

Executive Summary

Burien - Area 023

Annual Update

Characteristics Based Market Adjustment for 2014 Assessment Roll

Previous Physical Inspection: 2013
Number of Improved Sales: 509
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	\$71,800	\$123,600	\$195,400			10.45%
2014 Value	\$78,500	\$149,300	\$227,800	\$246,800	92.5%	10.19%
\$ Change	+\$6,700	+\$25,700	+\$32,400			
% Change	+9.3%	+20.8%	+16.6%			

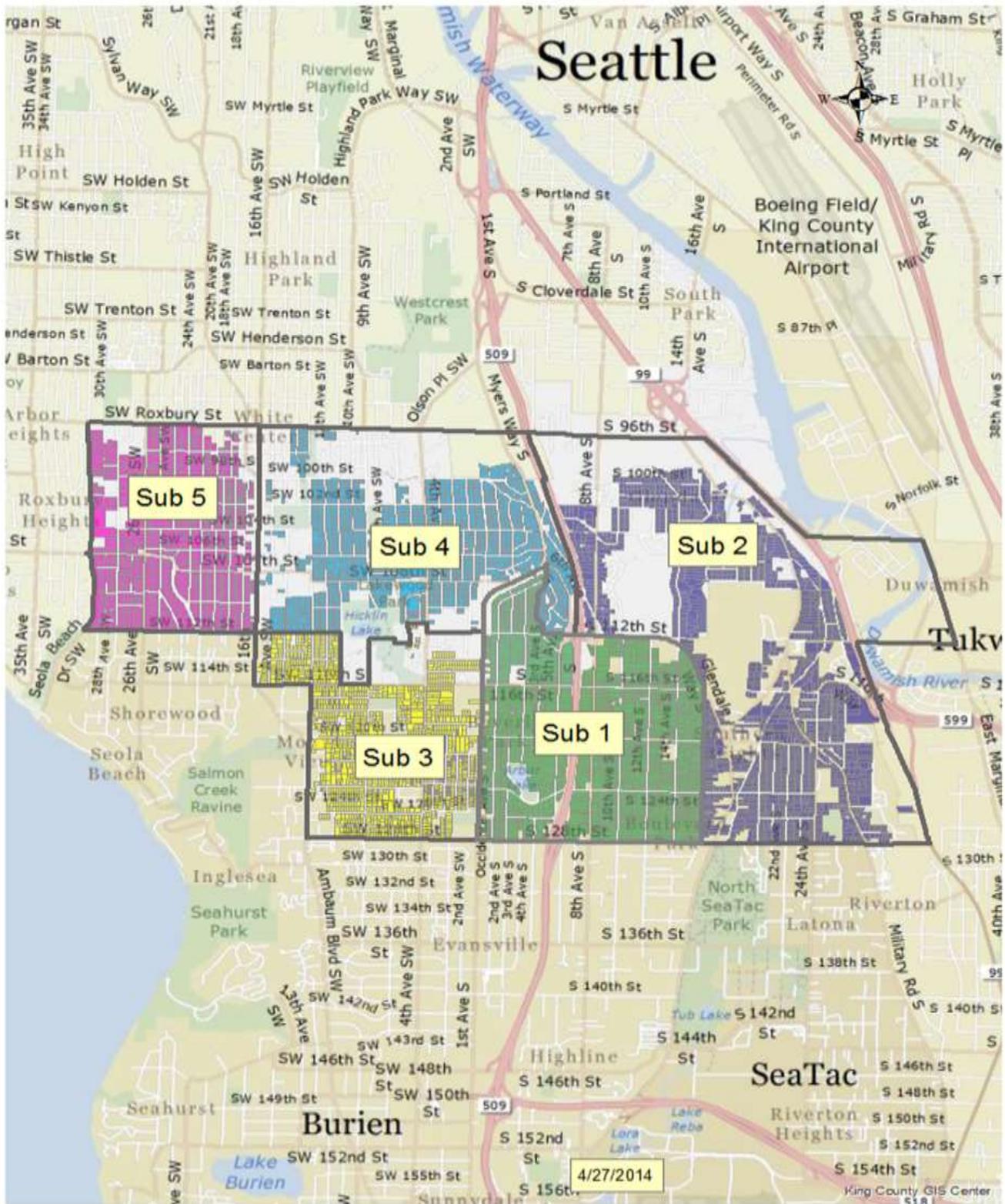
Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2014 COD of 10.19% is an improvement from the previous COD of 10.45%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards 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	\$73,300	\$98,200	\$171,500
2014 Value	\$80,200	\$119,200	\$199,400
% Change	+9.4%	+21.4%	+16.3%

Number of one to three unit residences in the population: 6,931

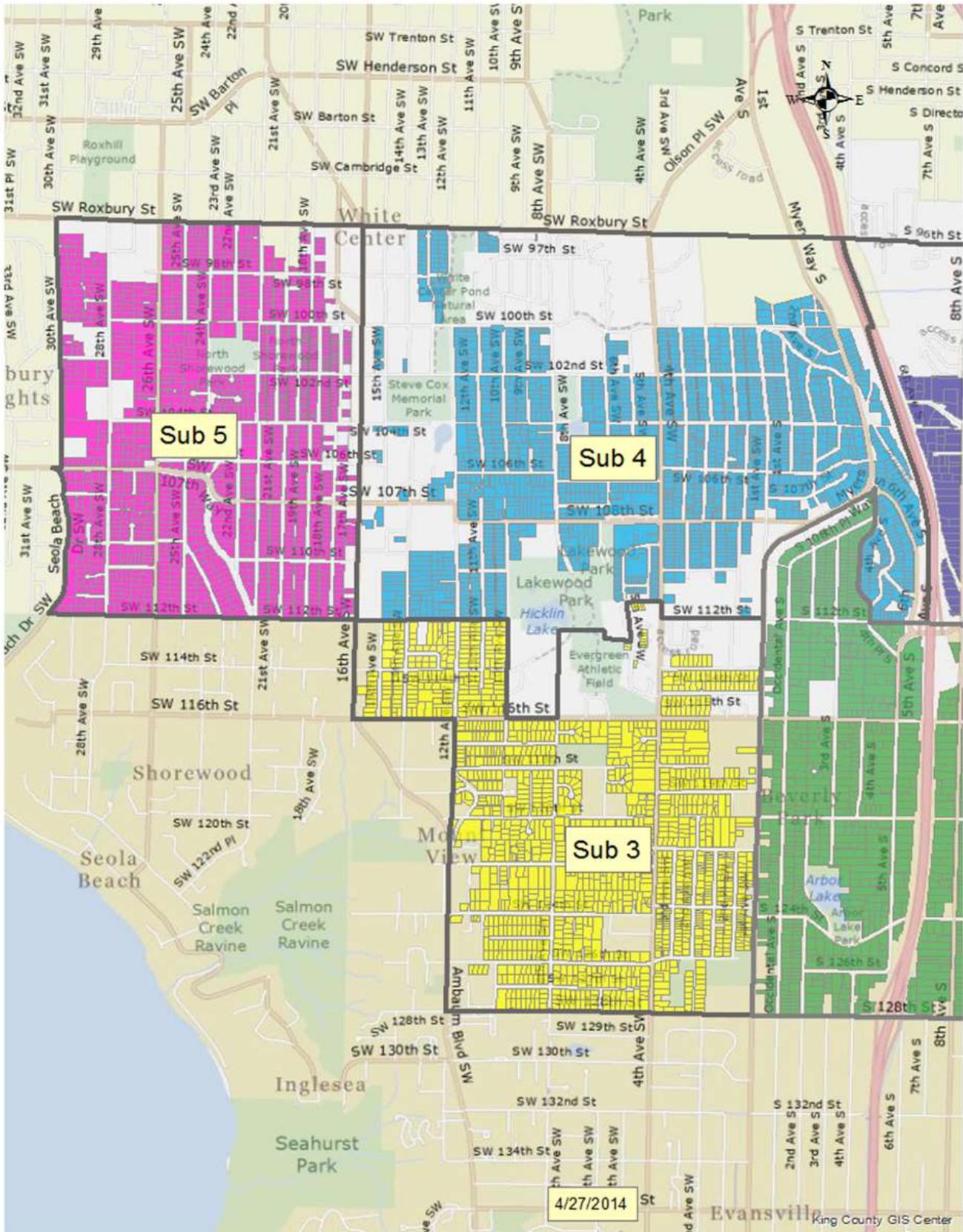
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one characteristic-based and one neighborhood-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, parcels located in Sub 3 Neighborhood 30 Grade<7 with one living unit, were generally at higher assessment levels than the rest of the population. This was also the case with Duplex properties. This annual update valuation model corrects for these strata differences.

Area 023 - 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 023 - Sub Areas 3, 4 and 5 Map



Area 023 - Model Adjustments 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+17.58%	6,478	93%

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
Sub3Nghb30Grade<7LivUnit=1	-0.07%	18	319	6%
Duplex	+2.04%	10	134	7%

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

Generally, parcel located in Sub 3 Neighborhood 30 Grade <7 with 1 living unit were at a higher assessment level than the rest of the population. This was also the case with Duplex parcels. This model corrects for these strata differences.

Annual Update Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: May 14, 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 25 usable land sales available in the area, their 2013 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall +9.4% increase in land assessments in the area for the 2014 Assessment Year. The formula is:

2014 Land Value = 2013 Land Value * 1.10, 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 one characteristic-based and one neighborhood-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, parcels located in Sub 3 Neighborhood 30 Grade<7 with one living unit, were generally at higher assessment levels than the rest of the population. This was also the case with Duplex properties. 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 509 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:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * (1 - 0.06) / (.7994546 + .1411787 * \text{Sub3Nghb30Grade} < 7 \text{ LivUnit} = 1 + .1217401 * \text{Duplex})$$

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 10 sales of mobile homes within Area 023. Analysis of the mobile home sales indicated that an adjustment to total value was necessary. The adjustment formula is:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * 1.05$$

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

Results

The resulting assessment level is 0.925. 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) * 1.166.
- If the site is improved with a house and mobile home, the formula derived from the house is used to arrive at new total value.
- If “accessory improvements only”, the previous total value is multiplied by land factor of 1.10 to arrive at a new total value. (2013 Land Value + Previous Improvement Value) * 1.10.
- If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.
- If land value <= \$10,000 no adjustment is applied.



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

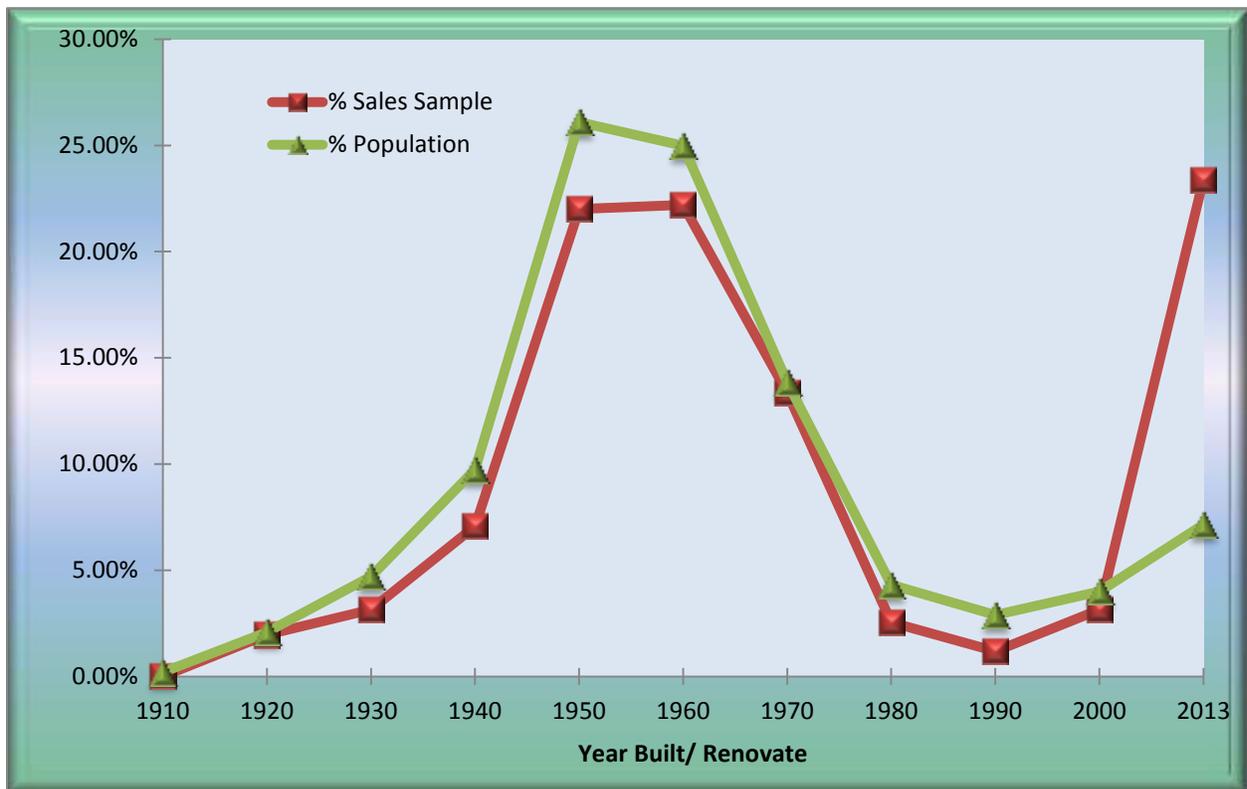
Sales Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	10	1.96%
1930	16	3.14%
1940	36	7.07%
1950	112	22.00%
1960	113	22.20%
1970	68	13.36%
1980	13	2.55%
1990	6	1.18%
2000	16	3.14%
2013	119	23.38%
509		

Population

Year Built/Ren	Frequency	% Population
1910	14	0.20%
1920	144	2.08%
1930	326	4.70%
1940	675	9.74%
1950	1,809	26.10%
1960	1,732	24.99%
1970	960	13.85%
1980	299	4.31%
1990	200	2.89%
2000	277	4.00%
2013	495	7.14%
6,931		



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.

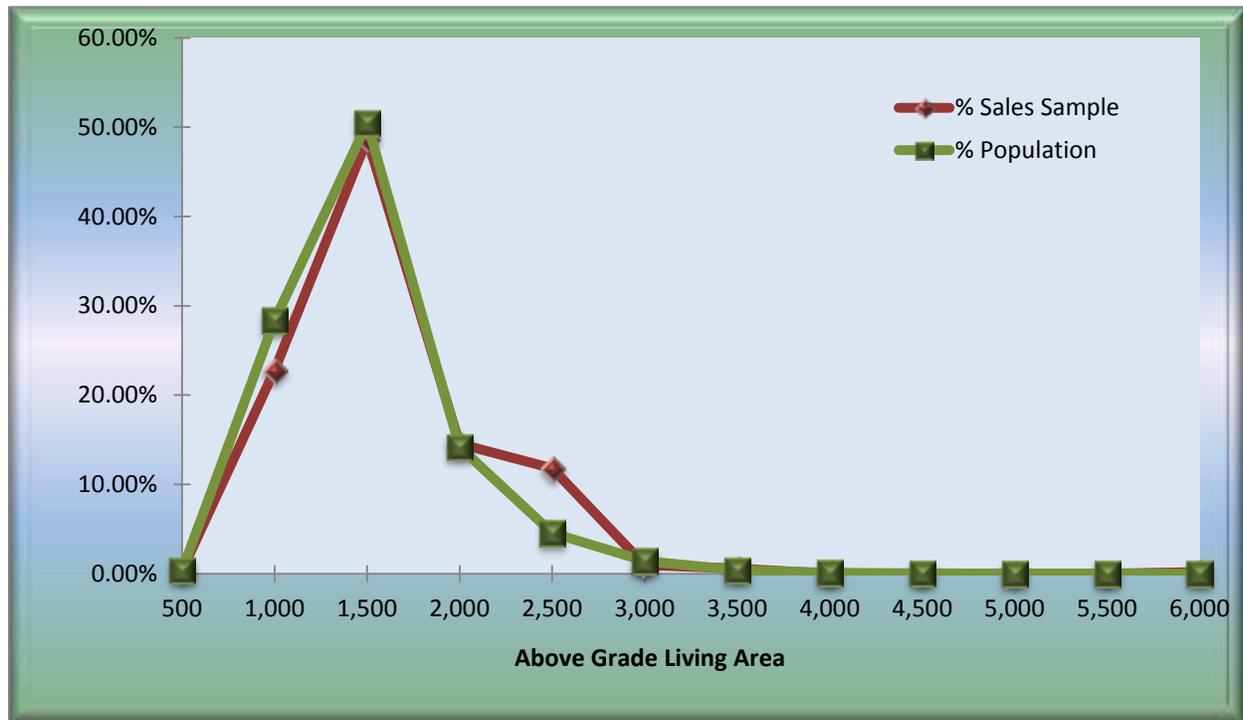
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	2	0.39%
1,000	116	22.79%
1,500	248	48.72%
2,000	74	14.54%
2,500	60	11.79%
3,000	5	0.98%
3,500	3	0.59%
4,000	0	0.00%
4,500	0	0.00%
5,000	0	0.00%
5,500	0	0.00%
6,000	1	0.20%
509		

Population

AGLA	Frequency	% Population
500	28	0.40%
1,000	1,967	28.38%
1,500	3,497	50.45%
2,000	982	14.17%
2,500	317	4.57%
3,000	100	1.44%
3,500	28	0.40%
4,000	7	0.10%
4,500	3	0.04%
5,000	0	0.00%
5,500	1	0.01%
6,000	1	0.01%
6,931		



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

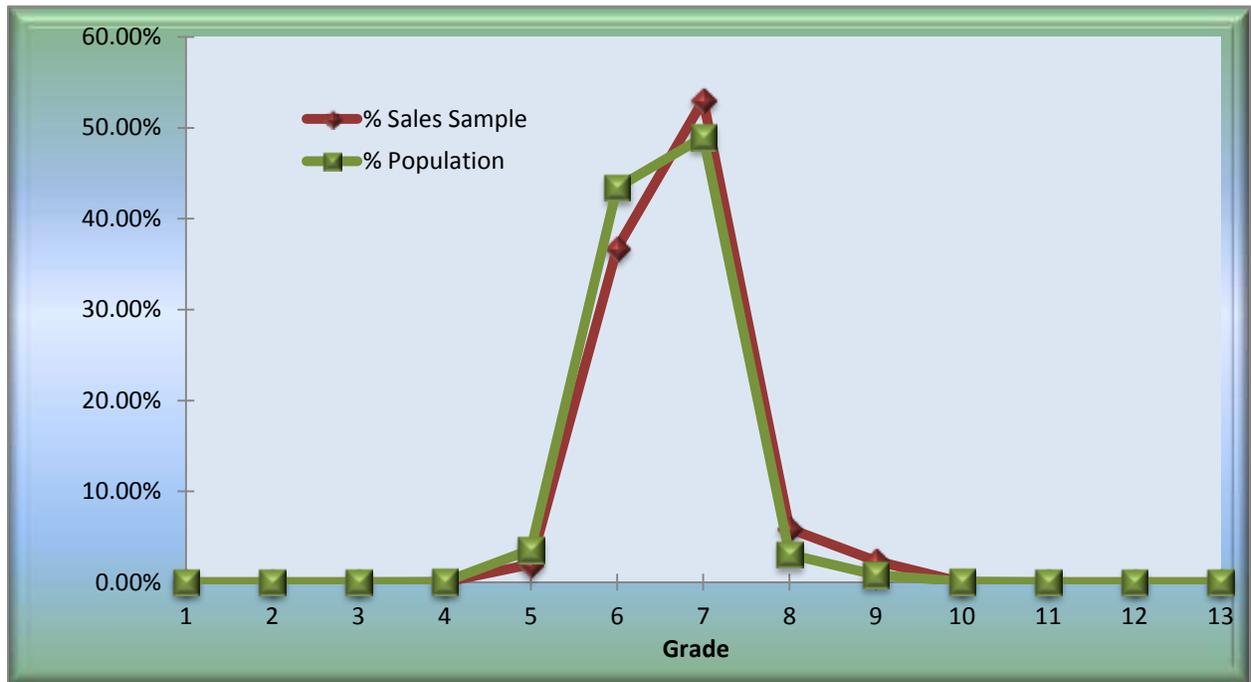
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	10	1.96%
6	187	36.74%
7	270	53.05%
8	30	5.89%
9	12	2.36%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
509		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	3	0.04%
5	249	3.59%
6	3,010	43.43%
7	3,396	49.00%
8	211	3.04%
9	56	0.81%
10	6	0.09%
11	0	0.00%
12	0	0.00%
13	0	0.00%
6,931		



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

Area 023 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 1.186, resulting in an adjusted value of \$563,000 ($\$475,000 * 1.186 = \$563,350$) – truncated to the nearest \$1000.

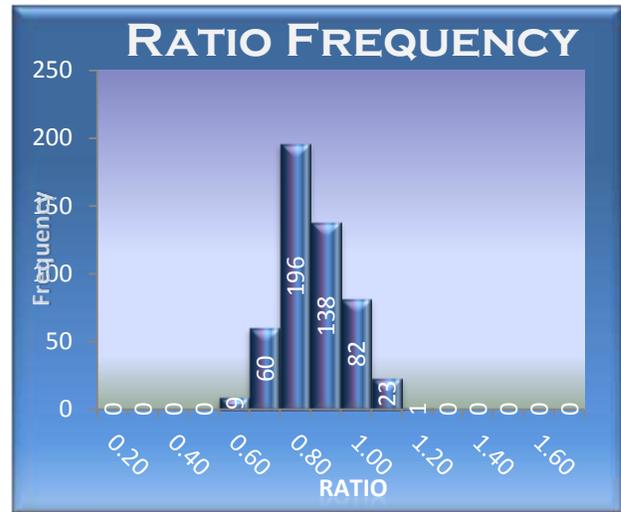
SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.132	13.2%
2/1/2011	1.143	14.3%
3/1/2011	1.152	15.2%
4/1/2011	1.162	16.2%
5/1/2011	1.170	17.0%
6/1/2011	1.178	17.8%
7/1/2011	1.184	18.4%
8/1/2011	1.191	19.1%
9/1/2011	1.196	19.6%
10/1/2011	1.200	20.0%
11/1/2011	1.203	20.3%
12/1/2011	1.206	20.6%
1/1/2012	1.208	20.8%
2/1/2012	1.209	20.9%
3/1/2012	1.209	20.9%
4/1/2012	1.208	20.8%
5/1/2012	1.206	20.6%
6/1/2012	1.204	20.4%
7/1/2012	1.201	20.1%
8/1/2012	1.197	19.7%
9/1/2012	1.192	19.2%
10/1/2012	1.186	18.6%
11/1/2012	1.179	17.9%
12/1/2012	1.172	17.2%
1/1/2013	1.163	16.3%
2/1/2013	1.154	15.4%
3/1/2013	1.145	14.5%
4/1/2013	1.134	13.4%
5/1/2013	1.123	12.3%
6/1/2013	1.110	11.0%
7/1/2013	1.097	9.7%
8/1/2013	1.083	8.3%
9/1/2013	1.068	6.8%
10/1/2013	1.052	5.2%
11/1/2013	1.036	3.6%
12/1/2013	1.019	1.9%
1/1/2014	1.000	0.0%

The time adjustment formula for Area 023 is: $(.7994546 - 4.932134E-04 * \text{SaleDay} - 3.6123E-07 * \text{SaleDaySq} + .1411787 * 3.536346E-02 + .1217401 * 1.964637E-02) / (.7994546 + .1411787 * 3.536346E-02 + .1217401 * 1.964637E-02)$
SaleDay = SaleDate - 41640
SaleDaySq = (SaleDate - 41640)^2

Annual Update Ratio Study Report (Before) – 2013 Assessments

District: WC / Team: 3	Appr. Date: 1/1/2013	Date of Report: 5/14/2014	Sales Dates: 1/2011 - 12/2013
Area Name: Burien	Appr ID: SKEN	Property Type: 1 to 3 Unit Residences	Adjusted for time? YES
Area Number: 23			

SAMPLE STATISTICS	
<i>Sample size (n)</i>	509
<i>Mean Assessed Value</i>	195,400
<i>Mean Adj. Sales Price</i>	246,800
<i>Standard Deviation AV</i>	53,972
<i>Standard Deviation SP</i>	76,312
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.807
<i>Median Ratio</i>	0.795
<i>Weighted Mean Ratio</i>	0.792
UNIFORMITY	
<i>Lowest ratio</i>	0.522
<i>Highest ratio:</i>	1.140
<i>Coefficient of Dispersion</i>	10.45%
<i>Standard Deviation</i>	0.105
<i>Coefficient of Variation</i>	13.07%
<i>Price Related Differential (PRD)</i>	1.019
RELIABILITY	
95% Confidence: Median	
<i>Lower limit</i>	0.782
<i>Upper limit</i>	0.805
95% Confidence: Mean	
<i>Lower limit</i>	0.798
<i>Upper limit</i>	0.816
SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	6931
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.105
Recommended minimum:	18
<i>Actual sample size:</i>	509
Conclusion:	OK
NORMALITY	
Binomial Test	
<i># ratios below mean:</i>	280
<i># ratios above mean:</i>	229
<i>z:</i>	2.261
Conclusion:	Non-normal



COMMENTS:

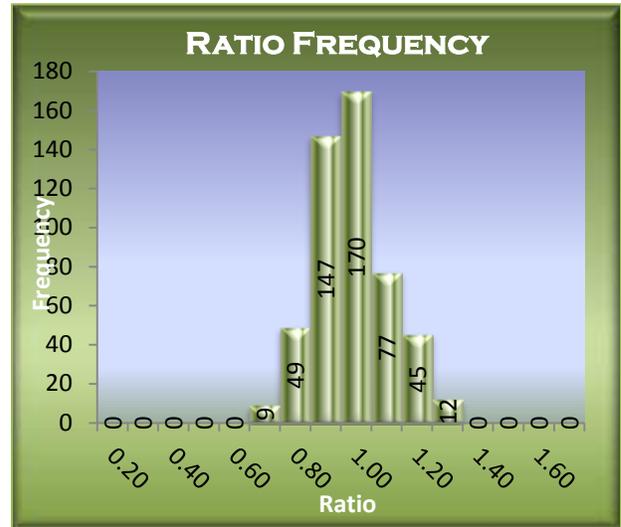
1 to 3 Unit Residences throughout Area 023

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

Annual Update Ratio Study Report (After) - 2014 Assessments

District: WC / Team: 3	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Burien	1/1/2014	5/14/2014	1/2011 - 12/2013
Area Number: 23	Appr. ID:	Property Type:	Adjusted for time?
	SKEN	1 to 3 Unit	YES

SAMPLE STATISTICS	
Sample size (n)	509
Mean Assessed Value	227,800
Mean Sales Price	246,800
Standard Deviation AV	64,494
Standard Deviation SP	76,312
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.938
Median Ratio	0.925
Weighted Mean Ratio	0.923
UNIFORMITY	
Lowest ratio	0.611
Highest ratio:	1.236
Coefficient of Dispersion	10.19%
Standard Deviation	0.118
Coefficient of Variation	12.61%
Price Related Differential (PRD)	1.016
RELIABILITY	
95% Confidence: Median	
Lower limit	0.911
Upper limit	0.940
95% Confidence: Mean	
Lower limit	0.928
Upper limit	0.948
SAMPLE SIZE EVALUATION	
N (population size)	6931
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.118
Recommended minimum:	22
Actual sample size:	509
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	274
# ratios above mean:	235
z:	1.729
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 023

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

Improved Sales Used in This Annual Update Analysis Area 023 -- 1 to 3 Unit Residences

Sub Area	Ng hb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	40	079500	0315	01/16/12	\$174,900	\$211,000	580	6	1956	VGood	6,105	N	N	11000 OCCIDENTAL AVE S
1	40	144680	1055	04/20/13	\$140,000	\$158,000	820	6	1949	Good	9,975	N	N	12027 2ND AVE S
1	40	079500	0745	01/06/12	\$125,000	\$151,000	820	6	1953	Avg	5,498	N	N	10836 3RD AVE S
1	40	079500	0450	07/25/12	\$179,950	\$215,000	840	6	1948	Good	6,250	N	N	10833 2ND AVE S
1	40	144680	0040	03/08/13	\$145,000	\$166,000	950	6	1942	Fair	12,500	N	N	12038 1ST AVE S
1	40	079800	0564	08/20/12	\$171,100	\$204,000	1,000	6	1935	VGood	11,440	N	N	11632 OCCIDENTAL AVE S
1	40	144760	0285	08/16/13	\$150,000	\$161,000	1,030	6	1938	Good	21,712	N	N	214 S 126TH ST
1	40	079800	0610	04/24/13	\$200,000	\$225,000	1,450	6	1941	Avg	10,788	N	N	136 S 120TH ST
1	40	079600	0170	04/19/13	\$190,000	\$214,000	1,530	6	1941	Avg	12,500	N	N	11415 OCCIDENTAL AVE S
1	40	144680	0530	04/10/13	\$171,000	\$193,000	1,690	6	1952	Avg	13,300	N	N	12420 OCCIDENTAL AVE S
1	40	079800	0286	03/30/12	\$218,000	\$263,000	2,040	6	1949	Good	9,906	N	N	11240 3RD AVE S
1	40	144680	0925	12/12/12	\$180,000	\$210,000	840	7	1941	Avg	12,900	N	N	150 S 124TH ST
1	40	144680	0786	04/12/12	\$264,500	\$319,000	1,020	7	1962	VGood	7,280	N	N	151 S 124TH ST
1	40	144680	0955	11/21/12	\$183,400	\$215,000	1,050	7	1957	Good	7,450	Y	N	208 S 124TH ST
1	40	144680	0960	08/23/13	\$285,200	\$306,000	1,060	7	1957	VGood	8,600	Y	N	202 S 124TH ST
1	40	350960	0040	11/12/13	\$272,000	\$280,000	1,100	7	1961	Good	8,000	N	N	11655 4TH AVE S
1	40	079800	0162	08/23/11	\$219,000	\$262,000	1,120	7	1956	Good	12,390	N	N	11806 3RD AVE S
1	40	144680	0966	05/01/13	\$256,000	\$287,000	1,130	7	1961	VGood	7,200	Y	N	160 S 124TH ST
1	40	079800	0063	05/25/12	\$142,200	\$171,000	1,140	7	1954	Avg	10,500	N	N	522 S 116TH ST
1	40	079800	0272	01/22/13	\$235,000	\$272,000	1,260	7	2012	Avg	6,959	N	N	11208 3RD AVE S
1	40	144760	0061	06/27/12	\$210,000	\$252,000	1,260	7	1948	Avg	9,265	N	N	12252 5TH AVE S
1	40	079600	0380	11/10/11	\$175,000	\$211,000	1,340	7	1954	Avg	14,170	N	N	11860 1ST AVE S
1	40	350960	0070	07/15/11	\$144,000	\$171,000	1,370	7	1962	Avg	9,000	N	N	11814 4TH AVE S
1	40	144680	0430	03/27/12	\$155,000	\$187,000	1,400	7	1957	Good	6,250	N	N	12619 OCCIDENTAL AVE S
1	40	144680	0965	11/28/11	\$203,000	\$245,000	1,410	7	1962	Good	8,800	Y	N	12265 2ND AVE S
1	40	144760	0316	09/25/12	\$147,000	\$174,000	1,440	7	1970	Avg	7,278	N	N	12451 5TH AVE S
1	40	079500	0690	07/14/11	\$170,000	\$202,000	1,520	7	1957	Good	7,092	N	N	325 S 108TH PL
1	40	350960	0055	10/18/11	\$183,550	\$221,000	1,570	7	1963	Avg	9,600	N	N	11652 4TH AVE S
1	40	144680	0505	02/22/13	\$191,000	\$219,000	1,580	7	1958	Avg	6,250	N	N	12415 OCCIDENTAL AVE S

Improved Sales Used in This Annual Update Analysis Area 023 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	40	144760	0252	06/27/12	\$259,950	\$312,000	2,070	7	2012	Avg	6,435	N	N	229 S 126TH ST
1	40	144760	0251	08/03/12	\$269,950	\$323,000	2,070	7	2012	Avg	6,435	N	N	231 S 126TH ST
1	40	144760	0253	08/28/12	\$267,950	\$319,000	2,070	7	2012	Avg	4,861	N	N	233 S 126TH ST
1	40	079800	0470	11/30/12	\$290,000	\$340,000	2,100	7	1953	Good	31,297	N	N	11444 OCCIDENTAL AVE S
1	40	079500	0675	04/09/13	\$254,900	\$288,000	1,180	8	1953	Good	12,740	N	N	10803 4TH AVE S
1	50	336140	1855	08/18/11	\$126,500	\$151,000	1,500	5	2003	Avg	19,200	N	N	11726 12TH AVE S
1	50	801860	0980	11/28/12	\$165,000	\$193,000	710	6	1926	VGood	14,700	N	N	12214 12TH AVE S
1	50	801860	0275	01/29/13	\$220,000	\$254,000	780	6	2012	Avg	9,888	N	N	1447 S 124TH ST
1	50	678720	0030	05/15/13	\$226,000	\$253,000	800	6	2013	Avg	8,379	N	N	12463 10TH AVE S
1	50	801920	0145	01/24/13	\$134,000	\$155,000	810	6	1926	Avg	17,088	N	N	1026 S 124TH ST
1	50	801920	0960	11/30/11	\$128,000	\$154,000	840	6	1933	Good	8,590	N	N	922 S 124TH ST
1	50	920000	0045	09/18/13	\$206,000	\$218,000	910	6	2013	Avg	7,397	N	N	11860 12TH AVE S
1	50	336140	2030	07/02/12	\$139,000	\$167,000	910	6	1953	Avg	12,400	N	N	11844 8TH AVE S
1	50	336140	0905	05/04/12	\$183,000	\$221,000	970	6	1966	VGood	5,100	N	N	1251 S 115TH ST
1	50	801920	0475	02/22/12	\$132,000	\$160,000	980	6	1937	Avg	29,626	N	N	12644 10TH AVE S
1	50	801860	0375	08/03/11	\$144,900	\$173,000	1,050	6	1930	Good	7,250	N	N	12611 16TH AVE S
1	50	801860	0870	07/23/13	\$195,000	\$212,000	1,060	6	2013	Avg	15,000	N	N	12219 14TH AVE S
1	50	801860	0311	06/25/12	\$98,000	\$118,000	1,070	6	1953	Fair	9,000	N	N	12416 14TH AVE S
1	50	801860	0585	03/26/13	\$194,900	\$221,000	1,120	6	1947	Good	30,000	N	N	12463 14TH AVE S
1	50	144720	0056	11/06/12	\$220,420	\$260,000	1,160	6	1965	VGood	14,210	N	N	12613 8TH AVE S
1	50	336140	1320	06/03/13	\$221,500	\$246,000	1,200	6	2013	Avg	9,180	N	N	1045 S 116TH ST
1	50	801860	0355	02/02/12	\$187,500	\$227,000	1,220	6	1994	VGood	7,215	N	N	12461 16TH AVE S
1	50	801860	0995	09/29/11	\$190,000	\$228,000	1,270	6	1936	Avg	22,044	N	N	12046 12TH AVE S
1	50	801920	0365	09/20/13	\$150,000	\$159,000	1,360	6	1926	Avg	24,190	N	N	12437 12TH AVE S
1	50	801860	0185	09/24/13	\$230,000	\$243,000	1,360	6	1947	Good	15,000	N	N	12218 14TH AVE S
1	50	801920	0452	09/05/13	\$235,000	\$250,000	1,360	6	1953	VGood	9,000	N	N	1032 S 128TH ST
1	50	336140	0665	08/13/13	\$245,000	\$264,000	1,390	6	1913	VGood	6,120	N	N	1004 S 115TH ST
1	50	801920	0385	06/25/13	\$275,000	\$302,000	1,420	6	2013	Avg	14,750	N	N	12453 12TH AVE S
1	50	801920	0140	08/23/12	\$175,000	\$209,000	1,570	6	1938	Good	5,978	N	N	1030 S 124TH ST

Improved Sales Used in This Annual Update Analysis Area 023 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	50	336140	1395	03/03/12	\$140,000	\$169,000	1,640	6	1979	Avg	6,120	N	N	1003 S 116TH ST
1	50	336140	0195	07/19/13	\$252,000	\$274,000	1,720	6	1935	Avg	33,984	N	N	11240 10TH AVE S
1	50	801860	0325	10/03/12	\$188,000	\$223,000	1,890	6	1945	Avg	14,450	N	N	12419 16TH AVE S
1	50	801860	0265	04/29/13	\$160,000	\$180,000	930	7	1951	Avg	10,670	N	N	12411 16TH AVE S
1	50	336140	1842	05/01/12	\$165,000	\$199,000	960	7	1955	Good	8,293	N	N	11617 16TH AVE S
1	50	801860	0300	12/16/11	\$194,000	\$234,000	1,010	7	1959	VGood	10,450	N	N	1421 S 124TH ST
1	50	801860	0842	09/06/12	\$225,000	\$268,000	1,010	7	1947	VGood	7,200	N	N	12057 14TH AVE S
1	50	338810	0060	03/21/12	\$183,000	\$221,000	1,030	7	1962	Avg	8,083	N	N	11822 10TH AVE S
1	50	336140	2011	07/09/13	\$169,450	\$185,000	1,060	7	1957	Avg	19,200	N	N	11730 8TH AVE S
1	50	801920	0280	12/23/11	\$189,950	\$229,000	1,060	7	1974	Avg	9,300	N	N	1015 S 120TH ST
1	50	801860	0433	12/23/12	\$158,500	\$185,000	1,080	7	1961	Avg	8,100	N	N	12651 14TH PL S
1	50	801920	0822	12/13/11	\$199,950	\$241,000	1,090	7	1936	VGood	14,025	N	N	12434 8TH AVE S
1	50	801860	0630	11/28/11	\$136,000	\$164,000	1,100	7	1946	Avg	22,500	N	N	12643 14TH AVE S
1	50	144720	0145	05/15/13	\$130,000	\$145,000	1,110	7	1951	Avg	10,350	N	N	704 S 124TH ST
1	50	336140	1874	03/02/11	\$201,350	\$232,000	1,120	7	1966	Avg	14,813	N	N	11841 14TH AVE S
1	50	336140	0580	05/12/11	\$195,000	\$229,000	1,200	7	1954	Good	9,180	N	N	11432 12TH AVE S
1	50	336140	1738	02/07/13	\$140,000	\$161,000	1,260	7	1961	Avg	8,576	N	N	11724 14TH AVE S
1	50	336140	0376	09/19/12	\$195,000	\$232,000	1,270	7	1954	Avg	8,184	N	N	11251 GLENDALE WAY S
1	50	336140	1864	07/11/13	\$180,000	\$197,000	1,280	7	1963	Avg	8,026	N	N	11861 14TH AVE S
1	50	336140	1771	08/15/12	\$223,888	\$267,000	1,290	7	1955	Good	10,295	N	N	11853 16TH AVE S
1	50	336140	1721	02/23/12	\$132,000	\$160,000	1,300	7	1962	Avg	8,370	N	N	11616 14TH AVE S
1	50	336140	1888	11/30/12	\$179,000	\$210,000	1,300	7	1970	Avg	15,800	N	N	11803 14TH AVE S
1	50	079700	0039	10/10/12	\$150,000	\$178,000	1,330	7	1963	Avg	11,129	N	N	11603 8TH AVE S
1	50	336140	1761	07/05/11	\$155,000	\$184,000	1,350	7	1958	Good	9,074	N	N	1420 S 120TH ST
1	50	801860	0570	03/06/12	\$192,500	\$233,000	1,350	7	2002	Avg	15,008	N	N	12441 14TH AVE S
1	50	801920	1059	11/27/12	\$194,900	\$229,000	1,380	7	1961	Good	20,800	N	N	12054 8TH AVE S
1	50	338811	0320	04/21/11	\$149,000	\$174,000	1,400	7	1969	Avg	7,888	N	N	11825 11TH AVE S
1	50	957200	0050	03/08/11	\$268,000	\$309,000	1,410	7	2010	Avg	4,662	N	N	924 S 117TH CT
1	50	336140	0176	02/25/13	\$175,000	\$201,000	1,530	7	1958	Good	7,066	N	N	11204 10TH AVE S

Improved Sales Used in This Annual Update Analysis Area 023 -- 1 to 3 Unit Residences

Sub Area	Ng hb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	50	336140	1812	07/30/12	\$253,000	\$303,000	1,600	7	1948	Good	12,480	N	N	11661 16TH AVE S
1	50	801860	0120	01/24/12	\$212,670	\$257,000	1,680	7	1960	VGood	9,922	N	N	1442 S 124TH ST
1	50	336140	1826	08/28/12	\$303,000	\$361,000	1,710	7	1963	VGood	10,160	N	N	11643 16TH AVE S
1	50	336140	1828	03/02/11	\$150,000	\$173,000	1,800	7	1954	Avg	12,078	N	N	11641 16TH AVE S
1	50	801860	0723	02/20/12	\$235,000	\$284,000	2,450	7	2003	Avg	10,500	N	N	12452 12TH AVE S
1	50	957200	0080	11/21/11	\$240,000	\$289,000	1,200	8	2007	Avg	6,355	N	N	921 S 117TH CT
1	50	801860	0655	02/11/13	\$324,871	\$374,000	2,460	8	2012	Avg	9,606	N	N	1220 S 128TH ST
2	40	284320	0115	06/20/13	\$130,000	\$143,000	670	6	1954	Avg	8,820	N	N	11030 ROSEBERG AVE S
2	40	013300	0466	06/23/11	\$139,000	\$164,000	710	6	1951	Avg	7,000	N	N	10212 16TH AVE S
2	40	278940	0080	04/09/13	\$172,800	\$195,000	760	6	1941	Good	11,328	N	N	10544 14TH AVE S
2	40	896180	0040	12/26/12	\$162,225	\$189,000	800	6	1937	Avg	7,408	N	N	10434 18TH AVE S
2	40	013300	0116	10/02/12	\$149,900	\$178,000	820	6	1962	Avg	8,550	N	N	1430 S 101ST ST
2	40	098600	0025	09/16/11	\$195,000	\$234,000	920	6	1941	Good	16,684	N	N	10857 24TH AVE S
2	40	042304	9071	04/08/13	\$130,000	\$147,000	1,020	6	1937	Avg	27,940	N	N	10454 DES MOINES MEMORIAL DR
2	40	535720	0035	03/29/13	\$180,000	\$204,000	1,030	6	1950	VGood	4,711	N	N	10446 20TH AVE S
2	40	079900	0005	05/22/13	\$152,500	\$170,000	1,060	6	1942	Avg	23,000	N	N	10650 8TH AVE S
2	40	098600	0020	08/29/11	\$187,500	\$224,000	1,060	6	1930	Good	17,274	N	N	11012 DES MOINES MEMORIAL DR
2	40	013300	0280	02/22/11	\$136,000	\$156,000	1,070	6	1934	Avg	12,150	N	N	1215 S 101ST ST
2	40	031600	0185	07/03/12	\$175,000	\$210,000	1,160	6	1945	Avg	5,485	N	N	10878 26TH AVE S
2	40	562420	0551	02/06/13	\$250,000	\$288,000	1,170	6	1946	VGood	10,800	N	N	844 S 100TH ST
2	40	896180	0130	09/26/12	\$185,000	\$220,000	1,200	6	1942	Avg	7,404	N	N	10622 18TH AVE S
2	40	278940	0035	12/06/12	\$229,000	\$268,000	1,220	6	1942	VGood	18,000	N	N	10880 14TH AVE S
2	40	896180	0150	11/05/13	\$194,000	\$200,000	1,320	6	1946	Avg	7,403	N	N	10636 18TH AVE S
2	40	031600	0115	03/13/13	\$189,500	\$216,000	1,390	6	1947	Avg	6,200	N	N	10803 26TH AVE S
2	40	079700	0170	06/28/11	\$159,000	\$188,000	1,440	6	1943	Avg	9,500	N	N	10830 8TH AVE S
2	40	079700	0325	06/15/12	\$170,000	\$204,000	1,460	6	1941	Good	22,003	N	N	10821 8TH AVE S
2	40	278900	0121	07/21/11	\$212,000	\$252,000	980	7	1969	Avg	8,100	N	N	10406 8TH AVE S
2	40	278850	0060	09/21/11	\$195,250	\$234,000	1,040	7	1961	Avg	8,142	N	N	10839 14TH AVE S
2	40	278840	0100	09/17/13	\$305,000	\$323,000	1,060	7	1960	Avg	7,700	N	N	10210 12TH AVE S

Improved Sales Used in This Annual Update Analysis Area 023 -- 1 to 3 Unit Residences

Sub Area	Ng hb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	40	562420	0457	12/06/11	\$206,000	\$248,000	1,150	7	1966	Good	7,700	N	N	1440 S 100TH ST
2	40	079700	0281	06/22/12	\$205,500	\$247,000	1,160	7	1954	Good	15,000	N	N	10455 8TH AVE S
2	40	278820	0125	04/16/12	\$157,000	\$190,000	1,160	7	1955	Avg	9,440	N	N	10435 14TH AVE S
2	40	031600	0080	07/19/13	\$204,000	\$222,000	1,170	7	1948	Avg	7,102	N	N	10838 ROSEBERG AVE S
2	40	031600	0012	01/25/13	\$255,000	\$295,000	1,200	7	1959	Good	8,717	N	N	11025 ROSEBERG AVE S
2	40	031600	0095	09/01/11	\$152,377	\$182,000	1,210	7	1959	Avg	8,379	N	N	10818 ROSEBERG AVE S
2	40	780040	0015	07/24/12	\$205,000	\$246,000	1,210	7	1949	Good	9,840	N	N	10414 DES MOINES MEMORIAL DR
2	40	562420	0716	06/27/13	\$205,000	\$225,000	1,220	7	1953	Avg	7,042	N	N	10017 12TH AVE S
2	40	284320	0105	03/30/12	\$213,699	\$258,000	1,270	7	2006	Avg	9,191	N	N	11018 ROSEBERG AVE S
2	40	042304	9093	03/22/13	\$186,000	\$212,000	1,320	7	1940	Avg	11,200	N	N	1821 S 103RD ST
2	40	042304	9154	01/22/13	\$170,000	\$197,000	1,340	7	1960	Avg	9,360	N	N	1803 S 103RD ST
2	40	562420	0709	12/19/11	\$260,000	\$314,000	1,370	7	1993	Good	5,700	N	N	1102 S 101ST ST
2	40	079700	0275	10/15/13	\$225,000	\$235,000	1,390	7	1954	Avg	13,495	N	N	10441 8TH AVE S
2	40	079700	0286	08/14/12	\$224,000	\$268,000	1,410	7	1960	Good	10,000	N	N	10463 8TH AVE S
2	40	042304	9188	01/03/12	\$215,000	\$260,000	1,440	7	1985	Avg	8,295	N	N	1919 S 104TH ST
2	40	535720	0011	09/06/12	\$239,950	\$286,000	1,440	7	1947	Avg	19,173	N	N	10419 DES MOINES MEMORIAL DR
2	40	278840	0030	10/25/12	\$229,990	\$272,000	1,460	7	1956	Good	11,581	N	N	10244 13TH AVE S
2	40	278700	0225	07/22/11	\$219,000	\$260,000	1,660	7	1948	Good	9,600	N	N	1650 S 107TH ST
2	40	042304	9192	10/17/12	\$251,000	\$297,000	1,770	7	2000	Avg	8,723	N	N	10650 22ND PL S
2	40	013300	0020	03/18/12	\$265,000	\$320,000	2,060	7	1968	Good	14,400	Y	N	1212 S 101ST ST
2	40	042304	9019	09/26/12	\$276,500	\$328,000	2,130	7	1999	Avg	12,000	N	N	1922 S 104TH ST
2	40	278700	0035	01/04/11	\$316,000	\$358,000	3,160	7	1953	VGood	39,360	N	N	10509 16TH AVE S
2	40	896180	0081	12/27/12	\$321,500	\$375,000	2,270	8	2012	Avg	7,408	N	N	10433 19TH AVE S
2	50	382600	0530	09/07/11	\$140,000	\$168,000	680	5	1944	Avg	8,100	N	N	12268 22ND AVE S
2	50	079200	0025	08/30/11	\$130,000	\$155,000	610	6	1946	Avg	20,360	N	N	2312 S 126TH ST
2	50	382600	0305	10/31/11	\$117,000	\$141,000	740	6	1932	Avg	8,100	N	N	12258 21ST AVE S
2	50	098500	0960	05/16/11	\$139,990	\$164,000	770	6	1942	VGood	10,000	N	N	12248 16TH AVE S
2	50	092304	9209	02/11/13	\$140,000	\$161,000	790	6	1942	Avg	8,100	N	N	2416 S 118TH ST
2	50	382600	0380	03/28/12	\$129,000	\$156,000	810	6	1939	Avg	8,100	N	N	12241 22ND AVE S

Improved Sales Used in This Annual Update Analysis Area 023 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	50	382600	0745	03/14/13	\$152,200	\$174,000	820	6	1941	Avg	7,592	N	N	12041 24TH AVE S
2	50	092304	9226	06/05/12	\$109,000	\$131,000	830	6	1941	Avg	9,893	N	N	2810 S 127TH ST
2	50	092304	9283	04/15/13	\$172,000	\$194,000	840	6	2005	Avg	7,204	N	N	2438 S 116TH ST
2	50	025700	0204	04/11/12	\$112,000	\$135,000	850	6	1920	Avg	13,143	N	N	12460 24TH AVE S
2	50	098500	1339	11/28/11	\$178,000	\$215,000	960	6	1924	Good	26,043	N	N	12624 ROSEBERG AVE S
2	50	098500	1305	03/27/13	\$159,900	\$182,000	960	6	1930	Avg	16,284	N	N	12441 20TH AVE S
2	50	814860	0050	05/23/12	\$165,000	\$199,000	1,010	6	1948	Good	8,712	N	N	12443 21ST AVE S
2	50	092304	9125	04/03/13	\$205,000	\$232,000	1,020	6	1937	Good	8,400	N	N	2241 S 116TH ST
2	50	098500	0745	07/11/11	\$143,000	\$170,000	1,060	6	1950	Avg	9,520	N	N	11844 16TH AVE S
2	50	382600	0190	07/13/12	\$176,000	\$211,000	1,060	6	1951	Good	8,100	N	N	12259 21ST AVE S
2	50	164060	0025	10/30/13	\$155,000	\$161,000	1,100	6	1950	Avg	7,410	N	N	11427 MILITARY RD S
2	50	092304	9295	11/19/13	\$134,463	\$138,000	1,140	6	1948	Avg	10,269	N	N	11644 24TH AVE S
2	50	092304	9420	04/22/11	\$189,500	\$221,000	1,180	6	1961	Avg	8,379	N	N	11244 MILITARY RD S
2	50	500050	0095	11/01/12	\$135,000	\$159,000	1,220	6	1943	Good	6,050	N	N	2439 S 121ST ST
2	50	098500	0702	07/03/13	\$160,000	\$175,000	1,220	6	1918	Avg	7,650	N	N	11653 GLENDALE WAY S
2	50	098500	1025	01/15/13	\$128,000	\$148,000	1,280	6	1940	Good	2,960	N	N	1655 S 124TH ST
2	50	814860	0045	12/06/11	\$185,000	\$223,000	1,280	6	1947	VGood	8,701	N	N	12444 20TH AVE S
2	50	025700	0260	06/25/12	\$131,101	\$157,000	1,340	6	1936	Avg	18,290	N	N	12219 MILITARY RD S
2	50	025700	0040	09/13/12	\$140,000	\$167,000	1,380	6	1942	Avg	9,815	N	N	12220 MILITARY RD S
2	50	382600	0130	08/17/11	\$255,000	\$304,000	1,520	6	1943	VGood	8,100	N	N	12039 21ST AVE S
2	50	345480	0030	10/21/11	\$139,900	\$168,000	1,540	6	1950	Avg	7,200	N	N	11849 24TH AVE S
2	50	098500	0955	06/25/12	\$221,000	\$266,000	1,560	6	1967	VGood	8,800	N	N	12258 16TH AVE S
2	50	079200	0021	07/25/11	\$169,000	\$201,000	1,680	6	1928	Avg	7,213	N	N	12441 24TH AVE S
2	50	098500	0722	10/25/13	\$210,000	\$218,000	1,840	6	1947	Avg	7,700	N	N	11810 16TH AVE S
2	50	814860	0115	11/15/11	\$154,000	\$186,000	870	7	1948	Avg	6,087	N	N	2216 S 126TH ST
2	50	382600	0110	12/06/11	\$160,000	\$193,000	950	7	1952	Good	8,100	N	N	12258 20TH AVE S
2	50	092304	9198	05/17/11	\$182,225	\$214,000	970	7	1942	Good	9,123	N	N	2440 S 116TH ST
2	50	098500	1140	08/23/12	\$165,000	\$197,000	980	7	2003	Avg	14,243	N	N	12639 DES MOINES MEMORIAL DR
2	50	098500	0926	05/28/13	\$154,580	\$172,000	990	7	1960	Avg	3,212	N	N	1646 S 124TH ST

Improved Sales Used in This Annual Update Analysis Area 023 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	50	098500	0714	11/15/12	\$212,000	\$249,000	1,010	7	1947	Good	6,300	N	N	11804 16TH AVE S
2	50	092304	9230	05/14/12	\$165,000	\$199,000	1,100	7	1918	Good	19,447	N	N	11819 ROSEBERG AVE S
2	50	025700	0055	08/18/11	\$190,000	\$227,000	1,100	7	1962	Avg	11,057	N	N	2633 S 123RD ST
2	50	382600	0105	04/02/12	\$120,000	\$145,000	1,110	7	1954	Avg	8,100	N	N	12252 20TH AVE S
2	50	079200	0016	09/28/11	\$189,000	\$227,000	1,110	7	1959	Avg	7,200	N	N	12426 23RD AVE S
2	50	079200	0036	06/07/13	\$182,000	\$202,000	1,130	7	1953	Avg	8,126	N	N	12436 22ND AVE S
2	50	382600	0090	06/18/13	\$145,000	\$160,000	1,170	7	1952	Avg	8,100	N	N	12234 20TH AVE S
2	50	382600	0425	06/18/12	\$205,000	\$246,000	1,230	7	1954	Good	9,463	N	N	2211 S 120TH ST
2	50	098500	1280	05/24/13	\$150,000	\$167,000	1,250	7	1950	Good	7,880	N	N	12422 ROSEBERG AVE S
2	50	382600	0785	05/20/13	\$142,500	\$159,000	1,290	7	1960	Avg	7,639	N	N	12203 24TH AVE S
2	50	092304	9517	02/20/12	\$249,000	\$301,000	1,290	7	2006	Avg	5,873	N	N	2001 S 124TH ST
2	50	092304	9273	11/27/12	\$252,000	\$296,000	1,410	7	1949	VGood	10,191	N	N	11422 20TH AVE S
2	50	079200	0030	04/11/12	\$137,900	\$167,000	1,510	7	1947	Avg	7,548	N	N	12432 22ND AVE S
2	50	382600	0540	08/22/13	\$224,000	\$240,000	1,570	7	1991	Avg	9,239	N	N	12027 23RD AVE S
2	50	098500	1091	03/09/11	\$249,000	\$288,000	1,570	7	2010	Avg	8,744	N	N	12446 16TH AVE S
2	50	309200	0206	08/14/13	\$245,000	\$264,000	1,620	7	2013	Avg	3,971	N	N	11814 MILITARY RD S
2	50	098500	0826	04/03/13	\$250,000	\$283,000	1,670	7	1940	Good	8,757	N	N	12050 16TH AVE S
2	50	092304	9048	11/28/12	\$252,500	\$296,000	1,680	7	1938	Avg	71,874	N	N	11232 26TH AVE S
2	50	092304	9333	06/09/11	\$215,000	\$254,000	1,730	7	1951	Good	13,080	N	N	11254 20TH AVE S
2	50	025700	0229	06/30/11	\$184,000	\$218,000	1,820	7	1964	Avg	8,422	N	N	2608 S 125TH ST
2	50	092304	9262	12/01/11	\$247,500	\$298,000	1,900	7	2011	Avg	18,025	N	N	11611 26TH AVE S
2	50	092304	9509	10/05/11	\$245,000	\$294,000	1,900	7	2011	Avg	8,689	N	N	11603 26TH AVE S
2	50	092304	9262	07/08/13	\$285,000	\$312,000	1,900	7	2011	Avg	18,025	N	N	11611 26TH AVE S
2	50	092304	9511	05/06/11	\$235,000	\$275,000	1,960	7	2003	Avg	6,643	N	N	2119 S 124TH ST
2	50	092304	9203	08/29/11	\$255,000	\$305,000	2,040	7	2011	Avg	22,653	N	N	11606 26TH AVE S
2	50	092304	9510	10/31/11	\$254,950	\$307,000	2,040	7	2011	Avg	17,209	N	N	11608 26TH AVE S
2	50	092304	9506	12/02/11	\$244,540	\$295,000	2,040	7	2011	Avg	5,631	N	N	11614 26TH AVE S
2	50	092304	9508	09/16/11	\$249,950	\$299,000	2,040	7	2011	Avg	5,671	N	N	11602 26TH AVE S
2	50	092304	9507	08/31/11	\$254,950	\$305,000	2,040	7	2011	Avg	5,113	N	N	11610 26TH AVE S

Improved Sales Used in This Annual Update Analysis Area 023 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	50	920070	0070	05/10/13	\$240,000	\$269,000	2,170	7	1959	Good	9,004	N	N	12634 23RD AVE S
2	50	025700	0247	02/13/12	\$225,000	\$272,000	2,210	7	2009	Avg	10,311	N	N	2525 S 123RD ST
2	50	309200	0204	08/13/13	\$326,000	\$351,000	2,270	7	2013	Avg	5,518	N	N	11806 MILITARY RD S
2	50	079200	0023	09/06/11	\$289,000	\$346,000	1,250	8	2010	Avg	4,025	N	N	12447 24TH AVE S
2	50	025700	0219	12/02/13	\$355,000	\$361,000	1,500	8	2008	Avg	9,161	N	N	12511 MILITARY RD S
2	50	382600	0666	07/31/12	\$299,950	\$359,000	2,090	8	2012	Avg	8,100	N	N	12040 23RD AVE S
2	50	098500	1090	09/22/11	\$265,000	\$318,000	2,160	8	2011	Avg	5,650	N	N	12448 16TH AVE S
2	50	500050	0121	01/19/11	\$281,000	\$320,000	2,470	8	2006	Avg	6,331	N	N	12115 26TH AVE S
2	50	098500	1150	02/13/12	\$390,000	\$471,000	5,560	8	2007	Avg	9,225	N	N	12640 16TH AVE S
3	30	072304	9253	01/11/13	\$120,000	\$139,000	560	5	1946	Avg	6,750	N	N	916 SW 118TH ST
3	30	072304	9631	07/31/13	\$100,000	\$108,000	840	5	1952	Avg	6,013	N	N	11921 1ST LN SW
3	30	072304	9411	10/31/13	\$103,000	\$107,000	720	6	1942	Avg	7,500	N	N	12023 4TH AVE SW
3	30	072304	9310	04/13/11	\$110,000	\$128,000	740	6	1949	Avg	7,500	N	N	12022 2ND AVE SW
3	30	788960	0955	04/23/13	\$105,700	\$119,000	820	6	1949	Avg	3,375	N	N	12245 1ST AVE S
3	30	788960	1845	07/22/11	\$145,900	\$173,000	840	6	1949	Good	7,800	N	N	229 SW 124TH ST
3	30	938220	0010	08/23/11	\$160,000	\$191,000	890	6	1954	Avg	5,941	N	N	11706 12TH AVE SW
3	30	505580	0095	08/24/11	\$169,000	\$202,000	960	6	1946	Avg	6,410	N	N	1030 SW 117TH ST
3	30	297380	0035	10/24/13	\$125,000	\$130,000	980	6	1951	Avg	9,040	N	N	12127 4TH AVE SW
3	30	072304	9311	01/03/13	\$192,000	\$223,000	980	6	1959	VGood	7,980	N	N	12734 2ND AVE SW
3	30	072304	9474	06/06/13	\$200,000	\$222,000	1,090	6	2012	Avg	7,200	N	N	236 SW 122ND ST
3	30	634100	0035	10/14/13	\$145,000	\$152,000	1,170	6	1942	Avg	10,000	N	N	428 SW 124TH ST
3	30	072304	9296	09/30/13	\$132,000	\$139,000	1,200	6	1959	Avg	8,064	N	N	12019 3RD AVE SW
3	30	072304	9487	07/06/12	\$150,000	\$180,000	1,210	6	1942	Good	9,000	N	N	12020 3RD AVE SW
3	30	072304	9247	07/13/11	\$150,630	\$179,000	1,410	6	1942	Avg	10,649	N	N	105 SW 119TH ST
3	30	374460	0114	02/26/13	\$210,000	\$241,000	1,410	6	1915	Good	18,900	N	N	856 SW 122ND ST
3	30	788960	1300	11/20/13	\$167,000	\$171,000	1,420	6	1941	Avg	6,000	N	N	12444 2ND PL SW
3	30	752000	0020	06/14/13	\$125,000	\$138,000	1,450	6	1943	Avg	8,960	N	N	1011 SW 118TH ST
3	30	788960	1160	09/07/13	\$160,000	\$170,000	1,730	6	1964	Avg	4,500	N	N	12439 1ST AVE S
3	30	072304	9231	02/03/11	\$193,000	\$221,000	670	7	2006	Avg	6,860	N	N	12260 4TH AVE SW

Improved Sales Used in This Annual Update Analysis Area 023 -- 1 to 3 Unit Residences

Sub Area	Neighb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	30	788960	1340	03/01/12	\$189,000	\$228,000	850	7	1952	Good	6,000	N	N	12457 1ST AVE SW
3	30	742130	0030	04/04/12	\$221,500	\$268,000	900	7	1970	VGood	8,369	N	N	416 SW 116TH PL
3	30	374460	0403	02/09/12	\$249,000	\$301,000	900	7	1956	Good	8,775	N	N	12304 9TH AVE SW
3	30	788960	2030	01/14/13	\$195,000	\$226,000	920	7	2005	Avg	3,300	N	N	12425 3RD AVE SW
3	30	788960	0667	03/22/13	\$180,850	\$206,000	940	7	1992	Avg	3,000	N	N	12235 1ST AVE SW
3	30	788960	1670	03/23/11	\$194,000	\$225,000	940	7	1998	Avg	3,120	N	N	12420 3RD AVE SW
3	30	788960	1530	09/28/11	\$160,000	\$192,000	960	7	1962	Avg	6,240	N	N	12450 2ND AVE SW
3	30	072304	9511	10/03/13	\$190,000	\$200,000	980	7	1963	Avg	12,742	N	N	12027 5TH AVE SW
3	30	634100	0212	12/07/12	\$240,000	\$281,000	1,050	7	1975	Good	12,629	N	N	12504 6TH PL SW
3	30	419390	0080	01/11/11	\$236,000	\$268,000	1,080	7	1967	Good	9,851	N	N	704 SW 119TH ST
3	30	072304	9329	04/18/11	\$165,800	\$193,000	1,090	7	1960	Avg	7,585	N	N	502 SW 120TH ST
3	30	419400	0020	06/14/11	\$200,000	\$236,000	1,110	7	1967	Avg	7,654	N	N	11807 8TH AVE SW
3	30	419400	0010	03/19/13	\$235,000	\$268,000	1,110	7	1967	Avg	7,380	N	N	811 SW 118TH ST
3	30	419390	0010	05/06/13	\$274,500	\$308,000	1,140	7	1968	Good	6,398	N	N	719 SW 118TH ST
3	30	072304	9398	04/29/11	\$169,450	\$198,000	1,190	7	1969	Avg	11,997	N	N	12710 2ND AVE SW
3	30	072304	9398	12/04/13	\$198,000	\$201,000	1,190	7	1969	Avg	11,997	N	N	12710 2ND AVE SW
3	30	779680	0005	12/09/11	\$170,000	\$205,000	1,200	7	1958	Good	7,000	N	N	12704 6TH AVE SW
3	30	752040	0110	10/08/13	\$283,500	\$297,000	1,210	7	1996	Avg	8,038	N	N	11815 6TH PL SW
3	30	072304	9567	08/25/11	\$140,000	\$167,000	1,260	7	1951	Avg	12,000	N	N	206 SW 122ND ST
3	30	072304	9508	06/28/12	\$170,000	\$204,000	1,260	7	1962	Good	6,760	N	N	12245 3RD AVE SW
3	30	752000	0595	01/24/13	\$175,000	\$202,000	1,260	7	1962	Avg	11,659	N	N	11904 12TH AVE SW
3	30	374460	0861	03/06/13	\$172,650	\$197,000	1,270	7	1958	Avg	8,505	N	N	1031 SW 126TH ST
3	30	248270	0070	09/25/12	\$275,000	\$326,000	1,290	7	1971	Good	7,210	N	N	12701 2ND AVE SW
3	30	505580	0045	08/24/12	\$184,950	\$221,000	1,300	7	1957	Avg	6,411	N	N	1017 SW 116TH ST
3	30	788960	1551	07/30/13	\$255,000	\$276,000	1,310	7	1964	Good	6,240	N	N	12445 2ND PL SW
3	30	072304	9454	01/11/12	\$183,500	\$222,000	1,330	7	1957	Avg	9,089	N	N	610 SW 127TH ST
3	30	156460	0060	04/24/12	\$195,000	\$235,000	1,410	7	1959	Avg	8,235	N	N	836 SW 128TH ST
3	30	788960	0156	01/09/12	\$200,000	\$242,000	1,410	7	2000	Avg	3,120	N	N	12253 2ND AVE SW
3	30	788960	0145	06/13/12	\$195,000	\$235,000	1,460	7	2003	Avg	3,120	N	N	12259 2ND AVE SW

Improved Sales Used in This Annual Update Analysis Area 023 -- 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	30	281680	0025	04/03/12	\$260,000	\$314,000	1,460	7	1959	VGood	9,392	N	N	12111 7TH PL SW
3	30	281680	0035	06/12/13	\$295,000	\$326,000	1,460	7	1959	Good	8,220	N	N	12105 7TH PL SW
3	30	788960	1940	06/20/12	\$220,000	\$264,000	1,470	7	2011	Avg	3,000	N	N	12456 4TH AVE SW
3	30	788960	1941	03/08/12	\$219,900	\$266,000	1,470	7	2011	Avg	3,000	N	N	12464 4TH AVE SW
3	30	788960	0485	06/23/11	\$220,000	\$260,000	1,510	7	2011	Avg	3,000	N	N	12211 2ND PL SW
3	30	788960	0486	06/23/11	\$219,000	\$259,000	1,510	7	2011	Avg	3,000	N	N	12207 2ND PL SW
3	30	072304	9060	11/26/12	\$215,299	\$253,000	1,590	7	1981	Avg	12,777	N	N	435 SW 126TH ST
3	30	779680	0050	11/25/13	\$230,000	\$235,000	1,620	7	1957	Avg	7,000	N	N	12724 6TH AVE SW
3	30	388380	0046	11/21/12	\$230,000	\$270,000	1,680	7	1977	Avg	13,043	N	N	11605 4TH AVE SW
3	30	502750	0020	06/04/13	\$226,000	\$251,000	1,720	7	1958	Avg	8,920	N	N	11820 9TH AVE SW
3	30	374460	0878	04/25/13	\$157,000	\$177,000	1,820	7	1958	Avg	12,690	N	N	839 SW 126TH ST
3	30	788960	0285	04/14/11	\$249,000	\$290,000	1,950	7	2001	Avg	3,000	N	N	12228 2ND AVE SW
3	30	072304	9404	09/19/11	\$256,000	\$307,000	2,050	7	1956	Good	9,585	N	N	430 SW 126TH ST
3	30	072304	9458	04/06/11	\$285,555	\$332,000	2,320	7	1959	Good	10,500	N	N	434 SW 127TH ST
3	30	374460	0591	01/04/13	\$290,000	\$337,000	1,500	8	2012	Avg	2,501	N	N	1025 SW 124TH ST
3	30	634100	0054	03/19/12	\$300,000	\$362,000	2,020	8	2011	Avg	5,180	N	N	518 SW 124TH ST
3	30	072304	9189	03/19/13	\$373,000	\$425,000	2,130	8	2013	Avg	8,141	N	N	232 SW 119TH ST
3	30	374460	0398	09/22/11	\$280,700	\$336,000	2,530	8	2005	Avg	8,775	N	N	12312 9TH AVE SW
3	30	788960	0045	09/10/13	\$368,000	\$391,000	2,110	9	2012	Avg	6,240	N	N	12226 3RD AVE SW
3	30	374460	0126	05/26/11	\$327,500	\$385,000	2,130	9	2011	Avg	4,054	N	N	12196 9TH PL SW
3	30	374460	0119	05/07/12	\$333,000	\$402,000	2,130	9	2012	Avg	4,197	N	N	12168 9TH PL SW
3	30	374460	0121	08/01/12	\$338,000	\$404,000	2,130	9	2012	Avg	4,197	N	N	12182 9TH PL SW
3	30	374460	0118	10/17/11	\$348,800	\$419,000	2,130	9	2012	Avg	4,264	N	N	12146 9TH PL SW
3	30	374460	0111	07/21/11	\$338,000	\$402,000	2,160	9	2011	Avg	4,961	N	N	12189 9TH PL SW
3	30	788960	0046	08/21/13	\$373,000	\$400,000	2,210	9	2012	Avg	6,240	N	N	12230 3RD AVE SW
3	30	374460	0116	12/13/12	\$384,000	\$449,000	2,460	9	2012	Avg	5,433	N	N	12122 9TH PL SW
3	30	374460	0117	11/13/12	\$378,500	\$445,000	2,520	9	2012	Avg	4,916	N	N	12134 9TH PL SW
3	30	374460	0115	04/05/12	\$398,500	\$481,000	3,030	9	2012	Avg	7,554	N	N	12107 9TH PL SW
3	50	660100	0020	06/29/12	\$140,000	\$168,000	550	5	1952	VGood	8,216	N	N	250 SW 116TH ST

Improved Sales Used in This Annual Update Analysis Area 023 -- 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	50	072304	9270	09/30/13	\$185,000	\$195,000	560	5	1984	Avg	5,527	N	N	1019 SW 114TH ST
3	50	072304	9238	02/28/12	\$138,000	\$167,000	880	6	1952	Avg	8,234	N	N	11214 11TH AVE SW
3	50	072304	9586	09/20/12	\$192,000	\$228,000	970	6	1970	Avg	7,200	N	N	1224 SW 116TH ST
3	50	620900	0180	07/29/11	\$150,000	\$178,000	1,020	6	1948	Avg	7,761	N	N	11425 14TH AVE SW
3	50	072304	9383	08/06/12	\$208,000	\$249,000	1,030	6	1956	VGood	8,100	N	N	1303 SW 114TH ST
3	50	072304	9091	05/28/13	\$200,000	\$222,000	1,110	6	1946	Avg	8,505	N	N	11433 12TH AVE SW
3	50	072304	9106	10/31/12	\$160,000	\$189,000	1,130	6	1948	Avg	8,240	N	N	11220 14TH AVE SW
3	50	886200	0035	08/15/11	\$123,725	\$148,000	1,320	6	1956	Avg	7,290	N	N	1324 SW 114TH ST
3	50	264180	0095	06/11/12	\$130,000	\$156,000	1,340	7	1958	Avg	8,573	N	N	135 SW 114TH ST
3	50	072304	9489	07/25/12	\$150,200	\$180,000	1,350	7	1942	Avg	7,062	N	N	11225 14TH AVE SW
3	50	072304	9242	07/11/11	\$159,000	\$189,000	1,370	7	1949	Avg	8,177	N	N	11240 12TH AVE SW
3	50	790760	0085	05/29/13	\$224,000	\$249,000	1,380	7	1954	VGood	9,143	N	N	223 SW 114TH ST
3	50	769420	0140	04/24/13	\$241,595	\$272,000	1,540	7	2013	Avg	3,619	N	N	11301 5TH AVE SW
3	50	769420	0270	06/11/13	\$255,872	\$283,000	1,690	7	2013	Avg	3,668	N	N	447 SW 111TH PL
3	50	264180	0035	10/23/13	\$196,000	\$204,000	1,690	7	1950	Avg	8,572	N	N	120 SW 115TH ST
3	50	769420	0130	05/01/13	\$242,261	\$272,000	1,730	7	2013	Avg	3,768	N	N	11309 5TH AVE SW
3	50	769420	0260	06/07/13	\$272,148	\$301,000	2,020	7	2013	Avg	3,668	N	N	453 SW 111TH PL
3	50	769420	0260	10/07/13	\$309,950	\$325,000	2,020	7	2013	Avg	3,668	N	N	453 SW 111TH PL
3	50	769420	0490	07/16/13	\$279,487	\$305,000	2,030	7	2013	Avg	3,824	N	N	11229 4TH PL SW
3	50	769420	0470	07/23/13	\$288,845	\$314,000	2,030	7	2013	Avg	3,600	N	N	12245 4TH PL SW
3	50	769420	0450	08/02/13	\$295,845	\$320,000	2,030	7	2013	Avg	3,600	N	N	11261 4TH PL SW
3	50	769420	0480	07/22/13	\$296,018	\$322,000	2,220	7	2013	Avg	3,600	N	N	11235 4TH PL SW
3	50	769420	0460	10/07/13	\$334,265	\$351,000	2,220	7	2013	Avg	3,600	N	N	11253 4TH PL SW
3	50	769420	0280	06/19/13	\$299,449	\$330,000	2,290	7	2013	Avg	3,668	N	N	439 SW 111TH PL
3	50	769420	0290	06/27/13	\$305,975	\$336,000	2,350	7	2013	Avg	3,668	N	N	433 SW 111TH PL
3	50	769420	0120	06/07/13	\$289,889	\$321,000	2,370	7	2013	Avg	3,872	N	N	11317 5TH AVE SW
4	50	062304	9162	07/29/13	\$175,000	\$190,000	670	6	1940	Avg	8,400	N	N	921 SW 102ND ST
4	50	241460	0300	07/23/13	\$142,000	\$154,000	700	6	1936	Avg	15,093	N	N	109 SW 102ND ST
4	50	062304	9181	08/28/12	\$149,600	\$178,000	720	6	1943	Avg	7,080	N	N	1113 SW 102ND ST

Improved Sales Used in This Annual Update Analysis Area 023 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	50	172180	0860	12/12/11	\$170,000	\$205,000	750	6	1946	Avg	6,120	N	N	10411 2ND PL SW
4	50	797320	2725	06/11/13	\$145,000	\$160,000	780	6	1941	Avg	5,300	N	N	10009 15TH AVE SW
4	50	241460	0146	03/25/13	\$149,950	\$170,000	780	6	1943	Avg	8,016	N	N	10021 1ST AVE SW
4	50	514700	0150	07/26/11	\$168,500	\$200,000	780	6	1948	Avg	7,517	N	N	10445 6TH AVE SW
4	50	079500	2385	07/20/11	\$125,000	\$149,000	800	6	1949	Avg	9,375	N	N	10415 2ND AVE S
4	50	172180	1050	07/18/12	\$143,900	\$172,000	800	6	1934	Avg	6,120	N	N	10611 2ND PL SW
4	50	662040	0340	11/21/11	\$164,000	\$198,000	820	6	1948	Avg	5,193	N	N	10237 2ND AVE S
4	50	514700	0155	04/18/13	\$172,000	\$194,000	840	6	1948	Good	6,200	N	N	702 SW 106TH ST
4	50	062304	9175	02/21/12	\$125,000	\$151,000	870	6	1919	Avg	12,000	N	N	10405 4TH AVE SW
4	50	797320	2730	06/11/13	\$156,000	\$173,000	880	6	1942	Avg	5,155	N	N	10003 15TH AVE SW
4	50	172180	1640	09/26/12	\$105,000	\$125,000	890	6	1941	Avg	5,300	N	N	10417 1ST AVE S
4	50	241460	0215	07/18/13	\$175,000	\$191,000	890	6	1941	Avg	15,083	N	N	10226 1ST AVE SW
4	50	355080	0021	09/18/13	\$200,000	\$212,000	890	6	1950	Good	7,920	N	N	822 SW 104TH ST
4	50	289920	0129	09/13/12	\$110,000	\$131,000	930	6	1942	Avg	7,620	N	N	10436 11TH AVE SW
4	50	062304	9171	09/05/12	\$125,000	\$149,000	930	6	1943	Avg	15,032	N	N	832 SW 108TH ST
4	50	241460	0345	08/28/13	\$182,900	\$196,000	930	6	1952	Avg	7,557	N	N	10243 2ND AVE SW
4	50	079500	2670	04/25/13	\$220,000	\$248,000	940	6	1941	Good	22,012	N	N	10834 6TH AVE S
4	50	514820	0100	05/08/13	\$205,000	\$230,000	950	6	1954	Good	8,690	N	N	10435 7TH AVE SW
4	50	052304	9032	06/13/12	\$150,000	\$180,000	970	6	1950	Avg	17,950	N	N	9845 OCCIDENTAL AVE S
4	50	289920	0010	05/22/12	\$250,000	\$301,000	970	6	1942	VGood	7,320	N	N	10453 8TH AVE SW
4	50	079500	1685	09/20/13	\$149,950	\$159,000	980	6	1952	Avg	9,182	N	N	157 S 107TH ST
4	50	662040	0645	07/09/12	\$152,000	\$182,000	980	6	1947	Avg	10,900	N	N	10006 2ND AVE S
4	50	662040	0140	09/26/12	\$132,000	\$157,000	1,000	6	1941	Avg	6,227	N	N	10237 OCCIDENTAL AVE S
4	50	079500	1070	05/24/13	\$179,900	\$200,000	1,000	6	1955	Avg	5,189	N	N	10839 5TH AVE S
4	50	316360	0125	07/27/12	\$198,500	\$238,000	1,040	6	1941	Avg	8,000	N	N	10803 2ND AVE SW
4	50	079500	2210	03/16/12	\$165,000	\$199,000	1,080	6	1941	Avg	9,000	N	N	10455 OCCIDENTAL AVE S
4	50	241460	0125	08/08/12	\$160,000	\$191,000	1,100	6	1961	Avg	8,249	N	N	118 SW 102ND ST
4	50	172180	1175	09/20/12	\$135,000	\$160,000	1,110	6	1937	Avg	5,546	N	N	10675 2ND PL SW
4	50	345100	0325	05/16/13	\$160,000	\$179,000	1,160	6	1934	Avg	20,150	N	N	10764 14TH AVE SW

Improved Sales Used in This Annual Update Analysis Area 023 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	50	797320	1710	07/19/12	\$158,000	\$189,000	1,160	6	1930	Avg	8,640	N	N	10044 6TH AVE SW
4	50	062304	9170	03/20/12	\$190,000	\$230,000	1,160	6	1943	Avg	15,031	N	N	840 SW 108TH ST
4	50	316360	0110	03/07/11	\$164,000	\$189,000	1,200	6	1937	Avg	6,973	N	N	10823 3RD AVE SW
4	50	797320	2230	12/24/12	\$199,000	\$232,000	1,250	6	1955	Good	8,640	N	N	10257 5TH AVE SW
4	50	258680	0170	06/21/13	\$227,950	\$251,000	1,260	6	1961	Good	7,645	N	N	11006 11TH AVE SW
4	50	062304	9177	04/26/13	\$180,500	\$203,000	1,290	6	1943	Avg	11,250	N	N	10442 8TH AVE SW
4	50	052304	9165	07/25/12	\$178,500	\$214,000	1,370	6	1995	Avg	17,670	N	N	9855 OCCIDENTAL AVE S
4	50	172180	0400	01/06/11	\$179,000	\$203,000	1,410	6	1933	Avg	8,910	N	N	10626 3RD AVE SW
4	50	514700	0170	09/19/11	\$150,000	\$180,000	1,460	6	1948	Avg	6,200	N	N	722 SW 106TH ST
4	50	688380	0070	01/16/13	\$189,900	\$220,000	1,480	6	1954	Good	8,755	N	N	649 SW 107TH ST
4	50	062304	9240	09/20/12	\$285,000	\$339,000	1,500	6	1918	Avg	60,112	Y	N	10635 4TH AVE SW
4	50	241460	0031	01/06/11	\$190,000	\$215,000	1,550	6	1945	Avg	7,572	N	N	302 SW 102ND ST
4	50	062304	9227	07/21/11	\$160,000	\$190,000	1,630	6	1934	Good	5,573	N	N	10401 4TH AVE SW
4	50	079700	0375	06/03/11	\$133,000	\$157,000	1,760	6	1985	Avg	10,685	N	N	10612 AQUA WAY S
4	50	052304	9026	04/09/13	\$221,000	\$250,000	2,040	6	1961	Good	11,340	N	N	9917 2ND AVE S
4	50	258680	0235	05/15/13	\$280,000	\$313,000	920	7	1950	Good	7,665	N	N	11033 10TH AVE SW
4	50	172180	1460	10/26/12	\$170,000	\$201,000	940	7	2006	Avg	3,060	N	N	10457 1ST AVE SW
4	50	662040	0495	08/21/12	\$200,000	\$239,000	940	7	1954	Good	5,450	N	N	10309 3RD AVE S
4	50	662040	0195	04/05/13	\$225,000	\$255,000	940	7	1939	Avg	6,227	N	N	10039 OCCIDENTAL AVE S
4	50	079500	1105	11/17/11	\$150,000	\$181,000	950	7	1948	Avg	6,327	N	N	11016 5TH AVE S
4	50	172180	0680	12/26/12	\$193,000	\$225,000	970	7	1998	Avg	3,060	N	N	10449 2ND AVE SW
4	50	062304	9308	09/15/11	\$158,800	\$190,000	1,040	7	1959	Avg	7,800	N	N	10417 10TH AVE SW
4	50	062304	9153	12/12/12	\$240,000	\$281,000	1,040	7	1940	Good	8,000	N	N	1109 SW 106TH ST
4	50	062304	9193	12/14/12	\$180,000	\$210,000	1,060	7	1956	Avg	6,814	N	N	11040 1ST AVE SW
4	50	355080	0100	07/11/13	\$239,000	\$261,000	1,070	7	1976	Good	7,200	N	N	10235 9TH AVE SW
4	50	172180	1725	01/04/11	\$195,000	\$221,000	1,090	7	1966	Avg	6,600	N	N	10445 1ST AVE S
4	50	079500	1475	09/24/12	\$197,000	\$234,000	1,090	7	1966	Avg	7,200	N	N	10804 5TH AVE S
4	50	289860	0160	05/01/12	\$288,950	\$349,000	1,090	7	2011	Avg	7,747	N	N	1016 SW 102ND ST
4	50	258680	0315	06/06/13	\$230,000	\$255,000	1,130	7	1964	Avg	7,800	N	N	11057 11TH AVE SW

Improved Sales Used in This Annual Update Analysis Area 023 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	50	241460	0100	06/27/12	\$300,000	\$360,000	1,190	7	1961	VGood	10,824	N	N	10017 2ND AVE SW
4	50	316360	0205	05/17/11	\$300,000	\$352,000	1,190	7	1951	Good	13,858	N	N	10847 2ND AVE SW
4	50	159100	0015	10/04/12	\$189,900	\$225,000	1,200	7	1954	Good	6,615	N	N	9618 13TH AVE SW
4	50	316360	0266	12/22/11	\$295,000	\$356,000	1,200	7	2011	Avg	6,000	N	N	117 SW 108TH ST
4	50	662040	0345	03/27/13	\$245,000	\$278,000	1,200	7	1948	Avg	4,998	N	N	10233 2ND AVE S
4	50	662040	0285	03/22/12	\$250,000	\$302,000	1,210	7	2011	Avg	5,112	N	N	10228 OCCIDENTAL AVE S
4	50	662040	0505	02/19/13	\$235,000	\$270,000	1,210	7	1963	Good	5,650	N	N	10229 3RD AVE S
4	50	062304	9270	12/12/12	\$165,000	\$193,000	1,230	7	1954	Avg	12,500	N	N	10419 4TH AVE SW
4	50	241460	0285	06/07/11	\$189,000	\$223,000	1,240	7	1964	Avg	7,545	N	N	10245 1ST AVE SW
4	50	662040	0231	04/22/11	\$214,245	\$250,000	1,240	7	1959	Avg	7,108	N	N	10040 OCCIDENTAL AVE S
4	50	289920	0155	03/20/13	\$279,950	\$319,000	1,250	7	1953	VGood	8,400	N	N	1108 SW 106TH ST
4	50	241460	0075	02/21/13	\$195,000	\$224,000	1,300	7	1962	Avg	7,647	N	N	224 SW 102ND ST
4	50	062304	9142	09/11/13	\$188,475	\$200,000	1,330	7	1970	Avg	10,465	N	N	1021 SW 106TH ST
4	50	526920	0149	06/19/13	\$166,100	\$183,000	1,360	7	1975	Avg	7,620	N	N	903 SW 100TH ST
4	50	289860	0015	05/16/11	\$235,000	\$276,000	1,360	7	1928	VGood	7,638	N	N	10044 9TH AVE SW
4	50	289580	0060	08/31/11	\$240,000	\$287,000	1,400	7	2011	Avg	2,966	N	N	813 SW 100TH ST
4	50	289580	0080	01/13/12	\$242,000	\$292,000	1,400	7	2011	Avg	2,966	N	N	825 SW 100TH ST
4	50	289580	0070	01/26/12	\$245,000	\$296,000	1,400	7	2011	Avg	2,966	N	N	819 SW 100TH ST
4	50	289580	0090	09/11/12	\$250,000	\$297,000	1,400	7	2011	Avg	2,966	N	N	831 SW 100TH ST
4	50	289580	0050	05/07/12	\$249,900	\$301,000	1,400	7	2011	Avg	2,966	N	N	809 SW 100TH ST
4	50	316360	0261	08/29/11	\$295,000	\$353,000	1,410	7	2011	Avg	4,800	N	N	115 SW 108TH ST
4	50	345100	0443	10/15/12	\$139,500	\$165,000	1,420	7	1927	Avg	6,404	N	N	11053 12TH AVE SW
4	50	241460	0036	04/11/13	\$221,000	\$250,000	1,490	7	1962	Good	7,637	N	N	10037 3RD AVE SW
4	50	079500	2350	10/26/12	\$165,000	\$195,000	1,560	7	1952	Avg	7,125	N	N	10445 2ND AVE S
4	50	289580	0100	07/01/13	\$272,000	\$298,000	1,580	7	2011	Avg	3,469	N	N	837 SW 100TH ST
4	50	289580	0040	08/25/11	\$274,900	\$328,000	1,580	7	2011	Avg	3,638	N	N	803 SW 100TH ST
4	50	172180	1674	11/14/12	\$247,000	\$290,000	1,610	7	2009	Avg	3,060	N	N	10440 1ST AVE SW
4	50	172180	1675	10/11/12	\$249,900	\$296,000	1,610	7	2009	Avg	3,060	N	N	10442 1ST AVE SW
4	50	172180	1666	07/26/12	\$246,450	\$295,000	1,610	7	2009	Avg	3,060	N	N	10438 1ST AVE SW

Improved Sales Used in This Annual Update Analysis Area 023 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	50	172180	1665	04/23/12	\$249,900	\$302,000	1,610	7	2009	Avg	3,060	N	N	10436 1ST AVE SW
4	50	345100	0360	04/25/13	\$280,000	\$315,000	1,630	7	1954	Good	20,150	N	N	11010 14TH AVE SW
4	50	289860	0180	04/26/13	\$247,500	\$278,000	1,670	7	1942	Good	11,450	N	N	10033 10TH AVE SW
4	50	062304	9047	02/14/11	\$245,000	\$281,000	1,670	7	1918	Avg	12,180	N	N	841 SW 108TH ST
4	50	258680	0205	07/25/12	\$155,000	\$186,000	1,880	7	1928	Avg	7,680	N	N	11050 11TH AVE SW
4	50	241460	0395	06/25/12	\$150,000	\$180,000	1,980	7	1961	Avg	15,141	N	N	10241 3RD AVE SW
4	50	079500	2720	08/20/13	\$234,000	\$251,000	2,060	7	2002	Avg	10,498	N	N	10874 6TH AVE S
4	50	219510	0215	02/16/11	\$210,000	\$241,000	2,100	7	1946	Avg	13,025	N	N	9807 13TH AVE SW
4	50	052304	9229	02/21/12	\$157,000	\$190,000	2,200	7	1967	Avg	8,740	N	N	10603 AQUA WAY S
4	50	079500	2430	07/06/12	\$217,500	\$261,000	2,260	7	1949	Avg	10,933	N	N	10432 2ND AVE S
4	50	289860	0005	02/22/12	\$330,000	\$399,000	2,300	7	2012	Avg	7,620	N	N	10032 9TH AVE SW
4	50	241460	0255	07/24/13	\$255,000	\$277,000	1,350	8	1955	Avg	7,803	N	N	125 SW 102ND ST
4	50	241460	0250	08/21/13	\$350,000	\$376,000	1,400	8	2013	Avg	5,185	N	N	7 SW 102ND ST
4	50	662040	0415	07/17/12	\$327,550	\$393,000	1,420	8	2012	Avg	6,490	N	N	205 S 102ND ST
4	50	079500	2065	02/10/11	\$335,000	\$384,000	2,330	8	2007	Avg	10,680	N	N	111 S 106TH ST
4	50	662040	0416	04/24/12	\$325,000	\$392,000	2,440	8	2010	Avg	6,490	N	N	211 S 102ND ST
4	50	052304	9054	05/12/11	\$312,000	\$366,000	2,460	8	1979	Avg	17,082	N	N	210 S 99TH ST
4	50	345100	0427	12/31/12	\$455,000	\$530,000	3,050	9	2008	Avg	6,497	N	N	1223 SW 110TH ST
5	30	815160	0211	03/11/13	\$210,000	\$240,000	1,140	6	1942	Avg	11,470	N	N	10727 25TH AVE SW
5	30	783280	0035	10/16/12	\$165,000	\$195,000	1,190	6	1952	Avg	6,750	N	N	2623 SW 109TH ST
5	30	012303	9449	01/28/13	\$300,000	\$347,000	1,220	6	2013	Avg	10,147	N	N	2818 SW 112TH ST
5	30	815160	0113	05/18/11	\$165,000	\$194,000	1,310	6	1961	Avg	7,600	N	N	2513 SW 109TH ST
5	30	769460	0303	09/20/12	\$207,500	\$247,000	1,030	7	1958	Good	6,500	N	N	10617 28TH AVE SW
5	30	012303	9497	06/04/12	\$335,000	\$403,000	1,110	7	1958	Good	7,660	N	N	2835 SW 111TH PL
5	30	012303	9514	08/10/11	\$319,950	\$381,000	1,150	7	1959	Good	8,200	N	N	10918 29TH PL SW
5	30	873100	0090	09/21/12	\$270,000	\$321,000	1,240	7	1961	Avg	7,400	N	N	2815 SW 110TH PL
5	30	928680	0060	08/29/12	\$196,500	\$234,000	1,250	7	1954	Avg	9,884	N	N	11018 28TH AVE SW
5	30	873100	0040	06/13/12	\$246,500	\$296,000	1,250	7	1961	Avg	7,500	N	N	2822 SW 110TH PL
5	30	873100	0060	12/07/12	\$319,950	\$374,000	1,320	7	1961	Good	6,700	N	N	2835 SW 110TH PL

Improved Sales Used in This Annual Update Analysis Area 023 -- 1 to 3 Unit Residences

Sub Area	Neighborhood	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	30	012303	9499	04/04/12	\$363,175	\$439,000	1,320	7	1961	Good	20,882	N	N	2861 SW 111TH PL
5	30	873100	0010	02/23/11	\$303,000	\$349,000	1,340	7	1960	Avg	10,290	Y	N	11001 28TH AVE SW
5	30	815160	0051	02/01/12	\$324,000	\$392,000	1,350	7	1957	Good	11,100	N	N	11028 26TH AVE SW
5	30	769400	0035	11/14/12	\$226,500	\$266,000	1,420	7	1959	Avg	7,201	N	N	10623 27TH AVE SW
5	30	928680	0075	09/11/12	\$334,950	\$398,000	1,430	7	1978	Good	9,554	N	N	11100 28TH AVE SW
5	30	769460	0143	06/02/11	\$275,000	\$324,000	1,480	7	1957	Good	9,375	N	N	10721 26TH AVE SW
5	30	502940	0005	05/14/12	\$256,000	\$309,000	1,520	7	1950	Avg	7,691	N	N	10757 27TH AVE SW
5	30	769460	0191	08/05/13	\$340,000	\$368,000	1,600	7	1994	Avg	7,202	N	N	10730 28TH AVE SW
5	30	769460	0261	01/25/11	\$415,000	\$473,000	1,950	7	1997	Avg	7,100	N	N	10719 28TH AVE SW
5	30	688080	0050	02/22/12	\$325,000	\$393,000	2,060	7	1954	VGood	8,023	N	N	10704 29TH PL SW
5	30	928680	0041	11/29/12	\$475,000	\$557,000	1,810	8	2012	Avg	9,137	N	N	2619 SW 110TH ST
5	30	012303	9396	06/22/11	\$430,000	\$509,000	2,660	8	2009	Avg	5,100	N	N	10917 28TH AVE SW
5	40	012303	9433	08/15/11	\$120,457	\$144,000	440	5	1942	Avg	9,960	N	N	10021 24TH AVE SW
5	40	012303	9236	06/19/13	\$175,000	\$193,000	500	5	1937	Good	8,160	N	N	9822 25TH AVE SW
5	40	630340	0276	10/24/11	\$127,000	\$153,000	700	5	1939	Avg	3,296	N	N	1609 SW 104TH ST
5	40	630340	0480	06/07/13	\$161,000	\$178,000	700	5	1941	Avg	5,334	N	N	10615 18TH AVE SW
5	40	815160	0910	06/12/12	\$158,000	\$190,000	670	6	1948	Avg	17,140	N	N	2215 SW 106TH ST
5	40	012303	9130	05/06/13	\$215,000	\$241,000	740	6	2012	Avg	8,160	N	N	9641 25TH AVE SW
5	40	721140	0375	12/27/12	\$147,950	\$172,000	770	6	1947	Avg	5,000	N	N	10049 19TH AVE SW
5	40	815160	1050	02/22/11	\$202,950	\$233,000	770	6	1949	Avg	9,448	N	N	10621 21ST AVE SW
5	40	721140	0735	05/15/12	\$180,000	\$217,000	790	6	1930	Good	5,000	N	N	10008 18TH AVE SW
5	40	721140	1685	05/17/13	\$157,500	\$176,000	820	6	1948	Avg	5,380	N	N	10204 19TH AVE SW
5	40	300480	0285	03/14/12	\$151,500	\$183,000	840	6	1966	VGood	5,119	N	N	9806 20TH AVE SW
5	40	012303	9071	04/17/13	\$131,250	\$148,000	900	6	1920	Avg	9,112	N	N	2006 SW 100TH ST
5	40	630340	0860	11/13/12	\$180,000	\$212,000	960	6	1942	Avg	8,382	N	N	10739 17TH AVE SW
5	40	721140	0905	06/19/13	\$212,500	\$234,000	970	6	1954	VGood	5,000	N	N	10027 17TH AVE SW
5	40	630340	0690	05/10/12	\$249,000	\$300,000	970	6	1920	Avg	8,382	N	N	10732 19TH AVE SW
5	40	630340	0410	08/05/11	\$190,000	\$226,000	980	6	1921	Good	8,636	N	N	10611 17TH AVE SW
5	40	012303	9297	10/10/12	\$187,000	\$221,000	990	6	1960	Good	7,697	N	N	9604 26TH AVE SW

Improved Sales Used in This Annual Update Analysis Area 023 -- 1 to 3 Unit Residences

Sub Area	Ng hb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	40	630340	0470	06/23/11	\$207,500	\$245,000	990	6	1925	Good	8,636	N	N	10623 18TH AVE SW
5	40	012303	9181	05/17/12	\$215,000	\$259,000	1,010	6	1933	Avg	6,977	N	N	2419 SW ROXBURY ST
5	40	012303	9370	05/23/11	\$218,000	\$256,000	1,100	6	1947	Avg	8,000	N	N	9616 24TH AVE SW
5	40	769460	0090	08/22/12	\$133,000	\$159,000	1,130	6	1935	Avg	13,727	N	N	10436 28TH AVE SW
5	40	726220	0145	07/23/13	\$210,000	\$228,000	1,150	6	1954	Avg	7,800	N	N	2843 SW 102ND ST
5	40	012303	9108	07/27/11	\$210,000	\$250,000	1,220	6	1953	Avg	17,977	N	N	9610 22ND AVE SW
5	40	012303	9398	10/25/12	\$248,000	\$293,000	1,220	6	1932	Avg	8,432	N	N	9635 21ST AVE SW
5	40	721140	1740	02/18/11	\$215,000	\$247,000	1,250	6	1964	Good	4,500	N	N	10234 19TH AVE SW
5	40	815160	0320	04/15/11	\$148,575	\$173,000	1,310	6	1965	Avg	8,180	N	N	2505 SW 104TH ST
5	40	721140	1515	11/01/12	\$175,000	\$206,000	1,450	6	1972	Good	5,000	N	N	10242 18TH AVE SW
5	40	630340	1196	07/10/12	\$190,400	\$228,000	1,510	6	1980	Good	9,144	N	N	11025 17TH AVE SW
5	40	630340	0481	05/30/12	\$213,000	\$256,000	1,550	6	2012	Avg	3,175	N	N	10613 18TH AVE SW
5	40	012303	9187	04/03/12	\$240,000	\$290,000	1,760	6	1983	Avg	8,160	N	N	9808 25TH AVE SW
5	40	012303	9315	07/02/13	\$300,000	\$329,000	1,950	6	1948	Avg	22,598	N	N	9801 28TH AVE SW
5	40	721140	1048	08/15/12	\$192,000	\$229,000	890	7	2002	Avg	2,500	N	N	10048 17TH AVE SW
5	40	769460	0093	07/08/13	\$293,500	\$321,000	900	7	1973	Good	7,200	N	N	2703 SW 105TH ST
5	40	630340	0675	07/14/11	\$193,000	\$229,000	1,010	7	1952	VGood	8,382	N	N	10708 19TH AVE SW
5	40	721140	0645	11/20/13	\$194,000	\$199,000	1,010	7	1961	Avg	5,000	N	N	10039 18TH AVE SW
5	40	929020	0015	01/06/12	\$219,000	\$265,000	1,020	7	1956	Good	6,300	N	N	2810 SW 99TH ST
5	40	726220	0052	10/11/13	\$240,000	\$251,000	1,060	7	1978	Avg	8,754	N	N	2911 SW 97TH CT
5	40	630340	1400	11/13/13	\$291,000	\$299,000	1,080	7	1961	Good	8,382	N	N	11049 19TH AVE SW
5	40	769460	0071	05/29/13	\$238,000	\$265,000	1,100	7	1944	Avg	6,814	N	N	2652 SW 106TH ST
5	40	012303	9141	01/22/13	\$233,000	\$270,000	1,130	7	1930	Good	16,270	N	N	9656 26TH AVE SW
5	40	012303	9076	12/04/13	\$165,000	\$168,000	1,190	7	1940	Avg	7,679	N	N	9842 21ST AVE SW
5	40	012303	9179	02/12/13	\$284,000	\$327,000	1,240	7	1996	Avg	10,970	N	N	10267 26TH AVE SW
5	40	630340	1410	11/06/11	\$265,000	\$319,000	1,350	7	1992	VGood	8,382	N	N	11031 19TH AVE SW
5	40	815160	0962	05/10/12	\$209,000	\$252,000	1,380	7	1937	Avg	9,180	N	N	10409 22ND AVE SW
5	40	721140	0505	12/20/13	\$220,000	\$222,000	1,410	7	2006	Avg	2,500	N	N	10008 19TH AVE SW
5	40	721140	0814	02/08/12	\$187,500	\$227,000	1,440	7	2008	Avg	2,500	N	N	10046 18TH AVE SW

Improved Sales Used in This Annual Update Analysis Area 023 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	40	721140	1759	01/11/11	\$235,000	\$267,000	1,440	7	2010	Avg	2,500	N	N	10240 19TH AVE SW
5	40	012303	9480	09/20/12	\$165,000	\$196,000	1,470	7	1961	Avg	13,036	N	N	9617 22ND AVE SW
5	40	300480	0245	06/17/13	\$299,000	\$330,000	1,580	7	1960	Avg	9,330	N	N	9802 21ST AVE SW
5	40	012303	9269	05/13/13	\$257,000	\$287,000	1,630	7	1987	Avg	8,160	N	N	9827 25TH AVE SW
5	40	726220	0085	08/02/12	\$305,000	\$365,000	1,670	7	2011	Avg	25,199	N	N	9834 30TH AVE SW
5	40	721140	1475	10/18/13	\$245,000	\$256,000	1,740	7	2006	Avg	5,000	N	N	10218 18TH AVE SW
5	40	630340	0055	05/16/13	\$325,000	\$363,000	2,360	7	1995	Good	8,636	N	N	10425 19TH AVE SW
5	40	012303	9658	05/29/13	\$408,000	\$454,000	1,860	8	2013	Avg	4,338	N	N	10253 26TH AVE SW
5	40	020600	0021	02/27/12	\$335,000	\$405,000	2,300	8	2012	Avg	7,200	N	N	2204 SW 104TH ST
5	40	726220	0030	06/25/12	\$264,000	\$317,000	2,370	8	2003	Avg	9,000	N	N	9632 30TH AVE SW
5	40	815160	0900	04/05/13	\$375,000	\$425,000	2,420	8	2013	Avg	11,250	N	N	10611 22ND AVE SW
5	40	815160	1092	01/24/13	\$359,950	\$416,000	2,430	8	2012	Avg	4,550	N	N	10715 21ST AVE SW
5	40	815160	1091	12/26/12	\$359,950	\$419,000	2,430	8	2012	Avg	4,550	N	N	10707 21ST AVE SW
5	40	814360	0021	11/25/13	\$315,000	\$322,000	2,480	8	2004	Avg	8,160	N	N	9828 22ND AVE SW
5	40	012303	9545	10/16/13	\$393,500	\$411,000	2,620	8	2008	Avg	8,803	N	N	10044 26TH AVE SW
5	40	769460	0080	04/22/11	\$455,000	\$531,000	2,910	9	2007	Avg	7,001	N	N	2636 SW 106TH ST

Improved Sales Removed in This Annual Update Analysis Area 023 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	40	079500	0820	11/08/13	\$186,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
1	40	079500	0865	10/03/13	\$118,300	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION
1	40	079500	0315	07/26/11	\$89,250	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	40	079500	0400	07/22/13	\$117,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	40	079500	0675	12/04/12	\$220,262	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	40	079500	0885	01/23/13	\$158,209	OBSOL;BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
1	40	079600	0370	10/03/13	\$116,326	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
1	40	079600	0080	11/09/11	\$109,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
1	40	079800	0147	08/21/13	\$278,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
1	40	079800	0286	02/24/11	\$270,773	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	40	079800	0145	11/05/13	\$126,325	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AUCTION SALE
1	40	079800	0271	11/14/11	\$123,363	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	40	079800	0630	10/15/13	\$212,162	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	40	079800	0272	09/19/12	\$112,800	DOR RATIO;NON-REPRESENTATIVE SALE
1	40	079800	0561	12/23/11	\$60,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	40	079800	0540	11/06/12	\$50,000	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
1	40	079800	0540	04/05/12	\$125,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
1	40	079800	0585	04/10/12	\$150,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
1	40	079800	0271	01/06/12	\$105,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR
1	40	079800	0621	10/07/13	\$204,950	OBSOLESCENCE
1	40	079800	0670	04/02/13	\$149,900	OBSOLESCENCE
1	40	079800	0030	06/28/13	\$215,000	PREVIMP<=25K
1	40	144680	0786	10/31/11	\$119,000	DOR RATIO;GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	40	144680	0655	02/23/12	\$99,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
1	40	144680	0966	10/24/12	\$138,500	NON-REPRESENTATIVE SALE
1	40	144680	0485	08/18/11	\$103,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	40	144680	0935	02/26/13	\$211,092	OBSOL;BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
1	40	144680	0935	07/30/13	\$225,000	OBSOLESCENCE
1	40	144680	0975	01/13/12	\$59,500	PREVIMP<=25K;NON-REPRESENTATIVE SALE
1	40	144680	0136	09/26/12	\$208,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in This Annual Update Analysis Area 023 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	40	144760	0511	08/19/13	\$310,000	DIAGNOSTIC OUTLIER/MODEL DEVELOPMENT EXCLUSION
1	40	144760	0186	02/14/12	\$175,000	IMP COUNT
1	40	144760	0226	01/29/13	\$198,354	OBSOL;BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
1	40	144760	0226	04/10/13	\$181,106	OBSOL;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
1	40	144760	0226	02/01/11	\$188,000	OBSOLESCENCE
1	50	079700	0035	01/17/12	\$56,000	DOR RATIO;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
1	50	079700	0035	11/07/11	\$130,485	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
1	50	144720	0056	04/19/12	\$110,000	DOR RATIO;NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
1	50	144720	0056	03/02/12	\$271,865	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
1	50	144720	0135	05/18/11	\$116,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
1	50	144720	0130	06/17/11	\$115,000	NON-REPRESENTATIVE SALE
1	50	336140	1530	08/29/12	\$92,731	AUCTION SALE; NO MARKET EXPOSURE
1	50	336140	0210	04/19/13	\$156,000	DIAGNOSTIC OUTLIER/MODEL DEVELOPMENT EXCLUSION
1	50	336140	0415	10/25/13	\$170,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
1	50	336140	0895	08/27/13	\$220,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
1	50	336140	0905	04/21/11	\$104,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
1	50	336140	0291	03/02/11	\$108,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
1	50	336140	1821	08/06/13	\$150,873	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	50	336140	0015	05/20/13	\$208,700	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	50	336140	2045	09/04/13	\$377,443	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	50	336140	1826	10/28/11	\$150,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
1	50	336140	0905	11/14/11	\$92,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	50	336140	0176	07/11/12	\$103,616	DOR RATIO;NO MARKET EXPOSURE
1	50	336140	0176	07/09/12	\$103,616	DOR RATIO;NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
1	50	336140	1130	04/10/12	\$163,113	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; FORCED SALE
1	50	336140	1110	01/11/11	\$86,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
1	50	336140	0665	03/26/13	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	50	336140	1813	10/11/11	\$99,750	IMP. CHARACTERISTICS CHANGED SINCE SALE; AUCTION SALE
1	50	336140	1771	03/15/12	\$122,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	50	336140	1850	04/04/11	\$108,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in This Annual Update Analysis Area 023 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	50	336140	0291	08/17/11	\$100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
1	50	336140	1130	08/27/12	\$67,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	50	336140	2041	02/14/11	\$119,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	50	336140	1854	09/19/12	\$120,000	NON-REPRESENTATIVE SALE; SHORT SALE
1	50	336140	0432	05/15/11	\$120,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
1	50	336140	0085	03/20/13	\$261,264	OBSOL;BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	50	336140	0055	10/11/12	\$171,000	OBSOL;EXEMPT FROM EXCISE TAX
1	50	336140	1675	10/29/12	\$153,112	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	50	336140	0055	01/09/13	\$175,299	OBSOL;STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
1	50	336140	1675	04/16/13	\$253,000	OBSOLESCENCE
1	50	336140	0085	07/29/13	\$215,000	OBSOLESCENCE
1	50	336140	2050	08/15/12	\$120,000	PREVIMP<=25K
1	50	336140	0020	08/15/11	\$190,000	PREVIMP<=25K
1	50	336140	2050	12/13/11	\$151,616	PREVIMP<=25K;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	50	336140	0795	07/15/13	\$218,488	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
1	50	336140	0797	01/10/13	\$242,500	RELATED PARTY, FRIEND, OR NEIGHBOR
1	50	338811	0230	08/31/12	\$116,500	NON-REPRESENTATIVE SALE
1	50	678720	0030	05/17/12	\$80,000	DOR RATIO
1	50	678720	0015	11/08/12	\$145,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	50	801860	0880	09/26/13	\$128,386	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	50	801860	0275	09/12/12	\$95,000	DOR RATIO
1	50	801860	0870	02/11/13	\$79,406	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
1	50	801860	0120	09/12/11	\$99,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	50	801860	0355	09/02/11	\$99,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	50	801860	0875	09/21/12	\$60,000	DOR RATIO;NO MARKET EXPOSURE
1	50	801860	0842	04/05/12	\$90,000	DOR RATIO;NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	50	801860	0980	07/16/12	\$25,000	DOR RATIO;SHERIFF / TAX SALE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	50	801860	0311	01/23/12	\$216,590	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE; BANKRUPTCY
1	50	801860	0842	12/12/11	\$182,884	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	50	801860	0600	12/11/13	\$198,293	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE

Improved Sales Removed in This Annual Update Analysis Area 023 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	50	801860	0410	10/21/11	\$78,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
1	50	801860	0305	04/20/11	\$83,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
1	50	801860	0485	06/13/11	\$119,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
1	50	801860	0700	08/30/13	\$245,500	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
1	50	801860	0265	11/20/12	\$427,171	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	50	801860	0585	12/28/12	\$142,560	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	50	801860	0265	11/27/12	\$322,704	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	50	801860	0275	08/02/12	\$288,281	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	50	801860	0980	08/01/12	\$100,000	NON-REPRESENTATIVE SALE
1	50	801860	0106	12/28/11	\$67,900	NON-REPRESENTATIVE SALE
1	50	801860	0106	12/28/11	\$67,900	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
1	50	801920	1030	02/29/12	\$80,000	DIAGNOSTIC OUTLIER/NON-NORMAL DISTRIBUTION
1	50	801920	0500	05/09/13	\$135,299	IMP CHAR DON'T MATCH SALES CHAR
1	50	801920	0360	09/12/13	\$210,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
1	50	801920	0906	08/29/13	\$270,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
1	50	801920	0030	10/11/13	\$112,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
1	50	801920	0500	12/09/13	\$280,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
1	50	801920	0345	07/30/13	\$161,041	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	50	801920	0452	01/18/13	\$237,908	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	50	801920	0385	03/16/12	\$128,000	DOR RATIO
1	50	801920	0325	08/22/11	\$49,900	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
1	50	801920	0350	07/27/11	\$75,659	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
1	50	801920	0140	02/10/12	\$90,297	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
1	50	801920	0797	06/01/11	\$99,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
1	50	801920	0836	12/16/11	\$132,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	50	801920	0452	03/12/13	\$112,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
1	50	801920	0500	12/20/12	\$198,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
1	50	801920	0060	10/10/11	\$137,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	50	801920	0485	10/01/13	\$127,500	PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	50	801920	0280	12/29/11	\$189,950	RELOCATION - SALE TO SERVICE

Improved Sales Removed in This Annual Update Analysis Area 023 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	40	013300	0030	04/25/13	\$235,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
2	40	013300	0452	04/03/13	\$190,801	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	40	013300	0145	09/03/13	\$137,950	EXEMPT FROM EXCISE TAX; BANKRUPTCY; NO MARKET EXPOSURE
2	40	013300	0116	01/16/12	\$137,182	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
2	40	031600	0015	12/11/13	\$213,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
2	40	031600	0100	11/14/13	\$239,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
2	40	031600	0100	07/26/11	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	40	031600	0200	05/07/12	\$149,300	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	40	031600	0015	04/11/13	\$314,494	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
2	40	031600	0100	01/11/11	\$136,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	40	042304	9109	09/12/12	\$109,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	40	042304	9185	08/20/12	\$70,000	DOR RATIO
2	40	042304	9096	05/31/11	\$195,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
2	40	079700	0128	08/27/13	\$148,000	DIAGNOSTIC OUTLIER/MODEL DEVELOPMENT EXCLUSION
2	40	079700	0200	10/03/13	\$239,500	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
2	40	079700	0287	04/12/11	\$272,865	CORPORATE AFFILIATES; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	40	079700	0287	11/17/11	\$97,900	DOR RATIO;GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	40	079700	0258	02/16/12	\$75,000	DOR RATIO;QUIT CLAIM DEED; SHORT SALE
2	40	079700	0208	01/19/11	\$80,239	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
2	40	079700	0258	02/16/12	\$75,000	DOR RATIO;SHORT SALE
2	40	079700	0136	06/27/12	\$134,699	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	40	079700	0251	04/11/12	\$120,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	40	079900	0031	07/19/11	\$65,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
2	40	098600	0052	01/20/11	\$163,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	40	098600	0045	12/15/11	\$137,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
2	40	278700	0185	09/24/13	\$189,550	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	40	278700	0090	07/01/11	\$150,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	40	278820	0090	04/08/13	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR
2	40	278840	0280	08/01/13	\$310,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
2	40	278840	0030	05/04/12	\$96,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in This Annual Update Analysis Area 023 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	40	278850	0070	05/25/11	\$185,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	40	278940	0035	06/22/12	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	40	284320	0116	08/01/13	\$218,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
2	40	284320	0075	10/02/13	\$275,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
2	40	284320	0116	08/05/11	\$183,750	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
2	40	284320	0105	12/27/11	\$210,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	40	284320	0100	08/20/11	\$84,898	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
2	40	327590	0090	05/24/11	\$360,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
2	40	424540	0055	09/27/13	\$301,500	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
2	40	424540	0055	08/13/12	\$195,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	40	424540	0055	04/12/13	\$130,799	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
2	40	530020	0020	06/01/11	\$170,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
2	40	530020	0080	08/01/13	\$185,120	IMP COUNT; EXEMPT FROM EXCISE TAX
2	40	562420	0533	03/21/12	\$94,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	40	562420	0480	02/13/12	\$105,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	40	725820	0010	03/27/13	\$190,001	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	40	725820	0040	04/20/11	\$78,750	DOR RATIO; FINANCIAL INSTITUTION RESALE
2	40	725820	0015	08/13/12	\$91,011	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
2	40	725820	0015	09/13/12	\$249,155	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
2	40	725820	0015	07/02/12	\$245,156	GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE
2	40	780040	0015	02/21/12	\$88,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	40	861480	0030	07/25/12	\$108,500	DIAGNOSTIC OUTLIER/STATISTICAL OUTLIER
2	40	861480	0030	04/14/11	\$141,750	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	40	896180	0315	10/31/13	\$295,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
2	40	896180	0270	04/17/13	\$234,047	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	40	896180	0315	04/08/13	\$108,000	NO MARKET EXPOSURE
2	40	896180	0145	12/27/12	\$290,559	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	50	025700	0285	08/30/12	\$90,000	DIAGNOSTIC OUTLIER/MODEL DEVELOPMENT EXCLUSION
2	50	025700	0234	11/06/13	\$223,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
2	50	025700	0099	09/14/12	\$150,869	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis Area 023 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	50	025700	0138	09/18/13	\$111,600	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	50	025700	0228	08/06/13	\$230,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	50	025700	0111	09/02/11	\$58,000	DOR RATIO;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	50	025700	0219	01/16/13	\$206,700	EXEMPT FROM EXCISE TAX; BANKRUPTCY; NO MARKET EXPOSURE
2	50	025700	0115	04/22/11	\$95,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	50	025700	0193	06/13/13	\$270,000	IMP COUNT
2	50	025700	0233	06/22/11	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
2	50	025700	0216	12/12/12	\$231,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	50	092304	9058	05/17/13	\$269,900	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
2	50	092304	9216	07/19/13	\$131,121	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AUCTION SALE
2	50	092304	9210	07/03/13	\$191,101	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FIN. INSTITUTION RESALE
2	50	092304	9487	03/22/13	\$128,834	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FIN. INSTITUTION RESALE
2	50	092304	9501	12/19/12	\$183,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	50	092304	9424	02/14/13	\$177,200	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	50	092304	9058	07/09/12	\$161,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	50	092304	9058	11/08/12	\$161,000	CORRECTION DEED; EXEMPT FROM EXCISE TAX
2	50	092304	9230	07/15/11	\$83,500	DOR RATIO;FINANCIAL INSTITUTION RESALE
2	50	092304	9273	05/25/12	\$120,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR
2	50	092304	9348	04/29/12	\$80,000	DOR RATIO;SHORT SALE
2	50	092304	9334	07/26/13	\$145,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
2	50	092304	9171	07/05/12	\$254,877	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE
2	50	092304	9185	09/09/11	\$288,000	IMP COUNT;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	50	092304	9058	12/03/12	\$113,299	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	50	092304	9195	12/22/11	\$95,000	NO MARKET EXPOSURE
2	50	092304	9098	09/03/11	\$120,000	NO MARKET EXPOSURE
2	50	092304	9196	07/07/11	\$95,250	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	50	092304	9245	06/24/11	\$234,900	SEGREGATION/AND OR MERGER
2	50	098500	1005	05/10/13	\$138,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FIN. INSTITUTION RESALE
2	50	098500	0722	01/15/13	\$168,432	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
2	50	098500	1275	04/17/13	\$129,050	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis Area 023 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	50	098500	1280	02/04/13	\$154,146	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	50	098500	0447	12/06/11	\$140,948	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	50	098500	1275	05/21/13	\$136,566	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	50	098500	1305	10/30/12	\$153,824	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	50	098500	0722	10/25/13	\$210,000	CORRECTION DEED; EXEMPT FROM EXCISE TAX
2	50	098500	0444	01/13/12	\$52,150	DOR RATIO;EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	50	098500	0444	04/30/12	\$66,500	DOR RATIO;FINANCIAL INSTITUTION RESALE
2	50	098500	0810	04/26/11	\$70,000	DOR RATIO;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	50	098500	0812	05/17/13	\$63,700	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
2	50	098500	1415	09/27/11	\$122,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
2	50	098500	0374	04/26/13	\$241,266	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE
2	50	098500	0708	02/15/11	\$121,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	50	098500	0915	04/04/11	\$75,185	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	50	098500	1133	03/30/11	\$103,600	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	50	098500	0267	09/22/11	\$274,000	IMP COUNT;NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
2	50	098500	0855	02/23/12	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	50	098500	0714	03/08/12	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	50	098500	0955	02/09/12	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
2	50	098500	0833	08/24/11	\$120,000	NON-REPRESENTATIVE SALE
2	50	098500	0704	11/07/11	\$140,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	50	098500	1266	12/28/11	\$105,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	50	098500	0365	08/03/11	\$79,000	OBSOL;NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	50	336140	0355	11/13/13	\$230,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
2	50	336140	0452	03/04/13	\$90,300	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
2	50	336140	0452	08/24/12	\$66,000	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY
2	50	345480	0040	01/14/13	\$105,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	50	345480	0060	10/25/13	\$170,000	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
2	50	382600	0745	10/08/12	\$166,069	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	50	382600	0425	02/20/12	\$96,100	DOR RATIO
2	50	382600	0525	01/03/12	\$71,728	DOR RATIO;FINANCIAL INSTITUTION RESALE

Improved Sales Removed in This Annual Update Analysis Area 023 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	50	382600	0110	07/13/11	\$82,500	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
2	50	382600	0515	03/12/13	\$160,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	50	382600	0430	08/04/11	\$105,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	50	382600	0785	12/31/12	\$100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	50	382600	0250	07/13/11	\$199,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	50	382600	0075	08/26/11	\$120,000	NO MARKET EXPOSURE
2	50	500000	0040	12/17/13	\$142,400	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	50	500000	0010	12/13/11	\$98,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	50	500000	0025	06/21/11	\$125,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	50	500050	0030	12/21/12	\$81,150	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	50	814860	0055	09/11/13	\$117,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	50	814860	0040	08/02/12	\$212,886	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	50	814860	0045	07/13/11	\$82,500	DOR RATIO; FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	50	814860	0115	07/11/11	\$65,500	DOR RATIO;NO MARKET EXPOSURE
2	50	920070	0010	10/25/11	\$125,400	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
3	30	072304	9596	02/26/13	\$75,000	PERCENT NETCOND;PREVIMP<=25K
3	30	072304	9311	06/28/12	\$89,000	DOR RATIO
3	30	072304	9205	03/17/11	\$2,300	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
3	30	072304	9560	12/20/11	\$155,991	DOR RATIO;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	30	072304	9560	03/27/12	\$142,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
3	30	072304	9311	11/10/11	\$78,546	DOR RATIO;NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	30	072304	9474	09/06/12	\$75,000	DOR RATIO;NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	072304	9189	06/18/12	\$105,000	DOR RATIO;TEAR DOWN; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	072304	9203	09/04/13	\$77,000	EXEMPT FROM EXCISE TAX; AUCTION SALE
3	30	072304	9371	07/29/11	\$162,577	GOVERNMENT AGENCY; IMP. CHARS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
3	30	072304	9273	12/14/11	\$160,000	GOVERNMENT AGENCY; IMP. CHARS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
3	30	072304	9485	06/03/13	\$120,150	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	30	072304	9501	04/17/13	\$256,700	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	30	072304	9205	09/10/13	\$172,001	NON-PROFIT ORGANIZATION; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
3	30	072304	9423	10/03/11	\$109,900	NON-REPRESENTATIVE SALE

Improved Sales Removed in This Annual Update Analysis Area 023 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	30	072304	9622	12/01/11	\$104,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	30	072304	9577	12/18/12	\$115,000	NON-REPRESENTATIVE SALE; SHORT SALE
3	30	072304	9291	09/27/11	\$84,000	PREVIMP<=25K;NO MARKET EXPOSURE
3	30	175310	0020	07/18/13	\$295,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
3	30	281680	0025	11/17/11	\$155,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
3	30	374460	0589	07/25/13	\$320,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
3	30	374460	0587	11/21/13	\$325,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
3	30	374460	0411	06/29/11	\$91,900	DOR RATIO;GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	374460	0591	12/07/11	\$117,065	DOR RATIO;NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
3	30	374460	0878	02/07/13	\$174,556	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE
3	30	374460	0861	08/01/12	\$142,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	388380	0035	06/05/13	\$237,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
3	30	388380	0006	11/22/11	\$111,300	DOR RATIO
3	30	505580	0100	12/28/11	\$175,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
3	30	634100	0142	09/27/13	\$260,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
3	30	634100	0021	12/16/13	\$352,000	ACTIVE PERMIT BEFORE SALE>25K;DOR RATIO;PREVIMP<=25K
3	30	634100	0062	08/12/13	\$105,000	NON-REPRESENTATIVE SALE
3	30	634100	0021	04/11/13	\$105,000	PREVIMP<=25K
3	30	660100	0095	01/31/13	\$57,952	DOR RATIO;OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
3	30	660100	0095	08/12/13	\$168,000	OBSOLESCENCE
3	30	714160	0080	03/01/11	\$215,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	742130	0030	12/02/11	\$110,699	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	30	752000	0040	08/22/13	\$105,021	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AUCTION SALE;
3	30	752040	0030	11/14/11	\$66,132	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	30	752040	0070	08/27/13	\$188,131	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	30	779680	0050	05/23/13	\$218,350	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	30	788960	1435	08/19/13	\$250,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
3	30	788960	1430	10/28/13	\$280,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
3	30	788960	1705	03/21/12	\$68,200	DOR RATIO;UNFIN AREA
3	30	788960	0375	11/28/12	\$316,464	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE

Improved Sales Removed in This Annual Update Analysis Area 023 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	30	788960	0156	03/09/11	\$209,551	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	30	788960	1450	02/17/12	\$169,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
3	30	788960	0410	07/25/11	\$127,200	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
3	30	788960	0375	04/12/13	\$274,015	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
3	30	788960	1950	11/01/12	\$197,346	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
3	30	788960	1340	07/25/11	\$111,000	GOVERNMENT AGENCY; IMP. CHARS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
3	30	788960	1265	09/17/13	\$145,000	NO MARKET EXPOSURE
3	30	788960	0855	11/27/12	\$122,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
3	30	788960	1090	11/09/11	\$95,000	NON-REPRESENTATIVE SALE
3	30	788960	0605	02/16/12	\$100,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	30	796260	0030	12/13/13	\$272,500	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
3	30	796260	0030	11/30/11	\$80,000	DOR RATIO; NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	30	862760	0060	01/20/11	\$118,000	NON-REPRESENTATIVE SALE
3	50	072304	9300	06/27/13	\$225,650	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
3	50	072304	9471	10/17/12	\$122,899	DOR RATIO
3	50	072304	9471	07/30/12	\$133,000	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	50	072304	9488	05/23/12	\$158,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	50	072304	9338	02/26/13	\$181,355	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	50	072304	9269	01/23/13	\$323,448	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	50	072304	9127	12/16/11	\$90,343	NON-REPRESENTATIVE SALE
3	50	264180	0085	07/09/13	\$276,784	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	50	264180	0110	04/27/11	\$90,000	NON-REPRESENTATIVE SALE
3	50	281690	0090	05/14/13	\$312,848	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	50	620900	0195	02/07/13	\$187,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
3	50	620900	0105	11/09/13	\$312,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
3	50	790760	0100	12/17/13	\$250,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
3	50	790760	0085	11/20/12	\$108,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
3	50	790760	0020	07/07/11	\$125,000	GOVERNMENT AGENCY; IMP. CHARS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
3	50	790760	0100	03/13/13	\$129,349	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	50	886200	0075	12/17/13	\$72,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE

Improved Sales Removed in This Annual Update Analysis Area 023 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	50	052304	9178	12/26/13	\$182,500	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
4	50	052304	9032	11/22/11	\$127,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	50	052304	9230	11/27/12	\$362,404	EXEMPT FROM EXCISE TAX; GOVERNMENT AGENCY; NO MARKET EXPOSURE
4	50	052304	9171	09/09/12	\$255,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
4	50	052304	9171	05/21/12	\$143,850	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
4	50	062304	9127	08/08/13	\$155,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
4	50	062304	9151	11/21/13	\$205,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
4	50	062304	9313	07/18/13	\$247,800	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
4	50	062304	9131	05/28/13	\$208,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
4	50	062304	9122	07/10/13	\$270,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
4	50	062304	9233	10/27/11	\$50,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
4	50	062304	9366	02/08/12	\$56,700	DOR RATIO;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
4	50	062304	9193	03/15/11	\$80,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
4	50	062304	9126	10/13/11	\$89,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
4	50	062304	9216	08/29/13	\$99,157	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
4	50	062304	9291	05/07/13	\$50,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
4	50	062304	9259	04/23/13	\$80,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
4	50	062304	9131	12/20/12	\$87,200	EXEMPT FROM EXCISE TAX; AUCTION SALE; NO MARKET EXPOSURE
4	50	062304	9333	05/07/12	\$145,003	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE
4	50	062304	9142	04/25/13	\$206,550	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE; FORCED SALE
4	50	062304	9319	10/04/12	\$189,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
4	50	062304	9313	10/31/12	\$245,775	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
4	50	062304	9168	11/18/11	\$105,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
4	50	062304	9333	05/07/12	\$126,480	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
4	50	062304	9295	07/30/13	\$212,400	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
4	50	062304	9319	07/02/12	\$191,120	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
4	50	062304	9177	12/12/12	\$299,207	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
4	50	062304	9122	01/09/12	\$135,000	IMP CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN
4	50	062304	9283	06/26/12	\$144,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	50	062304	9103	12/13/12	\$104,820	QUESTIONABLE PER APPRAISAL

Improved Sales Removed in This Annual Update Analysis Area 023 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	50	062304	9358	04/27/11	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	50	079500	1900	11/12/13	\$203,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
4	50	079500	1385	05/13/11	\$65,100	DOR RATIO;IMP. CHARS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE; AUCTION SALE
4	50	079500	2515	07/11/12	\$69,871	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
4	50	079500	1910	01/30/13	\$121,500	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
4	50	079500	2330	06/17/13	\$145,600	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
4	50	079500	1070	03/28/12	\$139,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
4	50	079500	1750	01/30/13	\$295,000	IMP COUNT
4	50	079500	0965	12/18/13	\$210,000	NO MARKET EXPOSURE
4	50	079500	0965	05/29/13	\$89,765	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
4	50	079500	2600	04/29/11	\$132,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
4	50	079500	2420	12/11/13	\$140,000	NO MARKET EXPOSURE; STATEMENT TO DOR
4	50	079500	1855	12/27/12	\$175,000	QUESTIONABLE PER APPRAISAL
4	50	079500	2320	05/17/12	\$119,900	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
4	50	079700	0375	06/30/11	\$66,898	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	50	104100	0080	01/25/12	\$106,900	GOVERNMENT AGENCY; IMP. CHARS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
4	50	159100	0025	12/19/13	\$240,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
4	50	159100	0050	07/02/13	\$280,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
4	50	172180	1280	05/09/12	\$105,000	NON-REPRESENTATIVE SALE
4	50	172180	1527	05/24/13	\$220,001	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FIN. INSTITUTION RESALE
4	50	172180	0280	05/23/13	\$181,061	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
4	50	172180	0590	08/09/12	\$87,000	DOR RATIO; EXEMPT FROM EXCISE TAX; MULTI-PARCEL SALE; AND OTHER WARNINGS
4	50	172180	0675	01/23/12	\$62,000	DOR RATIO; NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	50	172180	1175	01/20/12	\$128,791	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE
4	50	172180	1115	02/28/12	\$139,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
4	50	172180	0990	05/03/12	\$120,000	IMP COUNT
4	50	172180	1406	09/30/13	\$340,909	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
4	50	172180	1170	06/10/11	\$210,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
4	50	172180	1175	06/12/12	\$91,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
4	50	172180	1390	03/22/13	\$150,000	PREVLAND<=25K;SHORT SALE

Improved Sales Removed in This Annual Update Analysis Area 023 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	50	172180	0335	06/22/12	\$128,000	QUESTIONABLE PER APPRAISAL
4	50	172180	0675	11/09/12	\$200,000	QUESTIONABLE PER APPRAISAL
4	50	172180	1459	07/22/13	\$165,000	SELLING OR BUYING COSTS AFFECTING SALE PRICE
4	50	241460	0305	10/09/13	\$74,000	DIAGNOSTIC OUTLIER/ANOMOLY DETECTION
4	50	241460	0161	11/30/11	\$82,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
4	50	241460	0250	02/28/12	\$141,531	DOR RATIO;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
4	50	241460	0250	07/26/12	\$75,000	DOR RATIO; EXEMPT FROM EXCISE TAX
4	50	241460	0111	05/24/12	\$114,383	DOR RATIO;IMP COUNT;EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
4	50	241460	0030	04/20/13	\$50,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	50	241460	0125	04/05/12	\$172,500	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
4	50	241460	0075	09/18/12	\$174,602	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE; BANKRUPTCY
4	50	241460	0221	07/29/11	\$158,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
4	50	241460	0345	06/26/12	\$259,576	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
4	50	241460	0111	03/13/13	\$329,500	IMP COUNT;FINANCIAL INSTITUTION RESALE
4	50	241460	0020	06/12/13	\$212,621	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
4	50	241460	0200	07/26/11	\$159,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
4	50	258680	0160	11/18/13	\$215,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
4	50	258680	0080	06/26/13	\$210,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
4	50	258680	0080	11/26/12	\$91,000	CORPORATE AFFILIATES; QUIT CLAIM DEED; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	50	258680	0265	04/22/11	\$96,548	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	50	258680	0080	06/20/12	\$123,521	EXEMPT FROM EXCISE TAX; BANKRUPTCY; NO MARKET EXPOSURE
4	50	258680	0085	07/24/12	\$165,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
4	50	258680	0360	03/13/13	\$182,677	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
4	50	258680	0080	11/26/12	\$91,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
4	50	289860	0160	07/27/11	\$85,000	DOR RATIO;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
4	50	289860	0180	11/13/12	\$136,100	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AUCTION SALE; NO MARKET EXP.
4	50	289860	0205	01/13/12	\$107,835	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE
4	50	289860	0245	08/03/11	\$133,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
4	50	289860	0075	04/04/11	\$120,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	50	289920	0015	11/27/13	\$104,000	DIAGNOSTIC OUTLIER/OBSERVATION OUTSIDE THE NORM

Improved Sales Removed in This Annual Update Analysis Area 023 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	50	289920	0160	06/19/12	\$90,000	BANKRUPTCY - RECEIVER OR TRUSTEE
4	50	289920	0160	10/27/11	\$86,000	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	50	289920	0155	05/24/12	\$110,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	50	289920	0010	12/16/11	\$65,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	50	289920	0140	05/31/13	\$159,377	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
4	50	316360	0015	06/07/13	\$83,600	DIAGNOSTIC OUTLIER/NON-NORMAL DISTRIBUTION
4	50	316360	0266	09/08/11	\$90,000	DOR RATIO
4	50	316360	0160	02/08/13	\$197,762	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE
4	50	316360	0076	12/23/13	\$197,366	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
4	50	316360	0070	03/29/11	\$94,039	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
4	50	345100	0165	10/17/11	\$121,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARS CHANGED SINCE SALE
4	50	345100	0172	04/12/12	\$90,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
4	50	345100	0422	11/14/12	\$109,950	NO MARKET EXPOSURE
4	50	345100	0459	06/27/13	\$247,012	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
4	50	345100	0325	05/21/12	\$105,000	NON-REPRESENTITIVE SALE; GOVERNMENT AGENCY
4	50	345100	0470	02/01/13	\$150,000	PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	50	345100	0230	12/23/13	\$300,000	PREVIMP<=25K;RELATED PARTY, FRIEND, OR NEIGHBOR
4	50	345100	0165	06/28/12	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	50	514700	0010	03/01/11	\$80,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR
4	50	514700	0040	07/01/13	\$155,500	EXEMPT FROM EXCISE TAX;NO MARKET EXPOSURE; AUCTION SALE
4	50	514700	0160	03/22/12	\$100,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	50	514760	0060	08/14/13	\$176,000	DIAGNOSTIC OUTLIER/STATISTICAL OUTLIER
4	50	514760	0110	03/29/12	\$148,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
4	50	514820	0050	07/22/13	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR
4	50	514820	0005	11/29/12	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	50	526920	0149	02/06/13	\$176,847	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
4	50	526920	0025	04/11/13	\$62,000	DOR RATIO
4	50	526920	0055	06/14/12	\$99,000	DOR RATIO;IMP COUNT;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
4	50	526920	0105	10/17/11	\$88,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
4	50	526920	0065	08/05/13	\$144,811	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE

Improved Sales Removed in This Annual Update Analysis Area 023 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	50	526920	0149	02/06/13	\$156,579	GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE
4	50	526920	0055	02/07/12	\$187,713	IMP COUNT;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
4	50	662040	0595	08/27/13	\$150,000	NO MARKET EXPOSURE
4	50	662040	0345	11/08/12	\$167,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER
4	50	662040	0285	08/29/11	\$99,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
4	50	662040	0195	06/26/12	\$251,600	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
4	50	662040	0095	01/27/11	\$163,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
4	50	662040	0595	03/16/13	\$119,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; RELATED PARTY, FRIEND, OR NEIGHBOR
4	50	662040	0175	01/17/11	\$125,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
4	50	662040	0555	03/22/11	\$129,900	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
4	50	688380	0095	10/26/13	\$82,000	DOR RATIO; EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR
4	50	688380	0095	03/19/13	\$82,000	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
4	50	688380	0045	09/30/11	\$164,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; QUIT CLAIM DEED
4	50	688380	0070	12/07/11	\$208,191	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
4	50	688380	0070	05/15/12	\$162,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	50	797320	2120	04/26/13	\$242,121	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FIN. INSTITUTION RESALE
4	50	797320	2120	06/14/13	\$242,122	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
4	50	797320	2270	08/16/13	\$137,000	EXEMPT FROM EXCISE TAX;NO MARKET EXPOSURE
4	50	797320	2320	10/01/13	\$252,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	50	797320	2250	10/04/11	\$101,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
5	30	012303	9394	09/10/13	\$389,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	30	012303	9504	09/10/13	\$147,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FIN. INSTITUTION RESALE
5	30	012303	9504	09/10/13	\$388,894	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
5	30	012303	9449	07/25/12	\$155,500	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
5	30	012303	9084	04/01/13	\$237,057	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
5	30	012303	9394	05/10/12	\$171,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	30	502940	0095	06/06/13	\$261,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	30	769400	0040	06/14/11	\$188,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
5	30	769460	0253	06/27/13	\$203,300	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	30	769460	0270	11/25/13	\$155,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in This Annual Update Analysis Area 023 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	30	783280	0105	11/18/13	\$100,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
5	30	815160	0740	09/27/13	\$365,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	30	815160	0123	12/11/13	\$290,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	30	815160	0730	12/09/13	\$299,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	30	815160	0610	07/03/13	\$118,901	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
5	30	815160	0210	06/28/12	\$169,575	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE
5	30	815160	0601	05/07/13	\$283,574	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
5	30	815160	0239	07/10/13	\$190,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	30	815160	0123	08/08/13	\$203,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
5	30	815160	0510	02/15/12	\$127,500	OBSOLESCENCE
5	30	815160	0710	06/04/12	\$172,000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR;
5	30	873100	0070	04/25/13	\$310,000	NO MARKET EXPOSURE
5	30	928680	0045	04/18/13	\$339,950	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	30	928680	0005	06/09/11	\$4,500	DOR RATIO;NO MARKET EXPOSURE
5	40	012303	9659	03/28/13	\$410,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	40	012303	9124	04/12/13	\$224,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	40	012303	9129	12/12/13	\$465,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	40	012303	9258	08/28/13	\$417,500	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	40	012303	9318	06/07/13	\$155,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	40	012303	9318	10/31/13	\$222,500	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	40	012303	9351	12/10/13	\$224,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	40	012303	9578	12/12/13	\$255,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	40	012303	9237	07/11/13	\$179,950	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	40	012303	9206	09/12/13	\$215,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	40	012303	9386	12/27/11	\$190,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	40	012303	9154	09/06/12	\$131,750	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	40	012303	9119	12/02/11	\$116,280	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
5	40	012303	9340	10/27/11	\$250,484	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
5	40	012303	9217	12/28/12	\$40,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
5	40	012303	9130	12/20/12	\$62,568	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; BUILDER OR DEVELOPER SALES

Improved Sales Removed in This Annual Update Analysis Area 023 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	40	012303	9130	03/28/12	\$25,000	DOR RATIO;NO MARKET EXPOSURE
5	40	012303	9130	04/19/12	\$50,000	DOR RATIO;NO MARKET EXPOSURE
5	40	012303	9622	02/15/12	\$29,943	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
5	40	012303	9484	06/18/13	\$160,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARS CHANGED SINCE SALE
5	40	012303	9119	10/22/12	\$160,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
5	40	012303	9161	09/26/12	\$199,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
5	40	012303	9118	03/27/11	\$118,650	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
5	40	012303	9161	12/09/11	\$289,390	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
5	40	012303	9604	05/22/12	\$156,425	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
5	40	012303	9297	03/21/12	\$100,000	GOVERNMENT AGENCY; IMP. CHARS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
5	40	012303	9323	06/27/11	\$173,199	IMP COUNT;IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR
5	40	012303	9237	05/12/12	\$122,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	40	012303	9386	03/13/12	\$142,199	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
5	40	012303	9577	10/11/11	\$120,750	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
5	40	012303	9604	09/17/12	\$74,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
5	40	012303	9297	04/25/11	\$247,979	NO MARKET EXPOSURE; GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE
5	40	012303	9207	02/18/11	\$150,000	NON-REPRESENTATIVE SALE
5	40	285360	0170	06/11/13	\$301,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	40	285360	0151	07/09/13	\$360,376	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
5	40	285360	0210	05/23/13	\$361,650	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
5	40	300480	0285	11/17/11	\$87,000	DOR RATIO;FORCED SALE; EXEMPT FROM EXCISE TAX
5	40	300480	0345	07/27/11	\$109,900	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
5	40	300480	0225	05/17/11	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	40	630340	0121	04/27/11	\$128,000	DIAGNOSTIC OUTLIER/ANOMOLY DETECTION
5	40	630340	0460	06/26/13	\$110,000	DIAGNOSTIC OUTLIER/STATISTICAL OUTLIER
5	40	630340	0125	08/27/13	\$323,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	40	630340	1110	12/24/13	\$250,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	40	630340	0090	12/16/13	\$285,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	40	630340	0680	09/10/13	\$211,100	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	40	630340	0620	01/15/13	\$192,500	BANKRUPTCY - RECEIVER OR TRUSTEE; CORRECTION DEED; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis Area 023 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	40	630340	0620	01/15/13	\$192,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FIN. INSTITUTION RESALE
5	40	630340	0090	03/04/13	\$176,088	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	40	630340	1175	09/30/13	\$136,935	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
5	40	630340	0500	03/27/13	\$228,447	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
5	40	630340	0276	08/12/11	\$65,800	DOR RATIO;GOVERNMENT AGENCY; IMP. CHARS CHANGED SINCE SALE
5	40	630340	0550	12/02/11	\$75,199	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
5	40	630340	1386	08/28/12	\$103,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARS CHANGED SINCE SALE
5	40	630340	0525	01/26/11	\$170,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
5	40	630340	1196	01/10/12	\$330,458	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
5	40	630340	1110	09/10/13	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	40	630340	0410	01/26/11	\$169,607	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
5	40	630340	0090	07/24/13	\$186,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
5	40	630340	0040	06/03/13	\$309,000	MULTI-PARCEL SALE;
5	40	630340	0905	10/21/13	\$80,000	NO MARKET EXPOSURE
5	40	630340	0895	08/05/13	\$192,000	NO MARKET EXPOSURE
5	40	630340	0005	08/23/11	\$128,000	NO MARKET EXPOSURE
5	40	630340	1125	04/05/11	\$310,879	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
5	40	630340	0570	10/20/11	\$130,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
5	40	630340	1425	10/10/12	\$69,950	PREVIMP<=25K
5	40	630340	1425	05/16/11	\$44,000	PREVIMP<=25K;TEAR DOWN; FINANCIAL INSTITUTION RESALE
5	40	721140	2135	10/28/13	\$256,950	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	40	721140	0235	05/13/13	\$235,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	40	721140	1445	08/23/13	\$185,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	40	721140	1886	10/29/13	\$220,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	40	721140	0660	10/14/13	\$292,378	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	40	721140	0095	12/21/13	\$73,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
5	40	721140	0685	10/04/13	\$128,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	40	721140	1805	06/14/11	\$117,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	40	721140	2135	12/03/12	\$151,799	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
5	40	721140	2285	07/30/12	\$164,000	NO MARKET EXPOSURE

Improved Sales Removed in This Annual Update Analysis Area 023 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	40	721140	1790	06/15/11	\$120,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
5	40	721140	2135	10/25/12	\$195,000	SHERIFF / TAX SALE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
5	40	726220	0030	11/04/11	\$469,884	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
5	40	726220	0148	10/18/12	\$179,100	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AFFORDABLE HOUSING SALES
5	40	726220	0148	07/18/12	\$298,807	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
5	40	726220	0076	11/12/13	\$160,000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
5	40	769460	0372	03/21/13	\$382,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	40	769460	0393	10/14/13	\$212,761	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
5	40	769460	0045	12/18/12	\$286,030	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
5	40	815160	1110	07/19/13	\$176,719	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE
5	40	815160	0381	03/28/13	\$260,000	NO MARKET EXPOSURE
5	40	815160	0262	11/14/11	\$127,000	QUESTIONABLE PER APPRAISAL; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	40	815160	0770	06/06/11	\$329,849	RELATED PARTY, FRIEND, OR NEIGHBOR
5	40	932000	0030	08/02/13	\$222,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	40	935300	0050	03/26/13	\$255,500	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS

Vacant Sales Used in this Annual Update Analysis Area 023

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
2	40	349450	0020	08/29/13	\$83,168	7,225	N	N
2	40	427060	0060	02/11/11	\$48,000	21,400	N	N
2	40	896180	0081	01/09/12	\$53,700	7,408	N	N
2	50	025700	0053	11/05/13	\$75,000	11,057	N	N
2	50	382600	0666	03/28/12	\$65,000	8,100	N	N
3	30	072304	9189	06/18/12	\$105,000	8,141	N	N
3	30	374460	0089	04/25/13	\$100,000	8,907	N	N
3	30	374460	0591	02/06/12	\$71,500	2,501	N	N
3	30	634100	0054	10/07/11	\$75,000	5,180	N	N
3	30	788960	0045	06/29/12	\$160,000	6,240	N	N
4	50	062304	9059	07/30/13	\$115,000	47,480	Y	N
4	50	241460	0257	07/24/13	\$80,000	7,120	N	N
4	50	289860	0005	05/10/11	\$70,000	7,620	N	N
4	50	316360	0261	04/19/11	\$85,000	4,800	N	N
4	50	662040	0346	04/24/13	\$57,000	4,870	N	N
4	50	662040	0415	12/28/11	\$59,000	6,490	N	N
5	30	928680	0041	07/19/11	\$60,000	9,137	N	N
5	40	012303	9127	12/04/13	\$135,000	37,504	N	N
5	40	012303	9154	10/14/13	\$101,000	7,095	N	N
5	40	630340	0240	11/01/13	\$75,000	8,636	N	N
5	40	630340	0481	09/20/11	\$50,000	3,175	N	N
5	40	630340	0580	11/15/11	\$65,000	8,389	N	N
5	40	815160	0900	07/20/12	\$95,000	11,250	N	N
5	40	815160	1091	03/22/12	\$75,000	4,550	N	N
5	40	815160	1092	04/09/12	\$75,000	4,550	N	N

Vacant Sales Removed in this Annual Update Analysis Area 023

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	50	079700	0055	09/18/12	\$50,000	NO MARKET EXPOSURE
1	50	336140	1456	11/25/13	\$40,000	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
1	50	801860	0875	09/21/12	\$60,000	NO MARKET EXPOSURE
1	50	801920	0003	11/16/11	\$15,000	NON-REPRESENTATIVE SALE
1	50	801920	0035	12/03/13	\$25,000	DOR RATIO;PREVIMP<=25K
1	50	801920	0495	01/14/13	\$16,000	DOR RATIO;PREVIMP<=25K;NO MARKET EXPOSURE
1	50	801920	0615	12/12/13	\$2,000	DOR RATIO;PREVIMP<=25K
1	50	801920	1040	12/07/11	\$162,500	MULTI-PARCEL SALE
2	40	052304	9028	11/13/12	\$440,000	MULTI-PARCEL SALE
2	40	052304	9220	11/13/12	\$440,000	MULTI-PARCEL SALE
2	50	092304	9262	04/19/11	\$402,000	MULTI-PARCEL SALE
2	50	092304	9391	01/30/12	\$87,000	MULTI-PARCEL SALE
2	50	092304	9506	04/19/11	\$402,000	MULTI-PARCEL SALE
2	50	092304	9507	04/19/11	\$402,000	MULTI-PARCEL SALE
2	50	092304	9508	04/19/11	\$402,000	MULTI-PARCEL SALE
2	50	092304	9509	04/19/11	\$402,000	MULTI-PARCEL SALE
2	50	092304	9510	04/19/11	\$402,000	MULTI-PARCEL SALE
2	50	098500	0792	09/28/11	\$50,000	NO MARKET EXPOSURE
3	30	072304	9449	07/07/12	\$235,000	MULTI-PARCEL SALE
3	30	374460	0111	01/13/11	\$800,000	MULTI-PARCEL SALE
3	30	374460	0115	01/13/11	\$800,000	MULTI-PARCEL SALE
3	30	374460	0116	01/13/11	\$800,000	MULTI-PARCEL SALE
3	30	374460	0117	01/13/11	\$800,000	MULTI-PARCEL SALE
3	30	374460	0118	01/13/11	\$800,000	MULTI-PARCEL SALE
3	30	374460	0119	01/13/11	\$800,000	MULTI-PARCEL SALE
3	30	374460	0121	01/13/11	\$800,000	MULTI-PARCEL SALE
3	30	374460	0126	01/13/11	\$800,000	MULTI-PARCEL SALE
3	30	788960	0025	06/08/11	\$223,000	MULTI-PARCEL SALE
3	30	788960	1165	10/13/13	\$35,000	PREVLAND<=25K;PREVIMP<=25K;BUILDER OR DEVELOPER SALES
3	30	788960	1425	11/26/12	\$153,750	MULTI-PARCEL SALE

Vacant Sales Removed in this Annual Update Analysis Area 023

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	30	788960	1430	11/26/12	\$153,750	MULTI-PARCEL SALE
3	30	788960	1435	11/26/12	\$153,750	MULTI-PARCEL SALE
4	50	052304	9249	07/06/12	\$260,000	MULTI-PARCEL SALE
4	50	062304	9238	07/07/11	\$176,610	MULTI-PARCEL SALE
4	50	062304	9392	07/07/11	\$176,610	MULTI-PARCEL SALE
4	50	172180	0590	01/24/13	\$174,950	MULTI-PARCEL SALE
4	50	289581	0180	08/24/13	\$480,000	ACTIVE PERMIT BEFORE SALE>25K;DOR RATIO; MULTI-PARCEL SALE
4	50	316360	0285	05/17/13	\$10,000	DOR RATIO;PREVIMP<=25K;NO MARKET EXPOSURE
5	30	012303	9500	11/26/12	\$49,975	NO MARKET EXPOSURE
5	40	012303	9360	12/16/13	\$135,000	PREVIMP<=25K;NO MARKET EXPOSURE
5	40	020600	0021	07/12/11	\$54,000	NO MARKET EXPOSURE

Mobile Home Sales Used in this Annual Update Analysis Area 023

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
1	50	801920	0200	05/22/13	\$135,000	\$135,000	1,248	3	1981	3	14,127	N	12224 10TH AVE S
1	50	801860	0130	12/10/13	\$125,000	\$125,000	1,680	3	1982	3	15,184	N	1432 S 124TH ST
1	50	801860	0282	05/09/12	\$112,000	\$112,000	1,690	3	1996	4	7,488	N	1437 S 124TH ST
2	50	098500	0746	05/02/13	\$123,000	\$123,000	1,344	3	1979	3	9,170	N	11842 16TH AVE S
2	50	092304	9029	06/28/12	\$120,000	\$120,000	1,848	3	1995	3	19,429	N	12718 21ST AVE S
3	30	072304	9196	06/16/11	\$145,000	\$145,000	1,152	2	1973	2	16,219	N	14 SW 119TH ST
3	30	072304	9592	10/12/11	\$81,000	\$81,000	1,848	3	1978	2	9,990	N	922 SW 118TH ST
4	50	172180	0495	05/29/13	\$120,000	\$120,000	924	1	1982	3	6,834	N	10659 2ND AVE SW
4	50	241460	0011	03/01/12	\$140,000	\$140,000	1,080	3	1985	3	7,306	N	10018 4TH AVE SW
5	40	012303	9638	10/10/12	\$80,550	\$80,550	1,248	3	1978	5	7,200	N	2500 SW 102ND LN

Mobile Home Sales Removed in this Annual Update Analysis Area 023

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	50	092304	9483	08/30/13	\$49,800	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS;
3	30	072304	9410	08/27/13	\$166,700	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
3	30	072304	9410	11/26/12	\$298,435	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
3	30	072304	9410	11/20/12	\$343,909	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS;
3	30	788960	0200	06/26/12	\$62,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
4	50	526920	0115	01/30/12	\$55,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
4	50	526920	0115	09/26/11	\$166,043	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; MOBILE HOME; AND OTHER WARNINGS;
5	40	012303	9360	10/04/13	\$73,424	EXEMPT FROM EXCISE TAX; MOBILE HOME; NO MARKET EXPOSURE
5	40	012303	9638	08/18/12	\$231,224	EXEMPT FROM EXCISE TAX; BANKRUPTCY; NO MARKET EXPOSURE
5	40	300480	0300	02/27/12	\$120,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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

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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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

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

Scope of Work Performed:

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

Certification:

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

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

None

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

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

- Annual Update Model Development and Report Preparation
- Data Collection
- Sales Verification
- Physical Inspection Model Development and Report Preparation
- Land and total Valuation
- New Construction Evaluation



Appraiser II

5/19/2014

Date