

Executive Summary

Normandy Park - Area 049

Annual Update

Characteristics Based Market Adjustment for 2014 Assessment Roll

Previous Physical Inspection: 2010
Number of Improved Sales: 442
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	\$176,800	\$204,200	\$381,000			12.10%
2014 Value	\$199,300	\$247,000	\$446,300	\$486,100	93.5%	11.59%
\$ Change	+\$22,500	+\$42,800	+\$65,300			
% Change	+12.7%	+21.0%	+17.1%			

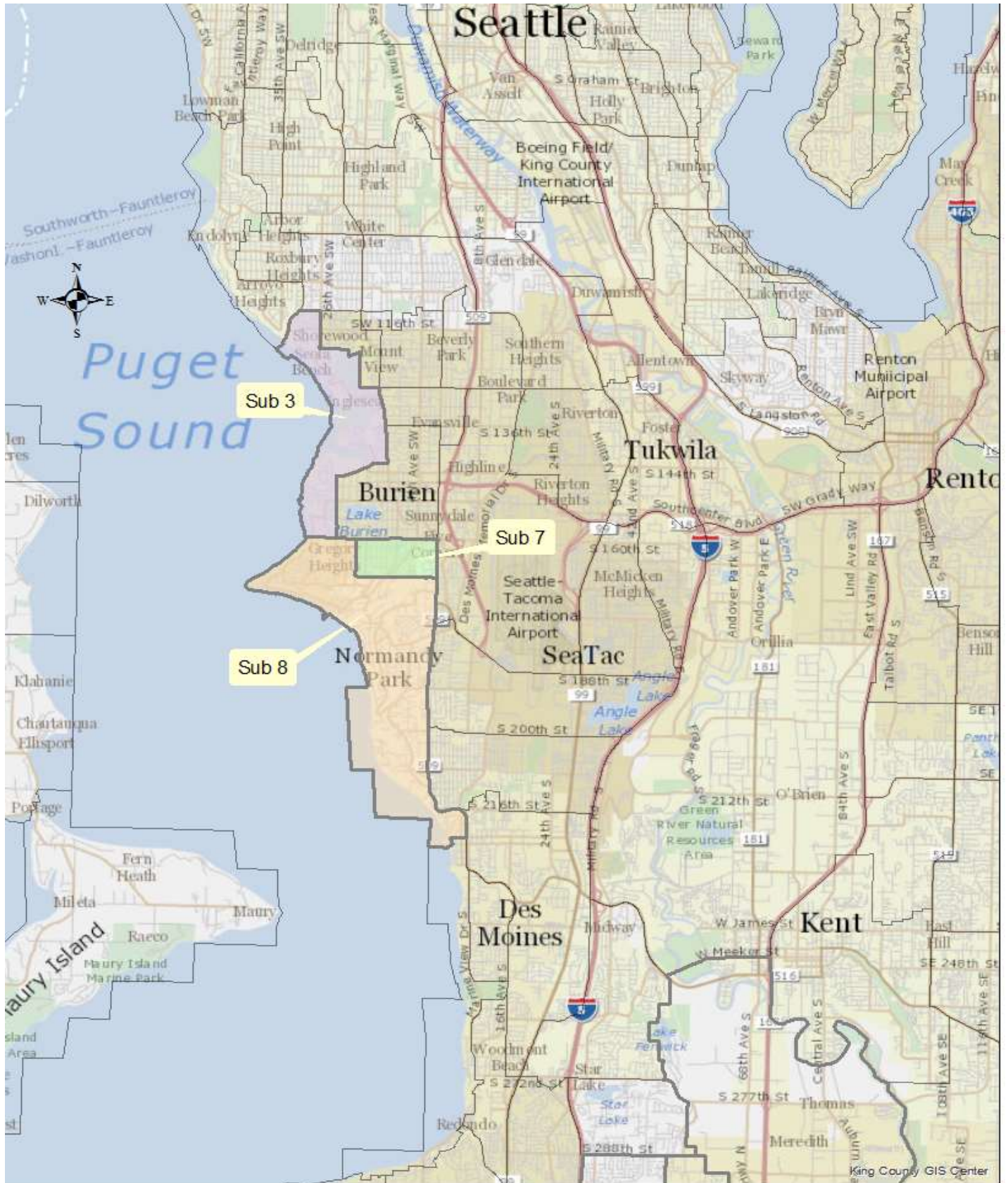
Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2014 COD of 11.59% is an improvement from the previous COD of 12.10%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards 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	\$185,400	\$206,000	\$391,400
2014 Value	\$209,000	\$246,100	\$455,100
% Change	+12.7%	+19.5%	+16.3%

Number of one to three unit residences in the population: 5,326

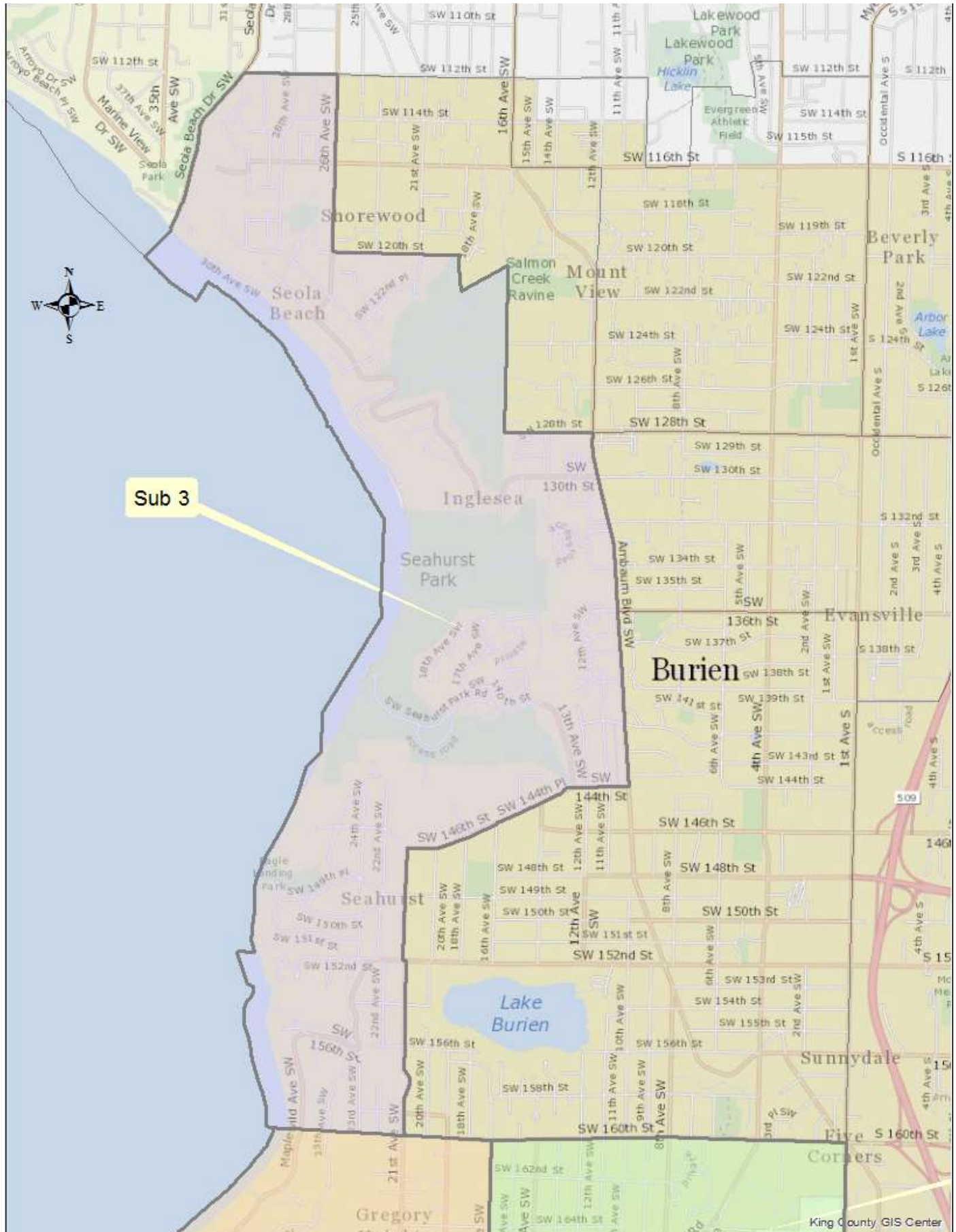
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that two characteristic-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, YrBltRen>2000 and Very-Good condition were generally at lower assessment levels than the rest of the population and required upward adjustments. This annual update valuation model corrects for these strata differences.

Area 049 - Map

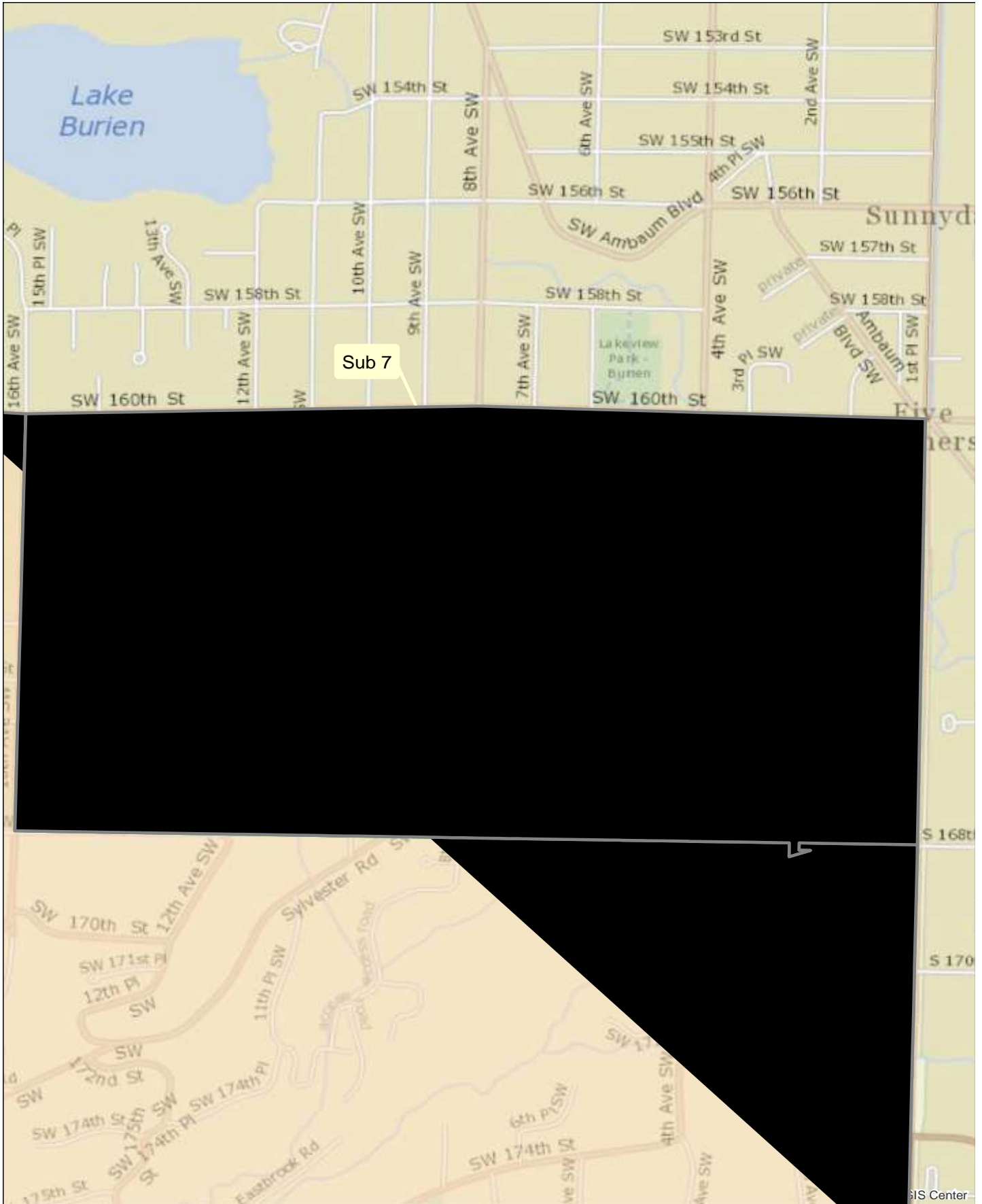


All maps in this document are subject to the following disclaimer: The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County. Scale unknown.

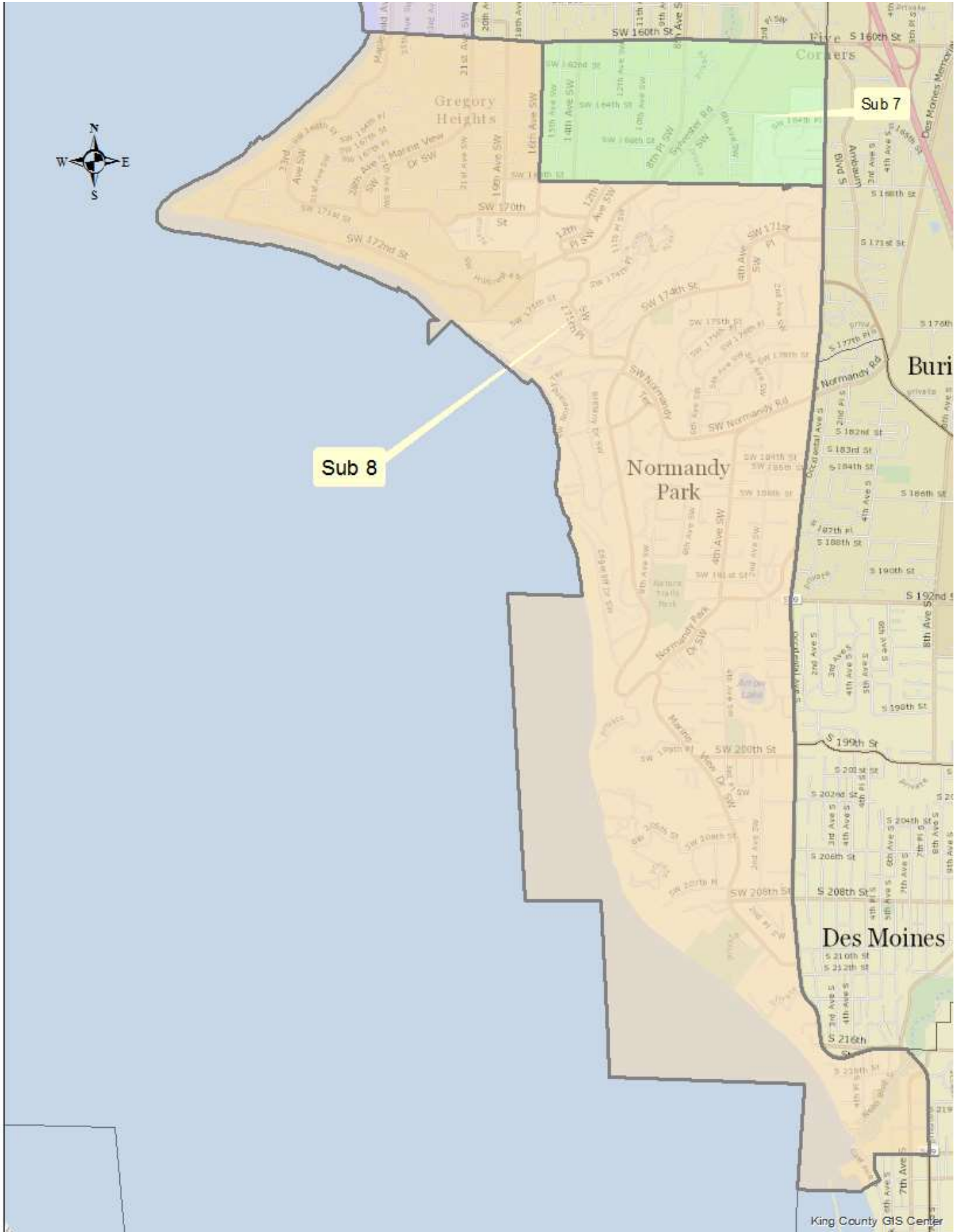
Area 049 – Sub Area 3 Map



Area 049 – Sub Area 7 Map



Area 049 – Sub Area 8 Map



Area 049 - Model Adjustments

1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+14.35%	4,648	87%

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
YrBltRen>2000	+27.61%	42	303	14%
VGoodCondition	+28.36%	44	375	12%

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

Generally, YrBltRen>2000 and Very Good condition 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: July 10, 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 11 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 +12.7% increase in land assessments in the area for the 2014 Assessment Year. The formula is:

2014 Land Value = 2013 Land Value * 1.130, with the result truncated to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that two characteristic-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, YrBltRen>2000 and Very-Good condition were generally at lower assessment levels than the rest of the population and required upward adjustments. 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 442 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:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * (1 - 0.06) / (.8220058 - 8.538923E-02 * \text{NewYrBltRen} - 8.971341E-02 * \text{VGood})$$

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 049, therefore mobile homes received the total % Change indicated by the Area's sales sample as reflected on the Executive Summary page of +17.1%. The adjustment formula is:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * 1.171$$

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

Results

The resulting assessment level is 0.935. 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 +16.3%. 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) * 1.171.
- 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) * 1.171.
- 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.

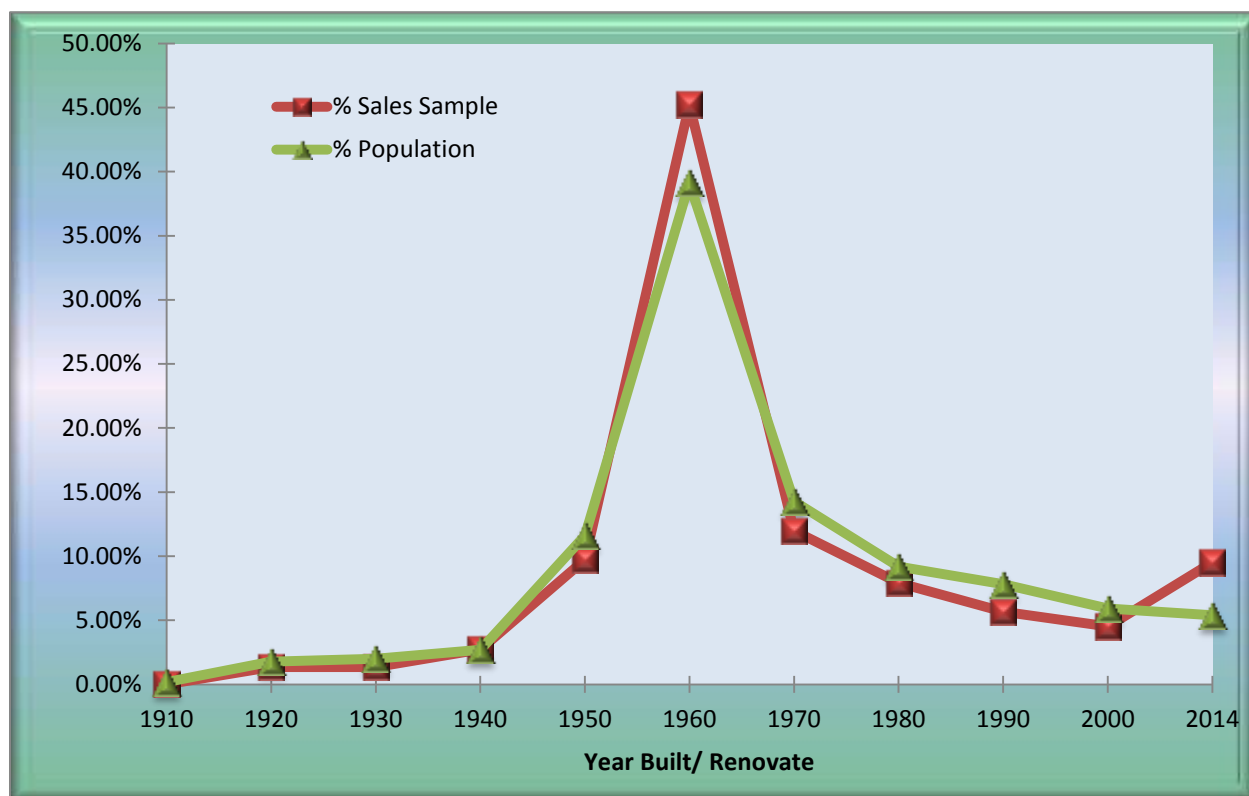
Sales Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	6	1.36%
1930	6	1.36%
1940	12	2.71%
1950	43	9.73%
1960	200	45.25%
1970	53	11.99%
1980	35	7.92%
1990	25	5.66%
2000	20	4.52%
2014	42	9.50%
	442	

Population

Year Built/Ren	Frequency	% Population
1910	9	0.17%
1920	95	1.78%
1930	107	2.01%
1940	144	2.70%
1950	619	11.62%
1960	2,084	39.13%
1970	761	14.29%
1980	489	9.18%
1990	416	7.81%
2000	315	5.91%
2014	287	5.39%
	5,326	



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

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



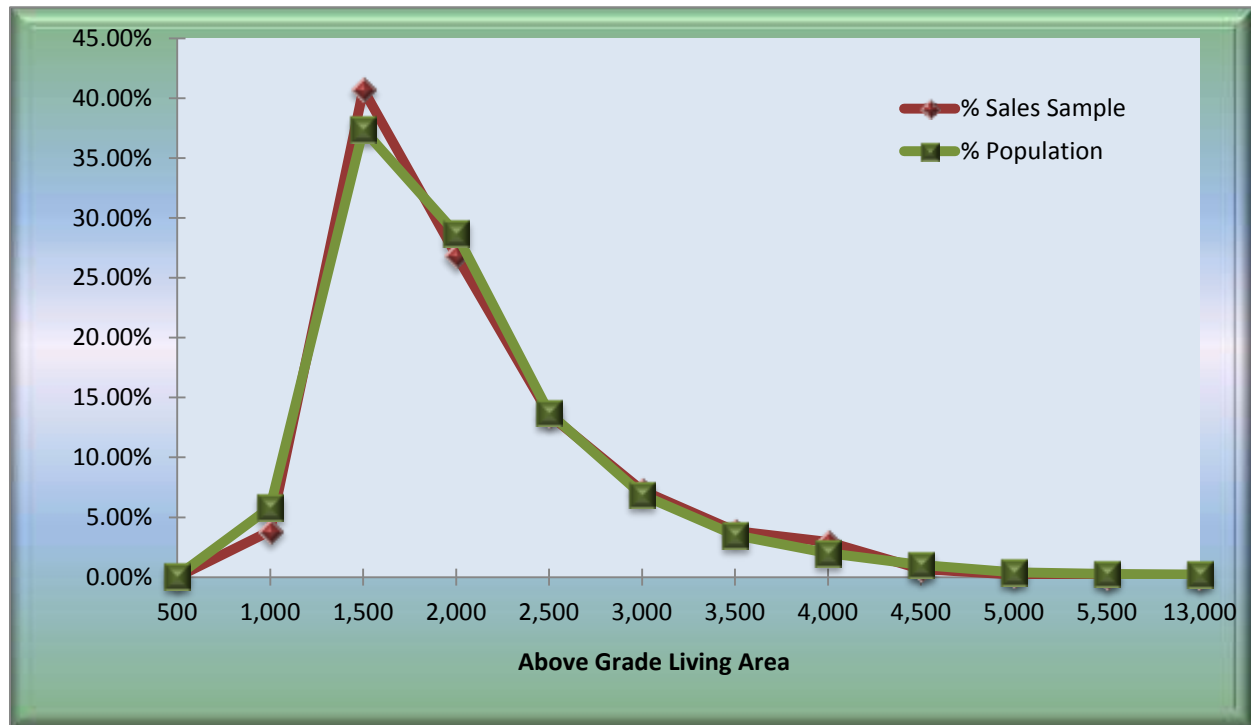
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	17	3.85%
1,500	180	40.72%
2,000	119	26.92%
2,500	60	13.57%
3,000	32	7.24%
3,500	17	3.85%
4,000	13	2.94%
4,500	3	0.68%
5,000	1	0.23%
5,500	0	0.00%
13,000	0	0.00%
442		

Population

AGLA	Frequency	% Population
500	4	0.08%
1,000	310	5.82%
1,500	1,991	37.38%
2,000	1,529	28.71%
2,500	730	13.71%
3,000	366	6.87%
3,500	187	3.51%
4,000	107	2.01%
4,500	54	1.01%
5,000	21	0.39%
5,500	15	0.28%
13,000	12	0.23%
5,326		



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

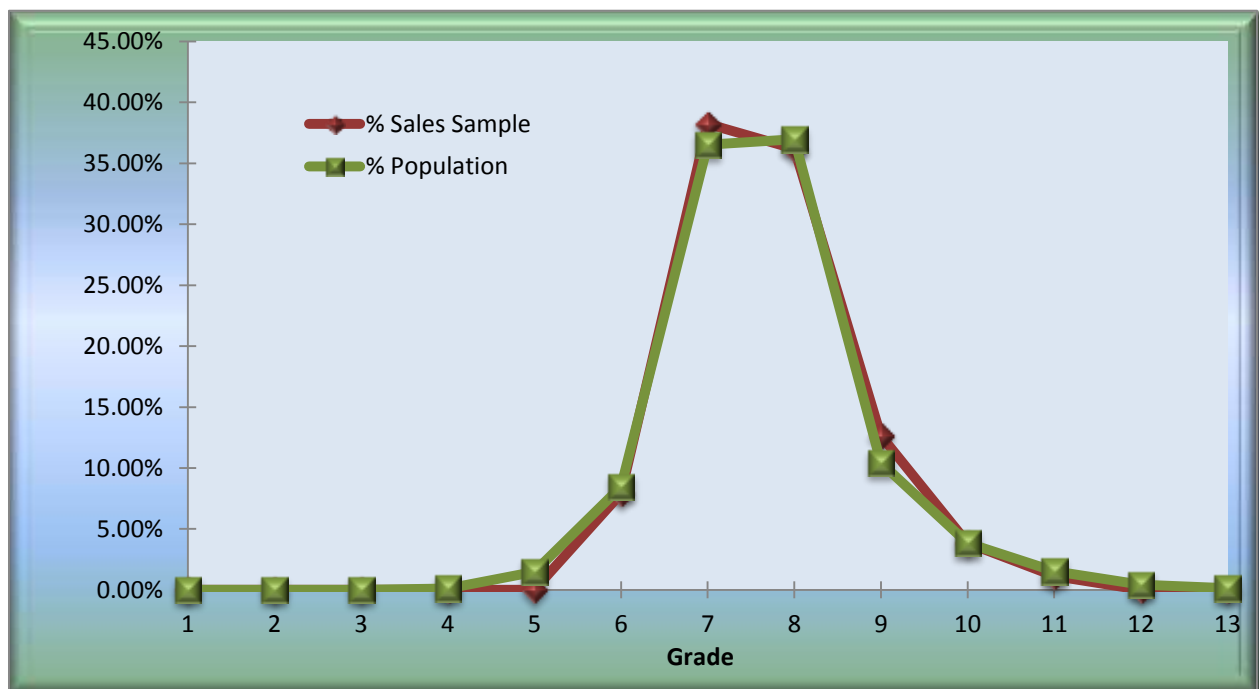
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	35	7.92%
7	169	38.24%
8	160	36.20%
9	56	12.67%
10	17	3.85%
11	5	1.13%
12	0	0.00%
13	0	0.00%
	442	

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.02%
4	6	0.11%
5	79	1.48%
6	451	8.47%
7	1,946	36.54%
8	1,970	36.99%
9	556	10.44%
10	205	3.85%
11	82	1.54%
12	23	0.43%
13	7	0.13%
	5,326	



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 049 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 1.154, resulting in an adjusted value of \$548,000 ($\$475,000 \times 1.154 = \$548,150$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.107	10.7%
2/1/2011	1.116	11.6%
3/1/2011	1.124	12.4%
4/1/2011	1.132	13.2%
5/1/2011	1.139	13.9%
6/1/2011	1.146	14.6%
7/1/2011	1.151	15.1%
8/1/2011	1.157	15.7%
9/1/2011	1.161	16.1%
10/1/2011	1.165	16.5%
11/1/2011	1.168	16.8%
12/1/2011	1.170	17.0%
1/1/2012	1.171	17.1%
2/1/2012	1.172	17.2%
3/1/2012	1.173	17.3%
4/1/2012	1.172	17.2%
5/1/2012	1.171	17.1%
6/1/2012	1.169	16.9%
7/1/2012	1.166	16.6%
8/1/2012	1.163	16.3%
9/1/2012	1.159	15.9%
10/1/2012	1.154	15.4%
11/1/2012	1.149	14.9%
12/1/2012	1.143	14.3%
1/1/2013	1.136	13.6%
2/1/2013	1.128	12.8%
3/1/2013	1.121	12.1%
4/1/2013	1.112	11.2%
5/1/2013	1.102	10.2%
6/1/2013	1.092	9.2%
7/1/2013	1.081	8.1%
8/1/2013	1.069	6.9%
9/1/2013	1.057	5.7%
10/1/2013	1.044	4.4%
11/1/2013	1.030	3.0%
12/1/2013	1.015	1.5%
1/1/2014	1.000	0.0%

The time adjustment formula for Area 049 is: $(.8220058 - 4.099062E-04 * \text{SaleDay} - 3.024672E-07 * \text{SaleDaySq} - 8.538923E-02 * 9.502263E-02 - 8.971341E-02 * 9.954751E-02) / (.8220058 - 8.538923E-02 * 9.502263E-02 - 8.971341E-02 * 9.954751E-02)$

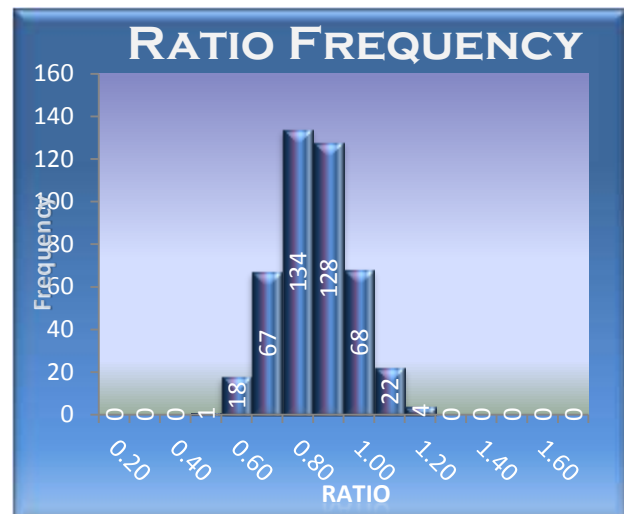
$\text{SaleDay} = \text{SaleDate} - 41640$

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

Annual Update Ratio Study Report (Before) – 2013 Assessments

District: SW / Team: 1	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Normandy Park	1/1/2013	7/10/2014	1/2011 - 12/2013
Area Number: 49	Appr ID:	Property Type:	Adjusted for time?
	BSIM	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	442
Mean Assessed Value	381,000
Mean Adj. Sales Price	486,100
Standard Deviation AV	130,248
Standard Deviation SP	189,989
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.805
Median Ratio	0.802
Weighted Mean Ratio	0.784
UNIFORMITY	
Lowest ratio	0.440
Highest ratio:	1.126
Coefficient of Dispersion	12.10%
Standard Deviation	0.120
Coefficient of Variation	14.91%
Price Related Differential (PRD)	1.027
RELIABILITY	
95% Confidence: Median	
Lower limit	0.784
Upper limit	0.818
95% Confidence: Mean	
Lower limit	0.794
Upper limit	0.816
SAMPLE SIZE EVALUATION	
N (population size)	5326
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.120
Recommended minimum:	23
Actual sample size:	442
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	223
# ratios above mean:	219
z:	0.190
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 049

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: 1		Appr. Date:	Date of Report:	Sales Dates:
Area Name: Normandy Park		1/1/2014	7/10/2014	1/2011 - 12/2013
Area Number: 49		Appr. ID:	Property Type:	Adjusted for time?
		BSIM	1 to 3 Unit	YES
SAMPLE STATISTICS				
Sample size (n)		442		
Mean Assessed Value		446,300		
Mean Sales Price		486,100		
Standard Deviation AV		158,214		
Standard Deviation SP		189,989		
ASSESSMENT LEVEL				
Arithmetic Mean Ratio		0.939		
Median Ratio		0.935		
Weighted Mean Ratio		0.918		
UNIFORMITY				
Lowest ratio		0.503		
Highest ratio:		1.300		
Coefficient of Dispersion		11.59%		
Standard Deviation		0.136		
Coefficient of Variation		14.48%		
Price Related Differential (PRD)		1.023		
RELIABILITY				
95% Confidence: Median				
Lower limit		0.916		
Upper limit		0.952		
95% Confidence: Mean				
Lower limit		0.926		
Upper limit		0.952		
SAMPLE SIZE EVALUATION				
N (population size)		5326		
B (acceptable error - in decimal)		0.05		
S (estimated from this sample)		0.136		
Recommended minimum:		30		
Actual sample size:		442		
Conclusion:		OK		
NORMALITY				
Binomial Test				
# ratios below mean:		226		
# ratios above mean:		216		
z:		0.476		
Conclusion:		Normal*		
*i.e. no evidence of non-normality				

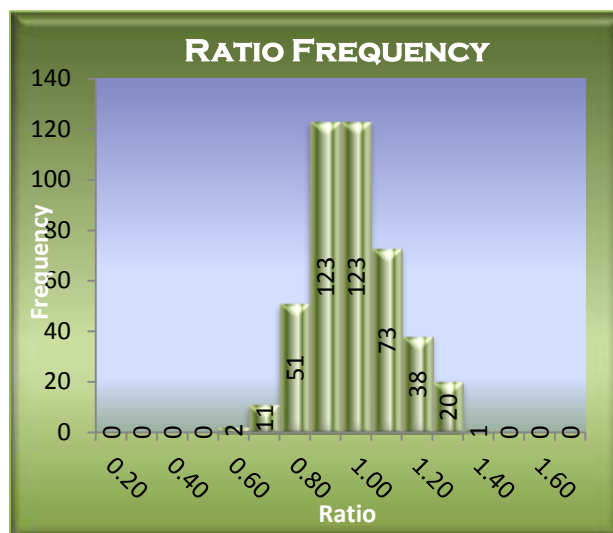
RATIO FREQUENCY

Ratio	Frequency
0.60	11
0.70	51
0.80	123
0.90	123
1.00	73
1.10	38
1.20	20
1.30	1
1.40	0
1.50	0
1.60	0

COMMENTS:

1 to 3 Unit Residences throughout Area 049

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



COMMENTS:

1 to 3 Unit Residences throughout Area 049

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

Improved Sales Used in This Annual Update Analysis

Area 049 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	233880	0180	02/10/11	\$245,000	\$274,000	870	6	1947	Avg	7,847	N	N	15427 21ST AVE SW
3	0	610240	0050	07/06/12	\$236,000	\$275,000	880	6	1944	Avg	9,940	Y	N	15239 24TH AVE SW
3	0	447700	0200	05/10/13	\$545,000	\$599,000	1,070	6	2008	Avg	22,004	Y	N	15928 25TH AVE SW
3	0	433140	0070	04/09/12	\$199,950	\$234,000	1,100	6	1952	Good	8,840	N	N	14312 11TH AVE SW
3	0	610240	0125	02/23/12	\$332,000	\$389,000	1,140	6	1920	Good	15,100	Y	N	15204 27TH AVE SW
3	0	233880	0200	12/11/13	\$307,000	\$310,000	1,610	6	1948	VGood	7,847	N	N	15449 21ST AVE SW
3	0	433140	0295	01/11/12	\$215,414	\$252,000	1,730	6	1949	Avg	10,500	N	N	14106 12TH AVE SW
3	0	242303	9008	05/10/12	\$305,000	\$357,000	1,850	6	1960	Avg	16,231	N	N	2715 SW 156TH ST
3	0	783580	0345	08/12/11	\$255,000	\$295,000	930	7	1955	Avg	8,277	N	N	1127 SW 134TH ST
3	0	783580	0249	06/22/12	\$256,000	\$299,000	950	7	1978	Avg	14,162	Y	N	13241 12TH AVE SW
3	0	143080	0339	05/21/13	\$262,501	\$288,000	1,000	7	1941	Avg	22,964	N	N	1514 SW 144TH PL
3	0	632600	0110	07/18/11	\$285,000	\$329,000	1,010	7	1962	Avg	10,659	N	N	11621 29TH AVE SW
3	0	610240	0010	08/13/12	\$278,000	\$323,000	1,020	7	1938	Good	10,615	N	N	15208 24TH AVE SW
3	0	184200	0185	10/18/13	\$280,000	\$290,000	1,030	7	1954	Avg	7,660	N	N	11504 28TH AVE SW
3	0	184200	0165	07/27/12	\$285,000	\$332,000	1,060	7	1954	Avg	7,547	Y	N	11526 28TH AVE SW
3	0	296680	0015	03/06/12	\$218,200	\$256,000	1,060	7	1951	Avg	6,107	N	N	15218 MAPLEWILD AVE SW
3	0	638560	0030	10/17/12	\$300,675	\$346,000	1,060	7	1958	VGood	8,538	N	N	13022 16TH AVE SW
3	0	810360	0165	01/20/12	\$329,500	\$386,000	1,060	7	1954	Good	10,800	N	N	11273 29TH AVE SW
3	0	632700	0115	08/15/12	\$252,850	\$294,000	1,080	7	1955	Avg	6,800	N	N	2914 SW 116TH ST
3	0	122303	9066	09/21/12	\$245,000	\$283,000	1,100	7	1952	Avg	10,950	Y	N	11825 26TH AVE SW
3	0	638560	0055	11/05/12	\$200,000	\$230,000	1,100	7	1957	Avg	12,117	N	N	13023 15TH AVE SW
3	0	143080	0280	11/20/12	\$292,000	\$334,000	1,110	7	1955	Good	7,500	N	N	14402 15TH AVE SW
3	0	783580	0080	03/28/11	\$240,000	\$271,000	1,130	7	1958	Avg	9,450	N	N	1510 SW 130TH ST
3	0	632700	0075	03/22/11	\$362,250	\$409,000	1,160	7	1954	Good	13,236	N	N	11433 30TH PL SW
3	0	777920	0025	11/28/12	\$350,000	\$400,000	1,160	7	1954	Good	12,041	Y	N	12640 SHOREWOOD DR SW
3	0	810360	0050	04/23/13	\$365,000	\$403,000	1,160	7	1954	Good	10,759	N	N	11409 28TH AVE SW
3	0	632700	0225	07/26/13	\$400,000	\$429,000	1,190	7	1955	Avg	7,781	N	N	11432 30TH PL SW
3	0	354160	0365	05/13/13	\$435,000	\$478,000	1,200	7	1972	Good	15,200	Y	N	13719 16TH AVE SW
3	0	810300	0145	07/20/12	\$318,000	\$370,000	1,240	7	1954	Good	7,635	N	N	11414 28TH AVE SW

Improved Sales Used in This Annual Update Analysis

Area 049 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	810360	0150	11/01/13	\$300,000	\$309,000	1,240	7	1954	Avg	10,800	N	N	11253 29TH AVE SW
3	0	354160	0115	06/27/13	\$337,000	\$365,000	1,250	7	1971	Avg	11,900	N	N	13914 15TH PL SW
3	0	810300	0106	12/07/11	\$235,000	\$275,000	1,260	7	1961	Avg	7,525	N	N	11411 26TH AVE SW
3	0	354160	0160	06/11/12	\$343,500	\$401,000	1,280	7	1966	Avg	11,700	N	N	13915 15TH PL SW
3	0	783580	0077	04/03/13	\$310,000	\$344,000	1,310	7	1958	Avg	11,475	N	N	1518 SW 130TH ST
3	0	777920	0005	09/17/13	\$511,000	\$536,000	1,320	7	1959	Good	17,100	Y	N	12604 SHOREWOOD DR SW
3	0	763580	1022	10/01/12	\$270,000	\$312,000	1,360	7	1956	Avg	9,300	N	N	14409 22ND AVE SW
3	0	810360	0056	09/26/11	\$330,000	\$384,000	1,370	7	1957	Avg	10,938	N	N	2818 SW 115TH ST
3	0	242303	9148	08/08/11	\$395,000	\$457,000	1,380	7	1957	Avg	12,240	Y	N	2424 SW 152ND ST
3	0	783580	0194	05/28/13	\$340,000	\$372,000	1,400	7	2001	Avg	53,319	N	N	13045 12TH AVE SW
3	0	638560	0025	05/21/13	\$280,000	\$307,000	1,420	7	1957	Avg	8,596	N	N	13028 16TH AVE SW
3	0	184200	0005	04/15/11	\$260,000	\$295,000	1,430	7	1948	Good	6,280	N	N	11503 26TH AVE SW
3	0	763680	0202	01/21/11	\$425,250	\$473,000	1,450	7	1924	VGood	12,319	Y	N	14615 25TH AVE SW
3	0	810360	0007	10/15/11	\$285,000	\$332,000	1,460	7	1954	Good	10,010	N	N	11203 28TH AVE SW
3	0	447700	0115	02/02/11	\$330,000	\$368,000	1,490	7	1983	Avg	13,200	N	N	15732 23RD AVE SW
3	0	433220	0119	09/17/13	\$313,500	\$329,000	1,550	7	1969	Good	10,500	N	N	1305 SW 140TH ST
3	0	354160	0475	07/11/11	\$445,000	\$513,000	1,560	7	1970	Good	13,800	Y	N	13607 17TH AVE SW
3	0	783580	0072	09/26/11	\$332,500	\$387,000	1,593	7	1958	Good	8,100	N	N	1420 SW 130TH ST
3	0	273160	0140	09/25/12	\$329,000	\$380,000	1,600	7	1920	Good	9,200	N	N	14928 22ND AVE SW
3	0	273160	0005	09/09/13	\$320,000	\$337,000	1,620	7	1960	Avg	10,050	N	N	2431 SW 150TH ST
3	0	763580	1301	10/20/11	\$460,000	\$537,000	1,803	7	1940	VGood	23,100	N	N	2501 SW 149TH ST
3	0	763580	1360	10/28/11	\$400,000	\$467,000	1,850	7	1947	Avg	45,037	N	N	2431 SW 149TH PL
3	0	433140	0285	05/02/13	\$253,000	\$279,000	1,930	7	1957	Avg	10,300	N	N	14118 12TH AVE SW
3	0	433220	0085	05/22/13	\$465,600	\$510,000	1,930	7	1954	Good	16,400	N	N	1410 SW 143RD ST
3	0	433140	0325	04/27/12	\$495,000	\$580,000	1,960	7	1995	Avg	10,500	Y	N	14203 12TH AVE SW
3	0	763580	1051	08/07/12	\$310,000	\$360,000	2,110	7	1954	Good	11,700	N	N	2222 SW 146TH ST
3	0	763580	1083	08/22/13	\$406,000	\$431,000	2,160	7	1946	Avg	9,100	N	N	14629 22ND AVE SW
3	0	777420	0120	06/11/12	\$500,000	\$584,000	2,220	7	1950	Good	15,086	Y	N	12276 MARINE VIEW DR SW
3	0	763580	1242	08/30/13	\$615,000	\$650,000	2,238	7	1913	VGood	40,250	Y	N	2469 SW 150TH ST

Improved Sales Used in This Annual Update Analysis

Area 049 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	778440	0150	09/10/13	\$400,000	\$421,000	2,490	7	1989	Avg	11,360	Y	N	12297 MARINE VIEW DR SW
3	0	447700	0175	10/08/13	\$609,250	\$634,000	2,770	7	1994	Avg	10,643	Y	N	15831 23RD AVE SW
3	0	777420	0240	05/03/11	\$471,500	\$537,000	2,970	7	1983	Good	15,600	N	N	12032 21ST AVE SW
3	0	777920	0506	10/28/13	\$350,200	\$361,000	1,230	8	1955	Good	12,737	N	N	1603 SW 131ST ST
3	0	711000	0010	02/20/13	\$550,000	\$618,000	1,260	8	1955	Good	10,125	Y	N	11901 30TH AVE SW
3	0	763580	1143	06/04/12	\$320,000	\$374,000	1,280	8	1963	Good	8,255	N	N	14640 25TH AVE SW
3	0	179500	0010	12/13/13	\$412,000	\$416,000	1,340	8	1960	Avg	8,100	Y	N	1903 SW COVE POINT RD
3	0	354160	0080	10/03/13	\$310,000	\$323,000	1,340	8	1962	Avg	11,700	Y	N	13766 16TH AVE SW
3	0	777420	0075	08/10/12	\$460,000	\$534,000	1,340	8	1957	Good	13,950	Y	N	12131 25TH AVE SW
3	0	638560	0070	10/04/13	\$315,000	\$328,000	1,360	8	1957	Avg	8,400	N	N	13004 15TH AVE SW
3	0	777420	0176	02/25/13	\$350,000	\$393,000	1,400	8	1961	Avg	12,225	Y	N	2403 SW 122ND PL
3	0	777920	0055	08/08/12	\$375,000	\$436,000	1,400	8	1959	Avg	9,100	Y	N	12676 SHOREWOOD DR SW
3	0	179500	0020	04/29/11	\$425,500	\$484,000	1,420	8	1975	Good	9,000	Y	N	1909 SW COVE POINT RD
3	0	778400	0381	10/02/13	\$444,500	\$464,000	1,430	8	1951	Good	11,018	Y	N	11914 MARINE VIEW DR SW
3	0	610240	0030	11/19/13	\$460,000	\$470,000	1,440	8	1952	Avg	13,300	Y	N	15205 24TH AVE SW
3	0	778400	0200	03/14/11	\$400,000	\$451,000	1,450	8	1950	Good	9,750	Y	N	12129 MARINE VIEW DR SW
3	0	296680	0025	07/25/12	\$399,000	\$464,000	1,480	8	1965	Good	8,839	N	N	15232 MAPLEWILD AVE SW
3	0	777920	0150	07/26/12	\$500,500	\$582,000	1,490	8	1959	Good	9,000	Y	N	12661 SHOREWOOD DR SW
3	0	885900	0035	09/06/11	\$398,000	\$462,000	1,490	8	1955	Good	6,504	Y	N	11914 26TH PL SW
3	0	885900	0005	11/08/12	\$435,000	\$499,000	1,500	8	1960	Avg	8,524	Y	N	11921 26TH PL SW
3	0	143080	0279	04/13/13	\$416,500	\$461,000	1,570	8	1946	Good	11,347	N	N	1416 SW 144TH PL
3	0	777920	0135	01/10/13	\$515,000	\$584,000	1,620	8	1966	Good	11,200	Y	N	12645 SHOREWOOD DR SW
3	0	777380	0010	10/01/13	\$532,500	\$556,000	1,650	8	1950	Avg	18,304	Y	N	2617 SW 120TH ST
3	0	354160	0020	11/03/11	\$440,000	\$514,000	1,670	8	1969	Avg	12,500	Y	N	1434 SW 137TH ST
3	0	360660	0030	03/20/13	\$630,000	\$703,000	1,714	8	1959	Good	34,900	Y	N	14300 23RD AVE SW
3	0	777920	0090	04/02/13	\$510,000	\$567,000	1,720	8	1951	Good	9,000	Y	N	12609 SHOREWOOD DR SW
3	0	778440	0030	08/06/13	\$667,000	\$712,000	1,720	8	1955	VGood	9,500	Y	N	12271 SHOREWOOD DR SW
3	0	763580	1370	04/22/13	\$480,000	\$530,000	1,740	8	1965	Avg	17,700	N	N	2619 SW 149TH PL
3	0	763240	0080	10/23/13	\$725,000	\$750,000	1,760	8	1953	Good	38,285	Y	Y	15631 MAPLEWILD AVE SW

Improved Sales Used in This Annual Update Analysis

Area 049 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	632600	0300	06/23/11	\$365,000	\$420,000	1,820	8	1953	Good	7,800	Y	N	11922 30TH AVE SW
3	0	763580	1181	04/09/12	\$363,000	\$425,000	1,830	8	1953	Good	13,000	N	N	14437 24TH AVE SW
3	0	777420	0021	01/04/12	\$485,000	\$568,000	1,840	8	1967	Good	13,600	Y	N	2511 SW 121ST ST
3	0	778440	0180	06/28/12	\$440,000	\$513,000	1,860	8	1965	Good	9,200	Y	N	2419 SW 125TH ST
3	0	777380	0040	02/21/13	\$495,000	\$556,000	1,930	8	1958	Good	12,460	Y	N	12108 MARINE VIEW DR SW
3	0	360660	0055	04/07/11	\$317,000	\$359,000	2,020	8	1952	Avg	10,400	Y	N	14350 24TH AVE SW
3	0	777420	0130	10/29/12	\$764,200	\$878,000	2,372	8	2012	Avg	15,996	Y	N	12292 MARINE VIEW DR SW
3	0	778400	0160	08/12/13	\$524,000	\$558,000	2,420	8	1950	Good	9,000	Y	N	12132 SHOREWOOD DR SW
3	0	122303	9254	05/10/13	\$750,000	\$824,000	2,560	8	1939	Good	31,482	Y	N	12515 SHOREWOOD LN SW
3	0	763580	1105	04/25/12	\$474,950	\$556,000	2,690	8	2004	Avg	13,050	N	N	14671 22ND AVE SW
3	0	763580	1013	07/18/12	\$505,000	\$588,000	3,487	8	2007	Avg	10,920	N	N	2107 SW 146TH ST
3	0	763240	0277	02/02/11	\$900,000	\$1,005,000	3,910	8	1993	Avg	15,490	Y	Y	15929 MAPLEWILD AVE SW
3	0	447700	0290	10/10/11	\$415,000	\$484,000	1,130	9	1975	Avg	15,400	Y	N	15911 25TH AVE SW
3	0	250900	0150	08/27/13	\$430,000	\$455,000	1,200	9	1965	Avg	8,294	N	N	3039 SW 116TH PL
3	0	354160	0145	04/22/13	\$343,000	\$379,000	1,460	9	1987	Avg	14,180	N	N	13937 15TH PL SW
3	0	354170	0060	03/04/13	\$525,000	\$588,000	1,500	9	1968	Avg	23,006	Y	N	13843 18TH AVE SW
3	0	777420	0115	09/16/13	\$535,000	\$562,000	1,710	9	1960	Good	14,437	Y	N	12268 MARINE VIEW DR SW
3	0	778400	0075	10/09/13	\$610,000	\$634,000	1,800	9	1971	Avg	9,500	Y	N	12015 MARINE VIEW DR SW
3	0	122303	9089	05/29/13	\$600,000	\$656,000	1,920	9	1971	Avg	27,797	Y	Y	12045 30TH AVE SW
3	0	778400	0040	12/15/12	\$610,000	\$695,000	1,960	9	1951	Avg	60,112	Y	N	11955 MARINE VIEW DR SW
3	0	778400	0320	08/07/13	\$800,000	\$853,000	2,040	9	2001	Avg	12,000	Y	N	12233 SHOREWOOD DR SW
3	0	778400	0307	11/19/13	\$914,000	\$933,000	2,200	9	1969	Avg	12,500	Y	N	12223 SHOREWOOD DR SW
3	0	777920	0310	06/08/12	\$535,000	\$625,000	2,330	9	1960	Avg	17,712	Y	N	13001 SHOREWOOD DR SW
3	0	433220	0036	01/26/11	\$350,000	\$390,000	2,420	9	1998	Avg	13,342	N	N	14221 13TH AVE SW
3	0	763580	1182	11/05/12	\$590,000	\$677,000	2,620	9	2004	Avg	14,560	N	N	14459 24TH AVE SW
3	0	447700	0270	06/05/12	\$580,000	\$678,000	2,730	9	1976	Avg	17,558	Y	N	15811 25TH AVE SW
3	0	122303	9015	09/10/12	\$790,000	\$914,000	3,166	9	2008	Avg	44,748	Y	N	11664 SEOLA BEACH DR SW
3	0	273160	0040	07/18/12	\$730,000	\$850,000	3,300	9	2002	Avg	9,200	N	N	15016 24TH AVE SW
3	0	122303	9176	05/01/12	\$760,000	\$890,000	1,900	10	1974	Good	20,112	Y	Y	12065 30TH AVE SW

Improved Sales Used in This Annual Update Analysis

Area 049 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	777420	0210	04/05/13	\$787,500	\$874,000	2,100	10	1991	Avg	16,888	Y	N	12117 24TH PL SW
3	0	447700	0005	04/04/12	\$665,000	\$779,000	3,471	10	2008	Avg	27,929	N	N	15685 21ST AVE SW
3	0	447700	0280	04/13/11	\$910,000	\$1,033,000	2,040	11	2002	Avg	11,800	Y	N	15889 25TH AVE SW
7	0	296880	0125	08/02/11	\$205,000	\$237,000	880	6	1946	Good	7,620	N	N	16024 10TH AVE SW
7	0	296880	0655	02/12/13	\$250,000	\$281,000	890	6	1948	VGood	7,667	N	N	1521 SW 160TH ST
7	0	419740	0021	07/12/13	\$210,000	\$226,000	930	6	1948	Good	12,650	N	N	16436 8TH AVE SW
7	0	296880	0560	05/14/12	\$193,975	\$227,000	1,060	6	1960	Good	7,620	N	N	16037 13TH AVE SW
7	0	296880	0720	01/19/11	\$180,000	\$200,000	1,070	6	1954	Avg	7,620	N	N	16031 15TH AVE SW
7	0	296880	0765	04/20/12	\$220,000	\$258,000	1,170	6	1954	Good	7,860	N	N	16238 16TH AVE SW
7	0	296880	0220	11/30/11	\$225,000	\$263,000	1,200	6	1954	Good	7,620	N	N	16022 11TH AVE SW
7	0	296880	1025	07/21/11	\$207,000	\$239,000	1,200	6	1952	Avg	10,624	N	N	16260 14TH AVE SW
7	0	024300	0100	11/13/12	\$250,000	\$287,000	1,250	6	1952	VGood	10,554	N	N	1317 SW 164TH ST
7	0	296880	1450	08/15/12	\$245,000	\$284,000	1,310	6	1961	VGood	7,620	N	N	16224 10TH AVE SW
7	0	419740	0120	04/01/13	\$308,500	\$343,000	1,340	6	1947	VGood	18,100	N	N	16606 1/2 6TH AVE SW
7	0	024300	0230	11/25/13	\$229,500	\$234,000	1,380	6	1956	Good	10,804	N	N	1403 SW 164TH ST
7	0	296880	1080	10/25/12	\$279,950	\$322,000	1,640	6	1958	Good	9,855	N	N	1304 SW 164TH ST
7	0	296880	0364	10/26/12	\$300,000	\$345,000	1,680	6	1947	Good	8,890	N	N	16041 11TH AVE SW
7	0	296880	0725	03/23/11	\$275,000	\$311,000	1,850	6	1954	VGood	7,620	N	N	16037 15TH AVE SW
7	0	296880	0276	08/24/12	\$405,000	\$470,000	2,673	6	1932	VGood	8,255	N	N	16043 10TH AVE SW
7	0	419740	0013	08/18/11	\$257,000	\$298,000	1,000	7	1954	Good	20,506	N	N	16437 SYLVESTER RD SW
7	0	419740	0080	12/12/12	\$203,000	\$231,000	1,000	7	1941	Good	8,013	N	N	16406 SYLVESTER RD SW
7	0	296880	1360	03/18/13	\$249,950	\$279,000	1,030	7	1955	Good	7,620	N	N	16250 11TH AVE SW
7	0	296880	0960	07/05/12	\$250,000	\$291,000	1,060	7	1959	Good	10,795	N	N	16259 14TH AVE SW
7	0	296880	1010	10/30/12	\$226,000	\$260,000	1,100	7	1952	VGood	7,620	N	N	16244 14TH AVE SW
7	0	024300	0265	04/03/13	\$244,600	\$272,000	1,120	7	1953	Good	8,375	N	N	1410 SW 166TH ST
7	0	121700	0421	06/25/12	\$320,000	\$373,000	1,120	7	1952	Good	8,040	N	N	1115 SW 166TH ST
7	0	024300	0231	07/12/12	\$225,000	\$262,000	1,250	7	1956	Good	9,377	N	N	1409 SW 164TH ST
7	0	024300	0145	06/24/13	\$300,500	\$326,000	1,300	7	1952	VGood	9,792	N	N	16405 13TH AVE SW
7	0	296880	0160	12/13/12	\$257,000	\$293,000	1,340	7	1959	Good	7,620	N	N	16009 9TH AVE SW

Improved Sales Used in This Annual Update Analysis

Area 049 -- 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
7	0	502900	0150	06/22/12	\$317,450	\$371,000	1,360	7	1968	Good	22,477	Y	N	16411 9TH AVE SW
7	0	093600	0130	06/16/12	\$347,000	\$405,000	1,370	7	1934	VGood	26,100	N	N	223 SW 166TH PL
7	0	296880	0555	01/23/13	\$300,000	\$339,000	1,380	7	1959	Good	7,620	N	N	16031 13TH AVE SW
7	0	093600	0084	05/30/13	\$349,000	\$381,000	1,390	7	1932	VGood	6,500	N	N	16405 3RD AVE SW
7	0	093600	0095	04/09/12	\$270,000	\$316,000	1,450	7	1935	VGood	69,260	N	N	16419 3RD AVE SW
7	0	024300	0563	04/16/13	\$255,000	\$282,000	1,480	7	2014	Avg	13,750	N	N	1222 SW 168TH ST
7	0	279920	0040	03/08/12	\$227,700	\$267,000	1,610	7	1954	Good	6,600	N	N	1224 SW 167TH ST
7	0	296880	0206	04/05/11	\$239,500	\$271,000	1,610	7	1988	Good	8,255	N	N	16010 11TH AVE SW
7	0	024300	0180	06/20/12	\$254,950	\$298,000	1,710	7	1953	Good	8,775	N	N	16457 13TH AVE SW
7	0	419740	0098	12/26/12	\$415,000	\$472,000	1,934	7	1933	VGood	33,028	N	N	16444 6TH AVE SW
7	0	296880	1095	01/30/13	\$363,000	\$410,000	2,560	7	2013	Avg	7,620	N	N	16220 13TH AVE SW
7	0	093600	0105	04/27/11	\$410,000	\$467,000	1,370	8	1961	VGood	36,261	N	N	16437 3RD AVE SW
7	0	093600	0061	10/09/12	\$389,000	\$448,000	1,480	8	1957	VGood	15,040	N	N	16428 3RD AVE SW
7	0	121700	0536	12/18/13	\$465,000	\$468,000	1,570	8	1956	Good	10,165	Y	N	16624 10TH AVE SW
7	0	296880	1518	12/06/12	\$409,950	\$468,000	2,280	8	2001	Avg	6,480	N	N	16241 9TH AVE SW
7	0	296880	1590	03/01/12	\$425,000	\$498,000	2,328	8	2011	Avg	6,780	N	N	825 SW 162ND ST
7	0	419740	0103	11/08/12	\$435,000	\$499,000	2,548	8	2013	Avg	7,268	N	N	16456 6TH AVE SW
7	0	419740	0063	07/16/13	\$361,000	\$388,000	2,790	8	2006	Avg	7,273	N	N	16440 SYLVESTER RD SW
7	0	419740	0105	12/18/12	\$489,950	\$558,000	2,922	8	2013	Avg	8,067	N	N	16450 6TH AVE SW
7	0	419740	0066	08/12/13	\$373,505	\$398,000	3,048	8	2008	Avg	6,520	N	N	16444 SYLVESTER RD SW
7	0	024300	0320	11/12/13	\$169,000	\$173,000	3,062	8	2014	Avg	8,515	N	N	1509 SW 164TH ST
7	0	093600	0025	05/27/11	\$417,000	\$477,000	2,473	9	2008	Avg	20,808	N	N	115 SW 164TH PL
7	0	419740	0057	05/23/13	\$619,000	\$678,000	3,420	9	1976	VGood	38,740	N	N	16460 SYLVESTER RD SW
8	0	763120	0285	10/21/13	\$378,500	\$392,000	790	6	1920	Good	6,000	Y	N	3535 SW 171ST ST
8	0	763120	0281	12/19/13	\$575,000	\$579,000	920	6	1928	VGood	4,750	Y	Y	3536 SW 172ND ST
8	0	443840	0060	04/18/13	\$210,000	\$232,000	960	6	1953	Good	9,486	N	N	111 SW 185TH ST
8	0	611140	0050	11/05/13	\$275,000	\$283,000	990	6	1954	Good	8,800	N	N	419 SW 200TH ST
8	0	809600	0205	11/11/11	\$576,000	\$673,000	1,020	6	1974	Avg	4,520	Y	Y	2825 SW 172ND PL
8	0	763120	0226	09/06/13	\$385,000	\$406,000	1,110	6	1918	Avg	7,200	Y	N	17011 35TH AVE SW

Improved Sales Used in This Annual Update Analysis

Area 049 -- 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	252303	9171	07/18/12	\$220,000	\$256,000	1,160	6	1947	Good	7,425	N	N	16019 19TH AVE SW
8	0	809600	0225	04/25/12	\$630,000	\$738,000	1,330	6	1928	Good	6,440	Y	Y	2809 SW 172ND PL
8	0	200900	1300	11/08/13	\$331,000	\$340,000	1,340	6	1928	Good	4,237	Y	Y	226 S 219TH ST
8	0	763120	0286	10/25/13	\$290,000	\$300,000	1,360	6	1938	Avg	6,000	Y	N	3533 SW 171ST ST
8	0	763120	0290	04/23/13	\$500,000	\$552,000	1,400	6	1957	Avg	4,166	Y	Y	3528 SW 172ND ST
8	0	611650	0210	04/18/13	\$220,000	\$243,000	800	7	1947	Good	15,120	N	N	1901 SW 170TH ST
8	0	611750	1630	03/26/11	\$670,000	\$757,000	940	7	1950	Good	30,838	Y	Y	19203 EDGECLIFF DR SW
8	0	768040	0240	04/25/12	\$271,701	\$318,000	970	7	1950	Good	9,750	N	N	16657 MARINE VIEW DR SW
8	0	200900	1944	08/02/12	\$218,000	\$253,000	1,010	7	1955	Good	17,900	N	N	21837 7TH AVE S
8	0	611650	0095	11/21/13	\$230,625	\$235,000	1,010	7	1952	Avg	13,020	N	N	16805 16TH AVE SW
8	0	305580	0030	11/19/13	\$265,000	\$271,000	1,030	7	1955	VGood	7,920	N	N	1926 SW 166TH ST
8	0	286170	0030	08/08/12	\$280,000	\$325,000	1,060	7	1959	Good	18,900	N	N	122 SW 207TH ST
8	0	611750	1580	06/01/11	\$465,000	\$533,000	1,080	7	1956	Good	19,143	N	N	18958 EDGECLIFF DR SW
8	0	292760	0395	12/07/12	\$280,000	\$320,000	1,090	7	1949	Good	11,250	N	N	16719 31ST AVE SW
8	0	292860	0304	06/13/12	\$478,000	\$558,000	1,120	7	1930	VGood	13,769	Y	N	3141 SW 171ST ST
8	0	300180	0022	12/17/12	\$207,500	\$236,000	1,120	7	1958	Avg	7,200	N	N	1942 SW 165TH ST
8	0	809600	0140	08/08/11	\$635,000	\$735,000	1,130	7	1961	Good	7,730	Y	Y	3102 SW 172ND ST
8	0	305600	0015	11/22/11	\$315,000	\$368,000	1,140	7	1956	Good	8,316	N	N	1946 SW 167TH ST
8	0	611920	0010	06/15/11	\$340,000	\$390,000	1,140	7	1954	Good	12,700	N	N	527 SW 181ST ST
8	0	611200	0010	05/24/13	\$499,000	\$546,000	1,150	7	1959	VGood	14,994	N	N	20013 3RD AVE SW
8	0	252303	9270	06/05/12	\$255,000	\$298,000	1,160	7	1955	Good	6,650	N	N	16228 21ST AVE SW
8	0	292760	0205	10/11/12	\$289,950	\$334,000	1,160	7	1951	Avg	11,250	Y	N	2841 SW 169TH ST
8	0	433500	0177	03/02/12	\$260,000	\$305,000	1,160	7	1953	Avg	24,395	N	N	2144 SW 167TH ST
8	0	776470	0030	06/26/12	\$475,000	\$554,000	1,160	7	1947	Good	23,850	Y	N	1401 SW 172ND ST
8	0	292860	0315	06/27/13	\$540,000	\$585,000	1,170	7	1954	Good	16,950	Y	N	3129 SW 171ST ST
8	0	763480	0050	12/24/13	\$260,000	\$261,000	1,170	7	1952	Avg	16,000	N	N	16035 25TH AVE SW
8	0	252303	9084	11/19/12	\$418,500	\$479,000	1,180	7	1974	Good	37,461	Y	N	2131 SW 162ND CT
8	0	305620	0010	07/23/13	\$250,000	\$268,000	1,180	7	1957	Avg	6,045	N	N	16711 19TH AVE SW
8	0	427640	0075	03/20/12	\$275,000	\$322,000	1,190	7	1952	VGood	12,750	N	N	16919 21ST AVE SW

Improved Sales Used in This Annual Update Analysis

Area 049 -- 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	611750	2455	08/12/13	\$344,000	\$366,000	1,190	7	1953	Good	9,486	N	N	225 SW 191ST ST
8	0	611920	0020	06/20/13	\$345,000	\$374,000	1,200	7	1956	Good	9,200	N	N	521 SW 181ST ST
8	0	188850	0020	08/08/12	\$315,000	\$366,000	1,210	7	1976	Good	15,486	N	N	19405 1ST AVE S
8	0	252303	9287	05/12/11	\$230,000	\$263,000	1,210	7	1957	Avg	9,000	N	N	16048 21ST AVE SW
8	0	611340	0092	11/21/13	\$427,000	\$436,000	1,220	7	1965	Good	15,021	N	N	19711 4TH AVE SW
8	0	611750	2520	07/16/12	\$369,000	\$430,000	1,220	7	1958	Good	7,156	N	N	19039 1ST PL SW
8	0	293460	0005	08/02/11	\$230,000	\$266,000	1,230	7	1955	Good	8,546	N	N	1655 SW 165TH ST
8	0	252303	9249	11/07/13	\$338,000	\$347,000	1,250	7	2002	Avg	4,500	N	N	16320 19TH AVE SW
8	0	302304	9088	11/27/12	\$330,000	\$377,000	1,260	7	1942	Good	29,620	N	N	235 SW 171ST ST
8	0	941440	0030	09/24/13	\$234,000	\$245,000	1,260	7	1955	Avg	8,184	N	N	1927 SW 165TH ST
8	0	611860	0025	07/12/12	\$289,900	\$338,000	1,270	7	1954	Good	10,900	N	N	418 SW NORMANDY RD
8	0	293480	0005	10/10/13	\$240,000	\$250,000	1,290	7	1956	Avg	7,704	N	N	16517 16TH AVE SW
8	0	252303	9148	12/23/11	\$310,000	\$363,000	1,300	7	1951	Avg	10,643	N	N	16753 MARINE VIEW DR SW
8	0	312304	9171	09/14/11	\$345,000	\$401,000	1,300	7	1956	Good	9,600	N	N	421 SW NORMANDY RD
8	0	611650	0342	02/01/12	\$290,000	\$340,000	1,300	7	1950	Good	23,841	N	N	16822 16TH AVE SW
8	0	611750	0910	09/01/11	\$412,500	\$479,000	1,300	7	1953	Good	11,895	N	N	18921 8TH AVE SW
8	0	252303	9134	09/12/13	\$430,000	\$452,000	1,320	7	1948	Avg	18,331	Y	N	2831 SW 167TH PL
8	0	611140	0015	07/15/11	\$220,000	\$254,000	1,320	7	1953	Good	9,900	N	N	434 SW 200TH ST
8	0	292760	0281	02/24/11	\$300,000	\$337,000	1,340	7	1949	Good	8,600	N	N	2822 SW 169TH ST
8	0	611650	0195	01/12/11	\$415,000	\$461,000	1,350	7	1953	Avg	57,934	Y	N	17045 16TH AVE SW
8	0	512240	0060	03/29/13	\$375,000	\$417,000	1,360	7	1952	Avg	26,119	Y	N	2933 SW 164TH PL
8	0	292760	0275	10/18/12	\$312,000	\$359,000	1,370	7	1952	Good	9,290	N	N	16805 28TH AVE SW
8	0	433500	0020	03/23/11	\$339,000	\$383,000	1,380	7	1955	Good	11,900	N	N	16912 26TH AVE SW
8	0	611860	0040	04/29/13	\$292,500	\$323,000	1,380	7	1954	Good	10,370	N	N	419 SW 182ND ST
8	0	293480	0010	10/27/11	\$369,000	\$431,000	1,390	7	1956	Good	7,490	N	N	1612 SW 166TH ST
8	0	611750	2530	10/23/13	\$325,000	\$336,000	1,390	7	1952	Good	14,477	N	N	19029 1ST PL SW
8	0	612090	0100	06/18/12	\$310,000	\$362,000	1,410	7	1968	Avg	12,200	N	N	18225 3RD PL SW
8	0	611750	1455	12/21/12	\$335,000	\$381,000	1,460	7	1958	Good	17,397	N	N	18971 MARINE VIEW CIR
8	0	611750	1440	04/04/11	\$392,000	\$444,000	1,480	7	1939	VGood	23,202	N	N	18951 MARINE VIEW DR SW

Improved Sales Used in This Annual Update Analysis

Area 049 -- 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	312304	9128	04/26/12	\$325,000	\$381,000	1,500	7	1954	Good	10,500	Y	N	18823 4TH AVE SW
8	0	611200	0085	10/11/13	\$367,000	\$381,000	1,500	7	1959	Good	15,480	N	N	20041 3RD PL SW
8	0	611200	0085	05/29/12	\$355,000	\$415,000	1,500	7	1959	Good	15,480	N	N	20041 3RD PL SW
8	0	252303	9322	11/21/12	\$355,700	\$407,000	1,510	7	1968	Good	8,880	N	N	1927 SW 163RD PL
8	0	611800	0040	10/01/13	\$355,000	\$371,000	1,510	7	1960	Avg	10,582	N	N	20026 1ST PL SW
8	0	611540	0261	06/26/12	\$300,000	\$350,000	1,536	7	1964	Good	20,402	N	N	20400 2ND AVE SW
8	0	433500	0120	11/17/11	\$315,000	\$368,000	1,540	7	1953	Avg	17,658	N	N	2119 SW 167TH ST
8	0	611800	0010	07/11/13	\$350,000	\$377,000	1,540	7	1960	Avg	9,936	N	N	125 SW 200TH ST
8	0	252303	9298	07/11/13	\$375,000	\$404,000	1,550	7	1946	Good	10,360	N	N	2431 SW 170TH ST
8	0	611650	0465	08/08/12	\$305,000	\$354,000	1,570	7	1948	Good	32,100	N	N	16850 12TH PL SW
8	0	293460	0010	12/08/11	\$246,610	\$289,000	1,600	7	1955	Good	8,176	N	N	1647 SW 165TH ST
8	0	182720	0186	04/11/12	\$435,000	\$510,000	1,620	7	1958	Good	19,250	Y	N	17328 SYLVESTER RD SW
8	0	374160	0055	09/09/11	\$285,000	\$331,000	1,630	7	1950	Avg	10,054	N	N	16717 MARINE VIEW DR SW
8	0	611750	2605	01/13/12	\$320,000	\$375,000	1,630	7	1957	VGood	16,753	N	N	19008 NORMANDY PARK DR SW
8	0	611750	0770	12/19/11	\$335,000	\$392,000	1,660	7	1951	Good	12,765	Y	N	18631 BEVERLY RD SW
8	0	776470	0020	11/30/11	\$299,000	\$350,000	1,700	7	1949	Avg	22,800	Y	N	17220 SYLVESTER RD SW
8	0	305600	0035	06/21/13	\$400,000	\$434,000	1,710	7	1956	Good	8,316	N	N	1920 SW 167TH ST
8	0	611200	0005	09/23/11	\$260,000	\$303,000	1,720	7	1959	Good	14,994	N	N	20005 3RD AVE SW
8	0	611200	0075	06/14/12	\$345,000	\$403,000	1,740	7	1957	Good	14,480	N	N	20053 3RD PL SW
8	0	611200	0050	07/08/13	\$367,650	\$396,000	1,760	7	1959	Good	15,008	N	N	20014 3RD AVE SW
8	0	061900	0025	07/25/13	\$370,000	\$397,000	1,800	7	1956	Good	21,330	N	N	20680 MARINE VIEW DR SW
8	0	763480	0121	04/08/13	\$531,000	\$589,000	1,800	7	1960	VGood	22,826	Y	N	16220 25TH AVE SW
8	0	293460	0040	06/28/13	\$298,500	\$323,000	1,810	7	1955	Avg	8,546	N	N	1605 SW 165TH ST
8	0	252303	9066	05/17/12	\$430,000	\$503,000	1,820	7	1940	Good	34,224	N	N	16068 MAPLEWILD AVE SW
8	0	300180	0021	11/02/11	\$410,000	\$479,000	1,860	7	1953	Avg	18,630	N	N	16418 21ST AVE SW
8	0	611750	0255	05/26/11	\$401,000	\$459,000	1,860	7	1955	Good	12,000	Y	N	18194 BRITTANY DR SW
8	0	302304	9372	06/23/13	\$470,000	\$509,000	1,880	7	1996	Avg	20,300	N	N	17105 4TH AVE SW
8	0	611650	0080	09/11/13	\$340,000	\$358,000	1,880	7	1958	Avg	20,000	N	N	1928 SW 170TH ST
8	0	611650	0135	10/11/13	\$320,000	\$333,000	1,970	7	1950	Avg	20,000	N	N	1632 SW 170TH ST

Improved Sales Used in This Annual Update Analysis

Area 049 -- 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	200900	1630	02/13/12	\$335,000	\$393,000	2,000	7	1918	Good	20,000	N	N	423 S 218TH ST
8	0	312304	9080	12/12/11	\$370,000	\$433,000	2,044	7	1960	VGood	14,810	Y	N	235 SW 186TH ST
8	0	611650	0098	12/17/13	\$500,000	\$504,000	2,060	7	1940	Good	17,160	N	N	1605 SW 168TH ST
8	0	292760	0035	09/11/12	\$284,950	\$330,000	2,080	7	1966	Avg	10,370	N	N	16801 26TH AVE SW
8	0	611750	2400	10/21/13	\$555,000	\$574,000	2,090	7	1952	VGood	10,384	N	N	216 SW 192ND ST
8	0	611750	1460	07/11/13	\$547,000	\$589,000	2,190	7	1994	Avg	17,552	N	N	18977 MARINE VIEW CIR
8	0	433500	0095	05/08/13	\$492,000	\$541,000	2,230	7	1951	Good	25,142	N	N	2507 SW 169TH PL
8	0	252303	9243	08/27/12	\$339,900	\$394,000	2,300	7	1985	Avg	9,583	N	N	16014 23RD AVE SW
8	0	645620	0015	03/28/12	\$375,000	\$440,000	2,310	7	1958	VGood	9,638	N	N	1636 SW 168TH ST
8	0	302304	9236	04/10/12	\$300,000	\$352,000	2,360	7	1986	Avg	5,280	Y	N	1324 SW 172ND ST
8	0	611650	0337	02/28/12	\$316,500	\$371,000	2,390	7	1957	Avg	15,070	N	N	1407 SW 168TH ST
8	0	776570	0030	07/13/11	\$585,000	\$675,000	2,430	7	1952	VGood	51,400	N	N	824 SW 174TH ST
8	0	300180	0020	04/24/13	\$340,000	\$376,000	2,610	7	1958	Good	7,920	N	N	1912 SW 165TH ST
8	0	182720	0185	04/12/13	\$549,950	\$609,000	1,092	8	2013	Avg	17,227	Y	N	17318 SYLVESTER RD SW
8	0	292860	0055	09/04/13	\$664,000	\$701,000	1,130	8	1974	VGood	12,000	Y	N	2863 SW 170TH ST
8	0	611200	0035	06/20/12	\$377,000	\$440,000	1,170	8	1960	Good	14,994	N	N	20012 3RD PL SW
8	0	061600	0105	09/09/13	\$375,000	\$395,000	1,180	8	1978	Good	13,500	N	N	20856 2ND PL SW
8	0	611650	0181	12/16/13	\$405,000	\$408,000	1,250	8	1961	Avg	11,305	Y	N	17011 16TH AVE SW
8	0	433460	0020	08/15/13	\$319,000	\$339,000	1,280	8	1951	Good	16,258	N	N	16444 MARINE VIEW DR SW
8	0	507240	0500	05/15/13	\$435,000	\$477,000	1,290	8	1969	Good	16,400	N	N	17493 7TH AVE SW
8	0	763120	0185	09/14/11	\$475,000	\$552,000	1,300	8	1989	Good	7,800	Y	N	3539 SW 170TH ST
8	0	857640	0100	12/06/12	\$340,000	\$388,000	1,300	8	1962	Good	12,800	N	N	221 SW 183RD ST
8	0	519410	0025	01/28/13	\$500,000	\$565,000	1,330	8	1956	Good	20,405	Y	N	19681 MARINE VIEW DR SW
8	0	507210	0045	09/14/12	\$308,000	\$356,000	1,340	8	1956	Good	9,900	Y	N	17812 6TH AVE SW
8	0	507240	0440	08/02/13	\$400,000	\$427,000	1,360	8	1962	Good	11,997	N	N	638 SW 175TH ST
8	0	768040	0220	11/10/12	\$496,000	\$569,000	1,360	8	1949	Good	22,854	Y	N	16633 MARINE VIEW DR SW
8	0	292860	0105	10/18/12	\$710,000	\$817,000	1,370	8	1950	VGood	12,709	Y	N	2815 SW 170TH ST
8	0	302304	9334	03/20/13	\$355,250	\$396,000	1,390	8	1962	Avg	20,037	N	N	17128 2ND AVE SW
8	0	061800	0165	07/11/12	\$380,000	\$443,000	1,400	8	1950	Good	21,200	N	N	20615 MARINE VIEW DR

Improved Sales Used in This Annual Update Analysis

Area 049 -- 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	507210	0030	08/17/12	\$403,000	\$468,000	1,400	8	1959	Good	9,900	Y	N	17815 6TH AVE SW
8	0	292960	0095	06/27/13	\$550,000	\$595,000	1,420	8	1992	Good	15,014	Y	N	1639 SW HILLCREST RD
8	0	611230	0020	02/06/13	\$427,700	\$482,000	1,420	8	1977	Good	15,250	N	N	417 SW 197TH ST
8	0	611750	2085	08/14/13	\$460,000	\$489,000	1,420	8	1950	Good	11,663	Y	N	17981 BRITTANY DR SW
8	0	062204	9087	03/13/12	\$430,416	\$505,000	1,430	8	1957	Good	17,500	N	N	613 SW 201ST ST
8	0	151600	0030	08/15/12	\$450,000	\$523,000	1,430	8	1958	Good	18,600	Y	N	234 SW 189TH PL
8	0	507230	0015	09/18/12	\$358,000	\$414,000	1,430	8	1957	Good	10,450	Y	N	380 SW 176TH PL
8	0	292760	0120	08/27/13	\$437,000	\$463,000	1,440	8	1955	Avg	11,250	Y	N	16905 27TH AVE SW
8	0	312304	9129	07/20/12	\$330,000	\$384,000	1,440	8	1954	Avg	16,988	N	N	19024 4TH AVE SW
8	0	279200	0060	11/07/11	\$447,500	\$523,000	1,450	8	1966	Good	9,761	Y	N	425 SW 183RD ST
8	0	310200	0140	02/07/13	\$324,000	\$365,000	1,450	8	1975	Avg	8,666	N	N	18209 6TH AVE SW
8	0	507242	0030	05/10/12	\$354,800	\$415,000	1,450	8	1974	Avg	8,200	N	N	630 SW 179TH PL
8	0	302304	9215	05/02/12	\$445,000	\$521,000	1,470	8	1992	Avg	13,054	Y	N	1316 SW 172ND ST
8	0	519410	0030	09/05/12	\$470,000	\$544,000	1,470	8	1951	Good	16,048	Y	N	19683 MARINE VIEW DR SW
8	0	507240	0320	07/09/12	\$328,000	\$382,000	1,480	8	1961	Good	10,316	N	N	649 SW 175TH ST
8	0	279200	0070	02/14/13	\$399,999	\$450,000	1,490	8	1968	Good	9,620	Y	N	433 SW 183RD ST
8	0	507190	0040	12/09/13	\$420,000	\$425,000	1,490	8	1957	Good	8,800	Y	N	17711 3RD PL SW
8	0	507190	0040	12/05/11	\$392,000	\$459,000	1,490	8	1957	Good	8,800	Y	N	17711 3RD PL SW
8	0	302304	9357	08/04/11	\$450,000	\$521,000	1,500	8	1971	VGood	20,908	N	N	525 SW 171ST PL
8	0	611440	0051	12/08/11	\$790,000	\$925,000	1,500	8	1954	Good	41,195	N	N	17455 6TH AVE SW
8	0	000120	0006	12/03/12	\$486,000	\$555,000	1,510	8	1970	Good	22,562	N	N	17780 MARINE VIEW DR SW
8	0	507220	0050	11/12/12	\$354,064	\$406,000	1,510	8	1958	Good	9,360	Y	N	17810 4TH AVE SW
8	0	507240	0270	01/11/13	\$405,000	\$459,000	1,520	8	1961	Good	9,900	Y	N	466 SW 175TH PL
8	0	611200	0025	10/27/11	\$310,000	\$362,000	1,530	8	1959	Good	15,498	N	N	20036 3RD PL SW
8	0	302304	9197	05/16/12	\$399,900	\$468,000	1,540	8	1954	Avg	19,665	N	N	1348 SW 174TH ST
8	0	302304	9300	03/01/11	\$290,000	\$326,000	1,540	8	1956	Avg	28,350	N	N	106 SW 171ST ST
8	0	611750	1180	04/25/13	\$490,000	\$541,000	1,550	8	1952	Good	29,682	Y	N	19461 NORMANDY PARK DR SW
8	0	188850	0070	04/27/11	\$500,000	\$569,000	1,560	8	1969	VGood	15,767	Y	N	140 SW 194TH ST
8	0	885775	0070	12/12/12	\$357,000	\$407,000	1,570	8	1968	Good	15,246	N	N	16820 8TH AVE SW

Improved Sales Used in This Annual Update Analysis

Area 049 -- 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	611750	1745	05/16/13	\$386,500	\$424,000	1,580	8	1964	Avg	15,534	Y	N	814 SHOREMONT AVE
8	0	312304	9238	04/25/12	\$405,000	\$474,000	1,590	8	1961	VGood	10,800	Y	N	19005 4TH AVE SW
8	0	507230	0180	11/15/12	\$390,000	\$447,000	1,600	8	1959	Good	11,918	N	N	204 SW 177TH ST
8	0	519410	0045	11/17/11	\$559,000	\$653,000	1,600	8	1952	VGood	10,093	Y	N	19815 MARINE VIEW DR SW
8	0	519410	0071	03/27/12	\$340,000	\$399,000	1,620	8	1956	Good	16,520	N	N	19919 MARINE VIEW DR SW
8	0	611200	0074	08/06/13	\$515,000	\$550,000	1,620	8	1959	Good	10,000	N	N	20061 3RD PL SW
8	0	611750	2490	10/21/13	\$430,000	\$445,000	1,630	8	1952	Good	13,807	Y	N	19018 2ND PL SW
8	0	767840	0045	03/07/12	\$450,000	\$528,000	1,630	8	1954	Avg	12,840	Y	N	2712 SW 167TH PL
8	0	507240	0380	03/04/13	\$443,500	\$497,000	1,640	8	1966	Good	11,000	Y	N	449 SW 175TH ST
8	0	611650	0360	03/22/12	\$375,000	\$440,000	1,640	8	1957	Good	20,904	Y	N	1206 SW 170TH ST
8	0	028250	0060	09/04/12	\$442,000	\$512,000	1,660	8	1978	Good	17,111	Y	N	19620 4TH AVE SW
8	0	611750	1595	06/13/12	\$325,000	\$380,000	1,660	8	1959	Avg	26,576	N	N	18926 EDGECLIFF DR SW
8	0	292760	0150	06/30/11	\$350,000	\$403,000	1,680	8	1964	Good	11,325	N	N	16902 28TH AVE SW
8	0	292760	0370	11/18/13	\$334,000	\$341,000	1,680	8	1950	Avg	9,660	N	N	3106 SW 169TH ST
8	0	507220	0025	07/22/11	\$370,000	\$427,000	1,680	8	1956	Good	14,600	Y	N	17805 4TH AVE SW
8	0	519410	0075	12/31/12	\$386,900	\$440,000	1,680	8	1958	Good	16,320	N	N	19929 MARINE VIEW DR SW
8	0	611540	0260	09/07/12	\$450,000	\$521,000	1,690	8	1955	Good	30,750	N	N	20423 1ST AVE S
8	0	512240	0055	03/24/11	\$737,500	\$833,000	1,710	8	1958	Avg	16,394	Y	N	16429 29TH PL SW
8	0	507220	0100	12/21/11	\$375,000	\$439,000	1,740	8	1964	Good	9,450	Y	N	17804 3RD PL SW
8	0	509780	0130	01/09/12	\$350,000	\$410,000	1,740	8	1974	Good	25,400	N	N	17411 1ST PL SW
8	0	611440	0091	12/20/11	\$385,000	\$451,000	1,750	8	1958	Good	29,900	N	N	17150 6TH PL SW
8	0	512240	0105	05/05/11	\$660,000	\$752,000	1,760	8	1960	VGood	14,398	Y	N	2651 SW 164TH PL
8	0	262303	9055	05/12/11	\$285,000	\$325,000	1,770	8	1952	Good	9,438	N	N	2 SW THREE TREE POINT LN
8	0	292760	0200	03/18/13	\$359,000	\$401,000	1,770	8	1949	Good	11,250	Y	N	2831 SW 169TH ST
8	0	292760	0660	11/26/12	\$365,000	\$417,000	1,780	8	1960	Good	5,283	Y	N	16917 33RD AVE SW
8	0	512240	0155	09/10/13	\$735,000	\$774,000	1,780	8	1950	Good	19,075	Y	N	2724 SW 167TH ST
8	0	611650	0331	08/16/12	\$355,000	\$412,000	1,780	8	1948	Avg	36,216	N	N	16851 12TH PL SW
8	0	509780	0050	12/23/13	\$575,000	\$578,000	1,790	8	1978	Good	23,546	N	N	17422 1ST PL SW
8	0	611750	1640	04/26/12	\$575,000	\$673,000	1,790	8	1957	Good	32,017	Y	Y	19229 EDGECLIFF DR SW

Improved Sales Used in This Annual Update Analysis

Area 049 -- 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	611750	1365	07/18/12	\$337,000	\$392,000	1,820	8	1968	Good	13,009	N	N	19405 MARINE VIEW DR SW
8	0	028265	0110	09/04/12	\$430,000	\$498,000	1,830	8	1971	Avg	14,328	Y	Y	240 SW 197TH PL
8	0	507230	0060	03/09/12	\$368,000	\$431,000	1,830	8	1958	Good	11,100	N	N	231 SW 176TH PL
8	0	292760	0380	09/06/13	\$350,000	\$369,000	1,860	8	1952	Good	11,250	N	N	16749 31ST AVE SW
8	0	507240	0400	06/27/13	\$475,000	\$514,000	1,860	8	1961	Good	12,947	Y	N	600 SW 175TH ST
8	0	433460	0065	07/31/13	\$336,500	\$360,000	1,910	8	1954	Good	13,500	N	N	16656 MARINE VIEW DR SW
8	0	611230	0150	08/25/11	\$494,500	\$574,000	1,950	8	1969	Avg	15,002	N	N	408 SW 197TH ST
8	0	507240	0280	11/17/11	\$459,000	\$537,000	1,980	8	1959	Good	9,900	Y	N	602 SW 175TH PL
8	0	062204	9099	06/05/13	\$570,000	\$622,000	2,010	8	1962	Good	24,393	Y	N	20121 MARINE VIEW DR SW
8	0	302304	9080	07/26/12	\$473,000	\$550,000	2,010	8	1957	Good	67,518	N	N	206 SW 171ST ST
8	0	611200	0060	02/10/12	\$367,500	\$431,000	2,030	8	1959	VGood	16,150	N	N	20038 3RD AVE SW
8	0	061600	0200	07/11/11	\$390,000	\$450,000	2,040	8	1959	Good	13,860	N	N	20818 MARINE VIEW DR SW
8	0	611860	0045	12/02/11	\$385,000	\$450,000	2,060	8	1957	Good	13,400	Y	N	511 SW 182ND ST
8	0	302304	9087	08/29/11	\$455,000	\$528,000	2,080	8	1957	Good	19,166	N	N	16846 2ND AVE SW
8	0	512240	0111	01/03/13	\$515,000	\$585,000	2,080	8	1951	Good	16,373	Y	N	2633 SW 164TH PL
8	0	028250	0050	04/08/11	\$660,000	\$748,000	2,120	8	2010	Avg	15,001	Y	N	19640 4TH AVE SW
8	0	279180	0030	02/27/12	\$335,000	\$393,000	2,130	8	1956	Good	7,990	N	N	618 SW 183RD ST
8	0	374160	0015	05/14/13	\$632,250	\$694,000	2,140	8	1987	Avg	17,140	Y	N	2614 SW 167TH PL
8	0	611750	2435	03/03/11	\$528,000	\$594,000	2,180	8	1952	Good	19,376	N	N	253 SW 191ST ST
8	0	312304	9258	05/21/13	\$486,000	\$532,000	2,190	8	1966	Good	15,200	Y	N	19001 2ND AVE SW
8	0	507190	0075	06/18/13	\$529,950	\$575,000	2,220	8	1956	Good	15,600	Y	N	17820 3RD AVE SW
8	0	507230	0220	07/14/11	\$427,285	\$493,000	2,240	8	1958	Good	11,000	Y	N	325 SW 177TH ST
8	0	433460	0080	07/16/12	\$380,000	\$443,000	2,280	8	1995	Avg	15,000	N	N	16770 26TH AVE SW
8	0	509780	0120	08/14/13	\$475,000	\$505,000	2,280	8	1971	Good	29,250	N	N	17407 1ST PL SW
8	0	292960	0085	08/29/13	\$428,000	\$453,000	2,460	8	1980	Avg	17,100	Y	N	17331 SYLVESTER RD SW
8	0	718380	0035	06/07/13	\$383,000	\$417,000	2,500	8	1955	Good	8,548	N	N	18024 3RD AVE SW
8	0	763480	0020	06/13/13	\$481,000	\$523,000	2,550	8	1951	Good	30,900	Y	N	16030 25TH AVE SW
8	0	929080	0050	05/21/12	\$474,500	\$555,000	2,570	8	1953	Good	14,033	Y	N	18843 1ST PL SW
8	0	061600	0095	05/06/13	\$575,000	\$633,000	2,630	8	2003	Avg	14,400	N	N	20832 2ND PL SW

Improved Sales Used in This Annual Update Analysis

Area 049 -- 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	028265	0170	01/19/11	\$310,000	\$345,000	2,679	8	1975	Good	15,673	N	N	19720 1ST PL SW
8	0	611480	0045	09/14/11	\$479,000	\$557,000	2,710	8	1962	Good	41,600	N	N	17159 6TH PL SW
8	0	300180	0126	12/06/11	\$429,500	\$503,000	2,771	8	2011	Avg	11,985	N	N	16619 16TH AVE SW
8	0	611440	0141	06/12/12	\$480,000	\$561,000	2,860	8	1953	VGood	41,250	N	N	17124 4TH AVE SW
8	0	611230	0090	11/19/13	\$500,000	\$511,000	3,050	8	1973	Good	16,100	N	N	403 SW 197TH ST
8	0	252303	9345	02/16/12	\$350,000	\$410,000	3,080	8	2002	Avg	9,840	N	N	16233 21ST AVE SW
8	0	611750	0825	08/14/13	\$699,950	\$745,000	3,292	8	2013	Avg	13,500	Y	N	18538 MARINE VIEW DR SW
8	0	611750	1940	01/28/13	\$425,000	\$480,000	3,600	8	1965	Good	11,535	N	N	17959 MARINE VIEW DR SW
8	0	252303	9032	08/07/13	\$793,000	\$846,000	3,660	8	1983	Avg	55,756	Y	N	16263 21ST AVE SW
8	0	767840	0060	04/15/11	\$575,000	\$653,000	1,370	9	1956	Good	12,892	Y	N	2648 SW 167TH PL
8	0	292760	0250	05/21/13	\$520,400	\$570,000	1,540	9	1964	Avg	11,400	Y	N	2826 SW 170TH ST
8	0	611750	1262	04/20/11	\$499,998	\$568,000	1,570	9	1987	Avg	22,902	N	N	19420 MARINE VIEW DR SW
8	0	292760	0330	01/30/13	\$591,500	\$668,000	1,610	9	2008	Avg	11,250	Y	N	3105 SW 169TH ST
8	0	611750	2760	08/22/12	\$585,000	\$679,000	1,720	9	1980	Avg	18,679	Y	N	18413 8TH AVE SW
8	0	611440	0035	04/01/11	\$524,000	\$593,000	1,780	9	1955	Good	34,950	N	N	17438 6TH AVE SW
8	0	432820	0005	08/22/11	\$460,000	\$533,000	1,840	9	1954	Good	16,480	N	N	16700 MARINE VIEW DR SW
8	0	062204	9125	07/17/12	\$479,000	\$558,000	2,060	9	1977	Avg	14,810	Y	N	20319 MARINE VIEW DR SW
8	0	611750	2235	06/29/12	\$750,000	\$875,000	2,310	9	1954	Good	27,415	Y	Y	17835 NORMANDY TER SW
8	0	000120	0013	07/16/13	\$750,000	\$806,000	2,312	9	2005	Avg	20,156	N	N	1148 SW SHOREBROOK DR
8	0	000120	0013	12/08/11	\$657,000	\$769,000	2,312	9	2005	Avg	20,156	N	N	1148 SW SHOREBROOK DR
8	0	788870	0040	10/26/12	\$485,000	\$558,000	2,380	9	1983	Avg	13,000	Y	N	614 SW 187TH ST
8	0	292760	0692	12/23/11	\$700,000	\$820,000	2,430	9	1996	Avg	9,740	Y	N	16750 MAPLEWILD AVE SW
8	0	611750	1420	12/12/12	\$510,000	\$582,000	2,470	9	1983	Avg	14,091	N	N	835 CHANNON DR
8	0	786570	0020	08/15/12	\$450,500	\$523,000	2,470	9	1989	Avg	11,056	N	N	418 SW 185TH PL
8	0	292760	0475	08/15/13	\$685,000	\$729,000	2,480	9	1991	Avg	29,117	Y	N	16901 32ND AVE SW
8	0	292760	0475	03/05/12	\$605,000	\$709,000	2,480	9	1991	Avg	29,117	Y	N	16901 32ND AVE SW
8	0	061800	0060	12/21/11	\$462,500	\$542,000	2,520	9	1987	Avg	27,923	N	N	20636 6TH AVE SW
8	0	611970	0150	04/10/12	\$642,500	\$753,000	2,570	9	1988	Avg	16,200	Y	N	435 SW 186TH ST
8	0	252303	9315	07/19/13	\$360,000	\$387,000	2,580	9	1990	Avg	15,653	N	N	16255 21ST AVE SW

Improved Sales Used in This Annual Update Analysis

Area 049 -- 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	324000	0090	03/23/11	\$462,500	\$523,000	2,600	9	1988	Avg	9,700	N	N	455 SW 191ST ST
8	0	611750	1845	10/18/11	\$450,000	\$525,000	2,680	9	1989	Good	9,454	Y	N	1042 SHOREMONT AVE
8	0	292960	0045	06/15/11	\$570,000	\$655,000	2,760	9	2008	Avg	9,880	Y	N	17435 SYLVESTER RD SW
8	0	611340	0057	03/12/12	\$483,500	\$567,000	2,890	9	1995	Avg	14,589	N	N	19446 NORMANDY PARK DR SW
8	0	061800	0045	12/17/13	\$707,000	\$712,000	2,950	9	1966	Good	27,201	Y	N	604 SW 206TH ST
8	0	612020	0040	12/12/11	\$620,000	\$726,000	2,970	9	2003	Avg	20,551	N	N	855 SW NORMANDY TER
8	0	611650	0075	06/12/12	\$670,000	\$783,000	2,990	9	2002	Avg	10,400	N	N	1938 SW 170TH ST
8	0	763120	0280	07/02/12	\$1,100,000	\$1,283,000	3,025	9	2003	Avg	4,564	Y	Y	3540 SW 172ND ST
8	0	611970	0140	08/14/13	\$910,000	\$968,000	3,040	9	1994	VGood	16,500	Y	N	18624 5TH PL SW
8	0	312304	9271	04/09/12	\$685,000	\$803,000	3,180	9	1966	Good	47,110	N	N	444 SW 192ND ST
8	0	611750	2080	09/29/11	\$675,000	\$786,000	3,300	9	1990	Avg	13,923	Y	N	17973 BRITTANY DR SW
8	0	611090	0050	05/04/12	\$470,000	\$550,000	3,310	9	1976	Avg	13,635	N	N	20136 MARINE VIEW DR SW
8	0	929080	0015	08/09/11	\$490,000	\$567,000	3,530	9	2001	Avg	19,437	N	N	18816 1ST PL SW
8	0	611750	1005	06/21/12	\$795,000	\$928,000	3,560	9	2004	Avg	10,538	N	N	809 SW CRESCENT RD
8	0	611440	0142	01/03/13	\$460,000	\$522,000	3,600	9	1976	Good	20,001	N	N	17200 4TH AVE SW
8	0	611750	2150	07/18/11	\$807,000	\$931,000	3,840	9	2001	Avg	9,282	Y	N	17916 NORMANDY TER SW
8	0	611790	0140	12/20/11	\$650,000	\$761,000	3,920	9	1990	Avg	15,000	N	N	19431 4TH AVE SW
8	0	611340	0061	06/02/11	\$824,000	\$944,000	4,060	9	2007	Avg	27,525	N	N	19462 NORMANDY PARK DR SW
8	0	763180	0175	07/08/13	\$665,000	\$717,000	1,400	10	1979	Avg	5,463	Y	N	16703 MAPLEWILD AVE SW
8	0	252303	9039	12/02/13	\$1,275,000	\$1,294,000	2,020	10	1973	Good	26,696	Y	Y	16343 MAPLEWILD AVE SW
8	0	292860	0272	05/04/11	\$679,000	\$774,000	2,210	10	1995	Avg	5,576	Y	N	3157 SW 171ST ST
8	0	611750	0110	08/15/12	\$579,000	\$672,000	2,490	10	1989	Avg	14,624	Y	N	18120 RIVIERA PL SW
8	0	809600	0180	08/27/13	\$574,000	\$608,000	2,490	10	1974	Avg	8,778	Y	N	2816 SW 172ND ST
8	0	611750	2180	07/05/12	\$1,425,000	\$1,661,000	2,670	10	1929	Good	13,026	Y	Y	17999 NORMANDY TER SW
8	0	292860	0095	08/13/12	\$799,950	\$929,000	2,700	10	2004	Avg	7,419	Y	N	2825 SW 170TH ST
8	0	611750	2510	06/18/13	\$740,000	\$803,000	2,750	10	1989	Avg	11,660	Y	N	19035 2ND PL SW
8	0	776520	0006	04/22/11	\$760,000	\$864,000	3,300	10	1992	Avg	22,000	N	N	1315 SW 175TH ST
8	0	776520	0006	01/09/12	\$740,000	\$867,000	3,300	10	1992	Avg	22,000	N	N	1315 SW 175TH ST
8	0	611790	0430	09/03/13	\$715,000	\$755,000	3,790	10	1989	Avg	15,050	N	N	226 SW 193RD PL

Improved Sales Used in This Annual Update Analysis

Area 049 -- 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	611750	1900	05/25/13	\$650,000	\$711,000	3,856	10	1977	VGood	12,890	N	N	1021 SW NORMANDY TER
8	0	611650	0208	05/18/12	\$700,000	\$819,000	4,400	10	1949	Good	30,112	N	N	1919 SW 170TH ST
8	0	611440	0131	10/01/12	\$850,000	\$981,000	4,550	10	2001	Avg	20,244	N	N	17228 4TH AVE SW
8	0	611790	0330	08/28/12	\$649,000	\$752,000	3,570	11	1990	Avg	15,297	N	N	259 SW 193RD PL
8	0	611790	0350	07/06/12	\$655,000	\$764,000	3,620	11	1994	Avg	16,584	N	N	245 SW 193RD PL
8	0	611790	0210	07/23/12	\$660,000	\$768,000	3,690	11	1992	Avg	15,000	N	N	247 SW 194TH PL
8	0	292860	0130	06/04/12	\$1,050,000	\$1,227,000	4,080	11	2006	Avg	16,621	Y	N	2725 SW 170TH ST

Improved Sales Removed in This Annual Update Analysis

Area 049 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	122303	9078	05/08/13	\$900,000	OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	143080	0339	09/10/12	\$242,600	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	143080	0339	10/16/12	\$242,600	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	179500	0020	04/29/11	\$425,500	RELOCATION - SALE TO SERVICE
3	0	182304	9176	02/22/11	\$133,000	DOR RATIO; EXEMPT FROM EXCISE TAX; AUCTION SALE
3	0	184200	0010	08/28/12	\$227,692	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	184200	0010	10/18/12	\$200,768	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	0	184200	0010	03/01/13	\$165,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	0	184200	0070	06/28/13	\$256,500	RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	233880	0045	06/22/12	\$650,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	242303	9173	04/25/13	\$499,873	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	242303	9144	10/05/11	\$575,000	IMP COUNT
3	0	242303	9173	06/13/13	\$499,873	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	0	250900	0180	08/17/12	\$385,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	273160	0125	07/24/13	\$525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	273160	0085	02/04/11	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	296680	0020	04/23/13	\$294,999	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	327640	0070	07/02/12	\$589,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	354160	0190	06/13/13	\$129,105	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	354160	0250	08/27/13	\$414,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	354160	0415	03/18/13	\$470,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	360660	0020	09/30/11	\$320,000	MODEL DEVELOPMENT EXCLUSION
3	0	433140	0285	12/05/12	\$292,570	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
3	0	433140	0375	08/08/13	\$281,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	433220	0045	03/22/13	\$205,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
3	0	433220	0050	07/26/13	\$205,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
3	0	447580	0070	02/14/11	\$100,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
3	0	447700	0220	07/15/13	\$465,000	NO MARKET EXPOSURE
3	0	447700	0176	03/01/12	\$424,950	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	0	447700	0230	06/29/12	\$245,000	OBSOLESCENCE

Improved Sales Removed in This Annual Update Analysis

Area 049 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	610240	0065	08/10/12	\$265,000	INSUFFICIENT REPRESENTATION FOR FAIR CONDITION
3	0	610240	0040	11/18/13	\$527,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	610240	0160	05/27/11	\$350,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	632700	0230	06/11/13	\$288,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	632700	0225	04/29/13	\$266,753	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE
3	0	632700	0210	02/16/12	\$363,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	632700	0230	10/10/13	\$454,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	638560	0005	05/17/13	\$470,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	638560	0030	08/16/12	\$165,000	NON-REPRESENTATIVE SALE
3	0	763240	0010	05/17/12	\$326,310	IMP COUNT; FULL SALES PRICE NOT REPORTED; NO MARKET EXPOSURE
3	0	763240	0010	05/17/12	\$213,690	IMP COUNT; FULL SALES PRICE NOT REPORTED; NO MARKET EXPOSURE
3	0	763580	1170	12/06/12	\$332,470	IMP. CHARACTERISTICS CHANGED SINCE SALE; GOV'T AGENCY; EXEMPT FROM EXCISE TAX
3	0	763580	1024	12/09/11	\$319,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	763580	1400	09/27/13	\$495,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	763580	1441	05/08/12	\$435,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	763580	1170	07/11/12	\$301,355	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	0	763580	1382	08/26/13	\$506,600	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
3	0	763680	0280	06/26/12	\$1,000,000	INSUFFICIENT REPRESENTATION FOR POOR CONDITION
3	0	763680	0220	05/22/12	\$600,000	%NETCONDITION; PREVIMP<=25K; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	763680	0100	06/13/11	\$487,618	QUIT CLAIM DEED
3	0	763740	0060	12/13/12	\$501,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	763740	0140	06/20/13	\$405,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	777420	0220	10/21/13	\$313,000	STATISTICAL OUTLIER
3	0	777420	0130	05/24/11	\$274,950	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	0	777420	0187	01/21/11	\$352,500	AUCTION SALE; FINANCIAL INSTITUTION RESALE
3	0	777920	0320	06/18/12	\$435,000	%COMPLETE
3	0	777920	0320	07/29/11	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	777920	0426	09/19/12	\$135,094	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	777920	0445	04/01/13	\$468,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	778160	0050	08/15/11	\$715,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMIN., GUARDIAN, OR EXECUTOR

Improved Sales Removed in This Annual Update Analysis

Area 049 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	778160	0030	06/27/12	\$1,200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	778160	0035	06/03/11	\$1,850,000	NO MARKET EXPOSURE
3	0	778400	0240	12/23/13	\$550,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	783580	0190	05/14/13	\$109,500	DOR RATIO; SHORT SALE
3	0	783580	0017	03/15/12	\$155,103	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
3	0	783580	0073	05/02/13	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	783580	0042	01/10/11	\$345,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	810300	0106	12/05/13	\$315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	810300	0146	12/21/12	\$397,000	OBSOLESCENCE
3	0	810360	0150	03/27/13	\$422,547	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
3	0	810360	0130	07/29/13	\$202,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMIN., GUARDIAN, OR EXECUTOR
3	0	810360	0165	05/03/11	\$219,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	810360	0155	05/03/13	\$274,900	IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR
3	0	810360	0007	05/13/11	\$318,257	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	0	885900	0035	09/06/11	\$398,000	RELOCATION - SALE TO SERVICE
3	0	917560	0045	07/02/12	\$200,000	INSUFFICIENT REPRESENTATION FOR GRADE 5
7	0	024300	0230	07/25/13	\$282,600	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	024300	0520	07/29/13	\$100,000	BOXPLOT
7	0	024300	0100	06/09/11	\$166,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMIN., GUARDIAN, OR EXECUTOR
7	0	024300	0090	12/24/12	\$200,000	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
7	0	024300	0095	02/02/12	\$200,000	IMP COUNT; NON-REPRESENTATIVE SALE
7	0	024300	0090	07/30/12	\$215,221	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
7	0	024300	0345	04/24/13	\$180,500	NON-REPRESENTATIVE SALE
7	0	024300	0100	11/21/12	\$250,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	024300	0100	11/21/12	\$250,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	093600	0084	10/03/12	\$201,299	AUCTION SALE; FINANCIAL INSTITUTION RESALE
7	0	093600	0084	08/31/12	\$186,079	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
7	0	121700	0265	09/13/13	\$155,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	121700	0415	04/18/13	\$210,000	NO MARKET EXPOSURE
7	0	296880	0175	01/13/11	\$179,000	INSUFFICIENT REPRESENTATION FOR GRADE 5

Improved Sales Removed in This Annual Update Analysis

Area 049 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0	296880	0585	06/27/12	\$106,000	INSUFFICIENT REPRESENTATION FOR GRADE 5
7	0	296880	1310	10/26/12	\$199,950	INSUFFICIENT REPRESENTATION FOR GRADE 5
7	0	296880	0895	05/10/12	\$106,000	OBSERVATION OUTSIDE THE NORM
7	0	296880	0055	02/29/12	\$148,750	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	296880	0320	06/25/13	\$157,501	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	296880	1095	05/30/12	\$85,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	296880	0484	01/28/11	\$112,749	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	296880	1175	12/21/11	\$169,200	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
7	0	296880	0650	03/09/12	\$158,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
7	0	296880	1575	01/26/12	\$200,000	AUCTION SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
7	0	296880	0025	09/26/11	\$220,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE
7	0	296880	0260	05/14/12	\$135,001	FORCED SALE; EXEMPT FROM EXCISE TAX
7	0	296880	0415	04/17/12	\$199,000	IMP COUNT
7	0	296880	0025	11/07/12	\$355,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	296880	0566	02/15/13	\$214,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	296880	0566	09/11/12	\$147,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	296880	0655	08/21/12	\$100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	296880	1010	05/08/12	\$126,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	296880	1265	08/30/13	\$370,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	296880	1265	10/27/11	\$209,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	296880	1295	12/10/13	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	296880	0276	03/23/12	\$224,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
7	0	296880	1075	06/24/13	\$261,149	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
7	0	296880	0106	06/27/11	\$165,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
7	0	296880	1600	09/20/11	\$142,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
7	0	296880	0055	09/24/12	\$129,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
7	0	296880	0595	11/14/11	\$86,500	
7	0	296880	0835	08/17/12	\$98,676	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
7	0	296880	1175	05/10/12	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	296880	0685	04/24/13	\$287,777	UNFINISHED AREA; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE

Improved Sales Removed in This Annual Update Analysis

Area 049 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0	296880	0685	06/14/13	\$287,778	UNFINISHED AREA; NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
7	0	302304	9285	01/31/11	\$375,000	NO MARKET EXPOSURE
7	0	419740	0011	11/30/11	\$88,900	%NETCONDITION; PREVIMP<=25K; NO MARKET EXPOSURE
7	0	419740	0063	06/17/13	\$388,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
7	0	419740	0070	06/15/12	\$243,000	IMP COUNT
7	0	441560	0030	09/05/13	\$148,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	0	028265	0060	01/23/12	\$375,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
8	0	061600	0285	09/19/12	\$425,000	BOXPLOT
8	0	061600	0090	04/02/13	\$325,000	NO MARKET EXPOSURE
8	0	061800	0155	11/21/13	\$445,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	061900	0095	10/08/12	\$257,500	NON-REPRESENTATIVE SALE; SHORT SALE
8	0	062204	9077	03/01/12	\$1,400,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	062204	9132	06/25/12	\$310,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED; NON-REPRESENTATIVE SALE
8	0	062204	9121	12/26/12	\$450,000	RELATED PARTY, FRIEND, OR NEIGHBOR; FULL SALES PRICE NOT REPORTED; STATEMENT TO DOR
8	0	062204	9104	04/29/11	\$302,400	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
8	0	151600	0005	05/10/13	\$431,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	182720	0185	10/10/12	\$240,000	DOR RATIO; ESTATE ADMIN., GUARDIAN, OR EXECUTOR; IMP. CHAR. CHANGED SINCE SALE
8	0	182720	0371	10/23/12	\$235,000	DOR RATIO; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
8	0	182720	0360	12/27/12	\$108,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
8	0	182720	0371	05/14/13	\$650,000	NO MARKET EXPOSURE
8	0	188850	0050	02/13/12	\$355,255	OBSOLESCENCE; BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY
8	0	188850	0050	09/13/12	\$320,000	OBSOLESCENCE; GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	200900	0830	07/16/12	\$435,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	200900	0830	12/13/11	\$290,126	AUCTION SALE; OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
8	0	252303	9013	04/23/13	\$1,748,880	INSUFFICIENT REPRESENTATION FOR GRADE 12
8	0	252303	9022	10/17/12	\$1,300,000	INSUFFICIENT REPRESENTATION FOR GRADE 12
8	0	252303	9342	03/13/12	\$1,350,000	INSUFFICIENT REPRESENTATION FOR GRADE 12
8	0	252303	9279	11/15/11	\$235,000	RETENTION EXCLUSION FOR THE SAMPLE SET
8	0	252303	9335	10/23/13	\$314,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	0	252303	9077	09/20/11	\$645,000	BOXPLOT

Improved Sales Removed in This Annual Update Analysis

Area 049 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	0	252303	9143	06/07/13	\$120,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
8	0	252303	9342	12/30/11	\$700,000	DOR RATIO; NON-REPRESENTATIVE SALE
8	0	252303	9082	06/13/13	\$499,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	252303	9082	08/24/12	\$268,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	252303	9246	05/16/13	\$394,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	252303	9253	04/18/13	\$287,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	252303	9253	06/07/12	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	252303	9294	01/23/13	\$219,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	252303	9301	09/11/13	\$349,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	262303	9036	05/30/12	\$820,000	%COMPLETE
8	0	262303	9010	11/02/12	\$750,000	%NETCONDITION; PREVIMP<=25K; IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	262303	9042	10/19/12	\$2,247,500	BOXPLOT
8	0	262303	9032	03/23/11	\$1,400,000	NO MARKET EXPOSURE
8	0	279180	0060	02/11/11	\$222,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
8	0	286170	0070	01/13/12	\$185,000	DOR RATIO; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
8	0	292760	0040	03/27/13	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	292760	0155	08/06/13	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	292760	0325	09/20/13	\$480,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	292760	0565	07/09/13	\$975,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
8	0	292760	0305	05/13/13	\$273,333	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
8	0	292760	0560	07/09/13	\$1,300,000	UNFINISHED AREA
8	0	292860	0235	06/26/13	\$285,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
8	0	293160	0045	08/13/12	\$182,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
8	0	293160	0045	03/04/13	\$334,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	300180	0113	08/07/12	\$220,500	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
8	0	302304	9091	07/29/13	\$399,000	INSUFFICIENT REPRESENTATION FOR FAIR CONDITION
8	0	302304	9077	07/27/12	\$423,250	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
8	0	302304	9313	06/24/13	\$41,608	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
8	0	305560	0030	08/05/13	\$221,300	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	0	312304	9170	08/26/13	\$512,288	%COMPLETE

Improved Sales Removed in This Annual Update Analysis

Area 049 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	0	312304	9327	08/05/13	\$450,000	%COMPLETE
8	0	312304	9098	08/12/13	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	312304	9146	12/10/13	\$424,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	312304	9146	02/24/12	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	312304	9242	05/24/12	\$370,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	312304	9283	06/28/13	\$525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	312304	9123	03/15/12	\$147,000	NON-REPRESENTATIVE SALE; SHORT SALE
8	0	312304	9264	05/08/12	\$255,000	OBSOLESCENCE; UNFINISHED AREA
8	0	312304	9264	02/28/12	\$255,000	OBSOL;UNFIN AREA;QUIT CLAIM DEED; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
8	0	374160	0030	09/05/13	\$495,000	NO MARKET EXPOSURE
8	0	374670	0180	12/27/13	\$750,000	NON-NORMAL DISTRIBUTION
8	0	433460	0065	11/30/12	\$425,800	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	0	433460	0065	02/07/13	\$223,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
8	0	433500	0145	08/30/13	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMIN., GUARDIAN, OR EXECUTOR
8	0	440680	0065	11/21/12	\$335,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	440680	0070	05/21/12	\$398,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	443840	0045	01/10/13	\$121,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	443840	0070	03/27/13	\$37,350	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
8	0	443840	0045	06/25/13	\$311,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	443840	0060	12/13/12	\$304,419	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
8	0	443840	0050	10/17/13	\$126,000	NON-REPRESENTATIVE SALE
8	0	507210	0090	04/24/13	\$107,350	DOR RATIO; QUIT CLAIM; PARTIAL INTEREST (1/3, 1/2, Etc.);RELATED PARTY, FRIEND, OR NEIGH.
8	0	507210	0025	12/09/11	\$335,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
8	0	507230	0165	12/05/12	\$320,199	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
8	0	507240	0470	10/29/13	\$615,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	507240	0440	12/27/12	\$307,800	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
8	0	507240	0380	03/04/13	\$443,500	RELOCATION - SALE TO SERVICE
8	0	507241	0010	11/10/11	\$493,913	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
8	0	507241	0010	02/14/12	\$320,000	AUCTION SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
8	0	507241	0030	10/15/12	\$255,000	AUCTION SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in This Annual Update Analysis

Area 049 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	0	507241	0030	02/13/13	\$442,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	507242	0070	07/24/13	\$510,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	509780	0090	12/07/11	\$5,217	DOR RATIO; NO MARKET EXPOSURE
8	0	512240	0130	07/07/11	\$400,000	ANOMALY DETECTION
8	0	512240	0070	06/06/13	\$650,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	611200	0075	03/08/12	\$432,607	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
8	0	611340	0046	07/14/11	\$317,000	NON-REPRESENTATIVE SALE
8	0	611440	0110	05/10/13	\$595,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	611440	0141	02/14/12	\$520,000	NO MARKET EXPOSURE
8	0	611540	0079	01/18/13	\$495,064	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	0	611540	0327	08/02/11	\$77,900	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
8	0	611650	0016	08/03/11	\$110,000	NO MARKET EXPOSURE
8	0	611650	0240	06/14/12	\$1,290,000	NO MARKET EXPOSURE
8	0	611650	0015	05/08/12	\$262,100	NON-REPRESENTATIVE SALE
8	0	611750	1625	11/01/12	\$935,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
8	0	611750	1141	04/21/13	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	611750	1260	04/22/13	\$613,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	611750	1475	06/13/12	\$367,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	611750	1531	11/05/13	\$602,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	611750	1975	01/16/13	\$525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	611750	2065	09/20/12	\$470,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	611750	2275	04/20/12	\$400,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
8	0	611750	0345	06/28/12	\$212,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR
8	0	611750	0480	07/11/12	\$720,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
8	0	611750	0075	07/11/12	\$390,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	0	611800	0050	12/05/13	\$206,756	INSUFFICIENT REPRESENTATION FOR FAIR CONDITION
8	0	611800	0030	10/10/12	\$155,000	DOR RATIO
8	0	611800	0020	12/26/13	\$475,000	IMP COUNT
8	0	611800	0050	04/11/13	\$212,032	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
8	0	611860	0015	08/19/13	\$442,800	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in This Annual Update Analysis

Area 049 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	0	611920	0080	11/11/13	\$258,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMIN., GUARDIAN, OR EXECUTOR;
8	0	612020	0015	03/10/11	\$373,725	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
8	0	612070	0071	01/05/12	\$275,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
8	0	645620	0030	10/17/13	\$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	645620	0030	04/03/13	\$181,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	664180	0020	09/17/13	\$417,200	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	0	664180	0040	12/03/12	\$192,032	DOR RATIO; QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
8	0	763120	0330	07/26/12	\$711,550	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	763120	0200	10/19/12	\$684,000	OBSOLESCENCE
8	0	768040	0200	11/10/11	\$160,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	768040	0030	07/22/13	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	768040	0200	05/02/12	\$489,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	768040	0230	10/15/13	\$635,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	768040	0152	07/15/13	\$497,000	OBSOLESCENCE
8	0	768040	0160	06/10/11	\$799,950	QUIT CLAIM DEED
8	0	776620	0013	07/09/13	\$531,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	809600	0025	06/11/13	\$870,000	NO MARKET EXPOSURE
8	0	809600	0215	05/29/12	\$1,705,000	NO MARKET EXPOSURE
8	0	809600	0165	11/06/12	\$318,250	QUIT CLAIM DEED
8	0	857640	0110	02/22/12	\$345,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; GOV'T AGENCY; EXEMPT FROM EXCISE TAX
8	0	857640	0090	11/15/11	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	929080	0070	08/31/11	\$319,995	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	941440	0020	12/23/13	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	99	763180	0115	03/08/12	\$102,600	DOR RATIO; OBSOLESCENCE; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
8	99	763180	0130	02/25/13	\$615,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Vacant Sales Used in this Annual Update Analysis

Area 049

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
7	0	296880	1590	07/15/11	\$80,000	6,780	N	N
8	0	062204	9146	10/24/13	\$165,000	15,999	N	N
8	0	062204	9147	10/24/13	\$165,000	15,031	N	N
8	0	292760	0645	07/09/13	\$200,000	11,190	Y	N
8	0	292860	0148	05/30/13	\$280,000	13,819	Y	N
8	0	312304	9087	07/25/12	\$349,950	53,602	Y	N
8	0	374670	0180	02/03/12	\$285,000	9,957	Y	N
8	0	611650	0330	01/14/13	\$185,000	41,269	N	N
8	0	611650	0329	07/10/12	\$189,900	21,954	N	N
8	0	611750	0825	01/25/13	\$181,000	13,500	Y	N
8	0	763120	0295	07/05/13	\$321,000	7,760	Y	N

Vacant Sales Removed in this Annual Update Analysis

Area 049

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	763680	0401	03/22/12	\$57,000	RELATED PARTY, FRIEND, OR NEIGHBOR; FINANCIAL INSTITUTION RESALE;
7	0	093600	0075	05/22/13	\$13,412	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR;
8	0	200900	1650	02/29/12	\$106,300	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
8	0	252303	9302	09/17/13	\$30,000	PLOTTAGE;
8	0	312304	9219	06/03/13	\$99,000	NON-REPRESENTATIVE SALE;
8	0	374670	0230	09/22/11	\$150,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR; FINANCIAL INSTITUTION RESALE;
8	0	374670	0220	03/25/11	\$200,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
8	0	512240	0110	01/03/13	\$35,000	PLOTTAGE;
8	0	611540	0010	05/24/12	\$305,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;

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:

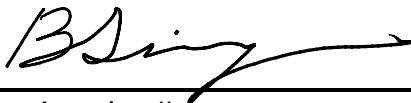
- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present 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



7/10/2014

Appraiser II

Date