.088
Coefficient of Variation	12.00%
Price Related Differential (PRD)	1.013
RELIABILITY	
95% Confidence: Median	
Lower limit	0.716
Upper limit	0.737
95% Confidence: Mean	
Lower limit	0.723
Upper limit	0.741
SAMPLE SIZE EVALUATION	
N (population size)	5934
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.088
Recommended minimum:	12
Actual sample size:	383
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	205
# ratios above mean:	178
z:	1.380
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

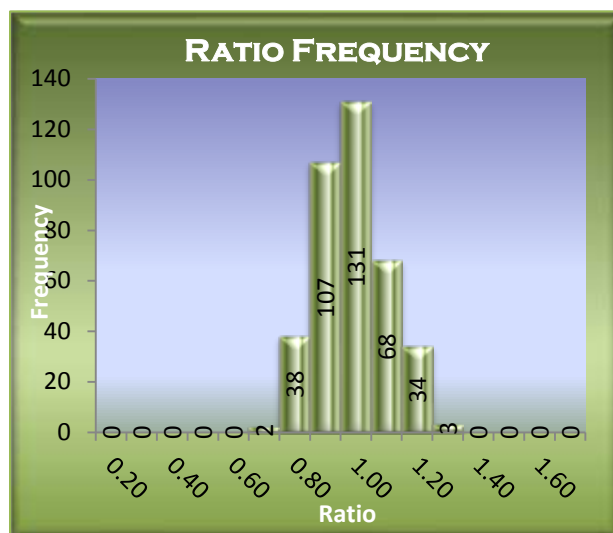
1 to 3 Unit Residences throughout Area 028

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

Annual Update Ratio Study Report (After) – 2014 Assessments

District: SW / Team: 3	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Auburn	1/1/2014	5/21/2014	1/2011 - 12/2013
Area Number: 28	Appr. ID:	Property Type:	Adjusted for time?
	BSIM	1 to 3 Unit	YES

SAMPLE STATISTICS	
Sample size (n)	383
Mean Assessed Value	211,100
Mean Sales Price	228,000
Standard Deviation AV	47,819
Standard Deviation SP	56,239
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.938
Median Ratio	0.930
Weighted Mean Ratio	0.926
UNIFORMITY	
Lowest ratio	0.657
Highest ratio:	1.245
Coefficient of Dispersion	9.59%
Standard Deviation	0.111
Coefficient of Variation	11.87%
Price Related Differential (PRD)	1.013
RELIABILITY	
95% Confidence: Median	
Lower limit	0.917
Upper limit	0.944
95% Confidence: Mean	
Lower limit	0.927
Upper limit	0.949
SAMPLE SIZE EVALUATION	
N (population size)	5934
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.111
Recommended minimum:	20
Actual sample size:	383
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	204
# ratios above mean:	179
z:	1.277
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 028

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

Improved Sales Used in This Annual Update Analysis

Area 028 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	0	711600	0400	12/18/13	\$97,000	\$98,000	760	5	1924	Good	4,120	N	N	806 5TH ST SE
8	0	858140	0390	09/06/13	\$95,000	\$105,000	830	5	1944	Good	4,191	N	N	205 14TH ST SE
8	0	314160	0360	08/28/12	\$111,500	\$146,000	890	5	1912	Good	3,240	N	N	135 11TH ST SE
8	0	314160	0090	09/24/13	\$130,000	\$141,000	980	5	1913	Good	6,480	N	N	119 9TH ST SE
8	0	101800	0260	05/21/13	\$142,950	\$168,000	650	6	1987	Avg	4,201	N	N	240 15TH ST SE
8	0	392090	0055	04/19/13	\$161,287	\$193,000	800	6	1944	Good	7,298	N	N	1406 H ST SE
8	0	950090	0500	05/31/13	\$120,000	\$141,000	850	6	1965	Good	9,104	N	N	1435 22ND ST SE
8	0	714080	0250	09/27/13	\$135,000	\$146,000	860	6	1962	Good	7,276	N	N	2615 N ST SE
8	0	714080	0300	10/04/12	\$172,000	\$223,000	860	6	1962	Good	7,237	N	N	2710 M ST SE
8	0	192105	9052	05/30/13	\$230,000	\$270,000	880	6	1946	Good	49,658	N	N	503 21ST ST SE
8	0	145000	0320	05/30/13	\$165,000	\$193,000	900	6	1959	Good	7,452	N	N	605 24TH ST SE
8	0	145000	0310	12/07/12	\$155,000	\$197,000	920	6	1959	VGood	7,452	N	N	603 24TH ST SE
8	0	101800	0125	11/27/12	\$114,000	\$145,000	940	6	1960	Good	6,495	N	N	126 15TH ST SE
8	0	746890	0040	11/15/12	\$158,800	\$203,000	940	6	1953	VGood	6,300	N	N	1010 D ST SE
8	0	746890	0105	09/29/11	\$140,000	\$188,000	940	6	1954	Good	7,162	N	N	1000 E ST SE
8	0	314160	0215	04/05/13	\$115,000	\$139,000	980	6	1953	Good	5,400	N	N	123 10TH ST SE
8	0	331380	0045	07/02/13	\$175,000	\$201,000	980	6	1959	Good	8,987	N	N	610 27TH ST SE
8	0	392090	0140	08/22/13	\$170,000	\$189,000	980	6	1944	Good	7,292	N	N	1301 H ST SE
8	0	145010	0070	03/05/12	\$175,000	\$235,000	990	6	1960	VGood	7,420	N	N	606 21ST ST SE
8	0	241320	0120	02/13/12	\$98,000	\$132,000	990	6	1959	Avg	7,232	N	N	2711 O ST SE
8	0	714060	0255	04/24/12	\$158,000	\$211,000	990	6	1959	Good	10,125	N	N	1012 18TH ST SE
8	0	331380	0050	09/16/13	\$162,000	\$177,000	1,000	6	1959	Good	8,988	N	N	605 28TH ST SE
8	0	145010	0160	09/06/12	\$174,000	\$227,000	1,010	6	1960	Good	7,420	N	N	705 CEDAR DR
8	0	182105	9042	05/09/13	\$122,000	\$145,000	1,040	6	1924	Avg	21,780	N	N	702 K ST SE
8	0	915060	0060	08/26/13	\$128,000	\$142,000	1,060	6	1961	Good	4,090	N	N	724 9TH ST SE
8	0	331360	0340	06/15/12	\$119,000	\$158,000	1,070	6	1957	Good	8,100	N	N	608 26TH ST SE
8	0	714060	0025	10/10/13	\$195,000	\$209,000	1,070	6	1959	Good	11,042	N	N	1012 17TH ST SE
8	0	133060	0150	11/02/12	\$183,000	\$235,000	1,100	6	1965	VGood	6,000	N	N	1117 27TH ST SE
8	0	302105	9389	10/09/13	\$239,000	\$257,000	1,100	6	1997	Avg	10,740	N	N	1235 37TH ST SE
8	0	145010	0360	09/13/13	\$150,000	\$164,000	1,110	6	1960	Good	7,314	N	N	703 22ND ST SE
8	0	392090	0160	06/14/13	\$175,000	\$203,000	1,120	6	1944	Good	7,296	N	N	1315 H ST SE
8	0	711650	0360	10/29/13	\$172,250	\$182,000	1,140	6	1925	Good	8,230	N	N	518 6TH ST SE
8	0	711600	0510	12/23/13	\$140,000	\$141,000	1,150	6	1949	Good	6,180	N	N	811 6TH ST SE
8	0	145000	0370	08/27/13	\$190,000	\$211,000	1,160	6	1959	Good	7,744	N	N	706 23RD ST SE
8	0	714080	0030	04/16/12	\$166,950	\$223,000	1,170	6	1961	VGood	7,276	N	N	1310 28TH PL SE

Improved Sales Used in This Annual Update Analysis

Area 028 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	0	133060	0020	04/16/12	\$112,000	\$150,000	1,200	6	1963	Good	7,500	N	N	1118 25TH ST SE
8	0	192105	9178	07/26/12	\$150,000	\$197,000	1,220	6	1958	Good	10,200	N	N	1515 25TH ST SE
8	0	869560	0085	11/20/12	\$175,000	\$223,000	1,220	6	1944	Good	10,811	N	N	1401 J ST SE
8	0	145010	0010	01/17/13	\$140,000	\$175,000	1,300	6	1960	Good	8,354	N	N	710 21ST ST SE
8	0	746890	0060	11/12/13	\$173,000	\$181,000	1,300	6	1954	Good	6,300	N	N	1021 E ST SE
8	0	746890	0125	09/03/13	\$178,000	\$196,000	1,300	6	1955	Good	7,788	N	N	1025 F ST SE
8	0	313760	0055	01/02/13	\$120,500	\$151,000	1,320	6	1950	Good	6,175	N	N	931 D ST SE
8	0	145010	0180	12/11/12	\$151,500	\$192,000	1,380	6	1960	Good	10,111	N	N	2120 H ST SE
8	0	711600	0705	12/05/13	\$190,000	\$195,000	1,420	6	1952	Good	9,627	N	N	604 K ST SE
8	0	711650	0291	09/12/12	\$167,500	\$218,000	1,450	6	1946	Good	3,750	N	N	402 6TH ST SE
8	0	711600	0645	06/28/13	\$175,000	\$202,000	1,540	6	1977	Good	7,566	N	N	1015 6TH ST SE
8	0	787740	0136	06/17/13	\$150,000	\$174,000	1,600	6	1936	VGood	11,348	N	N	3007 C ST SE
8	0	869560	0105	10/24/13	\$175,000	\$186,000	1,640	6	1957	Good	10,820	N	N	1419 J ST SE
8	0	711600	0665	07/18/13	\$172,000	\$196,000	1,680	6	1968	Good	7,635	N	N	503 L PL SE
8	0	711650	0925	02/05/13	\$125,000	\$155,000	1,700	6	1978	Avg	6,025	N	N	602 5TH ST SE
8	0	950090	0030	02/26/13	\$175,000	\$215,000	1,720	6	1958	Good	10,530	N	N	1315 25TH ST SE
8	0	792460	0280	12/06/11	\$173,000	\$233,000	860	7	1966	Good	8,207	N	N	1410 32ND ST SE
8	0	734500	0430	04/30/13	\$185,000	\$220,000	1,010	7	1967	Good	6,500	N	N	3316 V ST SE
8	0	734520	0420	12/09/13	\$185,000	\$189,000	1,020	7	1968	Good	8,925	N	N	1613 37TH WAY SE
8	0	302105	9187	05/27/11	\$136,000	\$179,000	1,060	7	1976	Good	11,761	N	N	830 25TH ST SE
8	0	711650	0470	11/01/11	\$180,000	\$242,000	1,060	7	1913	Good	7,201	N	N	506 7TH ST SE
8	0	869520	0002	07/30/13	\$190,000	\$215,000	1,070	7	1962	Good	8,834	N	N	306 21ST ST SE
8	0	734531	0010	05/23/13	\$160,000	\$188,000	1,090	7	1978	Avg	6,924	N	N	3102 M ST SE
8	0	734531	0050	08/23/13	\$192,000	\$213,000	1,090	7	1975	Avg	9,215	N	N	1224 31ST AVE SE
8	0	192105	9268	03/26/12	\$124,000	\$166,000	1,100	7	1964	Avg	6,760	N	N	701 21ST ST SE
8	0	711650	0600	03/07/13	\$180,000	\$220,000	1,100	7	1951	Good	6,172	N	N	710 7TH ST SE
8	0	711650	0600	06/22/11	\$165,000	\$219,000	1,100	7	1951	Good	6,172	N	N	710 7TH ST SE
8	0	792460	0200	02/21/13	\$164,950	\$203,000	1,120	7	1963	Good	10,352	N	N	1220 32ND ST SE
8	0	950090	0080	08/23/12	\$175,000	\$229,000	1,120	7	1956	Good	11,003	N	N	1410 24TH ST SE
8	0	950090	0390	12/05/12	\$179,950	\$228,000	1,130	7	1957	Good	10,599	N	N	1430 22ND ST SE
8	0	302105	9371	03/20/13	\$210,000	\$255,000	1,150	7	1992	Avg	8,621	N	N	1228 37TH AVE SE
8	0	889320	0170	02/23/11	\$179,900	\$232,000	1,150	7	1995	Avg	7,851	N	N	1909 O CT SE
8	0	208700	0040	10/25/12	\$200,000	\$257,000	1,180	7	1996	Avg	6,059	N	N	2805 I ST SE
8	0	500300	0030	11/21/12	\$159,000	\$203,000	1,180	7	1952	Good	7,790	N	N	1314 F ST SE
8	0	292105	9031	05/30/12	\$165,000	\$219,000	1,190	7	1956	VGood	50,965	N	N	2502 R ST SE

Improved Sales Used in This Annual Update Analysis

Area 028 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	0	711600	0816	08/15/13	\$150,000	\$168,000	1,200	7	1960	Good	5,159	N	N	1105 6TH ST SE
8	0	734530	0060	12/07/12	\$169,000	\$214,000	1,220	7	1969	Good	9,702	Y	Y	1802 37TH WAY SE
8	0	025510	0230	12/13/12	\$165,000	\$209,000	1,260	7	1967	Good	8,000	N	N	3645 PIKE ST SE
8	0	734962	0130	12/30/13	\$249,000	\$249,000	1,280	7	1997	Avg	6,000	N	N	2211 27TH ST SE
8	0	734966	0170	09/04/12	\$190,000	\$248,000	1,280	7	1999	Avg	6,631	N	N	2805 V CT SE
8	0	025510	0400	07/31/12	\$197,500	\$260,000	1,288	7	2011	Avg	9,000	N	N	1610 33RD ST SE
8	0	192105	9200	08/01/11	\$159,900	\$213,000	1,300	7	1955	Good	32,287	N	N	1025 25TH ST SE
8	0	734520	0030	06/26/13	\$182,700	\$211,000	1,300	7	1968	Good	7,500	N	N	1620 36TH ST SE
8	0	734520	0200	03/07/13	\$130,000	\$159,000	1,300	7	1969	Good	7,400	N	N	3405 V ST SE
8	0	734520	0320	09/10/13	\$205,000	\$225,000	1,300	7	1968	Good	9,000	N	N	1713 37TH ST SE
8	0	746890	0260	03/20/12	\$133,650	\$179,000	1,300	7	1954	Good	7,217	N	N	403 12TH ST SE
8	0	027900	0020	04/18/13	\$175,000	\$210,000	1,340	7	1967	Good	10,201	N	N	1117 28TH ST SE
8	0	500170	0050	05/16/11	\$172,000	\$226,000	1,340	7	1957	Good	7,810	N	N	1716 F CT SE
8	0	192105	9227	06/24/13	\$140,000	\$162,000	1,360	7	1958	Good	9,180	N	N	1307 22ND ST SE
8	0	519490	0020	01/23/12	\$200,000	\$269,000	1,360	7	1990	Good	6,000	N	N	1206 E ST SE
8	0	192105	9255	03/27/13	\$221,000	\$268,000	1,370	7	1959	Avg	20,250	N	N	904 21ST ST SE
8	0	910760	0010	11/22/11	\$154,500	\$208,000	1,390	7	1963	Good	8,800	N	N	2015 M ST SE
8	0	889320	0180	09/28/11	\$170,000	\$228,000	1,390	7	1995	Avg	7,517	N	N	1903 O CT SE
8	0	950090	0365	09/24/12	\$186,000	\$241,000	1,430	7	1957	VGood	11,285	N	N	1540 22ND ST SE
8	0	027900	0090	09/04/12	\$150,000	\$196,000	1,450	7	1964	Good	12,268	N	N	1006 28TH ST SE
8	0	734965	0020	10/09/13	\$260,000	\$279,000	1,450	7	1999	Avg	6,017	N	N	2708 Z ST SE
8	0	788900	0010	11/01/12	\$185,000	\$237,000	1,460	7	1958	Good	10,000	N	N	1606 28TH ST SE
8	0	331360	0375	02/19/13	\$225,000	\$277,000	1,483	7	2007	Avg	8,100	N	N	717 27TH ST SE
8	0	500170	0060	07/16/12	\$180,000	\$237,000	1,500	7	1958	Good	8,115	N	N	602 F CT SE
8	0	714060	0170	11/12/13	\$211,000	\$221,000	1,500	7	1957	Good	9,447	N	N	1005 21ST ST SE
8	0	983540	0080	01/09/12	\$184,950	\$249,000	1,500	7	1991	Avg	9,696	N	N	3423 OLYMPIC ST SE
8	0	792460	0210	12/10/13	\$219,000	\$223,000	1,510	7	1963	Good	13,744	N	N	1230 32ND ST SE
8	0	950090	0120	06/22/12	\$225,000	\$298,000	1,528	7	2011	Avg	11,496	N	N	1210 24TH ST SE
8	0	950090	0120	12/13/11	\$225,000	\$303,000	1,528	7	2011	Avg	11,496	N	N	1210 24TH ST SE
8	0	192105	9257	04/10/13	\$220,000	\$265,000	1,540	7	1963	Good	23,628	N	N	2321 K ST SE
8	0	734520	0180	08/08/11	\$130,000	\$173,000	1,540	7	1969	Good	6,600	N	N	1922 36TH ST SE
8	0	302105	9176	12/23/13	\$196,000	\$198,000	1,550	7	1962	Good	11,595	N	N	1315 26TH ST SE
8	0	889320	0090	09/09/13	\$240,000	\$264,000	1,570	7	1996	Avg	7,226	N	N	1909 N CT SE
8	0	734962	0180	09/26/13	\$274,000	\$297,000	1,600	7	1998	Avg	8,269	N	N	2701 Z ST SE
8	0	711600	0245	12/12/12	\$155,000	\$196,000	1,620	7	1960	Good	7,880	N	N	915 8TH ST SE

Improved Sales Used in This Annual Update Analysis

Area 028 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	0	711600	0255	12/12/12	\$155,000	\$196,000	1,620	7	1961	Good	7,758	N	N	911 8TH ST SE
8	0	734500	0170	11/11/11	\$150,000	\$202,000	1,620	7	1968	Good	8,400	N	N	1731 35TH WAY SE
8	0	192105	9362	01/24/13	\$180,000	\$224,000	1,620	7	2003	Avg	6,230	N	N	1043 25TH ST SE
8	0	138860	0160	09/24/13	\$233,500	\$254,000	1,640	7	1994	Avg	8,761	N	N	826 23RD ST SE
8	0	519490	0070	10/09/13	\$256,000	\$275,000	1,640	7	1990	Good	6,225	N	N	1316 E ST SE
8	0	734961	0080	08/31/11	\$188,000	\$251,000	1,670	7	1997	Avg	8,632	N	N	2609 RIVERWALK DR SE
8	0	734962	0280	11/05/12	\$245,000	\$314,000	1,670	7	1998	Avg	7,053	N	N	2106 27TH ST SE
8	0	208700	0010	07/09/13	\$239,000	\$274,000	1,680	7	1990	Good	7,870	N	N	815 28TH ST SE
8	0	734520	0640	10/10/12	\$162,500	\$210,000	1,710	7	1968	Good	7,500	N	N	3410 V ST SE
8	0	539820	0060	07/24/13	\$238,500	\$270,000	1,730	7	2000	Avg	7,547	N	N	1218 D PL SE
8	0	788910	0120	01/24/12	\$149,900	\$202,000	1,780	7	1968	Good	8,805	N	N	2810 R PL SE
8	0	539820	0030	12/16/13	\$235,000	\$238,000	1,780	7	2001	Avg	6,102	N	N	410 12TH ST SE
8	0	779401	0010	01/10/11	\$210,000	\$267,000	1,840	7	1992	Avg	9,925	N	N	3501 OLYMPIC ST SE
8	0	208700	0020	10/02/13	\$224,200	\$242,000	1,850	7	1990	Avg	10,318	N	N	807 28TH ST SE
8	0	734961	0220	06/03/11	\$250,000	\$330,000	1,880	7	1997	Avg	6,366	N	N	2714 V CT SE
8	0	138860	0130	07/19/13	\$215,000	\$245,000	1,900	7	1989	Avg	7,366	N	N	814 23RD ST SE
8	0	542240	0370	06/01/11	\$220,000	\$290,000	1,940	7	1981	Avg	7,084	N	N	1730 C PL SE
8	0	144610	0050	07/05/13	\$211,000	\$242,000	1,990	7	1978	Good	7,401	N	N	2802 K ST SE
8	0	915060	0025	02/14/12	\$150,000	\$202,000	1,990	7	2002	Avg	4,000	N	N	610 9TH ST SE
8	0	192105	9213	02/15/13	\$164,500	\$203,000	2,030	7	1958	Good	10,200	N	N	1505 25TH ST SE
8	0	025510	0340	05/15/13	\$199,900	\$236,000	2,040	7	1966	Good	7,914	N	N	3414 PIKE ST SE
8	0	734500	0280	04/10/13	\$230,000	\$277,000	2,070	7	1968	Good	7,700	N	N	1710 35TH ST SE
8	0	734960	0190	01/20/11	\$238,000	\$303,000	2,090	7	1996	Avg	7,418	N	N	2817 U ST SE
8	0	138860	0030	08/28/12	\$189,990	\$248,000	2,100	7	1990	Avg	9,455	N	N	825 23RD ST SE
8	0	734961	0070	11/07/13	\$272,000	\$285,000	2,110	7	1997	Avg	13,409	N	N	2613 RIVERWALK DR SE
8	0	734962	0030	05/21/13	\$259,500	\$306,000	2,115	7	1998	Avg	6,234	N	N	2105 27TH ST SE
8	0	788910	0030	12/29/11	\$237,000	\$319,000	2,232	7	1968	VGood	8,550	N	N	2807 R PL SE
8	0	734964	0070	09/11/12	\$230,000	\$299,000	2,410	7	1998	Avg	10,536	N	N	2309 28TH CT SE
8	0	542240	0420	07/12/13	\$295,000	\$337,000	2,470	7	1981	Avg	7,410	N	N	1710 C PL SE
8	0	533631	0050	06/10/11	\$225,000	\$297,000	2,580	7	1987	Avg	7,761	N	N	217 21ST PL SE
8	0	533630	0080	08/08/13	\$277,000	\$311,000	2,620	7	1988	Avg	9,058	N	N	2009 C ST SE
8	0	542240	0070	07/05/13	\$200,000	\$230,000	2,620	7	1980	Avg	12,936	N	N	1809 C ST SE
8	0	138860	0190	06/18/13	\$255,000	\$296,000	2,674	7	2005	Avg	8,231	N	N	836 23RD ST SE
8	0	192105	9170	10/26/12	\$175,000	\$225,000	1,440	8	1953	Good	22,516	N	N	1022 21ST ST SE
8	0	302105	9129	06/15/12	\$222,000	\$294,000	1,440	8	1956	Good	26,140	N	N	940 25TH ST SE

Improved Sales Used in This Annual Update Analysis

Area 028 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	0	638200	0030	12/05/12	\$210,000	\$267,000	1,730	8	1960	Good	11,606	N	N	1403 G ST SE
8	0	779400	0080	02/18/13	\$215,000	\$265,000	1,880	8	1991	Avg	6,925	N	N	3512 OLYMPIC ST SE
8	0	192105	9232	11/29/11	\$245,100	\$330,000	2,120	8	1964	Good	13,613	N	N	609 21ST ST SE
10	0	352105	9057	10/01/12	\$169,000	\$219,000	1,100	6	1962	Good	41,940	N	N	37605 160TH PL SE
10	0	259900	0230	10/05/12	\$152,900	\$198,000	970	7	1961	VGood	8,500	N	N	1930 GINKGO ST SE
10	0	366800	1090	01/09/12	\$185,000	\$249,000	1,000	7	1981	Good	8,200	N	N	6313 35TH WAY SE
10	0	259900	0770	12/16/13	\$157,500	\$160,000	1,040	7	1961	Good	8,250	N	N	2015 ELM ST SE
10	0	366800	1270	08/27/13	\$160,000	\$177,000	1,040	7	1983	Avg	9,112	N	N	6025 35TH PL SE
10	0	131350	0110	02/12/13	\$165,000	\$204,000	1,080	7	1976	Good	6,000	N	N	3602 LEMONTREE LN SE
10	0	131350	0280	01/31/13	\$157,000	\$195,000	1,080	7	1977	Good	7,220	N	N	3630 ACADEMY DR SE
10	0	259900	0360	02/27/13	\$136,000	\$167,000	1,090	7	1962	Good	12,075	N	N	2215 HEMLOCK ST SE
10	0	259900	0620	06/22/12	\$139,000	\$184,000	1,090	7	1962	Avg	8,960	N	N	2945 17TH ST SE
10	0	780621	0150	04/05/11	\$145,000	\$189,000	1,100	7	1977	Avg	11,200	N	N	2405 17TH ST SE
10	0	259900	1370	11/21/12	\$125,000	\$159,000	1,120	7	1962	Avg	8,400	N	N	2015 GINKGO ST SE
10	0	366800	0130	04/30/13	\$166,000	\$198,000	1,160	7	1987	Good	6,800	N	N	5918 37TH CT SE
10	0	142410	0130	06/14/13	\$165,000	\$192,000	1,170	7	1973	Avg	8,395	N	N	3215 20TH ST SE
10	0	366800	0100	03/05/12	\$139,000	\$187,000	1,190	7	1986	Avg	7,425	N	N	5826 37TH ST SE
10	0	366800	0660	07/24/12	\$140,000	\$184,000	1,200	7	1987	Avg	7,480	N	N	6302 37TH ST SE
10	0	259920	0610	12/14/12	\$150,700	\$191,000	1,230	7	1962	Good	10,230	N	N	3250 16TH ST SE
10	0	366800	0680	03/24/11	\$159,000	\$206,000	1,290	7	1986	Good	8,400	N	N	6316 37TH ST SE
10	0	030400	0080	10/25/12	\$196,500	\$253,000	1,300	7	1961	Good	11,600	N	N	2630 24TH ST SE
10	0	131350	0020	05/24/13	\$213,000	\$251,000	1,300	7	1974	VGood	8,500	N	N	5702 37TH ST SE
10	0	259900	0980	08/17/11	\$189,000	\$252,000	1,310	7	1962	VGood	8,280	N	N	1900 ELM ST SE
10	0	259900	1030	06/20/12	\$132,000	\$175,000	1,310	7	1962	Avg	8,280	N	N	1825 FIR ST SE
10	0	366800	0040	04/06/11	\$152,500	\$199,000	1,320	7	1986	Good	7,680	N	N	3515 LILAC ST SE
10	0	259900	1070	11/23/13	\$193,000	\$200,000	1,330	7	1962	VGood	8,165	N	N	1945 FIR ST SE
10	0	030400	0420	01/28/13	\$170,000	\$211,000	1,350	7	1962	Good	16,300	N	N	2545 24TH ST SE
10	0	184320	0220	01/07/11	\$162,000	\$205,000	1,360	7	1978	Good	1,898	N	N	2709 FIR ST SE
10	0	259760	0100	11/01/12	\$145,000	\$186,000	1,360	7	1977	Good	1,690	N	N	2825 FOREST RIDGE DR SE
10	0	259750	0710	12/16/13	\$200,000	\$203,000	1,380	7	1967	Good	8,455	N	N	2712 ALPINE DR SE
10	0	259920	0920	01/15/13	\$145,000	\$181,000	1,390	7	1962	Good	10,368	N	N	1908 19TH PL SE
10	0	366800	0450	01/09/13	\$215,000	\$269,000	1,390	7	1986	Avg	9,514	N	N	3525 ORCHARD PL SE
10	0	272105	9130	07/22/13	\$260,000	\$295,000	1,400	7	1968	Avg	26,136	N	N	5115 AUBURN WAY S
10	0	259760	0040	07/22/13	\$145,000	\$165,000	1,400	7	1968	Good	1,722	N	N	2813 FOREST RIDGE DR SE
10	0	259760	0080	08/16/11	\$110,000	\$147,000	1,400	7	1968	Good	1,722	N	N	2821 FOREST RIDGE DR SE

Improved Sales Used in This Annual Update Analysis

Area 028 -- 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
10	0	259760	0200	10/09/12	\$156,000	\$202,000	1,400	7	1977	Good	1,690	N	N	2855 FOREST RIDGE DR SE
10	0	259760	0240	03/20/13	\$156,000	\$190,000	1,400	7	1968	Good	1,722	N	N	2863 FOREST RIDGE DR SE
10	0	259760	0270	07/11/13	\$119,950	\$137,000	1,400	7	1968	Avg	1,690	N	N	2869 FOREST RIDGE DR SE
10	0	259760	0280	08/27/13	\$155,000	\$172,000	1,400	7	1968	Good	1,690	N	N	2871 FOREST RIDGE DR SE
10	0	780620	0040	11/22/13	\$146,000	\$151,000	1,410	7	1975	Avg	15,000	N	N	2406 SKYWAY LN
10	0	780930	0100	05/15/12	\$255,000	\$340,000	1,420	7	1969	VGood	43,500	Y	N	17220 SE 373RD ST
10	0	259750	0650	08/27/13	\$195,000	\$216,000	1,450	7	1967	Good	7,884	N	N	2724 ALPINE DR SE
10	0	366800	0460	02/22/11	\$250,000	\$322,000	1,460	7	1986	Good	8,662	N	N	3527 ORCHARD PL SE
10	0	259900	0410	03/15/11	\$179,950	\$233,000	1,480	7	1961	VGood	7,840	N	N	2025 DOGWOOD DR SE
10	0	131350	0140	02/22/12	\$160,000	\$215,000	1,520	7	1976	Good	8,400	N	N	3506 LEMONTREE LN SE
10	0	366800	0620	07/25/13	\$239,500	\$271,000	1,520	7	1987	Good	8,720	N	N	3609 ORCHARD ST SE
10	0	366800	0820	02/26/13	\$195,000	\$240,000	1,550	7	1987	Good	8,374	N	N	6218 36TH ST SE
10	0	774950	0830	10/15/12	\$225,000	\$290,000	1,570	7	1968	Good	8,925	N	N	3108 16TH ST SE
10	0	030400	0140	07/17/13	\$150,000	\$171,000	1,600	7	1962	Good	8,800	N	N	2510 24TH ST SE
10	0	366800	0090	10/07/13	\$180,000	\$194,000	1,610	7	1986	Good	7,480	N	N	5820 37TH ST SE
10	0	212105	9070	05/14/13	\$150,000	\$177,000	1,620	7	1991	Avg	12,196	N	N	3301 21ST ST SE
10	0	366800	0080	04/03/13	\$154,950	\$187,000	1,623	7	1986	Good	7,470	N	N	5814 37TH ST SE
10	0	030400	0130	05/24/11	\$193,000	\$254,000	1,710	7	1962	Good	8,800	N	N	2520 24TH ST SE
10	0	259920	1020	08/20/12	\$181,500	\$238,000	1,750	7	1963	Good	8,480	N	N	3460 SCENIC DR
10	0	259760	0020	07/19/13	\$139,963	\$159,000	1,770	7	1968	Avg	1,690	N	N	2809 FOREST RIDGE DR SE
10	0	774950	0570	08/14/13	\$189,000	\$211,000	1,840	7	1969	Good	8,162	N	N	3002 14TH ST SE
10	0	774950	0730	11/28/11	\$206,000	\$277,000	2,090	7	1968	VGood	8,800	N	N	3022 15TH ST SE
10	0	272105	9162	05/24/13	\$300,000	\$353,000	2,170	7	1962	Good	27,442	N	N	3710 LEMONTREE LN SE
10	0	423380	0070	05/09/13	\$254,125	\$301,000	2,209	7	2013	Avg	6,245	N	N	2511 REDWOOD CT SE
10	0	262105	9011	04/11/12	\$325,000	\$435,000	2,447	7	1995	Avg	80,210	Y	N	36328 148TH AVE SE
10	0	423380	0040	02/20/13	\$255,000	\$314,000	2,566	7	2012	Avg	6,736	N	N	2415 REDWOOD CT SE
10	0	423380	0100	12/13/12	\$230,432	\$292,000	2,566	7	2012	Avg	5,524	N	N	2520 REDWOOD CT SE
10	0	423380	0090	07/07/12	\$242,962	\$321,000	2,688	7	2012	Avg	5,524	N	N	2516 REDWOOD CT SE
10	0	423380	0140	05/30/12	\$244,000	\$324,000	2,688	7	2012	Avg	5,843	N	N	2404 REDWOOD CT SE
10	0	423380	0110	12/21/12	\$259,560	\$328,000	3,072	7	2012	Avg	7,003	N	N	2524 REDWOOD CT SE
10	0	423380	0060	12/18/12	\$272,112	\$344,000	3,334	7	2012	Avg	9,719	N	N	2507 REDWOOD CT SE
10	0	259900	0960	01/30/12	\$212,500	\$286,000	1,030	8	1962	VGood	8,165	N	N	1930 ELM ST SE
10	0	602930	0120	05/25/12	\$199,950	\$266,000	1,310	8	1980	Good	7,305	N	N	3410 20TH ST SE
10	0	272105	9078	04/12/12	\$205,000	\$274,000	1,320	8	2008	Avg	12,632	Y	N	5345 AUBURN WAY S
10	0	259750	1000	07/25/13	\$230,000	\$261,000	1,410	8	1968	Good	10,767	N	N	2845 ALPINE ST SE

Improved Sales Used in This Annual Update Analysis

Area 028 -- 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
10	0	259920	0090	10/15/13	\$195,000	\$208,000	1,410	8	1961	Avg	24,600	Y	N	3375 SCENIC DR
10	0	774950	0100	03/01/12	\$185,500	\$249,000	1,450	8	1969	Good	24,124	Y	N	3029 SCENIC DR
10	0	774950	1180	07/18/13	\$225,000	\$256,000	1,500	8	1972	Good	9,350	N	N	1302 DOGWOOD ST SE
10	0	012005	9062	04/27/13	\$315,000	\$376,000	1,550	8	2004	Avg	43,655	Y	N	38965 180TH AVE SE
10	0	030360	0060	02/19/13	\$225,000	\$277,000	1,600	8	1990	Avg	10,156	N	N	3312 21ST ST SE
10	0	259920	0200	12/08/12	\$265,000	\$336,000	1,750	8	1970	Good	19,402	Y	N	3235 SCENIC DR
10	0	142410	0150	05/01/13	\$295,000	\$351,000	2,090	8	1990	Good	9,125	N	N	3205 20TH ST SE
10	0	259920	0080	12/09/13	\$315,000	\$322,000	2,310	8	1999	Avg	25,174	Y	N	3385 SCENIC DR
10	0	366800	0970	09/19/13	\$230,000	\$251,000	2,700	8	1986	Good	7,696	N	N	3514 ORCHARD ST SE
10	0	212105	9079	08/28/13	\$269,900	\$299,000	2,940	8	1954	VGood	18,450	N	N	3345 21ST ST SE
10	0	774950	0110	12/10/13	\$299,000	\$305,000	3,200	8	1975	Good	28,160	Y	N	3035 SCENIC DR
10	0	774950	0610	08/31/12	\$224,950	\$294,000	3,390	8	1969	VGood	13,590	N	N	2922 14TH PL SE
10	0	259750	1110	10/30/12	\$295,000	\$379,000	3,500	8	1968	VGood	17,496	Y	Y	2620 FOREST RIDGE DR SE
11	0	869860	0160	10/01/12	\$96,000	\$124,000	660	5	1912	VGood	5,750	N	N	111 G ST SE
11	0	001600	0085	07/10/12	\$89,500	\$118,000	680	5	1925	Good	4,847	N	N	202 PIKE ST NE
11	0	548620	0005	12/19/11	\$99,950	\$134,000	700	5	1924	VGood	5,082	N	N	22 L PL SE
11	0	733540	0265	09/20/11	\$81,500	\$109,000	760	5	1921	Good	6,696	N	N	217 M ST SE
11	0	733540	0380	10/12/12	\$100,000	\$129,000	780	5	1922	VGood	6,699	N	N	207 L ST SE
11	0	391500	0205	10/09/12	\$120,000	\$155,000	1,000	5	1910	Good	6,000	N	N	203 F ST SW
11	0	756110	0020	04/12/12	\$100,000	\$134,000	1,070	5	1920	Avg	10,425	N	N	31 U ST NE
11	0	391500	0416	08/30/12	\$99,950	\$131,000	1,210	5	1909	Good	7,033	N	N	21 D ST SW
11	0	049200	0496	11/06/13	\$117,800	\$124,000	1,300	5	1919	Avg	3,850	N	N	320 A ST NE
11	0	391500	0170	09/12/13	\$215,000	\$236,000	1,380	5	1912	VGood	6,000	N	N	208 G ST SW
11	0	001600	0330	06/14/11	\$95,500	\$126,000	740	6	1947	Good	6,637	N	N	318 O ST NE
11	0	869910	0085	01/26/12	\$100,000	\$134,000	880	6	1913	Good	5,396	N	N	227 H ST SE
11	0	733800	0680	09/23/13	\$163,000	\$177,000	900	6	1986	Good	3,680	N	N	3005 M DR NE
11	0	733800	0900	09/11/12	\$117,000	\$152,000	900	6	1985	Good	3,734	N	N	3107 L ST NE
11	0	613160	0160	01/28/13	\$125,300	\$156,000	910	6	1954	Good	8,316	N	N	911 16TH ST NE
11	0	733540	0010	10/30/13	\$139,500	\$147,000	926	6	1940	Good	6,715	N	N	108 J ST SE
11	0	949920	0285	03/15/12	\$117,500	\$158,000	930	6	1913	Good	4,200	N	N	1247 E MAIN ST
11	0	374600	0035	12/05/12	\$167,000	\$212,000	960	6	1955	VGood	8,658	N	N	1412 17TH ST NE
11	0	215400	0100	07/26/13	\$175,000	\$198,000	980	6	1983	Good	10,458	N	N	310 T ST SE
11	0	120200	0180	12/23/11	\$138,000	\$186,000	1,000	6	1941	Good	3,888	N	N	319 J ST SE
11	0	869910	0265	11/27/13	\$198,500	\$205,000	1,000	6	1912	VGood	5,750	N	N	312 F ST SE
11	0	869910	0265	03/29/11	\$180,000	\$234,000	1,000	6	1912	VGood	5,750	N	N	312 F ST SE

Improved Sales Used in This Annual Update Analysis

Area 028 -- 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
11	0	333990	0206	07/25/13	\$173,000	\$196,000	1,020	6	1962	Good	9,450	N	N	915 9TH ST NE
11	0	333990	0206	03/18/11	\$140,000	\$181,000	1,020	6	1962	Good	9,450	N	N	915 9TH ST NE
11	0	173580	0360	08/22/12	\$124,900	\$163,000	1,040	6	1921	VGood	4,688	N	N	324 3RD ST NE
11	0	733800	0280	04/11/13	\$169,000	\$203,000	1,070	6	1983	Good	4,812	N	N	1201 30TH ST NE
11	0	733800	1130	12/27/13	\$141,000	\$142,000	1,070	6	1983	Avg	4,005	N	N	3105 K ST NE
11	0	869860	0270	10/07/13	\$225,000	\$242,000	1,090	6	1913	VGood	4,370	N	N	9 H ST SE
11	0	949920	0315	10/08/12	\$137,500	\$178,000	1,100	6	1922	Good	5,250	N	N	1321 E MAIN ST
11	0	001600	0345	06/07/12	\$163,000	\$216,000	1,130	6	1993	Avg	8,974	N	N	125 PIKE ST NE
11	0	733800	0340	08/20/13	\$175,000	\$195,000	1,150	6	1985	Good	6,647	N	N	3020 M DR NE
11	0	733800	0580	03/31/11	\$118,000	\$153,000	1,150	6	1985	Avg	4,791	N	N	3101 M ST NE
11	0	733800	0760	11/26/13	\$180,000	\$186,000	1,150	6	1983	Good	5,866	N	N	1119 30TH ST NE
11	0	613160	0025	08/26/13	\$145,000	\$161,000	1,200	6	1953	Good	11,487	N	N	1435 M ST NE
11	0	613160	0265	11/29/12	\$162,500	\$207,000	1,270	6	1954	VGood	8,316	N	N	1001 17TH ST NE
11	0	733800	0520	11/21/13	\$187,000	\$194,000	1,280	6	1985	Good	3,784	N	N	1205 31ST ST NE
11	0	733800	1190	06/14/12	\$149,715	\$199,000	1,280	6	1983	Good	5,065	N	N	3011 K ST NE
11	0	333990	1276	05/31/12	\$144,950	\$193,000	1,420	6	1955	Good	7,500	N	N	1215 K ST NE
11	0	001600	0145	12/05/12	\$140,659	\$179,000	1,460	6	1946	Good	6,596	N	N	316 PIKE ST NE
11	0	613160	0080	04/22/13	\$179,000	\$214,000	1,500	6	1954	Good	8,316	N	N	1012 16TH ST NE
11	0	869860	0060	05/17/12	\$130,000	\$173,000	1,560	6	1923	Good	6,299	N	N	129 F ST SE
11	0	147740	0135	11/16/11	\$132,000	\$178,000	1,690	6	1920	Good	6,950	N	N	201 D ST SW
11	0	606160	0010	12/16/13	\$194,000	\$197,000	1,700	6	1954	Good	6,552	N	N	1311 16TH ST NE
11	0	214980	0280	01/28/13	\$195,000	\$242,000	1,830	6	1981	Avg	6,550	N	N	1322 3RD ST SE
11	0	001600	0340	06/14/13	\$175,000	\$203,000	1,840	6	1941	Good	4,478	N	N	127 PIKE ST NE
11	0	859570	0010	12/22/11	\$200,000	\$269,000	2,540	6	1989	Avg	9,940	N	N	402 4TH ST SE
11	0	859570	0060	12/28/12	\$249,000	\$313,000	2,840	6	1986	Avg	8,306	N	N	502 4TH ST SE
11	0	000100	0003	03/20/12	\$275,000	\$369,000	3,810	6	1987	Good	10,502	N	N	1126 22ND ST NE
11	0	001600	0455	06/17/11	\$120,000	\$159,000	960	7	1957	Good	6,750	N	N	111 R ST NE
11	0	289100	0620	11/04/13	\$189,950	\$200,000	1,030	7	1967	VGood	6,000	N	N	1618 21ST ST NE
11	0	333990	1057	02/24/13	\$183,000	\$225,000	1,040	7	1951	Good	9,389	N	N	1216 K ST NE
11	0	182105	9142	09/04/13	\$165,000	\$182,000	1,080	7	1941	Avg	9,900	N	N	504 H ST NE
11	0	182105	9229	04/16/13	\$142,000	\$170,000	1,090	7	1955	Good	9,600	N	N	628 H ST NE
11	0	289110	0310	05/10/11	\$167,500	\$220,000	1,090	7	1975	Good	6,987	N	N	1910 19TH DR NE
11	0	289110	0570	07/31/13	\$210,000	\$237,000	1,090	7	1975	Good	9,067	N	N	1902 20TH ST NE
11	0	734940	0250	09/09/11	\$161,500	\$216,000	1,100	7	1977	Good	8,796	N	N	1423 RIVERVIEW DR NE
11	0	172105	9069	06/14/12	\$167,000	\$222,000	1,110	7	1990	Good	8,724	N	N	220 S ST SE

Improved Sales Used in This Annual Update Analysis

Area 028 -- 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
11	0	733140	0555	04/24/13	\$199,950	\$239,000	1,150	7	1930	VGood	4,500	N	N	125 D ST SE
11	0	734940	0150	02/09/11	\$191,000	\$245,000	1,160	7	1977	Good	7,758	N	N	1541 RIVERVIEW DR NE
11	0	172105	9154	12/16/13	\$182,390	\$185,000	1,170	7	1964	Good	9,583	N	N	1710 E MAIN ST
11	0	609010	0145	07/18/13	\$224,000	\$255,000	1,180	7	1947	Good	6,578	N	N	414 O ST NE
11	0	734940	0470	08/30/12	\$200,000	\$261,000	1,180	7	1977	Good	8,522	N	Y	1510 RIVERVIEW DR NE
11	0	289100	0330	07/12/11	\$165,000	\$219,000	1,190	7	1968	Good	6,370	N	N	1901 21ST ST NE
11	0	266280	0020	04/15/13	\$223,000	\$268,000	1,200	7	1988	Good	6,394	N	N	645 I PL NE
11	0	289100	0090	06/06/11	\$163,800	\$216,000	1,200	7	1967	Good	8,599	N	N	1508 22ND ST NE
11	0	322480	0101	02/01/11	\$225,000	\$288,000	1,210	7	1965	VGood	7,350	N	N	212 T ST NE
11	0	333990	0938	10/27/11	\$177,000	\$238,000	1,220	7	1954	VGood	7,800	N	N	1111 10TH ST NE
11	0	172105	9078	12/20/13	\$245,000	\$248,000	1,228	7	1962	VGood	7,377	N	Y	2138 4TH ST NE
11	0	289100	0270	10/22/13	\$202,000	\$215,000	1,230	7	1968	Good	6,100	N	N	1902 22ND ST NE
11	0	289110	0070	05/16/13	\$187,500	\$222,000	1,230	7	1968	Good	6,477	N	N	1905 PIKE ST NE
11	0	289110	1200	04/02/12	\$173,000	\$232,000	1,230	7	1968	VGood	6,372	N	N	1902 PIKE ST NE
11	0	439921	0160	06/21/13	\$237,500	\$275,000	1,230	7	1976	Good	10,013	N	N	1120 PIKE ST NE
11	0	333990	0130	07/27/11	\$150,000	\$200,000	1,250	7	1955	Good	10,110	N	N	1017 8TH ST NE
11	0	885765	0060	07/31/12	\$173,000	\$227,000	1,250	7	1993	VGood	6,925	N	N	1806 4TH PL SE
11	0	393990	0015	09/17/13	\$160,000	\$175,000	1,260	7	1951	Good	8,539	N	N	511 N ST NE
11	0	804120	0025	12/03/12	\$184,450	\$234,000	1,260	7	1951	Good	12,426	N	N	807 12TH ST NE
11	0	512540	0278	12/20/11	\$140,000	\$188,000	1,270	7	1957	Good	9,000	N	N	2425 I ST NE
11	0	289110	0300	08/24/11	\$150,000	\$200,000	1,280	7	1975	Good	6,000	N	N	1906 19TH DR NE
11	0	374760	0040	06/28/12	\$190,000	\$251,000	1,280	7	1948	Good	5,472	N	N	111 I ST SE
11	0	001600	0500	10/10/12	\$174,500	\$225,000	1,290	7	1951	VGood	4,543	N	N	14 PIKE ST NE
11	0	613800	0030	06/12/13	\$201,575	\$235,000	1,290	7	1954	Good	7,108	N	N	803 11TH ST NE
11	0	289110	0930	11/07/13	\$205,950	\$216,000	1,300	7	1975	Good	6,300	N	N	1909 U ST NE
11	0	322480	0096	09/26/12	\$158,000	\$205,000	1,300	7	1968	Good	6,952	N	N	222 T ST NE
11	0	257840	0020	10/10/13	\$229,000	\$246,000	1,310	7	1955	VGood	9,593	N	N	801 15TH ST NE
11	0	675010	0030	11/04/11	\$135,000	\$181,000	1,310	7	1956	Good	8,140	N	N	212 O ST SE
11	0	001600	0315	05/11/12	\$170,000	\$227,000	1,320	7	1954	Good	6,632	N	N	302 O ST NE
11	0	333990	0794	01/27/12	\$165,000	\$222,000	1,320	7	1957	VGood	7,500	N	N	1036 I ST NE
11	0	333990	1140	12/12/12	\$144,950	\$184,000	1,330	7	1969	Good	9,100	N	N	1126 14TH ST NE
11	0	322490	0060	03/04/13	\$215,000	\$263,000	1,340	7	1969	Good	8,710	N	N	32 R PL NE
11	0	029318	0040	01/07/13	\$162,501	\$204,000	1,340	7	2000	Avg	6,100	N	N	2008 3RD CT SE
11	0	029318	0050	07/21/13	\$185,000	\$210,000	1,340	7	2000	Avg	6,005	N	N	2012 3RD CT SE
11	0	917260	0140	06/04/13	\$195,000	\$228,000	1,360	7	1954	Good	8,957	N	N	335 6TH ST NE

Improved Sales Used in This Annual Update Analysis

Area 028 -- 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
11	0	733190	0410	07/01/13	\$190,000	\$219,000	1,370	7	1959	Avg	8,561	N	N	1603 5TH ST NE
11	0	439920	0210	04/04/13	\$180,000	\$217,000	1,380	7	1957	Good	10,916	N	N	1412 10TH ST NE
11	0	439920	0210	08/31/11	\$155,000	\$207,000	1,380	7	1957	Good	10,916	N	N	1412 10TH ST NE
11	0	606160	0080	01/24/13	\$161,000	\$201,000	1,390	7	1979	Avg	6,018	N	N	1311 14TH ST NE
11	0	172105	9280	12/03/13	\$230,000	\$236,000	1,390	7	1998	Avg	14,917	N	N	18 R PL NE
11	0	917260	0105	03/28/11	\$135,000	\$175,000	1,392	7	1953	Good	8,193	N	N	400 6TH ST NE
11	0	188750	0035	08/24/12	\$185,950	\$243,000	1,400	7	1952	Good	7,154	N	N	40 PIKE ST SE
11	0	322480	0075	05/09/11	\$180,000	\$236,000	1,420	7	1966	Good	8,738	N	N	1711 3RD ST NE
11	0	120200	0285	12/12/13	\$198,000	\$202,000	1,430	7	1941	Good	4,140	N	N	201 J ST SE
11	0	322490	0190	12/21/12	\$173,000	\$218,000	1,430	7	1900	VGood	8,266	N	N	1607 E MAIN ST
11	0	439922	0090	09/25/12	\$232,500	\$302,000	1,430	7	1990	Good	9,524	N	Y	1210 PIKE ST NE
11	0	182105	9277	10/20/11	\$160,000	\$215,000	1,440	7	1963	Good	11,250	N	N	920 8TH ST NE
11	0	333990	0936	06/28/11	\$182,500	\$242,000	1,440	7	1959	Good	9,750	N	N	1202 11TH ST NE
11	0	733540	0295	05/07/12	\$163,000	\$217,000	1,440	7	1967	Good	6,691	N	N	228 K ST SE
11	0	439920	0055	09/22/11	\$165,000	\$221,000	1,480	7	1967	Good	9,100	N	N	1306 M ST NE
11	0	185220	0040	07/23/12	\$177,000	\$233,000	1,490	7	1956	Good	10,884	N	N	225 N ST SE
11	0	322480	0255	07/14/13	\$240,000	\$274,000	1,490	7	1957	VGood	8,738	N	N	1615 1ST ST NE
11	0	439920	0040	05/27/11	\$175,000	\$231,000	1,490	7	1972	Good	9,100	N	N	1410 14TH ST NE
11	0	734940	0270	10/14/13	\$235,000	\$251,000	1,510	7	1977	Good	9,272	N	N	1403 RIVERVIEW DR NE
11	0	734940	0590	03/23/11	\$264,950	\$344,000	1,510	7	1978	VGood	14,479	N	Y	1620 RIVERVIEW DR NE
11	0	917260	0150	11/16/12	\$146,000	\$186,000	1,540	7	1950	Good	8,307	N	N	407 6TH ST NE
11	0	289110	0360	07/24/13	\$275,100	\$312,000	1,560	7	1976	Good	10,506	N	Y	1902 RIVERVIEW DR NE
11	0	609010	0215	12/06/11	\$159,125	\$214,000	1,560	7	1954	Good	7,657	N	N	400 N ST NE
11	0	869860	0400	09/25/12	\$228,500	\$296,000	1,570	7	1934	VGood	5,061	N	N	130 H ST SE
11	0	733190	0430	09/06/12	\$180,000	\$235,000	1,620	7	1960	Good	8,772	N	N	1604 5TH ST NE
11	0	264800	0125	06/17/11	\$215,000	\$284,000	1,630	7	1944	VGood	20,600	N	N	1123 4TH ST NE
11	0	439920	0170	10/26/11	\$177,500	\$238,000	1,630	7	1956	Good	9,177	N	N	1408 11TH ST NE
11	0	333990	1015	07/08/13	\$224,950	\$258,000	1,640	7	1948	VGood	13,050	N	N	1112 12TH ST NE
11	0	001600	0076	03/18/13	\$168,000	\$204,000	1,650	7	1945	Good	5,964	N	N	201 R ST NE
11	0	734940	0600	02/22/12	\$219,950	\$295,000	1,660	7	1977	Good	14,080	N	Y	1624 RIVERVIEW DR NE
11	0	266280	0010	05/14/12	\$197,000	\$263,000	1,670	7	1988	Good	7,643	N	N	643 I PL NE
11	0	374760	0090	11/06/13	\$242,000	\$254,000	1,670	7	1939	Good	5,185	N	N	20 I ST SE
11	0	613160	0235	02/16/11	\$225,000	\$289,000	1,670	7	1953	VGood	8,316	N	N	1201 17TH ST NE
11	0	609010	0105	08/28/12	\$165,000	\$216,000	1,680	7	1952	Good	6,578	N	N	425 PIKE ST NE
11	0	001600	0285	04/11/13	\$192,000	\$231,000	1,690	7	1954	Avg	6,657	N	N	222 O ST NE

Improved Sales Used in This Annual Update Analysis

Area 028 -- 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
11	0	215400	0005	01/31/11	\$166,183	\$213,000	1,710	7	1958	Good	9,600	N	N	1822 E MAIN ST
11	0	257840	0035	07/30/12	\$145,000	\$191,000	1,740	7	1951	Good	8,700	N	N	820 15TH ST NE
11	0	609010	0045	08/17/12	\$192,500	\$252,000	1,760	7	1953	Good	7,119	N	N	402 PIKE ST NE
11	0	322490	0030	04/03/12	\$187,470	\$251,000	1,770	7	1969	Good	7,725	N	N	26 R PL NE
11	0	322480	0170	08/24/11	\$180,000	\$241,000	1,790	7	1962	Good	8,299	N	N	216 R ST NE
11	0	869860	0080	12/14/11	\$235,000	\$316,000	1,800	7	1911	VGood	5,250	N	N	16 F ST SE
11	0	182105	9288	01/07/13	\$216,500	\$271,000	1,813	7	2010	Avg	14,541	N	N	708 8TH ST NE
11	0	733190	0330	11/22/13	\$246,000	\$255,000	1,840	7	1960	Good	8,800	N	N	1704 6TH ST NE
11	0	446340	0036	06/18/13	\$215,000	\$249,000	1,860	7	1909	Good	6,583	N	N	116 H ST NW
11	0	289110	1160	06/01/12	\$175,000	\$233,000	1,910	7	1968	VGood	8,372	N	N	1905 R ST NE
11	0	815410	0005	09/25/12	\$255,000	\$331,000	1,940	7	1987	Good	12,483	N	N	201 K ST NE
11	0	268880	0100	04/24/13	\$163,000	\$195,000	2,030	7	1965	Good	11,391	N	N	2026 J ST NE
11	0	439920	0120	10/08/13	\$260,000	\$279,000	2,070	7	1957	Good	10,400	N	N	1407 11TH ST NE
11	0	609010	0050	07/31/12	\$216,300	\$284,000	2,090	7	1958	Good	10,076	N	N	412 PIKE ST NE
11	0	215400	0025	03/18/11	\$219,500	\$285,000	2,160	7	1960	VGood	17,859	N	N	1901 2ND ST SE
11	0	439921	0180	05/25/11	\$253,000	\$333,000	2,160	7	1976	VGood	16,932	N	N	1509 12TH ST NE
11	0	869910	0320	06/18/13	\$211,000	\$245,000	2,320	7	1915	Good	7,590	N	N	311 F ST SE
11	0	322480	0125	03/18/13	\$230,000	\$280,000	2,540	7	1962	Good	8,400	N	N	100 T ST NE
11	0	214980	0276	12/10/13	\$350,000	\$357,000	2,732	7	2009	Avg	7,200	N	N	1310 3RD ST SE
11	0	439922	0110	11/11/13	\$340,000	\$356,000	3,100	7	1993	Good	10,231	N	N	1510 12TH PL NE
11	0	322490	0010	06/28/13	\$239,900	\$276,000	1,500	8	1967	Good	8,240	N	N	22 R PL NE
11	0	268880	0110	07/25/13	\$227,600	\$258,000	1,610	8	1965	Good	11,116	N	N	2036 J ST NE
11	0	268880	0130	07/20/12	\$180,000	\$237,000	1,710	8	1963	Good	10,135	N	N	2126 J ST NE
11	0	000100	0009	10/04/12	\$194,000	\$251,000	1,720	8	1969	Good	10,506	N	N	1402 I ST NE
11	0	266280	0110	05/13/11	\$208,000	\$273,000	1,830	8	1988	Good	11,299	N	N	663 I PL NE
11	0	333990	1075	08/22/12	\$265,000	\$347,000	1,870	8	1988	VGood	10,240	N	N	1115 12TH ST NE
11	0	439920	0065	07/25/13	\$236,678	\$268,000	2,020	8	1958	Good	9,706	N	N	1307 12TH ST NE
11	0	214980	0090	05/18/12	\$234,900	\$313,000	2,130	8	1965	Good	11,760	N	N	1415 2ND ST SE
11	0	439920	0005	08/27/13	\$229,000	\$254,000	2,280	8	1967	Good	9,100	N	N	1302 M ST NE
11	0	351000	0030	05/29/12	\$275,000	\$366,000	2,450	8	1968	Good	11,600	N	N	23 RIVERVIEW DR NE
11	0	439920	0275	09/27/11	\$319,000	\$428,000	2,560	8	1963	Good	14,548	N	N	1306 O ST NE
11	0	609010	0015	05/11/12	\$223,100	\$297,000	2,600	8	1950	VGood	16,133	N	N	505 R ST NE
11	0	322480	0305	03/18/13	\$340,000	\$414,000	3,562	8	2007	Avg	9,239	N	N	1714 1ST ST NE

Improved Sales Removed in This Annual Update Analysis

Area 028 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	0	025510	0460	06/14/11	\$106,700	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
8	0	083500	0045	07/06/11	\$80,000	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
8	0	083500	0020	11/14/11	\$273,475	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
8	0	083500	0020	07/12/12	\$78,100	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
8	0	101800	0260	12/04/12	\$60,500	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; EXEMPT FROM EXCISE TAX
8	0	101800	0275	08/23/11	\$80,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
8	0	101800	0215	05/16/13	\$160,000	NON-REPRESENTATIVE SALE; SHORT SALE
8	0	133060	0150	07/25/12	\$109,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE
8	0	133060	0130	06/30/11	\$75,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
8	0	138860	0070	06/19/13	\$236,613	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
8	0	138860	0070	09/17/13	\$171,853	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
8	0	145000	0400	01/25/13	\$109,899	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
8	0	145000	0410	09/24/12	\$102,500	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
8	0	145000	0410	01/11/12	\$102,425	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
8	0	145000	0240	10/30/13	\$130,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	0	145000	0200	06/20/13	\$171,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	145000	0070	02/28/13	\$145,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	145000	0310	06/14/12	\$106,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
8	0	145000	0310	05/08/12	\$92,626	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; AUCTION SALE
8	0	145000	0220	08/14/12	\$131,000	NON-REPRESENTATIVE SALE; SHORT SALE
8	0	145000	0200	05/04/12	\$79,950	NON-REPRESENTATIVE SALE; SHORT SALE
8	0	145010	0100	08/30/12	\$99,000	MODEL DEVELOPMENT EXCLUSION
8	0	145010	0020	12/05/11	\$106,250	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE
8	0	145010	0020	01/30/12	\$88,750	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
8	0	145010	0030	01/22/13	\$117,000	NON-REPRESENTATIVE SALE; SHORT SALE
8	0	182105	9312	03/26/12	\$106,600	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
8	0	192105	9255	12/21/12	\$412,850	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	192105	9235	05/23/13	\$298,113	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	0	192105	9260	05/09/13	\$95,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
8	0	192105	9189	03/20/13	\$130,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE

Improved Sales Removed in This Annual Update Analysis

Area 028 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	0	192105	9311	10/21/13	\$128,100	AUCTION SALE; EXEMPT FROM EXCISE TAX
8	0	192105	9235	11/06/13	\$100,000	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
8	0	192105	9200	02/25/11	\$149,950	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
8	0	192105	9200	02/14/11	\$115,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; RELOCATION - SALE TO SERVICE
8	0	192105	9145	07/19/11	\$275,000	NO MARKET EXPOSURE; NON-PROFIT ORGANIZATION
8	0	192105	9155	08/06/13	\$130,000	PREVIMP<=25K; NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
8	0	192105	9155	07/19/13	\$156,277	PREVIMP<=25K; NO MARKET EXPOSURE; CORRECTION DEED; EXEMPT FROM EXCISE TAX
8	0	208700	0030	04/04/12	\$174,800	NO MARKET EXPOSURE
8	0	240460	0040	07/26/12	\$254,500	IMP COUNT
8	0	241320	0150	02/28/13	\$149,000	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
8	0	241320	0150	11/01/12	\$274,793	NON-REPRESENTATIVE SALE; GOV. AGENCY; HISTORIC PROPERTY; EXEMPT FROM EXCISE TAX
8	0	292105	9031	09/12/11	\$92,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	302105	9155	09/09/13	\$289,329	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	302105	9237	08/06/13	\$144,049	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	302105	9155	10/07/13	\$216,442	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
8	0	302105	9176	05/29/13	\$316,887	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	0	302105	9238	12/26/12	\$95,000	DOR RATIO; NON-REPRESENTATIVE SALE; SHORT SALE
8	0	302105	9182	01/07/13	\$140,000	IMP COUNT
8	0	313760	0055	09/10/12	\$199,759	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	0	313760	0055	10/16/12	\$199,759	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	0	314160	0250	03/15/12	\$90,500	STATISTICAL OUTLIER
8	0	314160	0195	02/04/13	\$61,500	%NETCONDITION; PREVIMP<=25K
8	0	314160	0250	11/11/11	\$108,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	314160	0210	10/21/13	\$76,501	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	314160	0235	05/31/13	\$209,395	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	0	314160	0510	02/14/13	\$2,500	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
8	0	314160	0360	07/18/12	\$85,800	AUCTION SALE; EXEMPT FROM EXCISE TAX
8	0	314160	0270	08/22/12	\$236,600	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
8	0	314160	0235	11/22/13	\$65,566	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
8	0	314160	0270	12/28/12	\$106,500	AUCTION SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS

Improved Sales Removed in This Annual Update Analysis

Area 028 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	0	314160	0590	10/09/12	\$165,163	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
8	0	314160	0160	09/05/12	\$75,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	331360	0275	10/07/11	\$98,500	OBSERVATION OUTSIDE THE NORM
8	0	331360	0266	07/04/12	\$95,600	RETENTION EXCLUSION FOR THE SAMPLE SET
8	0	331360	0102	02/21/12	\$116,419	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	0	331360	0380	08/13/13	\$255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	331360	0102	06/05/13	\$201,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; \$1,000 SALE OR LESS
8	0	331380	0070	01/03/12	\$312,070	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	331380	0070	04/20/12	\$106,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
8	0	331380	0005	09/24/13	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	331380	0005	06/11/13	\$115,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	392090	0105	11/08/12	\$92,000	AUCTION SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
8	0	392090	0160	12/05/12	\$213,111	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
8	0	392090	0110	10/03/11	\$106,600	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
8	0	500170	0025	04/06/13	\$171,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE
8	0	500300	0050	08/05/13	\$208,994	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
8	0	500300	0125	11/20/12	\$280,262	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	0	500300	0100	01/13/12	\$118,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
8	0	536280	0040	12/13/11	\$132,550	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
8	0	542240	0250	09/24/13	\$225,000	NON-NORMAL DISTRIBUTION
8	0	638200	0030	10/03/12	\$166,600	AUCTION SALE; EXEMPT FROM EXCISE TAX
8	0	638200	0090	04/10/12	\$117,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	638200	0010	06/09/11	\$180,500	UNFINISHED AREA
8	0	711600	0415	04/12/13	\$76,000	ANOMALY DETECTION
8	0	711600	0510	04/24/13	\$238,564	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	711600	0400	06/12/13	\$127,344	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
8	0	711600	0500	05/10/12	\$142,300	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
8	0	711600	0160	07/06/11	\$95,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
8	0	711600	0110	12/20/12	\$115,500	LACK OF REPRESENTATION FOR FAIR CONDITION
8	0	711600	0816	11/27/12	\$114,749	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in This Annual Update Analysis

Area 028 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	0	711600	0500	02/22/12	\$280,513	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	0	711600	0075	11/13/12	\$164,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	0	711600	0110	08/07/12	\$140,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	0	711600	0415	11/21/12	\$70,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	0	711600	0500	02/27/12	\$254,331	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
8	0	711600	0075	02/25/13	\$116,399	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
8	0	711650	0575	10/16/13	\$110,000	MODEL DEVELOPMENT EXCLUSION
8	0	711650	0665	08/21/12	\$168,001	BANKRUPTCY - RECEIVER OR TRUSTEE; AUCTION SALE
8	0	711650	0405	06/16/11	\$82,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
8	0	711650	0860	10/29/12	\$80,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR
8	0	711650	0345	11/28/12	\$105,001	AUCTION SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
8	0	711650	0675	02/21/12	\$81,000	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
8	0	711650	0125	03/15/13	\$78,000	IMP CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
8	0	711650	0380	05/09/11	\$115,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
8	0	711650	0120	05/29/13	\$173,000	NON-REPRESENTATIVE SALE
8	0	711650	0120	02/10/11	\$135,000	NO MARKET EXPOSURE
8	0	711650	0580	12/07/12	\$232,933	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
8	0	711650	0720	08/23/11	\$94,000	PREVIMP<=25K; NO MARKET EXPOSURE
8	0	711650	0470	06/09/11	\$180,000	RELOCATION - SALE TO SERVICE
8	0	711650	0745	11/20/13	\$169,900	UNFINISHED AREA
8	0	714060	0235	02/16/12	\$275,320	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
8	0	714060	0235	05/11/12	\$124,580	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
8	0	714060	0245	10/04/12	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	714060	0310	07/21/12	\$150,000	UNFINISHED AREA
8	0	714080	0050	11/04/13	\$112,000	STATISTICAL OUTLIER
8	0	714080	0050	07/10/13	\$235,446	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	714080	0170	02/13/13	\$117,609	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	714080	0050	07/15/13	\$211,101	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
8	0	714080	0110	01/22/13	\$60,000	DOR RATIO; QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS
8	0	714080	0280	02/26/13	\$115,000	IMP CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in This Annual Update Analysis

Area 028 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	0	714080	0280	12/12/13	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	714080	0090	05/07/12	\$188,862	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	0	714080	0090	05/07/12	\$157,252	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
8	0	714080	0250	06/20/13	\$93,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
8	0	734500	0030	08/22/11	\$104,000	OBSERVATION OUTSIDE THE NORM
8	0	734500	0260	06/03/13	\$300,543	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	734500	0160	07/03/13	\$165,230	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	734500	0590	06/03/13	\$142,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	734500	0070	02/23/12	\$119,545	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
8	0	734520	0030	01/07/13	\$137,700	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	734520	0210	04/15/13	\$170,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	734520	0420	05/31/13	\$193,068	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
8	0	734520	0290	02/16/11	\$100,000	NO MARKET EXPOSURE
8	0	734960	0010	03/14/12	\$240,958	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
8	0	734965	0280	04/08/13	\$226,600	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	734965	0430	10/08/13	\$250,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
8	0	734965	0210	02/29/12	\$180,000	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
8	0	734965	0500	08/28/12	\$322,010	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	0	734966	0040	12/13/13	\$223,562	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
8	0	746890	0040	06/29/12	\$78,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
8	0	746890	0070	05/01/12	\$95,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
8	0	746890	0040	04/03/12	\$195,880	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	0	746890	0035	09/13/12	\$244,934	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
8	0	779400	0190	04/12/13	\$239,950	IMP CHARACTERISTICS CHANGED SINCE SALE
8	0	779400	0080	06/19/12	\$260,194	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
8	0	787740	0155	01/18/13	\$258,940	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE
8	0	787740	0155	03/11/13	\$220,336	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
8	0	787740	0345	07/19/12	\$162,500	NO MARKET EXPOSURE
8	0	788900	0100	02/08/13	\$166,388	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	788900	0100	10/28/13	\$189,900	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in This Annual Update Analysis

Area 028 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	0	788900	0100	03/28/13	\$129,675	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
8	0	788900	0171	03/02/11	\$205,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	0	788910	0030	01/28/11	\$125,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
8	0	792460	0070	05/06/13	\$198,483	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
8	0	792460	0190	03/23/11	\$139,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
8	0	792460	0280	03/14/11	\$116,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
8	0	858140	0190	10/02/13	\$201,500	RETENTION EXCLUSION FOR THE SAMPLE SET
8	0	858140	0185	10/26/12	\$100,000	NON-NORMAL DISTRIBUTION
8	0	858140	0455	04/24/13	\$191,182	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	858140	0190	10/30/12	\$346,422	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
8	0	858140	0455	06/03/13	\$191,183	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
8	0	858140	0375	01/27/12	\$109,836	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	0	858140	0210	07/19/13	\$201,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	858140	0270	03/21/13	\$74,101	OBSOLESCENCE; EXEMPT FROM EXCISE TAX; AUCTION SALE
8	0	858140	0260	07/16/12	\$81,554	PREVIMP<=25K; UNFIN AREA; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	0	858140	0260	09/24/12	\$49,900	PREVIMP<=25K; UNFIN AREA; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
8	0	869520	0014	02/01/12	\$100,000	IMP COUNT; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
8	0	869560	0005	12/17/13	\$225,731	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
8	0	869560	0075	03/15/12	\$110,000	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
8	0	869560	0075	06/10/13	\$155,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	0	889320	0160	08/26/13	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	889320	0070	06/25/13	\$223,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	0	910750	0005	10/03/11	\$164,975	ANOMALY DETECTION
8	0	910750	0005	09/19/11	\$3,132	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
8	0	910760	0070	02/01/11	\$2,250	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
8	0	910760	0010	10/31/11	\$1,000	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
8	0	910760	0130	09/26/12	\$65,000	DOR RATIO; ESTATE ADMIN., GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR
8	0	915010	0135	09/11/13	\$100,000	MODEL DEVELOPMENT EXCLUSION
8	0	950090	0430	08/27/13	\$139,900	STATISTICAL OUTLIER
8	0	950090	0520	10/03/13	\$140,251	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE

Improved Sales Removed in This Annual Update Analysis

Area 028 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	0	950090	0395	07/15/13	\$131,757	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	950090	0110	03/01/11	\$90,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	950090	0525	04/25/13	\$110,000	NON-REPRESENTATIVE SALE
8	0	983540	0030	07/03/13	\$289,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	022005	9020	02/29/12	\$68,000	DOR RATIO; NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
10	0	030400	0410	03/13/13	\$142,001	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE
10	0	030400	0360	04/11/12	\$139,000	NON-REPRESENTATIVE SALE; SHORT SALE
10	0	030400	0470	10/06/11	\$154,035	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
10	0	122005	9033	04/25/12	\$45,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
10	0	122005	9033	11/07/11	\$114,166	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
10	0	131350	0030	09/07/12	\$141,100	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	131350	0030	04/03/13	\$147,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
10	0	131350	0020	12/26/12	\$117,600	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE; AUCTION SALE
10	0	131350	0120	07/26/13	\$129,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
10	0	131350	0040	02/09/12	\$128,500	NON-REPRESENTATIVE SALE; SHORT SALE
10	0	142410	0130	01/18/13	\$288,253	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE
10	0	142410	0130	03/15/13	\$259,120	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
10	0	156510	0030	03/14/13	\$154,000	NO MARKET EXPOSURE
10	0	184320	0130	04/15/13	\$83,449	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	184320	0180	09/28/11	\$50,000	DOR RATIO; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
10	0	184320	0040	08/22/11	\$67,500	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	0	184320	0080	03/05/13	\$4,000	DOR RATIO; SHERIFF / TAX SALE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
10	0	184320	0080	11/29/13	\$115,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
10	0	184320	0090	10/11/11	\$96,000	NO MARKET EXPOSURE; IMP. CHAR.CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
10	0	212105	9102	10/10/13	\$182,000	OBSERVATION OUTSIDE THE NORM
10	0	212105	9079	01/04/13	\$270,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	212105	9070	02/20/13	\$194,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
10	0	212105	9146	08/20/12	\$142,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
10	0	212105	9074	07/11/12	\$62,500	PREVIMP<=25K
10	0	212105	9074	05/02/12	\$96,482	PREVIMP<=25K; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE

Improved Sales Removed in This Annual Update Analysis

Area 028 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	0	259750	0180	05/23/13	\$219,000	RETENTION EXCLUSION FOR THE SAMPLE SET
10	0	259750	0200	08/22/13	\$188,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE
10	0	259750	0740	05/28/13	\$187,600	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	259750	0820	08/16/12	\$146,764	AUCTION SALE; EXEMPT FROM EXCISE TAX
10	0	259750	0820	12/04/12	\$197,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	259750	0740	08/02/13	\$159,975	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
10	0	259750	0200	11/26/13	\$200,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	259750	0660	05/02/12	\$215,000	NON-REPRESENTATIVE SALE; SHORT SALE
10	0	259750	0770	04/16/13	\$200,000	IMP CHARACTERISTICS CHANGED PRIOR TO SALE
10	0	259760	0250	01/29/13	\$123,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE
10	0	259760	0040	06/22/12	\$89,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	259760	0020	12/31/12	\$126,852	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
10	0	259760	0250	04/18/13	\$95,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	0	259900	1200	04/30/13	\$341,515	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE
10	0	259900	1500	03/28/13	\$277,261	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	259900	0360	11/26/12	\$245,852	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	259900	1500	04/01/13	\$220,167	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
10	0	259900	0250	08/21/12	\$228,028	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
10	0	259900	0550	08/13/13	\$131,100	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
10	0	259900	0960	08/29/11	\$95,199	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REPRESENTATIVE SALE
10	0	259900	0230	01/25/12	\$84,051	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
10	0	259900	0250	04/15/13	\$106,000	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	0	259900	0220	03/01/13	\$102,720	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	259900	1150	12/06/11	\$139,725	AUCTION SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
10	0	259900	1720	03/09/11	\$131,900	AUCTION SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
10	0	259900	1200	06/14/13	\$341,515	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
10	0	259900	0250	08/29/12	\$207,600	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
10	0	259900	0970	05/07/12	\$142,895	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
10	0	259900	0970	07/10/12	\$110,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
10	0	259900	0970	06/27/13	\$194,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in This Annual Update Analysis

Area 028 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	0	259900	1450	04/14/11	\$129,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	0	259900	1590	04/25/13	\$111,000	NON-REPRESENTATIVE SALE; SHORT SALE
10	0	259900	1240	09/10/12	\$110,000	NON-REPRESENTATIVE SALE; SHORT SALE
10	0	259920	0380	10/01/13	\$70,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
10	0	259920	0900	01/23/12	\$202,542	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
10	0	259920	1020	10/29/13	\$204,000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
10	0	259920	0460	08/13/13	\$163,000	UNFINISHED AREA
10	0	259920	0460	01/14/13	\$172,913	UNFINISHED AREA; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	272105	9109	03/18/13	\$85,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	272105	9133	02/05/13	\$199,463	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
10	0	272105	9076	12/16/13	\$105,000	DOR RATIO
10	0	272105	9020	08/31/13	\$63,500	DOR RATIO; %NETCOND; PREVIMP<=25K; CORPORATE AFFILIATES; NO MARKET EXPOSURE
10	0	272105	9048	02/08/11	\$232,206	DOR RATIO; GOVERNMENT AGENCY; CORRECTION DEED; EXEMPT FROM EXCISE TAX
10	0	272105	9048	06/06/12	\$130,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
10	0	272105	9111	03/07/12	\$148,500	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
10	0	272105	9138	06/11/12	\$170,000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR; NO MKT EXPOSURE; IMP.CHAR. CHANGED SINCE SALE
10	0	272105	9175	01/30/12	\$175,000	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
10	0	272105	9048	02/01/13	\$359,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	272105	9168	10/03/13	\$182,600	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	272105	9168	03/08/13	\$84,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
10	0	272105	9130	07/05/13	\$260,000	RELOCATION - SALE TO SERVICE
10	0	281500	0070	04/18/13	\$174,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	287340	0030	10/25/11	\$425,000	NON-NORMAL DISTRIBUTION
10	0	287340	0020	05/10/12	\$260,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
10	0	352105	9088	10/23/13	\$94,900	ANOMALY DETECTION
10	0	352105	9124	08/27/12	\$227,000	MODEL DEVELOPMENT EXCLUSION
10	0	352105	9088	11/08/11	\$88,842	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
10	0	352105	9055	05/26/11	\$85,000	DOR RATIO; ESTATE ADMIN., GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR
10	0	352105	9108	12/21/11	\$650,000	IMP COUNT
10	0	352105	9126	07/04/13	\$600,000	OPEN SPACE/OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE

Improved Sales Removed in This Annual Update Analysis

Area 028 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	0	362105	9043	12/09/13	\$356,400	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	362105	9069	07/11/12	\$635,000	ESTATE SALE; NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
10	0	366800	0970	04/26/13	\$421,395	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	366800	0450	09/18/12	\$141,800	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	366800	0820	06/19/12	\$305,075	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
10	0	366800	0970	06/10/13	\$421,395	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE
10	0	366800	1250	09/30/11	\$156,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
10	0	423380	0110	12/21/12	\$74,630	DOR RATIO
10	0	423380	0050	11/19/13	\$258,168	PREVIMP<=25K; IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	774950	0210	07/30/13	\$234,059	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	774950	0750	04/27/13	\$189,279	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	774950	0960	04/17/13	\$180,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
10	0	774950	0140	03/30/11	\$3,000	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
10	0	774950	0880	11/22/11	\$132,500	AUCTION SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
10	0	774950	0590	03/12/12	\$175,100	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	774950	0490	07/30/13	\$226,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
10	0	774950	0100	11/28/11	\$176,250	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
10	0	774950	0660	05/29/12	\$195,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
10	0	774950	0720	10/13/11	\$122,500	NON-REPRESENTATIVE SALE; SHORT SALE
10	0	774950	0390	08/11/11	\$145,000	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
10	0	780620	0040	07/30/13	\$322,311	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	780621	0140	08/26/11	\$154,500	FULL SALES PRICE NOT REPORTED; NO MKT EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
10	0	856720	0020	11/21/11	\$131,000	STATISTICAL OUTLIER
11	0	000100	0061	05/14/12	\$155,000	AUCTION SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
11	0	001600	0241	05/23/13	\$141,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE
11	0	001600	0285	09/17/12	\$136,551	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
11	0	001600	0325	02/23/12	\$61,750	DOR RATIO; GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE
11	0	001600	0500	05/16/12	\$92,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
11	0	001600	0415	10/30/13	\$120,261	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	001600	0076	10/05/12	\$145,000	FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS

Improved Sales Removed in This Annual Update Analysis

Area 028 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	0	049200	0532	05/24/13	\$115,000	NON-REPRESENTATIVE SALE
11	0	100800	0015	10/24/13	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
11	0	172105	9078	08/26/13	\$162,591	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE
11	0	172105	9069	02/22/12	\$87,000	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE EXEMPT FROM EXCISE TAX;
11	0	172105	9055	09/04/12	\$180,199	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
11	0	172105	9021	12/03/13	\$199,000	IMP COUNT
11	0	172105	9055	07/18/13	\$449,950	LACK OF REPRESENTATION FOR GRADE 10
11	0	172105	9145	07/21/11	\$370,000	LACK OF REPRESENTATION FOR GRADE 9
11	0	172105	9077	11/07/12	\$350,000	NO MARKET EXPOSURE
11	0	172105	9154	05/04/11	\$170,000	RELATED PARTY, FRIEND, OR NEIGHBOR
11	0	182105	9180	11/05/12	\$177,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	182105	9288	09/07/12	\$1,200	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
11	0	182105	9212	06/01/12	\$24,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
11	0	182105	9073	11/28/12	\$126,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
11	0	182105	9206	08/28/13	\$202,909	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	182105	9227	08/13/12	\$154,000	AUCTION SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
11	0	182105	9104	11/15/11	\$84,000	AUCTION SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
11	0	182105	9320	11/03/11	\$140,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
11	0	182105	9223	08/08/13	\$110,000	NON-REPRESENTATIVE SALE
11	0	182105	9058	11/21/13	\$140,000	NON-REPRESENTATIVE SALE; SHORT SALE
11	0	182105	9220	08/06/13	\$153,000	RELATED PARTY, FRIEND, OR NEIGHBOR
11	0	188750	0070	11/22/13	\$90,202	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
11	0	188750	0045	05/01/12	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
11	0	210020	0005	01/24/12	\$60,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	214980	0215	07/06/11	\$1,100	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
11	0	214980	0202	12/15/11	\$78,100	DOR RATIO; EXEMPT FROM EXCISE TAX; NON-REP. SALE; FINANCIAL INSTITUTION RESALE
11	0	214980	0365	02/03/12	\$80,400	IMP COUNT
11	0	214980	0287	05/02/11	\$137,399	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
11	0	214980	0115	10/19/11	\$100,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
11	0	215400	0100	04/24/13	\$201,512	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis

Area 028 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	0	215400	0100	05/17/13	\$201,512	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
11	0	215400	0060	07/30/12	\$110,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	257840	0020	06/21/13	\$135,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE
11	0	264800	1001	05/03/11	\$122,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
11	0	264850	0025	08/11/11	\$125,000	FORCED SALE; NON-REPRESENTATIVE SALE; SHORT SALE
11	0	266280	0020	11/16/12	\$298,702	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
11	0	289100	0650	12/07/11	\$184,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
11	0	289100	0220	08/08/12	\$227,506	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
11	0	289100	0710	08/08/13	\$182,700	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	289100	0290	12/23/13	\$169,423	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	289100	0360	12/11/13	\$167,840	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	289100	0110	04/09/12	\$145,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
11	0	289100	0010	08/22/13	\$127,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	289100	0620	07/25/13	\$109,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	289100	0760	04/06/12	\$151,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
11	0	289100	0710	09/17/13	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
11	0	289100	0520	12/27/13	\$210,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
11	0	289100	0050	11/12/13	\$130,000	NON-REPRESENTATIVE SALE
11	0	289100	0050	06/12/13	\$117,250	NON-REPRESENTATIVE SALE
11	0	289100	0030	10/23/12	\$139,950	NON-REPRESENTATIVE SALE; SHORT SALE
11	0	289110	1120	08/13/13	\$130,089	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	289110	1200	05/26/11	\$106,050	AUCTION SALE; FINANCIAL INSTITUTION RESALE
11	0	289110	0060	10/05/12	\$139,500	AUCTION SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
11	0	289110	0680	02/29/12	\$162,000	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
11	0	289110	0630	12/27/11	\$148,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE
11	0	289110	1190	06/06/13	\$226,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	289110	1190	02/26/13	\$110,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	289110	0060	01/12/12	\$225,938	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
11	0	289110	0710	06/17/11	\$133,900	NON-REPRESENTATIVE SALE
11	0	289110	0040	02/26/13	\$155,900	NON-REPRESENTATIVE SALE; SHORT SALE

Improved Sales Removed in This Annual Update Analysis

Area 028 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	0	289110	0990	05/20/13	\$144,500	NON-REPRESENTATIVE SALE; SHORT SALE
11	0	289110	0210	05/13/11	\$245,000	RELATED PARTY, FRIEND, OR NEIGHBOR
11	0	289174	0110	11/20/13	\$330,000	IMP COUNT
11	0	289174	0010	02/14/11	\$126,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
11	0	321720	0040	10/10/13	\$210,200	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
11	0	322480	0255	10/29/12	\$121,000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE; NON-REP. SALE
11	0	322480	0225	03/01/12	\$139,500	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
11	0	322480	0225	04/25/13	\$242,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	322480	0290	01/31/13	\$155,000	NON-REPRESENTATIVE SALE; SHORT SALE
11	0	328480	0045	12/04/13	\$146,020	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	328480	0045	09/05/13	\$167,601	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	333990	0410	03/01/12	\$83,220	DOR RATIO; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AUCTION SALE
11	0	333990	0750	03/23/12	\$72,000	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
11	0	333990	0640	07/26/13	\$79,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	333990	0794	06/27/11	\$105,850	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
11	0	333990	1280	08/19/11	\$200,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
11	0	351000	0100	12/05/12	\$121,500	AUCTION SALE; EXEMPT FROM EXCISE TAX
11	0	356630	0040	03/28/13	\$183,000	NO MARKET EXPOSURE
11	0	374760	0065	09/18/13	\$290,034	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	374760	0065	11/04/13	\$268,628	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
11	0	391500	0450	06/18/13	\$110,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
11	0	391500	0115	11/17/11	\$58,000	DOR RATIO; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
11	0	391500	0295	01/12/11	\$164,800	NON-REPRESENTATIVE SALE
11	0	391550	0025	10/30/13	\$62,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE
11	0	391550	0046	11/10/11	\$70,505	DOR RATIO; EXEMPT FROM EXCISE TAX; AUCTION SALE
11	0	439920	0005	02/24/12	\$223,777	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
11	0	439920	0005	06/15/12	\$187,500	AUCTION SALE
11	0	439920	0200	07/03/11	\$143,950	NON-REPRESENTATIVE SALE; SHORT SALE
11	0	439920	0210	04/03/13	\$180,000	RELOCATION - SALE TO SERVICE
11	0	439921	0070	05/13/13	\$169,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis

Area 028 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	0	446340	0048	08/12/13	\$184,000	ACTIVE PERMIT BEFORE SALE>25K
11	0	446340	0048	06/25/12	\$64,700	DOR RATIO; NO MARKET EXPOSURE
11	0	446340	0195	12/16/11	\$75,000	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
11	0	446340	0270	04/17/13	\$122,367	IMP COUNT; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	512540	0241	04/18/13	\$112,550	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; SHORT SALE
11	0	512540	0385	07/29/13	\$148,751	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	519860	0055	10/31/12	\$108,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR
11	0	540160	0325	02/11/13	\$32,300	DOR RATIO; NON-REPRESENTATIVE SALE
11	0	540210	0045	08/28/12	\$117,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	540510	0015	03/21/13	\$82,451	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	548620	0040	09/21/12	\$85,000	OBSERVATION OUTSIDE THE NORM
11	0	556820	0095	11/26/13	\$176,299	IMP COUNT
11	0	556820	0095	05/24/12	\$275,000	IMP COUNT; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	605340	0370	03/01/13	\$89,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	605340	0385	03/27/13	\$117,000	NO MARKET EXPOSURE
11	0	605340	0320	08/15/11	\$225,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
11	0	609010	0135	05/02/11	\$120,199	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
11	0	613160	0170	04/30/13	\$120,713	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE
11	0	613160	0245	12/27/11	\$152,048	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	613160	0185	11/01/13	\$129,050	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; EXEMPT FROM EXCISE TAX
11	0	613160	0265	06/28/12	\$82,425	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
11	0	613160	0135	10/18/12	\$112,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR
11	0	613160	0245	05/15/12	\$115,500	AUCTION SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
11	0	613160	0005	02/10/13	\$136,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
11	0	613160	0025	12/24/12	\$282,728	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
11	0	675010	0025	07/11/13	\$147,300	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE
11	0	733140	0555	05/02/12	\$72,270	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
11	0	733140	0555	01/13/12	\$100,035	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
11	0	733190	0470	03/21/12	\$175,000	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
11	0	733190	0150	12/23/13	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in This Annual Update Analysis

Area 028 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	0	733190	0290	08/23/12	\$164,700	UNFINISHED AREA
11	0	733540	0255	04/11/12	\$73,000	NON-NORMAL DISTRIBUTION
11	0	733540	0355	04/09/13	\$275,477	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	733540	0065	07/22/13	\$251,906	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; EXEMPT FROM EXCISE TAX
11	0	733540	0390	10/31/12	\$355,400	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
11	0	733540	0490	08/07/13	\$72,500	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
11	0	733540	0401	05/05/11	\$44,000	DOR RATIO; OBSOL; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTIT. RESALE
11	0	733540	0490	08/07/13	\$52,500	DOR RATIO; QUIT CLAIM DEED
11	0	733540	0230	05/08/13	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	733540	0290	06/26/13	\$120,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	733800	0590	06/27/13	\$130,239	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	733800	0040	03/06/13	\$103,604	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	733800	0270	08/13/12	\$133,200	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
11	0	733800	0810	01/25/12	\$75,300	AUCTION SALE; EXEMPT FROM EXCISE TAX
11	0	733800	0040	06/22/13	\$128,400	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
11	0	733800	0830	05/31/12	\$107,000	AUCTION SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
11	0	733800	0030	11/01/11	\$95,320	FORCED SALE; SHORT SALE
11	0	733800	0110	06/20/13	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	733800	0500	02/14/11	\$74,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
11	0	733800	0560	12/27/13	\$95,000	NON-REPRESENTATIVE SALE; SHORT SALE
11	0	734940	0040	03/18/13	\$218,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	734940	0570	12/06/12	\$330,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
11	0	734940	0110	01/11/12	\$160,000	NON-REPRESENTATIVE SALE; SHORT SALE
11	0	756110	0035	12/19/12	\$242,194	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	756110	0030	12/26/12	\$99,200	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	756110	0035	04/25/13	\$160,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
11	0	756110	0030	09/10/13	\$125,000	AUCTION SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
11	0	869810	0110	07/23/13	\$166,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
11	0	869810	0100	09/17/12	\$204,000	NON-REPRESENTATIVE SALE
11	0	869860	0100	05/07/13	\$258,912	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis

Area 028 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	0	869860	0100	06/14/13	\$258,912	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	869860	0127	05/23/13	\$159,380	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	869860	0060	01/19/12	\$142,930	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	869910	0360	04/23/13	\$239,332	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
11	0	869910	0485	07/02/13	\$115,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
11	0	869910	0260	03/30/11	\$97,216	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
11	0	869910	0010	08/05/11	\$108,500	IMP COUNT; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
11	0	869910	0180	06/24/13	\$219,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	869910	0545	06/22/12	\$76,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
11	0	869910	0525	10/04/12	\$60,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; AUCTION SALE
11	0	869910	0400	06/15/12	\$140,000	NON-REPRESENTATIVE SALE; SHORT SALE
11	0	869910	0435	12/16/12	\$105,000	NON-REPRESENTATIVE SALE; SHORT SALE
11	0	869910	0050	09/17/13	\$169,000	OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	869910	0330	10/09/13	\$75,650	PREVIMP<=25K;BANKRUPTCY - RECEIVER OR TRUSTEE;EXEMPT FROM EXCISE TAX;AUCTION SALE
11	0	885765	0140	03/26/13	\$164,750	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE
11	0	885765	0060	01/10/12	\$102,375	DOR RATIO; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE
11	0	885765	0080	08/01/13	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	917260	0025	02/13/12	\$143,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	917260	0025	05/23/12	\$105,199	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
11	0	949920	0220	03/27/13	\$183,408	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
11	0	949920	0090	12/13/12	\$217,611	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
11	0	949920	0220	06/21/13	\$97,500	IMP CHARACTERISTICS CHANGED SINCE SALE

Vacant Sales Used in this Annual Update Analysis

Area 028

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
028	0	352105	9104	10/30/13	\$128,000	215,079	2	0
028	0	423380	0080	11/01/13	\$95,967	5,802	0	0
028	0	423380	0010	07/11/13	\$74,630	6,696	0	0
028	0	423380	0030	07/11/13	\$74,630	5,784	0	0
028	0	423380	0040	02/12/13	\$74,630	6,736	0	0
028	0	423380	0050	11/01/13	\$78,004	7,212	0	0
028	0	423380	0060	12/18/12	\$74,630	9,719	0	0
028	0	423380	0080	10/10/13	\$95,967	5,802	0	0
028	0	423380	0090	06/05/12	\$74,630	5,524	0	0
028	0	423380	0100	12/13/12	\$74,630	5,524	0	0
028	0	423380	0120	07/11/13	\$74,630	5,020	0	0
028	0	182105	9325	04/05/13	\$48,950	8,800	0	0
028	0	182105	9333	09/11/13	\$60,000	9,757	0	0
028	0	333990	0754	12/02/13	\$50,000	6,000	0	0

Vacant Sales Removed in this Annual Update Analysis

Area 028

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	0	302105	9394	01/27/12	\$50,000	QUIT CLAIM DEED
10	0	352105	9041	11/01/13	\$65,000	BULK PORTFOLIO SALE

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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



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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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



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

Scope of Work Performed:

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

Certification:

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

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

None

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

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

- Annual Update Model Development and Report Preparation
- Data Collection
- Sales Verification
- Appeals Response Preparation / Review
- Appeal Hearing Attendance



Appraiser II

5/21/2014

Date