

Mercer Island

Area: 034

Residential Revalue for 2015 Assessment Roll



Obtained from King County, Dept. of Assessments

Mercer Island is just over five miles long and two miles wide and is surrounded by Lake Washington. The City of Mercer Island has been widely recognized as one of the premier residential communities in the State of Washington. The 1-90 corridor running east and west bisects the island on the north end creating excellent access to both the greater Seattle area, and the Bellevue Business community. Mercer Island is a true island community consisting of a commercial district, high-rise condominiums, high quality residential areas, and preserved parks. Long known for its affluence and famous residents, Mercer Island ranks as one of the wealthiest cities in Washington State based on per capita income.



King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

500 Fourth Avenue, ADM-AS 0708

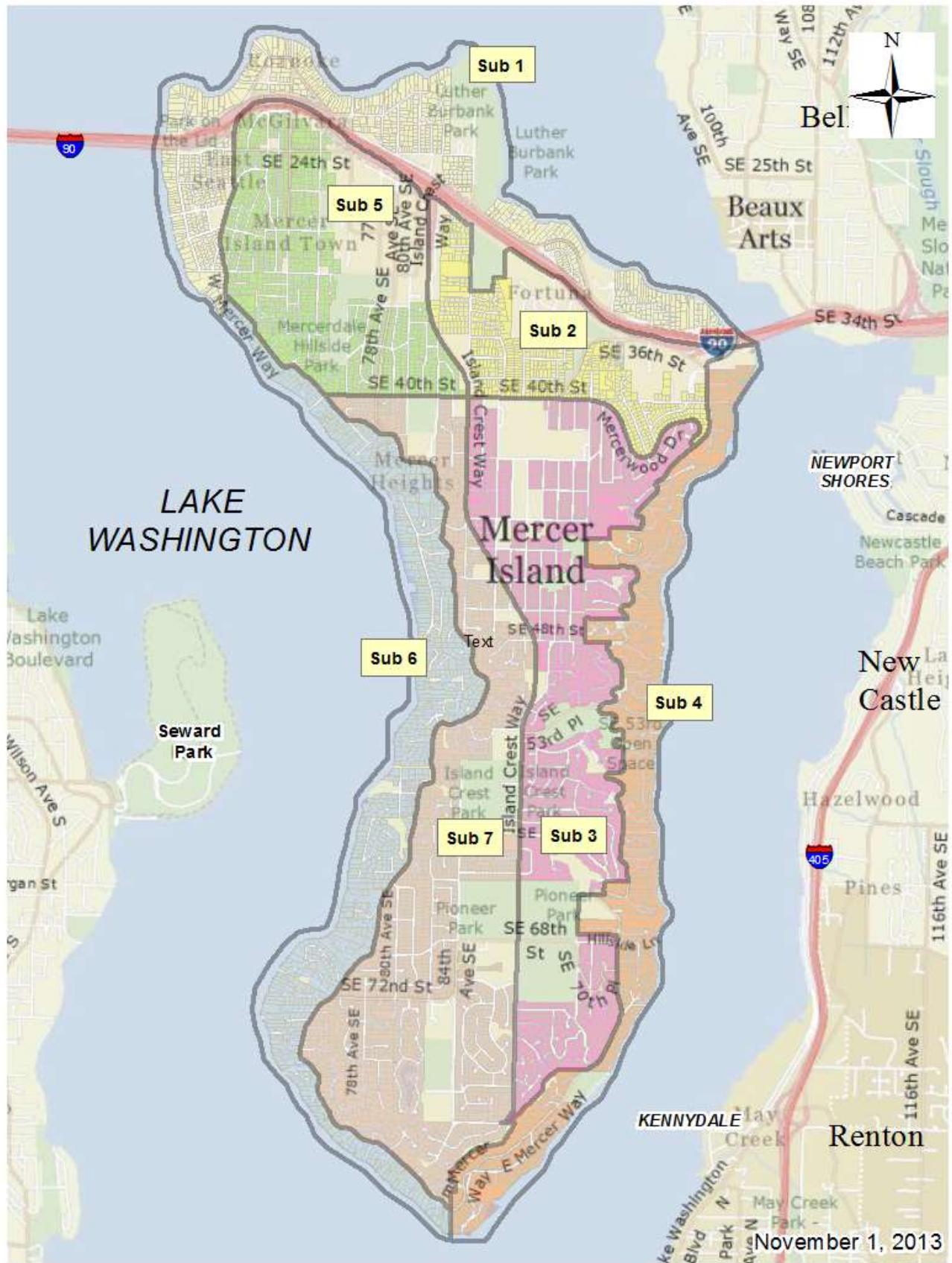
Seattle, WA 98104-2384

OFFICE (206) 296-7300 FAX (206) 296-0595

Email: assessor.info@kingcounty.gov

<http://www.kingcounty.gov/assessor/>

Area 034 Map

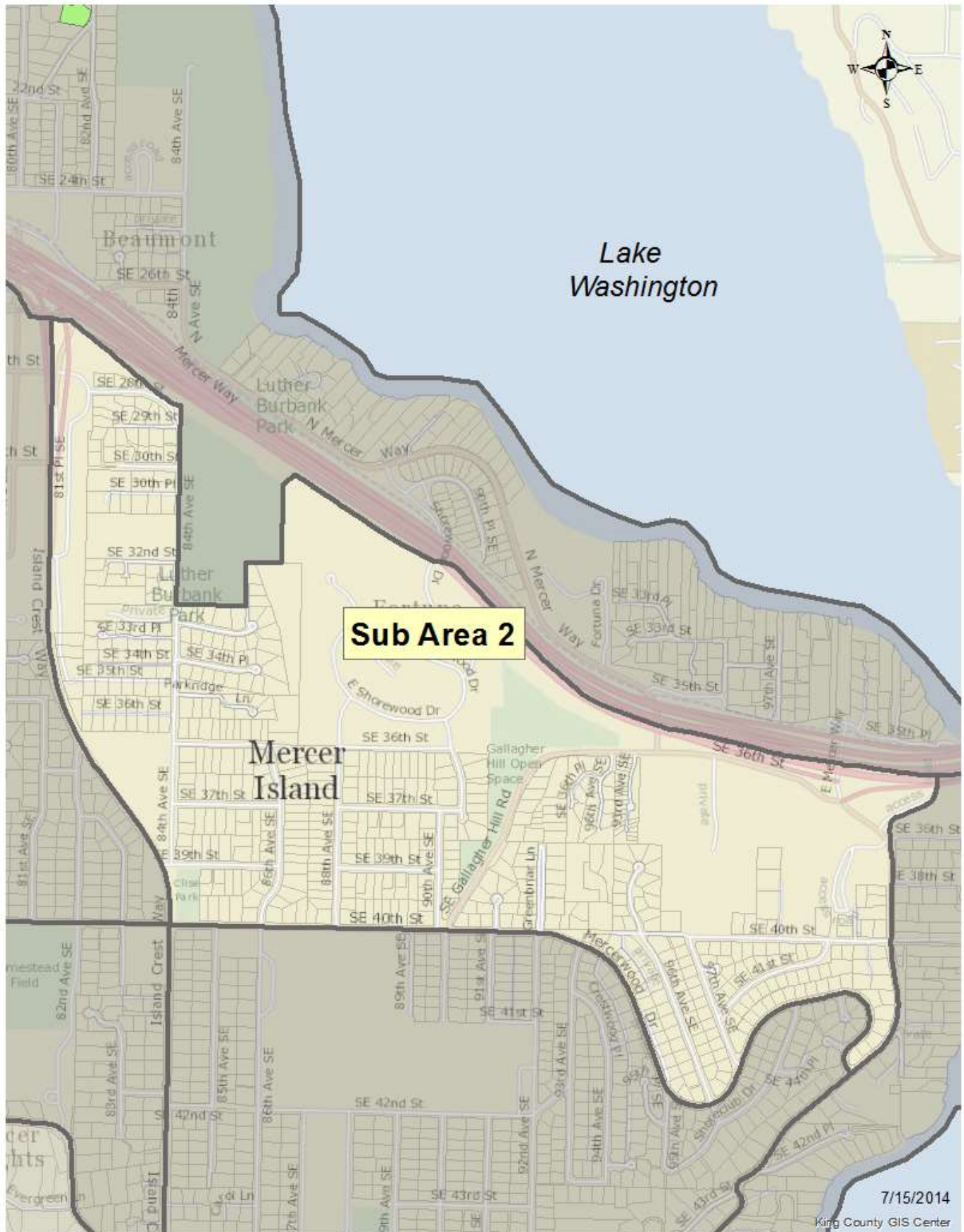


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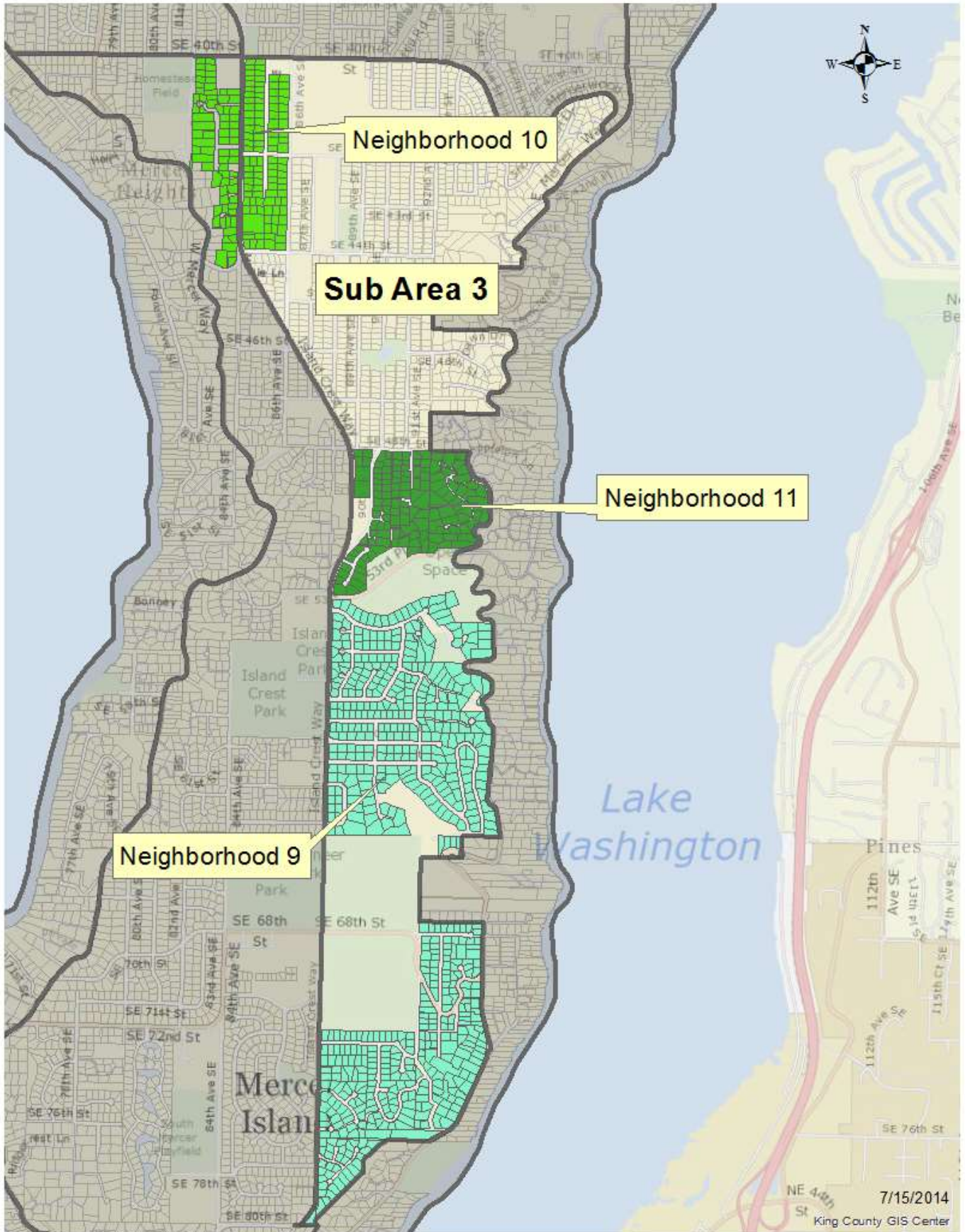
Area 034 - Sub Area 1 Map



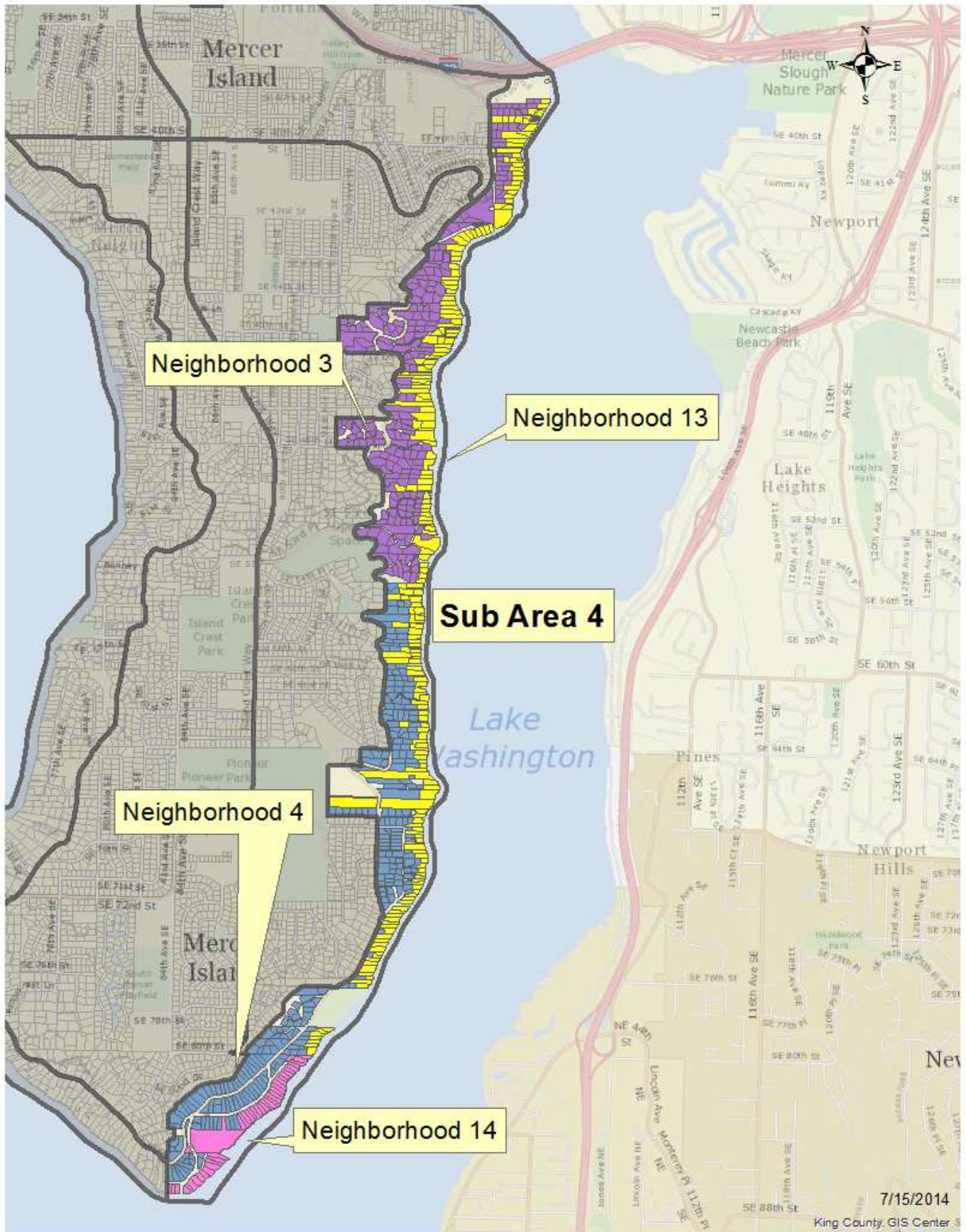
Area 034 - Sub Area 2 Map



Area 034 - Sub Area 3 Map



Area 034 - Sub Area 4 Map



Area 034 - Sub Area 5 Map



Area 034 - Sub Area 6 Map



Area 034 - Sub Area 7 Map



7/15/2014
King County GIS Center

Area 034 Housing Profile



Grade 6/ Year Built 1947/ Total Living Area 1540
Account Number 502190-0175



Grade 7/Year Built 1990/ Total Living Area 1910
Account Number 019110-0720



Grade 8/ Year Built 1975/ Total Living Area 2590
Account Number 936570-0039



Grade 9/ Year Built 1977/ Total Living Area 3000
Account Number 935090-0245



Grade 10/Year Built 2004/ Total Living Area 3570
Account Number 019110-0840



Grade 11/Year Built 1991/ Total Living Area 6490
Account Number 413190-0042

Area 034 Housing Profile



Grade 12/Year Built-Reno 2009/Total Living Area 7840
Account Number 413190-0346



Grade 13/Year Built 2010/ Total Living Area 9010
Account Number 252404-9058

Glossary

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Executive Summary

Mercer Island - Area 034

Annual Update

Characteristics Based Market Adjustment for 2015 Assessment Roll

Previous Physical Inspection: 2014
Number of Improved Sales: 864
Range of Sale Dates: 1/1/2012 – 12/31/2014 Sales were time adjusted to 1/1/2015

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
2014 Value	\$717,400	\$479,000	\$1,196,400			7.71%
2015 Value	\$775,900	\$518,200	\$1,294,100	\$1,376,000	95.2%	7.67%
\$ Change	+\$58,500	+\$39,200	+\$97,700			
% Change	+8.2%	+8.2%	+8.2%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2015 COD of 7.67% is an improvement from the previous COD of 7.71%. 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 Valuation Change Summary:			
	Land	Improvements	Total
2014 Value	\$751,100	\$427,000	\$1,178,100
2015 Value	\$812,300	\$464,700	\$1,277,000
\$ Change	+\$61,200	+\$37,700	+\$98,900
% Change	+8.1%	+8.8%	+8.4%

Number of one to three unit residences in the population: 6,769

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 variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, improved properties that were non-waterfront with the year built/renovated, greater than or equal to 2010, were at a higher ratio compared to the rest of the population, which resulted in less of an upward adjustment. The remaining improved properties in the population will receive an upward adjustment as indicated by the standard adjustment. This annual update valuation model corrects for these strata differences, thus improving equalization.

Area 034 - Model Adjustments

1-3 Unit Residences

2015 Total Value = 2014 Total Value + Overall (+/-) Characteristic Adjustments

Standard Area Adjustment	# Parcels Adjusted	% of Population
+8.64%	6,596	97%

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

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

Model Variable	Adj %	# Sales	# in Pop	% Rep
YrBltRen>=2010 & Non-Waterfront	+2.78%	58	173	34%

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

Generally, non-waterfront parcels that the year built/renovated was greater than or equal to 2010 were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

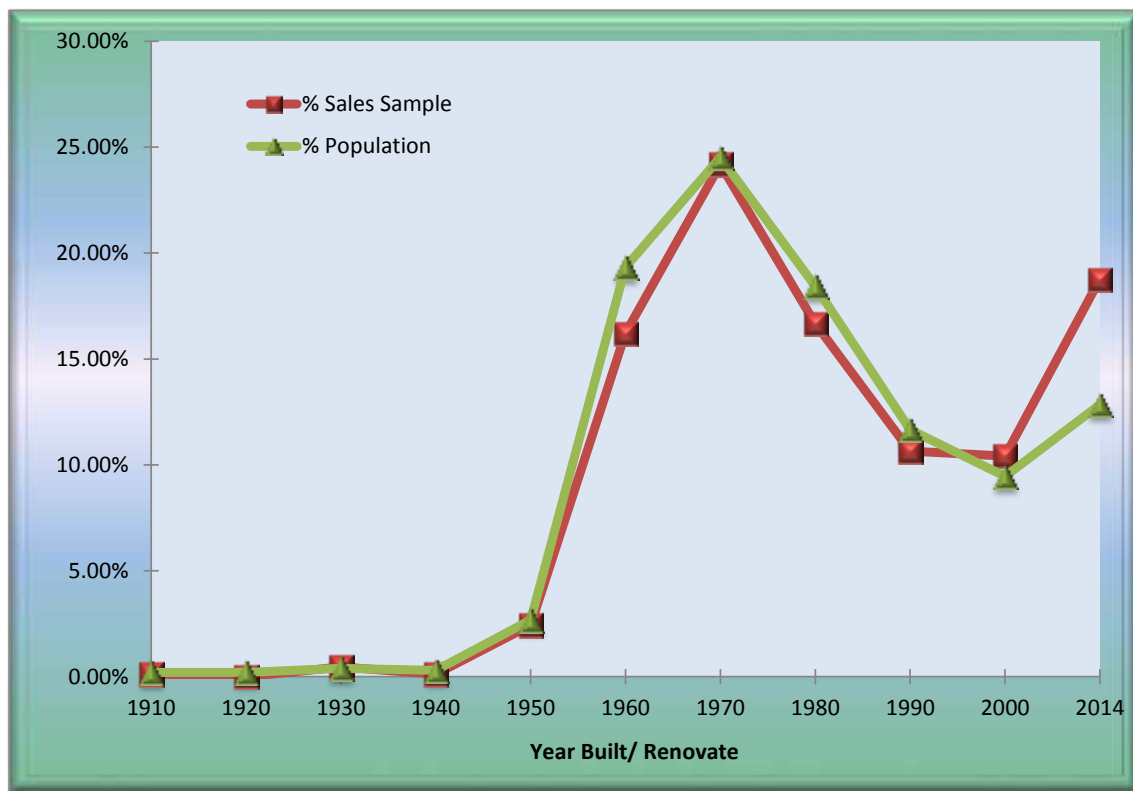
Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	1	0.12%
1920	0	0.00%
1930	4	0.46%
1940	1	0.12%
1950	21	2.43%
1960	140	16.20%
1970	209	24.19%
1980	144	16.67%
1990	92	10.65%
2000	90	10.42%
2014	162	18.75%
	864	

Population

Year Built/Ren	Frequency	% Population
1910	14	0.21%
1920	14	0.21%
1930	27	0.40%
1940	20	0.30%
1950	181	2.67%
1960	1,308	19.32%
1970	1,659	24.51%
1980	1,248	18.44%
1990	789	11.66%
2000	640	9.45%
2014	869	12.84%
	6,769	



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 have statistical significance and results are reflected in the model.

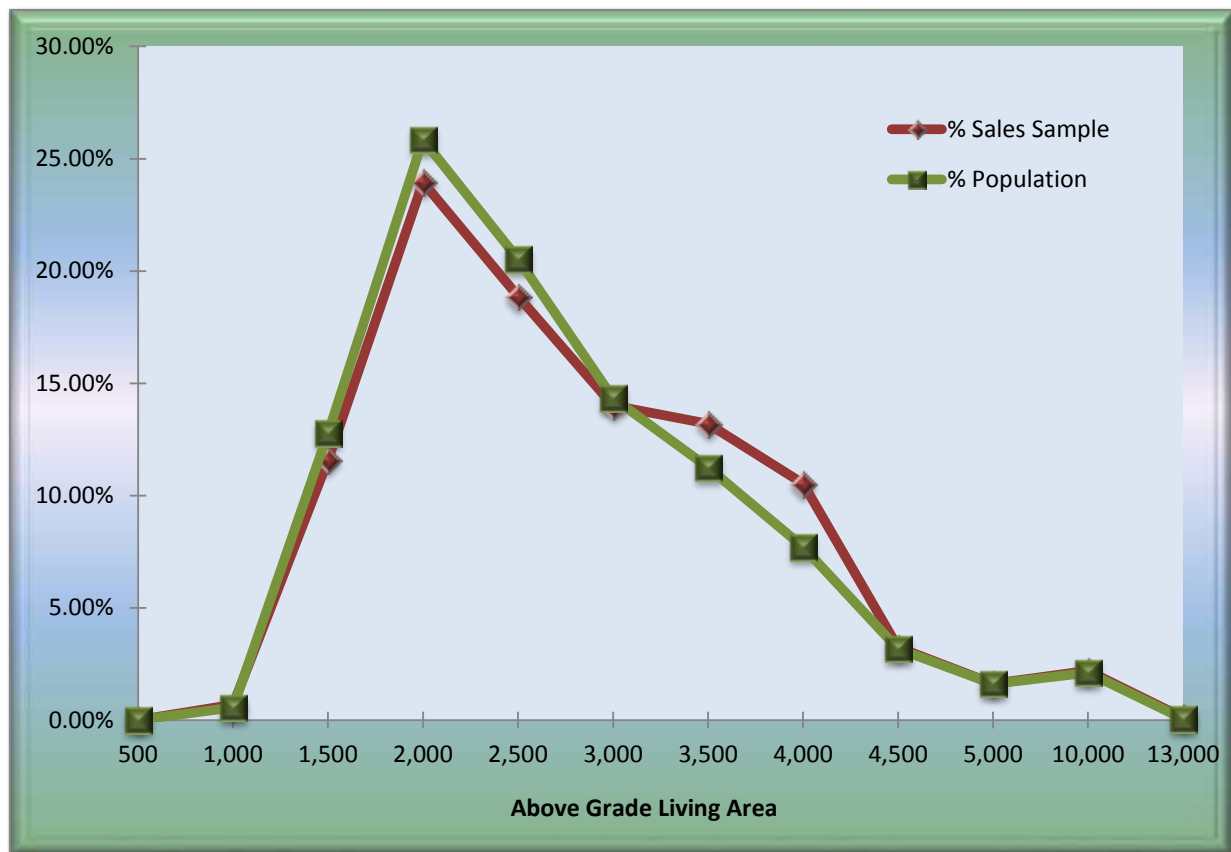
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	6	0.69%
1,500	100	11.57%
2,000	207	23.96%
2,500	163	18.87%
3,000	121	14.00%
3,500	114	13.19%
4,000	91	10.53%
4,500	28	3.24%
5,000	14	1.62%
10,000	19	2.20%
13,000	1	0.12%
864		

Population

AGLA	Frequency	% Population
500	0	0.00%
1,000	38	0.56%
1,500	865	12.78%
2,000	1,750	25.85%
2,500	1,390	20.53%
3,000	971	14.34%
3,500	762	11.26%
4,000	522	7.71%
4,500	215	3.18%
5,000	109	1.61%
10,000	143	2.11%
13,000	4	0.06%
6,769		



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

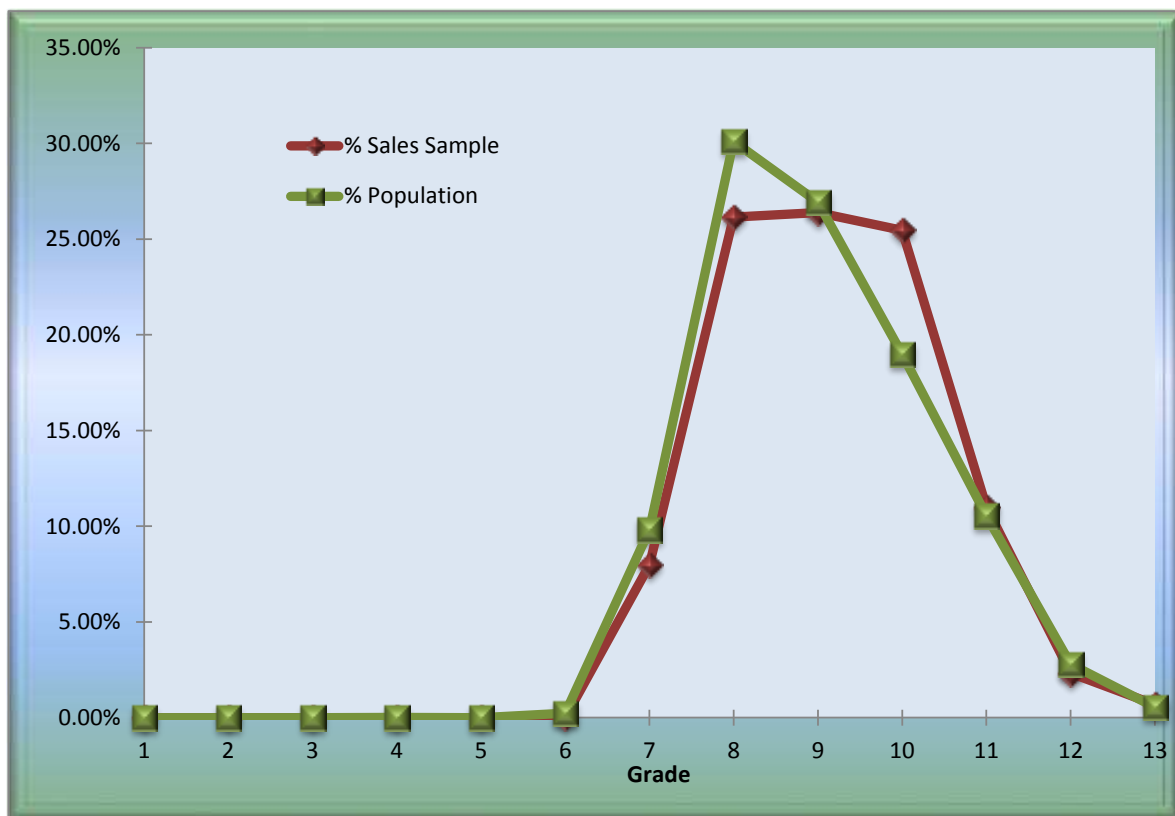
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	0	0.00%
7	69	7.99%
8	226	26.16%
9	228	26.39%
10	220	25.46%
11	95	11.00%
12	20	2.31%
13	6	0.69%
864		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.01%
5	0	0.00%
6	16	0.24%
7	665	9.82%
8	2,038	30.11%
9	1,823	26.93%
10	1,286	19.00%
11	714	10.55%
12	189	2.79%
13	37	0.55%
6,769		



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 034 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, 2015**.

For example, a sale of \$475,000 which occurred on October 1, 2013 would be adjusted by the time trend factor of 1.109, resulting in an adjusted value of \$526,000 ($\$475,000 \times 1.109 = \$526,775$) – truncated to the nearest \$1000.

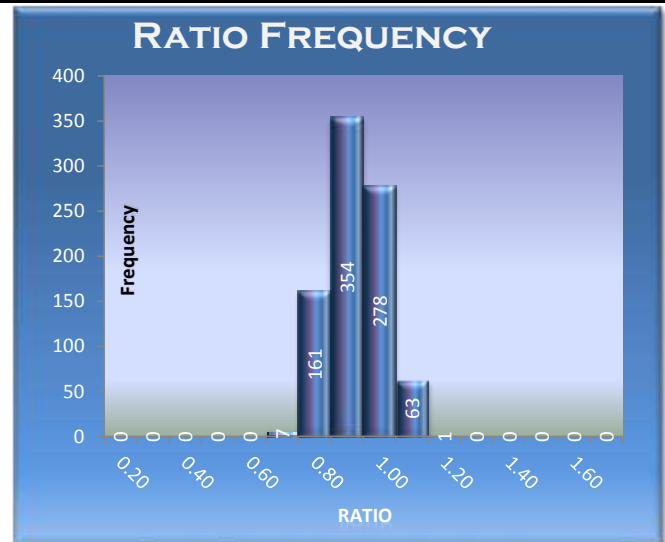
SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.263	26.3%
2/1/2012	1.255	25.5%
3/1/2012	1.248	24.8%
4/1/2012	1.241	24.1%
5/1/2012	1.234	23.4%
6/1/2012	1.226	22.6%
7/1/2012	1.219	21.9%
8/1/2012	1.211	21.1%
9/1/2012	1.204	20.4%
10/1/2012	1.197	19.7%
11/1/2012	1.189	18.9%
12/1/2012	1.182	18.2%
1/1/2013	1.175	17.5%
2/1/2013	1.167	16.7%
3/1/2013	1.161	16.1%
4/1/2013	1.153	15.3%
5/1/2013	1.146	14.6%
6/1/2013	1.139	13.9%
7/1/2013	1.131	13.1%
8/1/2013	1.124	12.4%
9/1/2013	1.117	11.7%
10/1/2013	1.109	10.9%
11/1/2013	1.102	10.2%
12/1/2013	1.095	9.5%
1/1/2014	1.087	8.7%
2/1/2014	1.080	8.0%
3/1/2014	1.073	7.3%
4/1/2014	1.066	6.6%
5/1/2014	1.059	5.9%
6/1/2014	1.051	5.1%
7/1/2014	1.044	4.4%
8/1/2014	1.037	3.7%
9/1/2014	1.029	2.9%
10/1/2014	1.022	2.2%
11/1/2014	1.015	1.5%
12/1/2014	1.007	0.7%
1/1/2015	1.000	0.0%

The time adjustment formula for Area 034 is: $(.874456573282366 - 0.000210135066883619 * \text{SaleDay} + 0.0498117434397604 * 0.05787037) / (.874456573282366 + 0.0498117434397604 * 0.05787037)$
SaleDay = SaleDate - 42005
SaleDaySq = (SaleDate - 42005)^2

Annual Update Ratio Study Report (Before) – 2014 Assessments

District: SE / Team: 2	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Mercer Island	1/1/2014	3/5/2015	1/2012 - 12/2014
Area Number: 034	Appr ID:	Property Type:	Adjusted for time?
	JMET	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	864
Mean Assessed Value	\$1,196,400
Mean Adj. Sales Price	\$1,376,000
Standard Deviation AV	\$877,060
Standard Deviation SP	\$1,019,317
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.877
Median Ratio	0.880
Weighted Mean Ratio	0.869
UNIFORMITY	
Lowest ratio	0.641
Highest ratio:	1.104
Coefficient of Dispersion	7.71%
Standard Deviation	0.084
Coefficient of Variation	9.62%
Price Related Differential (PRD)	1.009
RELIABILITY	
95% Confidence: Median	
Lower limit	0.874
Upper limit	0.885
95% Confidence: Mean	
Lower limit	0.872
Upper limit	0.883
SAMPLE SIZE EVALUATION	
N (population size)	6,769
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.084
Recommended minimum:	11
Actual sample size:	864
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	420
# ratios above mean:	444
z:	0.816
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

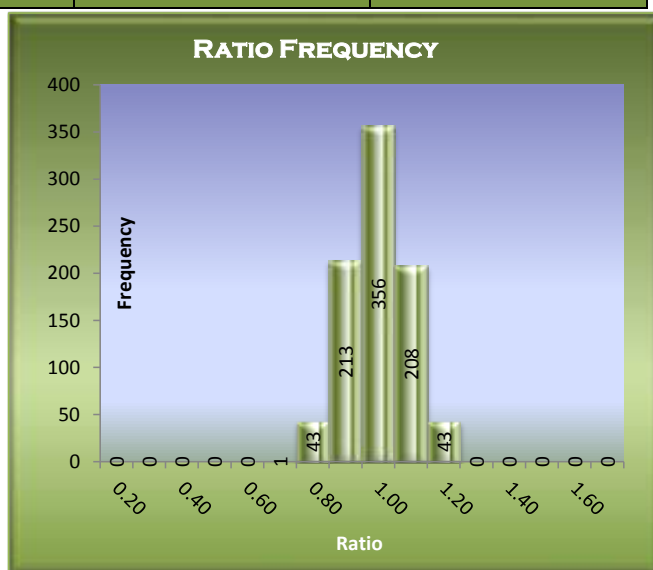
1 to 3 Unit Residences throughout Area 034

Sales Prices are adjusted for time to the Assessment Date of 1/1/2015

Annual Update Ratio Study Report (After) – 2015 Assessments

District: SE / Team: 2	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Mercer Island	1/1/2015	3/5/2015	1/2012 - 12/2014
Area Number: 034	Appr. ID:	Property Type:	Adjusted for time?
	JMET	1 to 3 Unit	YES

SAMPLE STATISTICS	
Sample size (n)	864
Mean Assessed Value	\$1,294,100
Mean Sales Price	\$1,376,000
Standard Deviation AV	\$950,817
Standard Deviation SP	\$1,019,317
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.950
Median Ratio	0.952
Weighted Mean Ratio	0.940
UNIFORMITY	
Lowest ratio	0.696
Highest ratio:	1.199
Coefficient of Dispersion	7.67%
Standard Deviation	0.091
Coefficient of Variation	9.55%
Price Related Differential (PRD)	1.010
RELIABILITY	
95% Confidence: Median	
Lower limit	0.945
Upper limit	0.958
95% Confidence: Mean	
Lower limit	0.944
Upper limit	0.956
SAMPLE SIZE EVALUATION	
N (population size)	6,769
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.091
Recommended minimum:	13
Actual sample size:	864
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	421
# ratios above mean:	443
z:	0.748
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 034 Sales Prices are adjusted for time to the Assessment Date of 1/1/2015.

Annual Update Process

Effective Date of Appraisal: January 1, 2015

Date of Appraisal Report: March 5, 2015

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 2014
5. Existing residences where the data for 2014 is significantly different than the data for 2015 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 2014 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 67 usable land sales available in the area, their 2014 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 +8.1% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value * 1.082, 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 variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, improved properties that were non-waterfront with the year built/renovated, greater than or equal to 2010, were at a higher ratio compared to the rest of the population, which resulted in less of an upward adjustment. The remaining improved properties in the population will receive an upward adjustment as indicated by the

standard adjustment. This annual update valuation model corrects for these strata differences, thus improving equalization.

With the exception of real property mobile home parcels and parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 864 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2015. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

The derived adjustment formula is:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * (1 - 0.05) / (.874456573282366 + 0.0498117434397604 * \text{YrBltRen_NonWft})$$

The resulting total value is truncated to the next \$1,000, *then*:

$$2015 \text{ Improvements Value} = 2015 \text{ Total Value} \text{ minus } 2015 \text{ Land Value}$$

Mobile Home Update

There were no mobile homes in this area.

Results

The resulting assessment level is 0.952. 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 2015 assessment year (taxes payable in 2016) results in an average total change from the 2014 assessments of +8.4%. 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 (Previous Year Land Value + Previous Year Improvement Value) * 1.082.
- If the site is improved with a house and mobile home, the formula derived from the house is used to arrive at new total value.
- If “accessory improvements only”, the Total % Change, as indicated by the sales sample, is used to arrive at a new total value. (Previous Year Land Value + Previous Year Improvement Value) * 1.082.
- If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.
- If land value <= \$10,000 no adjustment is applied.
- If improvements and accessories <= \$10,000 no further adjustment applied.

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

Improved Sales Used in This Annual Update Analysis

Area 034 -- 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	12	148330	0430	11/25/14	\$554,000	\$559,000	820	7	1968	VGood	3,700	N	N	2438 62ND AVE SE
1	12	148330	0450	06/02/14	\$565,000	\$594,000	910	7	1991	Avg	6,000	N	N	2449 63RD AVE SE
1	12	544230	0455	08/23/13	\$585,000	\$654,000	1,110	7	2012	Avg	5,296	N	N	2213 61ST AVE SE
1	0	531510	1835	08/09/12	\$572,000	\$692,000	1,140	7	1955	VGood	6,600	N	N	2291 78TH AVE SE
1	0	064710	0135	12/12/13	\$565,000	\$617,000	1,180	7	1961	VGood	6,596	N	N	3235 90TH PL SE
1	12	544230	0270	11/06/12	\$527,000	\$626,000	1,280	7	1957	VGood	6,000	N	N	2204 61ST AVE SE
1	12	217450	3395	11/10/14	\$680,000	\$688,000	1,320	7	1954	Good	9,000	N	N	6204 SE 28TH ST
1	12	217450	3500	11/03/14	\$550,000	\$558,000	1,340	7	1960	Good	6,000	N	N	2719 63RD AVE SE
1	12	217450	3441	07/03/14	\$650,000	\$678,000	1,380	7	1960	VGood	4,500	N	N	2718 62ND AVE SE
1	0	545230	2195	12/30/14	\$685,000	\$685,000	1,460	7	1956	Good	8,800	N	N	2249 80TH AVE SE
1	12	217450	0135	07/22/14	\$700,000	\$727,000	1,480	7	1955	Good	7,500	N	N	3062 60TH AVE SE
1	12	217450	2550	01/11/12	\$550,000	\$693,000	1,600	7	1980	Good	6,000	N	N	2829 62ND AVE SE
1	12	148330	0400	06/20/13	\$660,000	\$749,000	1,750	7	1941	Good	6,000	N	N	2454 62ND AVE SE
1	12	148330	0570	09/08/14	\$905,000	\$930,000	2,390	7	1991	Avg	10,250	N	N	2460 64TH AVE SE
1	12	217450	2695	12/27/12	\$820,000	\$964,000	2,670	7	1966	Avg	9,000	N	N	2801 61ST AVE SE
1	12	148330	0175	08/22/13	\$782,000	\$875,000	1,380	8	1959	Avg	6,860	Y	N	6016 SE 27TH ST
1	0	720600	0030	04/08/13	\$900,000	\$1,036,000	1,510	8	1961	Good	17,092	Y	N	2427 84TH AVE SE
1	0	064710	0237	08/26/13	\$695,500	\$778,000	1,610	8	1962	Good	10,216	Y	N	9095 N MERCER WAY
1	0	544930	0045	01/31/13	\$712,000	\$831,000	1,690	8	1956	Avg	21,168	Y	N	2043 81ST AVE SE
1	0	736560	0070	06/24/14	\$762,500	\$797,000	1,760	8	1978	Good	8,760	N	N	8208 SE 26TH ST
1	0	735570	0235	09/21/12	\$1,158,000	\$1,389,000	2,040	8	1941	VGood	21,565	N	N	7014 SE 20TH ST
1	12	217450	0320	02/08/12	\$645,000	\$808,000	2,130	8	1990	Avg	6,000	N	N	3049 61ST AVE SE
1	0	531510	1735	12/11/13	\$900,000	\$983,000	2,290	8	1964	Avg	18,638	N	N	7805 22ND PL SE
1	0	122404	9067	01/30/14	\$1,082,000	\$1,169,000	3,880	8	1966	Good	13,449	N	N	8225 SE 24TH ST
1	2	810610	0170	10/03/13	\$2,148,000	\$2,382,000	1,670	9	1965	Avg	16,637	Y	Y	8916 N MERCER WAY
1	12	148330	0255	07/03/13	\$1,238,666	\$1,401,000	1,850	9	2007	Avg	6,000	Y	N	2439 61ST AVE SE
1	0	531510	1856	06/04/13	\$725,000	\$825,000	2,040	9	1978	VGood	12,753	N	N	7627 SE 22ND ST
1	12	148330	0335	10/16/13	\$1,015,000	\$1,122,000	2,150	9	1991	Good	7,500	N	N	2445 62ND AVE SE
1	12	148330	0440	07/18/12	\$800,000	\$972,000	2,280	9	1989	Avg	6,000	N	N	2443 63RD AVE SE
1	0	545260	0040	06/28/13	\$1,295,000	\$1,466,000	2,470	9	1975	Good	10,713	Y	N	8470 N MERCER WAY

Improved Sales Used in This Annual Update Analysis

Area 034 -- 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	12	409950	0525	03/05/13	\$985,000	\$1,142,000	2,750	9	2005	Avg	6,000	N	N	2424 63RD AVE SE
1	0	413930	0375	11/05/12	\$922,500	\$1,096,000	2,780	9	1986	Avg	10,156	Y	N	9602 SE 33RD ST
1	1	217450	2780	08/15/12	\$3,350,000	\$4,047,000	2,940	9	1990	Good	13,980	Y	Y	2841 60TH AVE SE
1	0	735570	0171	06/10/14	\$1,230,000	\$1,290,000	3,040	9	2001	Avg	7,000	N	N	7032 SE 20TH ST
1	0	072405	9126	02/28/13	\$1,075,000	\$1,248,000	3,280	9	1985	Good	9,600	N	N	3402 97TH AVE SE
1	0	413930	0105	04/19/12	\$950,000	\$1,175,000	4,160	9	2000	Avg	12,868	N	N	3455 96TH AVE SE
1	1	544230	0807	06/24/14	\$2,700,000	\$2,824,000	4,400	9	1980	Avg	13,800	Y	Y	6208 SE 22ND ST
1	12	148330	0085	08/21/12	\$1,385,000	\$1,671,000	1,380	10	2002	Avg	6,000	Y	N	2453 60TH AVE SE
1	0	531510	0041	10/02/13	\$1,800,000	\$1,997,000	1,870	10	2005	Avg	16,434	Y	N	7232 N MERCER WAY
1	12	409950	0495	12/20/13	\$1,235,000	\$1,347,000	2,130	10	2013	Avg	6,000	N	N	2410 63RD AVE SE
1	12	370890	0034	02/14/13	\$1,349,250	\$1,571,000	2,370	10	2010	Avg	12,341	Y	N	3225 W MERCER WAY
1	12	217450	0280	02/26/14	\$1,445,000	\$1,552,000	2,430	10	2013	Avg	6,000	N	N	3031 61ST AVE SE
1	12	217450	0420	03/13/12	\$1,275,000	\$1,588,000	2,460	10	2010	Avg	7,250	N	N	3028 61ST AVE SE
1	0	531510	1810	04/01/14	\$1,150,000	\$1,226,000	2,680	10	1991	Good	8,453	N	N	2232 77TH AVE SE
1	0	544930	0095	11/20/13	\$1,475,000	\$1,619,000	2,830	10	1982	Good	10,446	Y	N	1980 82ND AVE SE
1	1	370890	0057	11/17/14	\$4,300,000	\$4,346,000	2,940	10	1986	Good	14,619	Y	Y	3251 W MERCER WAY
1	12	243970	0123	03/19/13	\$1,462,000	\$1,691,000	3,020	10	2002	Avg	10,740	N	N	6000 SE 22ND ST
1	0	531510	1936	01/23/13	\$1,055,000	\$1,234,000	3,040	10	2006	Avg	8,717	N	N	7652 N MERCER WAY
1	12	217450	0475	08/19/14	\$1,999,990	\$2,065,000	3,070	10	2014	Avg	9,000	N	N	6117 SE 30TH ST
1	0	531510	1827	07/24/13	\$1,125,000	\$1,267,000	3,180	10	2006	Avg	9,813	N	N	2283 78TH AVE SE
1	0	545230	2095	04/15/14	\$1,430,000	\$1,519,000	3,190	10	2004	Avg	8,800	N	N	2230 80TH AVE SE
1	0	545230	1800	07/22/14	\$1,250,000	\$1,299,000	3,270	10	1992	Avg	9,240	Y	N	2242 82ND AVE SE
1	0	412900	0030	09/02/13	\$1,385,000	\$1,546,000	3,270	10	1998	Avg	9,659	N	N	9411 SE 33RD ST
1	0	072405	9013	08/02/12	\$1,200,000	\$1,454,000	3,290	10	2001	Avg	9,100	N	N	3424 97TH AVE SE
1	0	413930	0035	12/20/12	\$1,390,000	\$1,637,000	3,370	10	1995	Avg	19,723	N	N	3502 96TH AVE SE
1	0	122404	9001	06/09/14	\$1,508,009	\$1,582,000	3,410	10	2014	Avg	9,129	Y	N	2405 84TH AVE SE
1	0	122404	9124	07/15/14	\$1,499,000	\$1,560,000	3,410	10	2014	Avg	9,134	N	N	2411 84TH AVE SE
1	0	531510	1935	10/01/14	\$1,999,990	\$2,044,000	3,470	10	2014	Avg	18,239	N	N	2227 77TH AVE SE
1	12	409950	0022	05/17/13	\$1,350,000	\$1,542,000	3,470	10	1999	Avg	9,826	Y	N	2413 60TH AVE SE
1	1	409950	0045	04/08/13	\$2,925,000	\$3,368,000	3,510	10	1992	Avg	16,556	Y	Y	2425 60TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 034 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	140285	0010	03/15/13	\$1,285,000	\$1,487,000	3,850	10	1995	Avg	9,616	N	N	9231 SE 33RD PL
1	12	217450	3460	06/28/13	\$1,800,000	\$2,038,000	3,920	10	2008	Avg	10,437	Y	N	6205 SE 27TH ST
1	1	735570	0126	07/29/13	\$3,850,000	\$4,330,000	4,490	10	1995	Avg	17,971	Y	Y	1895 W MERCER WAY
1	12	217450	3260	04/11/14	\$2,150,000	\$2,286,000	4,510	10	2007	Avg	12,000	N	N	2726 61ST AVE SE
1	0	082405	9284	01/24/13	\$1,289,000	\$1,507,000	4,740	10	2005	Avg	15,129	N	N	9810 SE 35TH PL
1	1	217450	0075	04/03/13	\$5,900,000	\$6,802,000	5,790	10	1963	VGood	31,020	Y	Y	3019 60TH AVE SE
1	0	413930	0348	08/27/13	\$1,300,000	\$1,453,000	2,900	11	2000	Avg	8,425	N	N	3316 94TH AVE SE
1	1	531510	0131	09/04/13	\$4,550,000	\$5,077,000	3,200	11	1988	Good	17,989	Y	Y	2101 76TH AVE SE
1	0	544930	0085	09/25/12	\$1,360,000	\$1,630,000	3,290	11	1990	Good	19,495	Y	N	1985 82ND AVE SE
1	0	810610	0085	05/09/14	\$1,702,500	\$1,799,000	3,390	11	2000	Avg	23,716	Y	N	8608 N MERCER WAY
1	0	545230	1810	09/05/14	\$1,575,000	\$1,620,000	3,420	11	1991	VGood	9,240	Y	N	2250 82ND AVE SE
1	0	735570	0210	10/02/12	\$1,625,000	\$1,945,000	3,600	11	1998	Avg	21,565	Y	N	1818 70TH AVE SE
1	0	531510	0202	02/13/13	\$1,514,000	\$1,763,000	3,670	11	1993	Avg	20,305	Y	N	2004 72ND AVE SE
1	0	122404	9121	05/31/12	\$1,650,000	\$2,023,000	3,730	11	2008	Avg	9,470	N	N	8234 SE 26TH ST
1	0	413930	0010	06/25/13	\$1,530,000	\$1,733,000	3,770	11	2005	Avg	9,975	N	N	9628 SE 34TH ST
1	0	413930	0135	07/09/14	\$2,321,000	\$2,419,000	4,260	11	2006	Avg	17,004	N	N	9215 SE 33RD ST
1	1	531510	2010	07/23/12	\$4,888,000	\$5,932,000	4,760	11	2004	Avg	16,100	Y	Y	7646 SE 22ND ST
1	2	810610	0105	11/14/14	\$3,850,000	\$3,894,000	5,770	11	1980	Good	21,300	Y	Y	8630 N MERCER WAY
1	2	800000	0040	04/08/14	\$3,700,000	\$3,938,000	3,260	12	1993	Avg	15,004	Y	Y	8900 N MERCER WAY
1	2	810610	0010	02/16/12	\$3,550,000	\$4,443,000	3,900	12	1986	Good	19,500	Y	Y	8428 N MERCER WAY
1	0	810610	0161	04/05/12	\$2,247,000	\$2,786,000	3,920	12	2003	Avg	21,454	Y	N	8910 N MERCER WAY
1	1	531510	0060	09/25/13	\$4,200,000	\$4,666,000	4,560	12	1998	Avg	11,820	Y	Y	7268 N MERCER WAY
1	2	810610	0160	09/24/14	\$6,750,000	\$6,910,000	5,060	12	2004	Avg	21,442	Y	Y	8908 N MERCER WAY
1	2	545260	0060	04/19/14	\$4,400,888	\$4,672,000	5,500	12	1990	Avg	24,309	Y	Y	8460 N MERCER WAY
1	1	243970	0085	08/04/14	\$6,800,000	\$7,044,000	5,760	12	1993	Avg	20,374	Y	Y	2000 FABEN DR
1	2	800000	0030	04/13/14	\$6,500,000	\$6,909,000	4,790	13	2011	Avg	18,300	Y	Y	8810 N MERCER WAY
1	1	243970	0065	11/28/12	\$6,600,000	\$7,808,000	7,730	13	2000	Avg	20,020	Y	Y	5908 SE 20TH ST
1	2	810610	0130	03/24/14	\$5,800,000	\$6,193,000	7,950	13	1998	Avg	28,000	Y	Y	8798 N MERCER WAY
2	0	502190	0300	11/21/13	\$550,000	\$603,000	950	7	1951	Good	12,439	N	N	3640 86TH AVE SE
2	0	502190	0180	03/13/13	\$475,000	\$550,000	1,010	7	1947	Good	10,800	N	N	3727 88TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 034 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	778500	0010	12/04/14	\$750,000	\$755,000	1,010	7	1963	Good	8,400	N	N	3726 90TH AVE SE
2	0	502190	0510	09/13/13	\$640,000	\$713,000	1,230	7	1951	VGood	8,502	N	N	8821 SE 37TH ST
2	0	502190	0925	02/03/14	\$519,000	\$560,000	1,390	7	1951	Good	11,400	N	N	8822 SE 40TH ST
2	0	545600	0255	07/30/13	\$670,000	\$753,000	1,470	7	1955	Good	8,265	N	N	9724 MERCERWOOD DR
2	0	778500	0220	10/13/14	\$725,000	\$739,000	1,550	7	1964	Good	12,262	N	N	3921 GREENBRIER LN
2	0	502190	0050	08/18/14	\$832,500	\$860,000	1,870	7	1997	Good	9,527	N	N	3615 SE 86TH ST
2	0	502190	0810	10/10/13	\$610,000	\$675,000	1,910	7	1952	VGood	14,986	N	N	8426 SE 40TH ST
2	0	502190	0265	07/02/14	\$659,000	\$688,000	2,090	7	1951	Good	10,800	N	N	3738 86TH AVE SE
2	0	545600	0055	05/10/13	\$555,000	\$635,000	1,200	8	1956	Good	8,000	N	N	4123 97TH AVE SE
2	0	545600	0225	05/10/13	\$530,000	\$606,000	1,220	8	1957	Good	7,419	N	N	9731 SE 41ST ST
2	0	545930	0040	08/13/14	\$715,000	\$739,000	1,250	8	1958	Avg	7,700	N	N	4052 96TH AVE SE
2	0	545600	0035	04/21/14	\$718,500	\$762,000	1,370	8	1955	Good	7,700	N	N	4051 97TH AVE SE
2	0	778500	0260	07/09/14	\$624,800	\$651,000	1,500	8	1964	Good	14,274	N	N	3726 GALLAGHER HILL RD
2	0	122404	9076	02/05/13	\$726,000	\$847,000	1,500	8	1958	Good	11,762	Y	N	8201 SE 35TH ST
2	0	122404	9084	02/14/12	\$610,000	\$764,000	1,540	8	1957	VGood	11,762	N	N	8219 SE 35TH ST
2	0	545600	0130	05/30/13	\$660,000	\$752,000	1,580	8	1956	Good	8,639	N	N	9750 SE 41ST ST
2	0	122404	9047	02/17/14	\$775,000	\$834,000	1,580	8	1966	VGood	10,190	N	N	8200 SE 36TH ST
2	0	545950	0100	09/24/14	\$680,000	\$696,000	1,590	8	1968	Good	9,652	N	N	4149 96TH AVE SE
2	0	546090	0060	03/13/13	\$650,000	\$753,000	1,630	8	1966	Good	8,275	N	N	3935 96TH AVE SE
2	0	546090	0120	12/08/14	\$989,900	\$996,000	1,660	8	1963	VGood	11,350	N	N	3970 96TH AVE SE
2	0	545600	0285	02/22/13	\$783,900	\$911,000	1,700	8	1977	VGood	8,000	Y	N	9818 MERCERWOOD DR
2	0	545930	0060	03/15/13	\$695,000	\$804,000	1,720	8	1973	Avg	8,276	N	N	4026 96TH AVE SE
2	0	347500	0080	08/28/14	\$710,000	\$731,000	1,780	8	1967	Avg	9,732	N	N	8255 SE 34TH ST
2	0	182405	9018	11/09/13	\$1,143,000	\$1,257,000	1,960	8	2012	Avg	14,810	Y	N	9829 SE 40TH ST
2	0	545600	0135	08/22/14	\$677,500	\$699,000	2,020	8	1956	Avg	9,718	N	N	9742 SE 41ST ST
2	0	122404	9080	06/20/14	\$925,000	\$968,000	2,040	8	1959	Good	10,437	N	N	8211 SE 36TH ST
2	0	502190	0030	12/30/13	\$688,000	\$748,000	2,070	8	1967	Good	12,350	N	N	8447 SE 36TH ST
2	0	122404	9009	10/01/13	\$911,000	\$1,011,000	3,030	8	2000	Avg	11,200	N	N	8380 SE 30TH PL
2	0	502190	0635	10/28/14	\$1,575,000	\$1,600,000	3,220	8	2007	Avg	14,250	N	N	8441 SE 37TH ST
2	0	778500	0230	05/27/14	\$970,000	\$1,021,000	3,480	8	1964	Good	15,185	N	N	3911 GREENBRIER LN

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Area 034 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	666680	0350	09/11/13	\$750,000	\$836,000	1,290	9	1966	Good	10,143	N	N	8404 SE 33RD PL
2	0	666680	0050	07/16/12	\$676,000	\$822,000	1,460	9	1965	Good	11,390	N	N	8417 SE 34TH PL
2	0	666680	0340	08/16/12	\$715,000	\$864,000	1,500	9	1966	Good	11,266	N	N	8408 SE 33RD PL
2	0	216241	0150	10/08/13	\$620,001	\$687,000	1,500	9	1985	Good	2,325	N	N	3650 93RD AVE SE
2	0	216241	0020	02/25/14	\$500,000	\$537,000	1,500	9	1989	Avg	3,089	N	N	3605 93RD AVE SE
2	0	216241	0070	04/19/12	\$495,000	\$612,000	1,530	9	1988	Avg	3,371	N	N	3623 93RD AVE SE
2	0	640230	0070	12/08/14	\$800,000	\$805,000	1,590	9	1975	Avg	10,000	N	N	8231 SE 33RD PL
2	0	216241	0060	08/14/12	\$545,000	\$659,000	1,610	9	1988	Avg	3,269	N	N	3621 93RD AVE SE
2	0	545950	0145	06/13/14	\$975,000	\$1,022,000	1,660	9	1973	Good	10,014	Y	N	9340 MERCERWOOD DR
2	0	666690	0010	09/25/12	\$809,975	\$971,000	1,890	9	1974	VGood	9,263	N	N	8417 SE 35TH ST
2	0	545950	0125	08/05/14	\$1,000,000	\$1,036,000	1,940	9	1977	Good	9,675	Y	N	9360 MERCERWOOD DR
2	0	502190	0210	04/15/14	\$1,163,000	\$1,236,000	1,960	9	2008	Avg	10,870	N	N	3925 88TH AVE SE
2	0	502190	0210	10/02/12	\$949,000	\$1,136,000	1,960	9	2008	Avg	10,870	N	N	3925 88TH AVE SE
2	0	122404	9085	06/21/13	\$900,000	\$1,020,000	2,010	9	1996	VGood	11,762	N	N	8209 SE 35TH ST
2	0	122404	9005	07/08/14	\$1,087,500	\$1,134,000	2,360	9	1997	Avg	11,340	N	N	8367 SE 30TH ST
2	0	502190	0945	07/03/14	\$850,000	\$887,000	2,470	9	2004	Avg	8,800	N	N	3914 88TH AVE SE
2	0	122404	9003	05/10/12	\$1,115,000	\$1,373,000	3,080	9	1997	Good	11,157	N	N	8320 SE 30TH PL
2	0	265550	0277	06/14/12	\$856,000	\$1,047,000	3,300	9	2000	Avg	11,683	N	N	3710 GALLAGHER HILL RD
2	0	289680	0050	08/07/12	\$1,250,000	\$1,513,000	2,150	10	2006	Avg	13,961	Y	N	3706 GREENBRIER LN
2	0	664815	0140	09/26/13	\$725,000	\$805,000	2,220	10	1988	Avg	9,065	N	N	3620 92ND AVE SE
2	0	545930	0050	04/02/12	\$1,075,000	\$1,334,000	2,460	10	2004	Avg	8,000	N	N	4040 96TH AVE NE
2	0	664815	0150	09/22/14	\$996,000	\$1,020,000	2,730	10	1988	Good	8,131	N	N	3610 92ND AVE SE
2	0	072405	9121	08/05/14	\$995,000	\$1,031,000	2,990	10	1979	Good	11,106	N	N	9980 SE 40TH ST
2	0	502190	0747	10/26/12	\$1,274,500	\$1,518,000	3,030	10	2012	Avg	8,441	N	N	8431 SE 39TH ST
2	0	502190	0860	11/21/13	\$1,575,000	\$1,728,000	3,080	10	2013	Avg	8,448	N	N	8835 SE 39TH ST
2	0	502190	0740	07/23/13	\$1,500,000	\$1,689,000	3,080	10	2013	Avg	8,440	N	N	8425 SE 39TH ST
2	0	502190	0741	03/26/13	\$1,259,351	\$1,454,000	3,100	10	2013	Avg	8,656	N	N	8429 SE 39TH ST
2	0	502190	0746	06/12/12	\$999,950	\$1,223,000	3,130	10	2012	Avg	8,656	N	N	8435 SE 39TH ST
2	0	502190	0871	06/10/14	\$1,399,950	\$1,469,000	3,240	10	2014	Avg	10,599	N	N	8849 SE 39TH ST
2	0	347500	0050	06/07/13	\$1,231,700	\$1,401,000	3,290	10	2008	Avg	9,762	N	N	8250 SE 34TH ST

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Area 034 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	545600	0025	06/04/13	\$1,389,000	\$1,581,000	3,420	10	2006	Avg	8,000	N	N	4037 97TH AVE SE
2	0	545600	0025	12/01/14	\$1,438,888	\$1,450,000	3,420	10	2006	Avg	8,000	N	N	4037 97TH AVE SE
2	0	545930	0020	06/22/12	\$1,175,000	\$1,435,000	3,520	10	2006	Avg	8,000	N	N	4128 96TH AVE SE
2	0	265550	0245	06/11/12	\$970,000	\$1,187,000	3,570	10	2001	Avg	12,968	N	N	3960 92ND PL SE
2	0	502190	0590	05/15/14	\$1,500,000	\$1,583,000	3,670	10	2013	Avg	13,300	N	N	8814 SE 39TH ST
2	0	502190	0140	11/20/14	\$1,679,000	\$1,696,000	3,720	10	2014	Avg	11,466	N	N	3629 88TH AVE SE
2	0	122404	9094	09/05/13	\$1,240,000	\$1,383,000	3,730	10	1991	Avg	17,424	Y	N	3400 81ST AVE SE
2	0	502190	0585	07/24/12	\$1,360,000	\$1,650,000	4,360	10	2005	Avg	11,400	N	N	8822 SE 39TH ST
2	0	183210	0055	06/30/14	\$1,510,000	\$1,577,000	4,390	10	2007	Avg	11,250	N	N	8458 SE 36TH ST
2	0	265550	0244	12/10/13	\$1,810,000	\$1,978,000	2,750	11	2013	Avg	72,310	N	N	3935 92ND PL SE
2	0	813565	0050	12/10/13	\$1,995,000	\$2,180,000	3,190	11	2009	Avg	12,071	Y	N	8202 SE 30TH ST
2	0	265550	0243	02/19/13	\$1,350,000	\$1,570,000	3,580	11	2002	Avg	11,478	Y	N	3990 92ND PL SE
2	0	813565	0010	05/28/13	\$1,439,000	\$1,640,000	3,600	11	2013	Avg	9,805	N	N	8218 SE 30TH ST
2	0	122404	9032	06/04/13	\$2,350,000	\$2,674,000	3,760	11	2006	Avg	25,572	Y	N	8225 SE 30TH PL
2	0	813565	0030	02/19/13	\$1,700,000	\$1,977,000	3,820	11	2009	Avg	9,696	N	N	8210 SE 30TH ST
2	0	664815	0040	05/13/14	\$1,680,000	\$1,774,000	3,820	11	1989	Good	23,723	Y	N	9250 SE 36TH PL
2	0	502190	0385	10/09/13	\$1,570,000	\$1,739,000	3,950	11	2009	Avg	12,107	N	N	3615 90TH AVE SE
2	0	182405	9080	03/27/14	\$2,250,000	\$2,401,000	5,220	11	2007	Avg	15,246	Y	N	9837 SE 40TH ST
2	0	265550	0241	08/14/14	\$1,699,000	\$1,756,000	3,690	12	2001	Avg	35,153	Y	N	3945 95TH CT SE
2	0	122404	9010	04/29/14	\$7,000,000	\$7,414,000	8,100	13	1985	Avg	220,849	N	N	3051 84TH AVE SE
3	10	182405	9140	03/07/14	\$670,000	\$718,000	1,250	7	1963	VGood	11,303	N	N	4340 ISLAND CREST WAY
3	0	445730	0535	09/11/13	\$650,000	\$724,000	1,270	7	1962	Good	9,525	N	N	4340 90TH AVE SE
3	0	445730	0135	11/05/14	\$741,000	\$751,000	1,390	7	1962	Avg	10,125	N	N	4246 90TH AVE SE
3	0	445730	0155	12/20/12	\$635,000	\$748,000	1,460	7	1958	Good	10,125	N	N	4210 90TH AVE SE
3	9	257950	0006	09/09/14	\$760,000	\$781,000	1,540	7	1957	Good	10,000	N	N	9355 SE 68TH ST
3	0	445730	0580	04/18/13	\$560,000	\$644,000	1,600	7	1957	Good	9,371	N	N	4325 92ND AVE SE
3	0	806230	0015	06/03/14	\$640,000	\$672,000	1,630	7	1956	Good	9,450	N	N	4021 91ST AVE SE
3	10	545030	0010	09/02/14	\$572,000	\$589,000	1,680	7	1951	Good	13,751	N	N	4134 ISLAND CREST WAY
3	9	258190	0135	05/09/13	\$604,500	\$692,000	2,250	7	1980	Avg	9,366	N	N	7027 E MERCER WAY
3	0	362250	0065	09/06/13	\$700,000	\$781,000	2,290	7	1954	Avg	14,536	N	N	4349 87TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 034 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	019110	1015	12/11/14	\$830,000	\$834,000	1,220	8	1959	Good	10,125	N	N	4736 91ST AVE SE
3	0	445730	0075	01/27/12	\$585,000	\$735,000	1,340	8	1961	Good	10,125	N	N	4212 91ST AVE SE
3	0	182405	9097	03/26/12	\$590,000	\$733,000	1,410	8	1955	Good	8,600	N	N	4005 89TH AVE SE
3	0	003100	0131	02/24/14	\$695,000	\$747,000	1,500	8	1954	VGood	8,568	N	N	4119 93RD AVE SE
3	0	003100	0080	08/22/12	\$515,000	\$621,000	1,510	8	1955	Good	8,900	N	N	4136 92ND AVE SE
3	0	003100	0040	03/31/14	\$710,000	\$757,000	1,510	8	1955	VGood	7,140	N	N	4044 92ND AVE SE
3	0	003100	0330	01/05/12	\$550,000	\$694,000	1,510	8	1956	Avg	8,262	N	N	4223 93RD AVE SE
3	10	182405	9162	04/25/13	\$598,000	\$686,000	1,510	8	1966	Avg	11,361	N	N	4310 ISLAND CREST WAY
3	0	003100	0295	10/16/12	\$590,000	\$704,000	1,520	8	1955	VGood	8,145	N	N	4214 92ND AVE SE
3	9	856350	0020	07/25/14	\$780,000	\$810,000	1,590	8	1977	Good	11,782	N	N	9220 SE 68TH PL
3	9	228700	0200	03/27/13	\$675,000	\$779,000	1,600	8	1959	Good	9,900	N	N	5725 91ST AVE SE
3	10	182405	9049	11/27/12	\$715,000	\$846,000	1,600	8	1950	VGood	13,600	Y	N	8424 SE 44TH ST
3	9	228700	0330	09/15/14	\$868,500	\$891,000	1,610	8	1959	Good	9,639	N	N	5635 90TH AVE SE
3	0	445730	0415	05/21/13	\$765,000	\$873,000	1,630	8	1962	Good	10,125	N	N	4315 90TH AVE SE
3	0	003100	0265	08/05/13	\$859,000	\$965,000	1,690	8	1956	VGood	8,736	N	N	4222 93RD AVE SE
3	0	003100	0250	01/09/12	\$635,000	\$800,000	1,690	8	1956	Good	8,736	N	N	4204 93RD AVE SE
3	0	003100	0020	05/22/13	\$657,000	\$750,000	1,690	8	1955	VGood	7,140	N	N	4016 92ND AVE SE
3	9	258190	0284	07/07/14	\$821,000	\$856,000	1,690	8	1967	Good	8,476	N	N	6950 93RD AVE SE
3	9	228700	0280	09/17/14	\$705,000	\$723,000	1,690	8	1959	Good	11,739	N	N	5601 90TH AVE SE
3	10	545030	0095	02/02/14	\$802,000	\$866,000	1,700	8	1950	Good	13,500	N	N	4059 85TH AVE SE
3	0	545990	0020	12/12/14	\$900,000	\$904,000	1,710	8	1957	Good	10,720	N	N	4304 92ND AVE SE
3	9	228730	0160	06/12/13	\$990,000	\$1,125,000	1,710	8	1960	Good	11,433	Y	N	5816 92ND AVE SE
3	0	806230	0060	09/17/13	\$705,000	\$785,000	1,760	8	1955	Good	9,586	N	N	4032 90TH AVE SE
3	10	182405	9148	08/28/13	\$873,000	\$976,000	1,770	8	1974	Good	11,813	N	N	4325 CAROL LN
3	0	019110	1090	11/13/12	\$589,000	\$699,000	1,780	8	1952	Avg	15,558	N	N	4742 90TH AVE SE
3	0	445730	0115	09/05/12	\$538,000	\$647,000	1,790	8	1960	Avg	10,125	N	N	4249 91ST AVE SE
3	0	445730	0460	05/23/13	\$616,000	\$703,000	1,790	8	1962	Good	10,125	N	N	4334 89TH AVE SE
3	0	545600	0500	05/23/12	\$877,716	\$1,078,000	1,790	8	1954	VGood	8,327	Y	N	9855 MERCERWOOD DR
3	9	228700	0090	11/21/13	\$760,000	\$834,000	1,800	8	1959	Good	12,170	N	N	9105 SE 58TH ST
3	0	003100	0335	08/09/13	\$920,000	\$1,032,000	1,810	8	1990	Good	8,262	N	N	4231 93RD AVE SE

Improved Sales Used in This Annual Update Analysis

Area 034 -- 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	9	228700	0010	07/10/14	\$713,400	\$743,000	1,810	8	1991	Good	9,845	N	N	8803 SE 58TH ST
3	10	545030	0190	05/02/12	\$517,810	\$639,000	1,830	8	1950	Good	13,500	N	N	4047 86TH AVE SE
3	0	019110	0260	03/13/13	\$748,500	\$867,000	1,840	8	1962	Avg	9,525	N	N	4525 89TH AVE SE
3	0	445730	0110	05/06/13	\$799,000	\$915,000	1,850	8	1969	VGood	10,125	N	N	4245 91ST AVE SE
3	0	759810	0735	08/29/14	\$769,000	\$792,000	1,850	8	1968	Good	15,405	Y	N	8525 SE 44TH PL
3	9	228700	0030	10/14/14	\$811,000	\$826,000	1,870	8	1960	Good	9,897	N	N	8823 SE 58TH ST
3	9	228700	0030	05/04/12	\$625,000	\$771,000	1,870	8	1960	Good	9,897	N	N	8823 SE 58TH ST
3	9	865050	0025	10/08/12	\$600,000	\$717,000	1,910	8	1955	Good	24,318	N	N	6230 89TH AVE SE
3	9	258130	0055	11/21/14	\$885,000	\$894,000	1,960	8	1976	Good	16,090	Y	N	7235 E MERCER WAY
3	9	228700	0160	03/26/12	\$890,000	\$1,106,000	1,960	8	1960	Good	10,840	N	N	5704 91ST AVE SE
3	0	362250	0095	08/07/14	\$675,000	\$699,000	1,980	8	1958	Avg	14,280	N	N	4301 87TH AVE SE
3	0	545600	0565	02/19/14	\$786,800	\$846,000	2,020	8	1955	Good	16,300	Y	N	4271 E MERCER WAY
3	0	003110	0020	04/16/12	\$735,000	\$909,000	2,030	8	1957	Good	8,755	N	N	9310 SE 43RD ST
3	9	228730	0090	10/29/13	\$825,000	\$910,000	2,050	8	1960	VGood	10,200	N	N	9015 SE 59TH ST
3	0	019110	1083	07/09/13	\$750,000	\$847,000	2,110	8	1976	Good	8,375	N	N	4751 91ST AVE SE
3	9	258190	0036	06/12/14	\$743,000	\$779,000	2,110	8	1961	Good	11,250	N	N	6925 93RD AVE SE
3	9	228700	0060	09/12/14	\$799,000	\$820,000	2,140	8	1959	Good	9,897	N	N	9003 SE 58TH ST
3	9	865090	0075	05/11/12	\$865,000	\$1,065,000	2,160	8	1959	VGood	14,795	Y	N	9204 SE 60TH ST
3	0	445730	0630	07/16/14	\$842,000	\$876,000	2,170	8	1960	Avg	9,525	N	N	4320 91ST AVE SE
3	9	865070	0005	09/24/12	\$645,000	\$773,000	2,180	8	1961	Good	12,059	N	N	8806 SE 60TH ST
3	11	435130	0249	05/12/12	\$740,000	\$911,000	2,180	8	1961	VGood	7,500	N	N	4817 91ST AVE SE
3	0	003100	0190	04/11/12	\$914,000	\$1,132,000	2,210	8	1959	VGood	8,058	Y	N	4104 94TH AVE SE
3	0	019110	1115	02/22/12	\$869,000	\$1,086,000	2,250	8	1966	VGood	9,525	N	N	4712 90TH AVE SE
3	0	759810	0166	09/09/13	\$722,000	\$805,000	2,260	8	1978	Avg	10,800	N	N	4444 88TH AVE SE
3	0	003100	0025	03/26/14	\$825,000	\$881,000	2,270	8	1955	VGood	7,140	N	N	4022 92ND AVE SE
3	10	182405	9070	10/24/14	\$880,000	\$895,000	2,340	8	2007	Avg	10,800	N	N	4151 86TH AVE SE
3	0	362250	0025	08/23/13	\$788,000	\$882,000	2,360	8	1955	Good	14,280	N	N	4248 86TH AVE SE
3	0	445730	0040	09/29/14	\$950,000	\$971,000	2,390	8	1958	Good	9,807	N	N	4257 92ND AVE SE
3	0	019110	0410	06/20/14	\$970,500	\$1,016,000	2,470	8	2012	Avg	10,125	N	N	4511 87TH AVE SE
3	9	856350	0050	06/03/13	\$760,000	\$865,000	2,470	8	1975	Good	11,782	N	N	9330 SE 68TH ST

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Area 034 -- 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	9	865070	0040	08/12/13	\$1,040,000	\$1,166,000	2,490	8	1959	VGood	12,840	N	N	8829 SE 60TH ST
3	10	182405	9054	12/16/13	\$705,000	\$769,000	2,500	8	1958	Avg	18,426	N	N	8444 SE 44TH ST
3	0	003120	0035	07/23/13	\$875,000	\$985,000	2,520	8	1955	Good	8,904	N	N	4137 94TH AVE SE
3	0	003100	0315	06/05/12	\$825,000	\$1,011,000	2,650	8	1997	Good	7,140	Y	N	4242 92ND AVE SE
3	0	019110	0235	06/03/14	\$1,298,000	\$1,364,000	2,790	8	1985	VGood	10,125	N	N	4510 89TH AVE SE
3	0	019110	0290	11/01/12	\$785,420	\$934,000	2,910	8	1965	VGood	9,525	N	N	4540 88TH AVE SE
3	10	545030	0020	06/18/14	\$900,000	\$942,000	3,020	8	2002	Avg	13,783	N	N	4118 ISLAND CREST WAY
3	9	865050	0030	08/07/12	\$783,000	\$947,000	3,040	8	1954	Good	22,376	N	N	6218 89TH AVE SE
3	9	865070	0090	08/13/14	\$1,052,500	\$1,088,000	3,950	8	1960	VGood	12,840	N	N	6006 90TH AVE SE
3	9	302405	9044	09/09/14	\$990,000	\$1,017,000	930	9	1983	Good	24,586	Y	N	7960 ISLAND CREST WAY
3	11	315860	0060	08/16/13	\$724,000	\$811,000	1,280	9	1969	VGood	17,286	N	N	9104 SE 53RD PL
3	9	257950	0165	09/05/13	\$780,000	\$870,000	1,420	9	1968	Good	11,977	N	N	7446 92ND AVE SE
3	11	216200	0190	12/15/14	\$693,000	\$696,000	1,420	9	1973	Good	13,644	Y	N	5009 E MERCER WAY
3	9	345600	0160	06/23/14	\$800,000	\$837,000	1,450	9	1972	Good	11,824	N	N	7231 91ST PL SE
3	9	865120	0220	02/07/13	\$755,000	\$880,000	1,460	9	1972	Good	22,902	N	N	6050 94TH AVE SE
3	11	216200	0100	06/22/12	\$610,000	\$745,000	1,490	9	1974	Good	15,844	Y	N	4921 E MERCER WAY
3	0	546050	0100	06/19/13	\$920,000	\$1,044,000	1,500	9	1977	VGood	15,540	Y	N	4290 SHORECLUB DR
3	0	545600	0390	10/30/12	\$775,000	\$922,000	1,550	9	1957	Good	11,426	Y	N	4248 SHORECLUB DR
3	9	856610	0160	10/22/14	\$840,000	\$854,000	1,560	9	1966	Good	11,617	N	N	7408 92ND PL SE
3	9	345600	0310	08/04/14	\$840,000	\$870,000	1,630	9	1966	Good	11,010	N	N	8871 SE 72ND PL
3	9	257950	0010	03/26/12	\$685,000	\$851,000	1,660	9	1969	Good	14,000	N	N	6811 E MERCER WAY
3	9	856610	0320	12/06/13	\$950,000	\$1,039,000	1,720	9	1970	VGood	12,350	Y	N	7254 SE 74TH PL
3	9	545050	0160	03/04/13	\$869,000	\$1,008,000	1,740	9	1966	Good	16,919	N	N	5702 93RD AVE SE
3	9	856610	0200	05/08/14	\$980,000	\$1,036,000	1,780	9	1971	Good	11,470	N	N	7400 92ND PL SE
3	9	865120	0120	10/23/12	\$925,000	\$1,102,000	1,780	9	1968	VGood	15,048	N	N	6140 93RD AVE SE
3	9	545050	0100	05/22/13	\$965,000	\$1,101,000	1,820	9	1968	VGood	10,627	N	N	5708 92ND AVE SE
3	9	865110	0100	01/02/13	\$1,149,000	\$1,350,000	1,860	9	1961	VGood	21,167	Y	N	9220 SE 61ST ST
3	9	865110	0110	12/09/14	\$1,275,000	\$1,282,000	1,870	9	1963	VGood	16,454	Y	N	9225 SE 60TH ST
3	9	865120	0270	03/22/13	\$950,000	\$1,098,000	1,870	9	1973	VGood	16,968	Y	N	6140 94TH AVE SE
3	11	758230	0080	10/16/13	\$730,000	\$807,000	1,930	9	1976	Good	9,608	N	N	4875 90TH PL SE

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Area 034 -- 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	11	545090	0140	05/08/14	\$830,000	\$877,000	1,970	9	1968	VGood	9,601	N	N	5221 90TH AVE SE
3	9	667290	0400	12/17/12	\$720,000	\$848,000	1,990	9	1962	Avg	12,416	N	N	8940 SE 56TH ST
3	11	758230	0020	06/26/12	\$675,000	\$824,000	2,000	9	1973	Good	8,799	N	N	4816 90TH AVE SE
3	9	302405	9146	08/22/12	\$802,400	\$968,000	2,030	9	1974	VGood	14,089	N	N	7300 ISLAND CREST WAY
3	9	257950	0168	07/09/12	\$901,500	\$1,097,000	2,050	9	1967	Good	19,045	Y	N	7452 92ND AVE SE
3	10	182405	9142	01/22/13	\$836,000	\$978,000	2,050	9	1994	Avg	12,850	N	N	4309 86TH AVE SE
3	0	545180	0026	05/11/12	\$830,000	\$1,022,000	2,060	9	1958	Good	15,982	Y	N	8411 MAPLE LN
3	9	345600	0260	10/28/13	\$749,500	\$827,000	2,060	9	1963	Good	9,606	N	N	7245 91ST AVE SE
3	9	865120	0190	08/09/13	\$928,800	\$1,042,000	2,190	9	1967	VGood	14,444	N	N	6020 94TH AVE SE
3	0	545600	0415	06/03/13	\$1,550,000	\$1,764,000	2,220	9	1956	VGood	14,862	Y	N	4276 SHORECLUB DR
3	0	192300	0160	06/20/14	\$905,000	\$947,000	2,340	9	1997	Avg	14,486	N	N	9380 SE 47TH ST
3	11	758230	0095	05/15/13	\$666,500	\$762,000	2,410	9	1973	Good	9,994	N	N	4870 90TH PL SE
3	0	004610	0101	12/09/13	\$1,180,000	\$1,290,000	2,480	9	1963	VGood	32,847	N	N	4344 92ND AVE SE
3	11	435130	0340	11/21/13	\$782,000	\$858,000	2,480	9	1978	Good	11,234	N	N	9014 SE 50TH ST
3	0	019110	0045	07/03/14	\$940,000	\$981,000	2,490	9	1968	VGood	9,525	N	N	4558 91ST AVE SE
3	9	228730	0270	09/20/12	\$814,400	\$977,000	2,510	9	1959	VGood	10,083	N	N	8822 SE 59TH ST
3	0	546030	0051	06/03/13	\$1,131,000	\$1,287,000	2,550	9	1960	VGood	10,086	Y	N	4240 94TH AVE SE
3	9	345600	0050	03/15/13	\$726,000	\$840,000	2,570	9	1966	Good	11,177	N	N	9116 SE 72ND PL
3	11	435130	0978	08/26/14	\$787,888	\$812,000	2,580	9	1977	Good	21,115	N	N	5060 90TH AVE SE
3	9	257950	0153	01/19/12	\$825,000	\$1,038,000	2,610	9	1978	Good	12,000	N	N	7430 92ND AVE SE
3	0	019110	0870	08/05/14	\$838,400	\$868,000	2,620	9	1974	Good	9,525	N	N	4630 90TH AVE SE
3	9	667290	0480	04/30/14	\$1,576,500	\$1,669,000	2,620	9	2003	Avg	15,635	N	N	5428 91ST AVE SE
3	0	545600	0515	04/22/14	\$1,630,000	\$1,729,000	2,640	9	2006	Avg	10,800	Y	N	4222 SHORECLUB DR
3	9	302405	9154	02/10/12	\$691,000	\$866,000	2,650	9	1968	Good	13,263	N	N	7360 ISLAND CREST WAY
3	0	019110	1210	02/03/12	\$860,000	\$1,079,000	2,710	9	2002	Avg	9,525	N	N	8879 SE 47TH ST
3	9	667290	0410	04/19/13	\$900,000	\$1,034,000	2,710	9	1963	VGood	11,744	N	N	8905 SE 56TH ST
3	9	865100	0100	10/22/14	\$1,025,000	\$1,042,000	2,720	9	1961	VGood	16,250	N	N	6187 92ND AVE SE
3	9	302405	9149	11/12/14	\$1,065,000	\$1,078,000	2,730	9	1968	Good	12,930	N	N	7330 ISLAND CREST WAY
3	0	806230	0065	08/01/13	\$868,000	\$976,000	2,750	9	1955	VGood	9,587	N	N	4026 90TH AVE SE
3	11	142500	0030	06/10/13	\$961,000	\$1,092,000	2,760	9	1976	VGood	9,585	N	N	9035 SE 51ST PL

Improved Sales Used in This Annual Update Analysis

Area 034 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	019110	1060	12/16/13	\$1,198,000	\$1,307,000	2,780	9	2002	Good	11,430	N	N	4703 91ST AVE SE
3	11	192405	9072	03/27/14	\$1,245,500	\$1,329,000	2,790	9	2008	Avg	23,582	N	N	5045 E MERCER WAY
3	0	019110	0765	04/23/12	\$774,000	\$956,000	2,890	9	1978	Avg	9,525	N	N	4650 89TH AVE SE
3	0	019110	0810	08/11/14	\$870,000	\$900,000	2,910	9	1968	Good	9,525	N	N	4617 91ST AVE SE
3	0	019110	0200	03/22/12	\$1,185,000	\$1,473,000	2,920	9	2005	Avg	10,125	N	N	4545 90TH AVE SE
3	11	758230	0040	03/12/14	\$900,000	\$964,000	3,070	9	1972	VGood	9,540	N	N	9019 SE 48TH ST
3	0	445730	0185	05/21/13	\$930,000	\$1,061,000	3,130	9	1964	VGood	10,125	N	N	4237 90TH AVE SE
3	0	362250	0010	11/08/12	\$745,000	\$885,000	3,150	9	1959	Good	14,280	N	N	4214 86TH AVE SE
3	0	755480	0060	08/13/12	\$952,000	\$1,151,000	3,150	9	1973	VGood	10,800	N	N	4630 91ST AVE SE
3	0	219410	0050	09/29/14	\$850,000	\$869,000	3,180	9	1977	Avg	11,652	Y	N	4385 FERNBROOK DR
3	9	865110	0140	08/05/14	\$1,220,000	\$1,264,000	3,200	9	1962	Good	15,367	N	N	9224 SE 60TH ST
3	9	258190	0195	06/26/14	\$1,500,000	\$1,568,000	4,690	9	1991	Good	22,168	Y	N	7088 94TH AVE SE
3	11	216200	0040	02/21/12	\$645,000	\$806,000	1,720	10	1977	Avg	21,970	N	N	4817 E MERCER WAY
3	0	545180	0055	06/25/12	\$999,950	\$1,220,000	2,010	10	1958	VGood	13,368	Y	N	5 MAPLE LN
3	9	362780	0260	06/21/12	\$898,000	\$1,097,000	2,030	10	1973	Good	10,313	N	N	8804 SE 78TH ST
3	11	435130	1230	07/02/13	\$850,000	\$962,000	2,140	10	1963	VGood	15,840	N	N	4 LINDLEY RD
3	0	004610	0353	07/05/13	\$1,110,000	\$1,255,000	2,190	10	1959	Avg	65,340	Y	N	4500 92ND AVE SE
3	9	362780	0040	04/10/13	\$1,035,500	\$1,192,000	2,200	10	1970	Avg	18,097	Y	N	7714 89TH PL SE
3	9	545050	0280	11/12/13	\$1,160,000	\$1,275,000	2,230	10	1966	VGood	10,971	N	N	9104 SE 57TH ST
3	9	362780	0280	04/11/13	\$1,110,000	\$1,277,000	2,260	10	1967	VGood	10,458	Y	N	7707 89TH PL SE
3	11	545090	0040	02/01/13	\$915,000	\$1,068,000	2,400	10	1965	VGood	11,458	N	N	5230 90TH AVE SE
3	9	258190	0265	06/03/13	\$855,000	\$973,000	2,560	10	1974	VGood	6,829	N	N	6920 93RD AVE SE
3	9	362780	0310	05/21/13	\$869,000	\$992,000	2,610	10	1969	Avg	13,795	N	N	7706 89TH PL SE
3	11	435130	1234	04/30/14	\$1,130,200	\$1,197,000	2,630	10	1959	VGood	19,041	N	N	9109 SE 50TH ST
3	0	545600	0570	12/30/14	\$1,060,000	\$1,061,000	2,700	10	1977	Good	22,343	Y	N	4275 E MERCER WAY
3	0	546060	0090	03/27/14	\$1,260,000	\$1,345,000	2,750	10	1966	Good	13,740	Y	N	4240 CRESTWOOD PL
3	0	003100	0165	09/11/14	\$1,490,000	\$1,530,000	2,790	10	2010	Avg	7,821	Y	N	4028 93RD AVE SE
3	0	445730	0605	05/15/12	\$877,847	\$1,080,000	2,790	10	1997	Avg	8,989	N	N	9100 SE 44TH ST
3	0	003100	0165	04/13/12	\$1,285,000	\$1,591,000	2,790	10	2010	Avg	7,821	Y	N	4028 93RD AVE SE
3	9	865120	0040	08/14/14	\$950,000	\$982,000	2,790	10	1964	Good	15,653	N	N	6155 93RD AVE SE

Improved Sales Used in This Annual Update Analysis

Area 034 -- 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	9	667290	0390	12/09/13	\$875,000	\$956,000	2,850	10	1961	Good	12,488	N	N	8938 SE 56TH ST
3	9	865110	0030	01/17/12	\$885,000	\$1,114,000	2,870	10	1962	Good	16,921	N	N	6120 92ND AVE SE
3	11	435130	1210	12/24/12	\$799,950	\$941,000	2,970	10	1964	Good	16,087	N	N	9013 SE 50TH ST
3	9	667290	0150	11/06/13	\$1,440,000	\$1,585,000	3,060	10	1965	VGood	25,145	Y	N	9150 SE 54TH ST
3	0	019110	0672	05/27/14	\$1,381,000	\$1,453,000	3,160	10	1997	Avg	9,525	N	N	4649 89TH AVE SE
3	0	445730	0265	02/07/14	\$1,200,000	\$1,294,000	3,190	10	2006	Avg	10,500	N	N	4237 89TH AVE SE
3	9	302405	9093	10/09/13	\$1,072,315	\$1,188,000	3,240	10	1985	Good	14,810	N	N	7348 ISLAND CREST WAY
3	0	192300	0370	05/12/14	\$947,500	\$1,001,000	3,290	10	1968	Good	12,329	N	N	9202 SE 46TH ST
3	9	258130	0010	06/09/14	\$1,350,000	\$1,417,000	3,300	10	1985	VGood	15,907	N	N	9213 SE 68TH ST
3	9	257950	0190	08/22/13	\$1,100,000	\$1,231,000	3,340	10	1991	Avg	24,035	N	N	7511 92ND AVE SE
3	0	019110	0715	06/10/13	\$1,182,500	\$1,344,000	3,400	10	2008	Avg	9,525	N	N	4616 88TH AVE SE
3	9	302405	9212	04/14/14	\$1,499,880	\$1,594,000	3,420	10	2006	Avg	15,090	N	N	9173 SE 64TH ST
3	0	546060	0120	02/26/14	\$1,070,000	\$1,149,000	3,460	10	1968	Good	11,819	Y	N	4230 CRESTWOOD PL
3	9	751100	0140	08/08/14	\$994,000	\$1,029,000	3,470	10	1963	Good	20,445	N	N	6145 90TH AVE SE
3	0	019110	0275	09/26/14	\$1,350,000	\$1,381,000	3,500	10	1999	Avg	9,525	N	N	4547 89TH AVE SE
3	0	019110	0840	08/13/13	\$1,400,000	\$1,570,000	3,570	10	2004	Avg	9,525	N	N	9020 SE 47TH ST
3	0	019110	0435	09/26/14	\$1,600,000	\$1,637,000	3,570	10	2014	Avg	10,125	N	N	8620 SE 46TH ST
3	11	435130	0483	10/21/14	\$1,530,000	\$1,556,000	3,580	10	2014	Avg	12,507	N	N	4807 90TH AVE SE
3	10	261790	0035	12/01/14	\$1,520,000	\$1,531,000	3,720	10	2003	Avg	11,690	N	N	4227 85TH AVE SE
3	0	019110	0635	05/19/14	\$1,550,000	\$1,634,000	3,790	10	2013	Avg	10,125	N	N	4610 87TH AVE SE
3	0	192300	0030	07/28/14	\$1,118,000	\$1,160,000	3,840	10	1983	Good	16,619	Y	N	4591 E MERCER WAY
3	9	228700	0220	05/25/12	\$1,399,000	\$1,718,000	3,920	10	2012	Avg	10,672	N	N	9012 SE 58TH ST
3	10	182405	9075	03/12/14	\$1,449,950	\$1,552,000	4,000	10	2013	Avg	13,157	N	N	4216 85TH AVE SE
3	11	545090	0010	08/21/14	\$993,500	\$1,025,000	4,070	10	1968	Good	23,321	N	N	5200 90TH AVE SE
3	0	445730	0250	05/12/14	\$1,650,000	\$1,742,000	4,260	10	2013	Avg	13,668	N	N	4215 89TH AVE SE
3	0	445730	0305	04/21/14	\$1,650,368	\$1,751,000	4,280	10	2013	Avg	14,622	N	N	4212 88TH AVE SE
3	0	545600	0530	06/09/13	\$1,695,000	\$1,927,000	4,400	10	2012	Avg	13,256	Y	N	4237 MERCERWOOD DR
3	11	545090	0060	09/23/14	\$1,484,900	\$1,520,000	4,570	10	1965	VGood	19,252	N	N	5310 90TH AVE SE
3	9	865120	0080	06/19/14	\$1,190,000	\$1,246,000	2,610	11	1977	Good	19,126	N	N	6100 93RD AVE SE
3	9	856640	0160	07/25/14	\$1,362,500	\$1,415,000	3,200	11	1988	Good	13,268	N	N	8889 SE 74TH PL

Improved Sales Used in This Annual Update Analysis

Area 034 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	545600	0540	04/12/13	\$2,200,000	\$2,531,000	3,480	11	1991	Good	15,159	Y	N	4245 MERCERWOOD DR
3	9	856640	0140	05/01/14	\$1,560,000	\$1,652,000	3,560	11	1986	VGood	12,838	N	N	8863 SE 74TH PL
3	9	258190	0165	10/21/14	\$1,130,000	\$1,149,000	3,580	11	1987	Avg	8,406	Y	N	9413 SE 70TH PL
3	0	759810	0741	04/22/14	\$1,919,000	\$2,036,000	3,780	11	2006	Avg	9,750	Y	N	4447 86TH AVE SE
3	11	545090	0020	05/21/14	\$1,840,000	\$1,939,000	3,880	11	2013	Avg	12,125	N	N	5210 90TH AVE SE
3	0	019110	0035	08/31/12	\$1,254,000	\$1,510,000	3,910	11	2004	Avg	9,520	N	N	9130 SE 46TH ST
3	9	667300	0030	07/22/13	\$1,514,000	\$1,705,000	5,000	11	1975	Avg	19,862	Y	N	9166 PARKWOOD RIDGE RD
3	0	192300	0260	10/15/14	\$1,959,000	\$1,996,000	5,050	11	1988	Good	23,373	Y	N	9231 SE 46TH ST
4	14	073610	0085	06/19/13	\$1,285,000	\$1,458,000	1,000	7	1946	Good	15,150	Y	Y	8420 BENOTHO PL
4	4	257950	0030	04/14/14	\$700,000	\$744,000	1,600	7	1927	VGood	12,523	Y	N	7130 E MERCER WAY
4	4	258070	0065	03/01/13	\$550,000	\$638,000	1,806	7	1944	Good	12,480	N	N	6834 E MERCER WAY
4	3	192405	9278	06/11/14	\$762,400	\$800,000	1,230	8	1970	Avg	14,607	Y	N	4854 E MERCER WAY
4	4	302405	9078	04/16/12	\$550,000	\$680,000	1,230	8	1990	Avg	29,110	N	N	6520 E MERCER WAY
4	4	302405	9078	06/05/14	\$610,000	\$641,000	1,230	8	1990	Avg	29,110	N	N	6520 E MERCER WAY
4	3	210700	0130	06/07/13	\$605,000	\$688,000	1,280	8	1977	Good	9,565	N	N	3716 E MERCER WAY
4	4	032110	0275	07/24/12	\$790,400	\$959,000	1,300	8	1968	Avg	16,741	Y	N	8330 AVALON DR
4	13	258010	0010	04/15/14	\$1,790,000	\$1,902,000	1,300	8	1953	VGood	11,868	Y	Y	9615 SE 71ST ST
4	3	192405	9112	06/12/13	\$900,000	\$1,022,000	1,470	8	1953	Good	23,746	Y	N	4848 E MERCER WAY
4	3	192405	9121	01/15/14	\$970,000	\$1,052,000	1,510	8	2004	Avg	14,375	Y	N	4840 E MERCER WAY
4	4	032110	0260	06/30/14	\$896,000	\$936,000	1,570	8	1960	Good	16,100	Y	N	8350 AVALON DR
4	13	257950	0115	06/12/14	\$2,190,000	\$2,296,000	1,620	8	2009	Avg	17,550	Y	Y	7444 E MERCER WAY
4	145	073610	0120	07/05/12	\$1,750,000	\$2,131,000	2,370	8	1950	Good	15,405	Y	Y	8470 85TH AVE SE
4	4	302405	9087	09/20/12	\$725,000	\$870,000	2,380	8	1951	VGood	10,576	Y	N	6919 96TH AVE SE
4	3	156180	0040	11/14/13	\$714,000	\$785,000	1,600	9	1980	Good	12,960	N	N	4419 E MERCER WAY
4	3	156180	0060	01/25/12	\$615,000	\$773,000	1,760	9	1983	Good	17,488	Y	N	4429 E MERCER WAY
4	3	156180	0060	02/13/14	\$850,000	\$916,000	1,760	9	1983	Good	17,488	Y	N	4429 E MERCER WAY
4	3	545970	0045	12/20/12	\$975,000	\$1,148,000	1,860	9	1966	Good	15,000	Y	N	4262 E MERCER WAY
4	4	032110	0110	10/10/12	\$755,000	\$902,000	1,900	9	1997	Avg	19,568	Y	N	8415 E MERCER WAY
4	3	004610	0399	07/12/13	\$950,000	\$1,072,000	2,120	9	1978	Good	19,221	Y	N	4431 FERNCROFT RD
4	3	003300	0070	10/15/14	\$890,000	\$907,000	2,230	9	1977	Good	19,106	N	N	4525 FERNCROFT RD

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Area 034 -- 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	4	032110	0130	02/13/13	\$990,000	\$1,153,000	2,380	9	1963	VGood	23,850	N	N	8400 E MERCER WAY
4	4	215450	0060	12/03/14	\$1,705,000	\$1,717,000	2,480	9	2007	Avg	17,100	Y	N	6208 E MERCER WAY
4	4	302405	9126	07/03/14	\$1,195,000	\$1,247,000	2,540	9	2005	Avg	18,129	N	N	7649 E MERCER WAY
4	13	258070	0005	10/16/12	\$1,810,000	\$2,160,000	2,640	9	2005	Avg	13,671	Y	Y	6802 96TH AVE SE
4	13	182405	9030	04/29/14	\$2,800,000	\$2,966,000	2,840	9	1946	VGood	77,537	Y	Y	4644 E MERCER WAY
4	13	004610	0010	09/03/13	\$2,300,000	\$2,567,000	2,890	9	1994	Avg	18,127	Y	Y	4330 E MERCER WAY
4	3	192405	9248	06/02/14	\$870,000	\$914,000	3,040	9	1980	Avg	21,780	Y	N	5000 E MERCER WAY
4	3	192200	0070	06/09/14	\$1,339,000	\$1,405,000	3,260	9	1972	Good	19,387	Y	N	9426 SE 52ND ST
4	13	082405	9185	08/29/13	\$1,735,000	\$1,939,000	3,260	9	1998	Avg	21,876	Y	Y	3820 E MERCER WAY
4	13	082405	9185	10/02/12	\$1,625,000	\$1,945,000	3,260	9	1998	Avg	21,876	Y	Y	3820 E MERCER WAY
4	3	192200	0180	03/05/13	\$995,000	\$1,154,000	3,560	9	1972	Good	13,959	N	N	9438 SE 52ND ST
4	4	258070	0090	03/29/13	\$1,100,000	\$1,269,000	3,630	9	2005	Avg	13,480	Y	N	9509 SE 68TH ST
4	4	426000	0080	08/13/13	\$1,125,000	\$1,261,000	1,500	10	1968	VGood	17,717	Y	N	9520 SE 61ST PL
4	3	143870	0120	04/25/12	\$950,000	\$1,173,000	1,760	10	1967	Good	15,495	Y	N	5411 96TH AVE SE
4	4	215450	0040	10/12/12	\$1,200,000	\$1,433,000	1,780	10	1970	VGood	15,002	Y	N	6216 E MERCER WAY
4	3	755870	0031	09/05/12	\$1,030,000	\$1,239,000	2,160	10	1983	Good	16,553	Y	N	4614 E MERCER WAY
4	3	755870	0031	01/28/13	\$1,270,000	\$1,484,000	2,160	10	1983	Good	16,553	Y	N	4614 E MERCER WAY
4	45	073610	0060	07/24/13	\$1,612,500	\$1,816,000	2,170	10	2001	Avg	11,745	Y	N	8540 85TH AVE SE
4	4	032110	0180	09/18/13	\$990,000	\$1,101,000	2,200	10	1977	VGood	16,237	Y	N	8327 E MERCER WAY
4	3	143870	0140	12/06/13	\$1,660,000	\$1,815,000	2,260	10	1965	VGood	20,424	Y	N	5425 96TH AVE SE
4	3	143870	0040	08/25/14	\$1,321,625	\$1,362,000	2,290	10	1968	Avg	19,447	Y	N	9428 SE 54TH ST
4	3	192405	9164	08/28/12	\$1,132,000	\$1,364,000	2,290	10	1978	VGood	8,276	Y	N	9460 SE 52ND ST
4	13	426000	0040	02/13/13	\$1,800,000	\$2,096,000	2,320	10	1970	VGood	21,319	Y	Y	9651 SE 61ST PL
4	3	156180	0030	02/05/14	\$870,000	\$939,000	2,390	10	1988	Avg	15,524	N	N	4423 E MERCER WAY
4	137	182405	9082	10/03/13	\$2,239,000	\$2,483,000	2,520	10	1988	Good	14,003	Y	Y	4550 E MERCER WAY
4	3	252400	0130	01/29/13	\$754,000	\$881,000	2,540	10	1988	Avg	23,683	N	N	4755 FERNRIDGE LN
4	14	073610	0175	12/20/12	\$2,805,000	\$3,304,000	2,700	10	1998	Good	14,140	Y	Y	8710 85TH AVE SE
4	4	302405	9215	09/25/12	\$1,065,000	\$1,276,000	3,000	10	1998	Avg	12,480	Y	N	6921 96TH AVE SE
4	4	239600	0020	11/19/13	\$1,445,000	\$1,586,000	3,020	10	1979	VGood	16,056	Y	N	9524 SE 68TH ST
4	4	324080	0030	04/16/13	\$1,255,000	\$1,443,000	3,040	10	1983	Good	16,715	Y	N	6234 E MERCER WAY

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Area 034 -- 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	13	257950	0100	10/08/13	\$1,850,000	\$2,049,000	3,290	10	1989	Good	8,491	Y	Y	7430 E MERCER WAY
4	3	082405	9329	03/07/14	\$1,400,000	\$1,501,000	3,400	10	2013	Avg	13,260	N	N	9940 SE 38TH ST
4	3	004610	0350	06/30/14	\$1,730,000	\$1,807,000	3,410	10	2008	Avg	26,540	Y	N	4421 FERNCROFT RD
4	3	182405	9172	08/13/13	\$1,650,000	\$1,850,000	3,460	10	1998	Avg	18,196	Y	N	4744 E MERCER WAY
4	3	252400	0050	12/12/14	\$1,393,000	\$1,400,000	3,500	10	1994	Avg	21,578	N	N	4743 FERNRIDGE LN
4	3	082405	9331	10/13/13	\$1,495,000	\$1,654,000	3,530	10	2013	Avg	13,260	N	N	9954 SE 38TH ST
4	3	082405	9331	11/08/14	\$1,610,000	\$1,631,000	3,530	10	2013	Avg	13,260	N	N	9954 SE 38TH ST
4	3	082405	9326	02/10/14	\$1,899,950	\$2,048,000	3,880	10	2013	Avg	12,299	Y	N	9976 SE 38TH ST
4	3	082405	9330	02/05/14	\$1,560,000	\$1,683,000	3,900	10	2013	Avg	13,260	N	N	9948 SE 38TH ST
4	4	302405	9201	09/24/12	\$1,778,000	\$2,131,000	3,920	10	1991	VGood	12,650	Y	N	7938 E MERCER WAY
4	3	082405	9312	09/09/13	\$1,450,000	\$1,616,000	4,090	10	2013	Avg	13,305	N	N	9960 SE 38TH ST
4	13	413190	0027	02/07/13	\$2,062,000	\$2,404,000	4,290	10	1990	Avg	18,000	Y	Y	4036 E MERCER WAY
4	13	192405	9066	09/09/13	\$2,410,000	\$2,686,000	1,940	11	1991	Avg	15,740	Y	Y	5604 E MERCER WAY
4	3	192405	9340	09/25/13	\$1,725,000	\$1,916,000	2,550	11	2006	Avg	9,218	Y	N	9452 SE 52ND ST
4	3	866140	0125	05/23/12	\$1,170,000	\$1,437,000	2,557	11	1997	Good	29,833	N	N	5360 BUTTERWORTH RD
4	4	312405	9006	05/08/14	\$1,250,000	\$1,321,000	3,310	11	1990	Good	24,166	Y	N	8565 E MERCER WAY
4	4	856640	0340	10/15/14	\$1,145,773	\$1,167,000	3,350	11	1990	Good	21,981	N	N	7625 E MERCER WAY
4	14	073610	0110	02/19/14	\$3,100,000	\$3,335,000	3,575	11	1998	Avg	14,340	Y	Y	8460 BENOTHO PL
4	4	302405	9222	12/28/12	\$1,100,000	\$1,293,000	3,610	11	1990	VGood	8,400	Y	N	6929 96TH AVE SE
4	13	258010	0015	12/19/13	\$2,692,000	\$2,936,000	3,740	11	1993	Good	14,790	Y	Y	9607 SE 72ND ST
4	4	807920	0020	07/31/13	\$1,285,000	\$1,445,000	3,810	11	1989	Avg	10,325	Y	N	9040 SE 79TH ST
4	3	004610	0509	05/28/13	\$1,650,000	\$1,880,000	3,850	11	1987	Good	16,240	Y	N	4544 FERNCROFT RD
4	13	413190	0066	08/25/14	\$3,100,000	\$3,196,000	3,920	11	1996	Good	13,085	Y	Y	4134 100TH AVE SE
4	3	413190	0042	05/16/14	\$2,000,000	\$2,110,000	3,940	11	1991	Good	10,862	Y	N	4070 E MERCER WAY
4	4	215497	0020	07/03/14	\$2,351,956	\$2,454,000	4,000	11	2014	Avg	19,412	Y	N	6408 E MERCER WAY
4	137	413190	0060	03/11/14	\$2,900,000	\$3,106,000	4,000	11	1989	Good	11,792	Y	Y	4126 100TH AVE SE
4	14	312405	9078	04/23/14	\$4,510,000	\$4,783,000	4,030	11	2008	Avg	18,131	Y	Y	8066 AVALON PL
4	4	302405	9189	01/28/13	\$1,789,500	\$2,091,000	4,200	11	1990	Good	8,526	Y	N	7930 E MERCER WAY
4	4	192405	9109	03/20/12	\$1,136,200	\$1,413,000	4,210	11	1989	Avg	17,860	Y	N	5462 E MERCER WAY
4	13	192405	9220	12/12/12	\$2,320,000	\$2,737,000	4,530	11	1978	Good	15,644	Y	Y	5636 E MERCER WAY

Improved Sales Used in This Annual Update Analysis

Area 034 -- 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	4	192405	9077	08/21/13	\$1,261,000	\$1,411,000	4,840	11	1989	Avg	18,415	Y	N	5660 E MERCER WAY
4	13	004610	0510	08/15/13	\$4,458,000	\$4,996,000	6,210	11	2009	Avg	16,750	Y	Y	4458 FERN CROFT RD
4	4	919780	0010	10/17/14	\$1,460,000	\$1,487,000	3,640	12	1996	Avg	14,353	Y	N	9110 SE 78TH PL
4	13	192405	9029	06/17/14	\$4,668,000	\$4,889,000	4,820	12	2009	Avg	13,068	Y	Y	5044 BUTTERWORTH RD
4	13	257950	0095	08/09/13	\$5,000,000	\$5,611,000	5,860	12	2003	Avg	27,165	Y	Y	7414 E MERCER WAY
5	6	545900	0180	09/18/14	\$525,000	\$538,000	1,030	7	1961	Avg	8,700	N	N	3728 78TH AVE SE
5	6	545900	0190	11/01/12	\$487,500	\$580,000	1,030	7	1961	Good	8,894	N	N	3712 78TH AVE SE
5	0	130030	1287	06/04/13	\$635,000	\$723,000	1,130	7	1950	Good	6,801	Y	N	3300 72ND AVE SE
5	0	409950	0935	07/23/14	\$705,000	\$732,000	1,140	7	1946	Good	10,221	Y	N	2424 W MERCER WAY
5	0	217450	3825	07/30/12	\$518,000	\$628,000	1,200	7	1958	Good	6,000	N	N	2523 71ST AVE SE
5	0	130030	1930	09/04/13	\$575,000	\$642,000	1,240	7	1958	Avg	12,600	N	N	3426 74TH AVE SE
5	0	531510	0747	07/18/12	\$600,000	\$729,000	1,250	7	1952	VGood	9,595	N	N	2954 72ND AVE SE
5	0	509330	0285	06/20/14	\$860,000	\$900,000	1,270	7	1952	Good	13,500	Y	N	6700 SE 28TH ST
5	0	509330	0640	07/24/12	\$665,000	\$807,000	1,280	7	1946	Good	6,000	Y	N	2744 68TH AVE SE
5	0	217450	1165	07/22/13	\$669,000	\$754,000	1,280	7	1928	VGood	4,500	Y	N	3045 68TH AVE SE
5	0	509330	1175	06/14/12	\$1,050,000	\$1,284,000	1,370	7	1957	Good	12,000	Y	N	2805 68TH AVE SE
5	0	531510	0776	04/22/14	\$800,000	\$849,000	1,380	7	1950	VGood	14,679	N	N	7244 SE 32ND ST
5	0	531510	0476	10/10/14	\$760,250	\$775,000	1,440	7	1953	Good	8,250	N	N	2450 74TH AVE SE
5	0	130030	1360	02/19/13	\$783,000	\$911,000	1,520	7	1959	Good	7,500	Y	N	3413 72ND PL SE
5	0	509330	1225	03/29/13	\$855,000	\$987,000	1,580	7	1959	Good	6,000	Y	N	2831 68TH AVE SE
5	0	531510	0367	03/14/14	\$675,000	\$722,000	1,630	7	1950	VGood	7,200	N	N	2442 72ND AVE SE
5	0	531510	0805	12/18/14	\$650,000	\$652,000	1,940	7	1957	Avg	10,245	N	N	2935 74TH AVE SE
5	0	509330	0885	03/10/14	\$1,028,000	\$1,101,000	2,020	7	1939	Good	12,207	Y	N	2761 70TH PL SE
5	0	217450	4195	07/01/13	\$665,000	\$752,000	2,020	7	1981	Avg	6,882	Y	N	2448 W MERCER WAY
5	0	409950	1215	06/03/14	\$713,250	\$749,000	2,050	7	1951	Good	9,000	N	N	2423 70TH AVE SE
5	0	130030	1155	07/18/12	\$715,000	\$869,000	2,250	7	1984	Avg	9,000	N	N	3315 72ND PL SE
5	0	283770	0025	07/06/12	\$715,000	\$871,000	1,080	8	1962	Good	17,600	N	N	3635 74TH AVE SE
5	6	545900	0010	04/03/14	\$705,000	\$751,000	1,080	8	1962	Good	7,756	N	N	3411 79TH AVE SE
5	6	545880	0275	03/20/13	\$780,575	\$902,000	1,080	8	1958	VGood	7,455	N	N	3467 77TH PL SE
5	6	545880	0670	09/25/12	\$595,000	\$713,000	1,100	8	1962	Avg	7,875	N	N	3742 77TH PL SE

Improved Sales Used in This Annual Update Analysis

Area 034 -- 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	0	531510	0392	07/25/13	\$745,000	\$839,000	1,150	8	1970	Good	9,449	Y	N	2675 74TH AVE SE
5	6	545880	0520	10/02/13	\$745,000	\$826,000	1,150	8	1962	VGood	12,547	N	N	3775 77TH AVE SE
5	6	545880	0290	01/30/14	\$705,800	\$763,000	1,170	8	1958	VGood	7,350	N	N	3466 77TH AVE SE
5	6	545880	0155	09/04/13	\$630,000	\$703,000	1,170	8	1958	Good	9,600	N	N	7624 SE 37TH PL
5	0	531510	0867	02/27/13	\$639,500	\$743,000	1,180	8	1951	Good	9,000	N	N	2944 74TH AVE SE
5	0	330770	0390	06/24/13	\$693,000	\$785,000	1,180	8	1947	VGood	6,968	N	N	2247 72ND AVE SE
5	6	545900	0415	10/25/12	\$645,000	\$768,000	1,200	8	1962	VGood	7,734	N	N	3412 79TH AVE SE
5	0	531510	0697	05/28/13	\$785,000	\$895,000	1,260	8	1952	Good	18,132	N	N	2723 74TH AVE SE
5	6	545900	0275	05/15/13	\$905,000	\$1,034,000	1,270	8	2006	Avg	9,600	N	N	3764 79TH AVE SE
5	6	545880	0490	11/13/13	\$715,000	\$786,000	1,370	8	1958	Avg	12,598	N	N	3725 77TH AVE SE
5	6	545900	0100	09/18/12	\$727,500	\$873,000	1,390	8	1963	VGood	9,188	N	N	3751 79TH AVE SE
5	6	545880	0145	09/16/13	\$560,000	\$623,000	1,420	8	1960	Avg	7,869	N	N	3471 77TH AVE SE
5	0	509330	1285	05/16/13	\$1,065,000	\$1,217,000	1,450	8	1963	Good	10,500	Y	N	3005 69TH AVE SE
5	6	545880	0620	09/24/14	\$685,000	\$701,000	1,470	8	1959	Avg	8,400	N	N	3736 77TH AVE SE
5	0	217450	2346	02/20/14	\$836,000	\$899,000	1,480	8	1965	Good	7,500	Y	N	2845 67TH AVE SE
5	0	531510	0856	03/08/13	\$860,000	\$997,000	1,490	8	1949	Avg	22,177	Y	N	2936 74TH AVE SE
5	6	545880	0585	08/29/13	\$680,000	\$760,000	1,490	8	1959	Good	7,350	N	N	3755 77TH PL SE
5	0	509330	0810	07/20/12	\$1,160,000	\$1,409,000	1,520	8	1957	VGood	9,201	Y	N	2913 70TH AVE SE
5	6	545880	0330	09/04/14	\$645,000	\$663,000	1,550	8	1958	Good	7,350	N	N	3410 77TH AVE SE
5	0	935910	0125	06/19/13	\$810,000	\$919,000	1,570	8	1961	Good	16,135	Y	N	6900 SE 33RD ST
5	6	545880	0435	11/07/12	\$617,000	\$733,000	1,570	8	1958	Good	9,600	N	N	3852 76TH AVE SE
5	6	122404	9058	04/24/12	\$499,500	\$617,000	1,630	8	1953	Good	9,583	N	N	3633 ISLAND CREST WAY
5	6	545880	0525	04/28/14	\$730,000	\$773,000	1,650	8	1962	Good	10,884	N	N	7701 SE 39TH ST
5	6	545900	0240	06/04/14	\$785,000	\$825,000	1,670	8	1961	VGood	9,600	N	N	3865 80TH AVE SE
5	0	130030	1425	04/25/12	\$601,100	\$742,000	1,690	8	1961	Avg	6,000	Y	N	3443 72ND PL SE
5	6	545900	0260	04/09/14	\$689,900	\$734,000	1,720	8	1963	Good	10,161	N	N	3788 79TH AVE SE
5	6	545900	0075	10/15/12	\$600,000	\$716,000	1,720	8	1960	Avg	8,430	N	N	3711 79TH AVE SE
5	6	545880	0415	11/05/14	\$616,000	\$624,000	1,740	8	1963	Good	9,840	N	N	7624 SE 40TH ST
5	0	130030	2335	12/04/12	\$751,300	\$888,000	1,760	8	1950	VGood	11,250	N	N	7235 SE 32ND ST
5	0	130030	0870	05/31/12	\$530,000	\$650,000	1,760	8	1958	Avg	8,980	N	N	3230 73RD AVE SE

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Area 034 -- 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	6	445830	0330	01/23/13	\$855,000	\$1,000,000	1,760	8	2002	Avg	10,537	Y	N	8030 SE 37TH PL
5	6	545880	0390	03/26/13	\$780,000	\$901,000	1,800	8	1958	VGood	7,890	N	N	3476 77TH PL SE
5	0	260270	0060	01/10/14	\$788,000	\$855,000	1,850	8	1925	Good	20,395	Y	N	3450 W MERCER WAY
5	6	545900	0270	04/25/13	\$723,000	\$830,000	1,900	8	1962	Good	9,600	N	N	3780 79TH AVE SE
5	6	545900	0250	07/01/13	\$890,000	\$1,007,000	1,900	8	1960	VGood	9,600	N	N	3861 80TH AVE SE
5	0	935910	0750	10/31/14	\$1,400,000	\$1,421,000	1,940	8	2007	Avg	10,550	Y	N	6932 SE 34TH ST
5	6	445790	0030	03/10/13	\$730,000	\$846,000	1,970	8	1959	Good	11,167	N	N	3850 82ND AVE SE
5	0	217450	1050	03/11/13	\$930,000	\$1,077,000	2,090	8	1992	Avg	6,000	N	N	3016 67TH AVE SE
5	6	545880	0125	05/14/14	\$925,000	\$976,000	2,190	8	1958	VGood	7,350	N	N	3445 77TH AVE SE
5	0	531510	0786	06/06/13	\$830,000	\$944,000	2,260	8	1963	VGood	11,448	N	N	2967 74TH AVE SE
5	0	217450	2150	03/06/14	\$810,000	\$868,000	2,330	8	1950	Good	9,900	Y	N	2734 70TH AVE SE
5	0	217450	2100	05/31/13	\$885,000	\$1,008,000	2,430	8	1999	Avg	5,127	Y	N	2754 70TH AVE SE
5	6	445790	0020	05/31/12	\$716,000	\$878,000	2,450	8	1957	Good	11,167	N	N	3834 82ND AVE SE
5	0	217510	0270	06/04/14	\$1,025,000	\$1,077,000	1,320	9	1960	Good	8,000	Y	N	3057 70TH AVE SE
5	0	509330	1000	09/19/13	\$1,125,000	\$1,251,000	1,680	9	1958	VGood	15,000	Y	N	2816 68TH AVE SE
5	0	217510	0345	08/01/13	\$1,188,800	\$1,336,000	1,690	9	2005	Avg	6,000	Y	N	3021 70TH AVE SE
5	0	935090	0695	05/03/12	\$1,085,000	\$1,338,000	1,820	9	1965	VGood	8,400	Y	N	7011 SE MAKER ST
5	0	531510	0271	04/26/12	\$1,150,000	\$1,420,000	1,900	9	1953	Good	24,583	Y	N	2270 72ND AVE SE
5	0	217450	3781	01/25/13	\$920,000	\$1,076,000	2,230	9	1998	Avg	9,030	N	N	2501 71ST AVE SE
5	0	130030	2031	05/20/13	\$962,000	\$1,098,000	2,300	9	1963	VGood	10,150	N	N	3436 74TH AVE SE
5	0	217450	2276	01/16/14	\$960,000	\$1,040,000	2,460	9	1998	Avg	6,100	Y	N	6511 SE 28TH ST
5	0	531510	0806	09/15/14	\$940,000	\$964,000	2,720	9	1957	VGood	11,740	N	N	2939 74TH AVE SE
5	0	935910	0560	04/18/14	\$1,299,950	\$1,380,000	2,880	9	1965	VGood	8,425	Y	N	6815 SE 33RD ST
5	0	531510	0795	05/13/13	\$1,375,000	\$1,572,000	2,900	9	1951	VGood	17,175	N	N	2951 74TH AVE SE
5	0	362350	0011	12/16/13	\$904,000	\$986,000	3,480	9	1957	Avg	23,821	N	N	3609 72ND PL SE
5	0	509330	0280	07/09/14	\$1,681,000	\$1,752,000	3,930	9	1998	VGood	18,707	Y	N	6702 SE 28TH ST
5	0	217450	1390	08/22/13	\$1,860,000	\$2,081,000	2,050	10	2002	Good	9,000	Y	N	2919 71ST AVE SE
5	0	217450	4165	04/01/14	\$930,000	\$991,000	2,080	10	1984	Good	4,403	Y	N	2441 66TH AVE SE
5	0	531510	0296	03/25/14	\$1,472,500	\$1,572,000	2,170	10	2006	Avg	13,194	N	N	2241 74TH AVE SE
5	0	130030	1435	02/20/12	\$1,400,000	\$1,751,000	2,250	10	2009	Avg	6,000	Y	N	3449 72ND PL SE

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Area 034 -- 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	0	217510	0245	03/20/14	\$1,156,000	\$1,235,000	2,530	10	1990	Avg	8,000	Y	N	3126 69TH AVE SE
5	0	217450	1100	11/20/13	\$1,490,000	\$1,635,000	2,540	10	1998	Avg	9,000	Y	N	3011 68TH AVE SE
5	0	330770	0340	03/10/14	\$1,325,000	\$1,419,000	2,610	10	2013	Avg	6,842	N	N	2212 71ST AVE SE
5	0	330770	0300	09/20/13	\$1,350,000	\$1,501,000	2,650	10	2013	Avg	6,914	N	N	2272 71ST AVE SE
5	0	330770	0205	03/25/14	\$1,205,000	\$1,286,000	2,700	10	1999	Avg	7,262	N	N	2250 70TH AVE SE
5	0	217450	1325	12/30/13	\$1,245,000	\$1,354,000	2,710	10	2006	Avg	6,000	Y	N	2920 70TH AVE SE
5	0	217450	4050	11/06/12	\$1,057,000	\$1,256,000	2,820	10	2006	Avg	7,500	N	N	2423 72ND AVE SE
5	0	330770	0161	12/05/12	\$1,730,000	\$2,044,000	2,940	10	2003	Avg	8,681	Y	N	2203 70TH AVE SE
5	0	362350	0013	04/12/13	\$1,350,000	\$1,553,000	3,080	10	1969	Good	35,040	Y	N	3601 72ND AVE SE
5	0	130030	0435	02/27/13	\$1,384,000	\$1,607,000	3,150	10	1989	VGood	15,000	N	N	3258 74TH AVE SE
5	0	330770	0255	09/20/12	\$1,525,000	\$1,829,000	3,180	10	2007	Avg	7,226	N	N	2227 71ST AVE SE
5	0	330770	0295	02/13/14	\$1,210,000	\$1,303,000	3,410	10	2002	Avg	9,226	N	N	2278 71ST AVE SE
5	0	531510	0277	05/13/14	\$1,400,000	\$1,478,000	3,530	10	2001	Avg	7,924	N	N	2278 72ND AVE SE
5	0	214126	0030	10/05/12	\$1,075,000	\$1,286,000	2,250	11	1992	Avg	17,632	N	N	3220 74TH PL SE
5	0	409950	1050	12/04/12	\$1,095,000	\$1,294,000	2,710	11	1998	Avg	6,000	N	N	2412 66TH AVE SE
5	0	509330	0325	05/23/14	\$1,610,000	\$1,696,000	3,060	11	1990	Avg	11,600	Y	N	2743 68TH AVE SE
5	0	509330	1330	02/27/13	\$2,275,000	\$2,642,000	3,400	11	2006	Avg	10,727	Y	N	3005 70TH AVE SE
5	6	445810	0095	02/17/12	\$1,725,000	\$2,158,000	3,610	11	2010	Avg	12,605	N	N	3813 82ND AVE SE
5	0	509330	0355	04/01/14	\$1,365,000	\$1,455,000	3,970	11	1992	Avg	21,000	N	N	2708 65TH PL SE
5	0	935910	0500	05/27/14	\$1,795,000	\$1,889,000	4,060	11	2000	Avg	13,000	Y	N	6857 33RD ST SE
5	0	217510	0055	12/30/14	\$1,700,000	\$1,701,000	4,160	11	2000	Avg	14,649	Y	N	3038 68TH AVE SE
5	0	130030	2080	02/04/13	\$2,435,000	\$2,841,000	5,910	12	2007	Avg	15,383	N	N	3406 74TH AVE SE
6	61	141030	0019	04/26/13	\$675,000	\$774,000	910	7	1961	Good	14,243	Y	N	5230 82ND AVE SE
6	61	936570	0160	12/17/13	\$729,500	\$796,000	1,060	7	1962	VGood	30,000	N	N	4241 W MERCER WAY
6	61	404500	0091	09/27/12	\$1,233,013	\$1,477,000	1,250	7	1903	Avg	19,635	Y	Y	4635 FOREST AVE SE
6	63	335850	0671	08/02/13	\$780,000	\$877,000	1,260	7	1973	Good	16,000	Y	N	8455 W MERCER WAY
6	61	257730	0022	02/13/13	\$624,000	\$727,000	1,910	7	1953	Good	14,368	N	N	8201 SE 48TH ST
6	62	157410	0365	05/23/13	\$615,000	\$702,000	2,560	7	1927	VGood	5,934	N	N	5805 W MERCER WAY
6	62	615600	0010	08/31/12	\$828,000	\$997,000	1,350	8	1964	VGood	13,065	Y	N	5915 80TH AVE SE
6	63	936200	0060	10/23/14	\$955,000	\$971,000	1,380	8	1961	Good	15,390	Y	N	7461 W MERCER WAY

Improved Sales Used in This Annual Update Analysis

Area 034 -- 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
6	61	279800	0080	07/17/14	\$760,000	\$791,000	1,550	8	1962	Avg	21,239	N	N	5055 84TH AVE SE
6	61	362350	0174	04/26/12	\$715,000	\$883,000	1,560	8	1957	Avg	18,618	Y	N	4150 78TH AVE SE
6	61	192405	9205	03/13/14	\$1,015,000	\$1,086,000	1,610	8	1959	VGood	15,682	N	N	5006 84TH AVE SE
6	63	335850	0265	09/20/12	\$1,490,000	\$1,787,000	1,620	8	1980	Avg	23,225	Y	Y	8097 W MERCER WAY
6	61	362350	0170	10/12/12	\$830,000	\$991,000	1,810	8	1950	Good	30,170	Y	N	7810 SE 42ND ST
6	61	362350	0265	11/05/12	\$2,250,000	\$2,674,000	1,850	8	1959	Good	16,975	Y	Y	3611 W MERCER WAY
6	61	548270	0115	10/20/14	\$1,280,600	\$1,303,000	2,060	8	1977	VGood	15,450	Y	N	4455 W MERCER WAY
6	62	157410	0130	07/30/12	\$780,000	\$945,000	2,110	8	1969	VGood	9,360	N	N	8020 SE 60TH ST
6	61	936570	0341	03/19/13	\$780,000	\$902,000	2,120	8	1979	Good	15,259	Y	N	4320 FOREST AVE SE
6	61	776700	0040	10/27/14	\$1,100,000	\$1,117,000	1,320	9	1979	Avg	25,296	Y	N	3813 W MERCER WAY
6	61	362350	0202	06/25/13	\$1,375,000	\$1,558,000	1,430	9	2012	Avg	10,845	Y	N	4133 W MERCER WAY
6	61	936570	0206	03/21/13	\$1,020,000	\$1,179,000	1,510	9	1972	Good	16,612	Y	N	4225 HOLLY LN
6	61	926980	0040	05/20/13	\$855,000	\$976,000	1,650	9	1973	Good	22,476	N	N	5200 W MERCER PL
6	61	548270	0100	05/12/14	\$876,650	\$926,000	1,650	9	1970	VGood	12,508	N	N	4433 W MERCER WAY
6	61	113700	0150	05/31/13	\$1,080,000	\$1,230,000	1,770	9	1974	Good	14,207	Y	N	15 BROOK BAY RD
6	61	362350	0393	07/18/12	\$920,000	\$1,118,000	1,810	9	1966	Good	15,009	Y	N	4047 W MERCER WAY
6	62	225100	0050	09/23/13	\$1,030,000	\$1,145,000	1,880	9	1977	Good	20,024	N	N	5 EDEN LN W
6	63	936200	0020	05/01/12	\$920,000	\$1,135,000	1,880	9	1965	Avg	22,505	Y	N	7611 W MERCER WAY
6	62	252404	9209	10/14/14	\$1,034,000	\$1,054,000	1,900	9	1976	Avg	18,480	Y	N	6411 W MERCER WAY
6	61	279800	0100	06/10/13	\$1,100,000	\$1,250,000	1,990	9	2001	Avg	15,116	N	N	5026 84TH AVE SE
6	62	225100	0030	09/19/14	\$1,500,000	\$1,537,000	2,380	9	1977	VGood	20,001	N	N	3 EDEN LN W
6	62	225100	0030	05/17/12	\$1,325,000	\$1,629,000	2,380	9	1977	VGood	20,001	N	N	3 EDEN LN W
6	62	252404	9257	09/18/14	\$1,530,000	\$1,568,000	2,380	9	1974	Good	16,940	Y	N	6415 W MERCER WAY
6	62	252404	9250	09/21/14	\$1,180,000	\$1,209,000	2,470	9	1968	VGood	16,553	Y	N	6741 W MERCER WAY
6	62	157410	0465	06/14/12	\$812,000	\$993,000	2,520	9	1989	Avg	6,240	N	N	8018 SE 58TH ST
6	62	252404	9164	01/09/14	\$1,155,000	\$1,254,000	2,610	9	1958	VGood	14,350	Y	N	7251 W MERCER WAY
6	61	141030	0080	03/06/14	\$927,000	\$994,000	2,970	9	1974	VGood	14,934	N	N	5227 W MERCER WAY
6	62	409710	0020	04/11/13	\$3,100,000	\$3,568,000	3,530	9	1979	Good	19,300	Y	Y	6323 77TH AVE SE
6	62	409710	0020	05/20/14	\$3,274,000	\$3,451,000	3,530	9	1979	Good	19,300	Y	Y	6323 77TH AVE SE
6	61	936570	0363	08/22/12	\$1,020,000	\$1,231,000	4,100	9	1999	Avg	21,773	N	N	4333 W MERCER WAY

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Area 034 -- 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
6	61	113700	0010	03/17/14	\$1,715,001	\$1,834,000	1,830	10	1973	VGood	15,650	Y	N	1 BROOK BAY RD
6	63	778600	0070	08/09/13	\$1,990,000	\$2,233,000	1,860	10	1971	Good	17,215	Y	Y	7649 W MERCER WAY
6	61	257490	0080	05/13/14	\$1,550,000	\$1,637,000	2,000	10	1982	VGood	17,458	Y	N	4884 FOREST AVE SE
6	61	738900	0060	06/12/14	\$2,099,000	\$2,201,000	2,370	10	1971	VGood	18,581	Y	N	20 HOLLY LN
6	62	409710	0060	06/28/12	\$2,850,000	\$3,476,000	2,400	10	1998	Avg	18,700	Y	Y	6049 77TH AVE SE
6	61	279800	0020	08/15/14	\$1,395,000	\$1,441,000	2,560	10	2014	Avg	16,782	N	N	5075 W MERCER WAY
6	61	294890	0013	05/30/13	\$1,300,000	\$1,481,000	2,590	10	1981	Good	15,070	Y	N	5331 FOREST AVE SE
6	62	252404	9311	07/02/13	\$1,650,000	\$1,867,000	2,800	10	1993	Good	18,321	Y	N	7447 W MERCER WAY
6	61	257490	0070	02/26/14	\$1,120,000	\$1,203,000	2,940	10	1981	Good	19,769	N	N	4888 FOREST AVE SE
6	62	409480	0200	09/19/12	\$1,093,500	\$1,312,000	3,140	10	1966	Avg	21,352	N	N	6125 79TH AVE SE
6	62	409480	0260	11/26/14	\$1,730,000	\$1,745,000	3,240	10	1965	Good	20,668	Y	N	6065 78TH AVE SE
6	61	404510	0190	10/27/14	\$2,196,000	\$2,231,000	3,350	10	1980	Good	18,000	Y	N	4714 81ST AVE SE
6	62	294890	0085	05/14/13	\$915,000	\$1,046,000	3,380	10	1992	Avg	15,225	N	N	5619 W MERCER WAY
6	61	294890	0026	03/05/12	\$1,726,300	\$2,153,000	3,460	10	1997	Avg	17,662	Y	Y	5435 W MERCER WAY
6	62	409480	0110	07/29/13	\$1,100,000	\$1,237,000	3,490	10	1973	Good	12,914	N	N	6255 79TH AVE SE
6	62	225100	0040	06/26/12	\$1,450,000	\$1,769,000	3,510	10	1979	VGood	20,056	N	N	4 EDEN LN W
6	61	294890	0012	12/13/13	\$3,900,000	\$4,259,000	3,740	10	2005	Avg	17,854	Y	Y	5325 W MERCER WAY
6	61	770010	0091	09/27/13	\$1,640,000	\$1,821,000	3,810	10	1989	Avg	24,950	Y	N	8035 SE 45TH ST
6	62	409480	0120	06/19/14	\$1,815,000	\$1,900,000	3,880	10	2003	Avg	13,000	N	N	7855 SE 62ND ST
6	61	242404	9039	09/15/14	\$4,600,000	\$4,719,000	4,030	10	1992	VGood	16,325	Y	Y	5255 FOREST AVE SE
6	61	257730	0035	01/21/14	\$1,915,000	\$2,073,000	4,260	10	2013	Avg	43,612	N	N	4899 FOREST AVE SE
6	62	615600	0040	03/10/14	\$1,410,000	\$1,510,000	1,880	11	1969	VGood	26,669	Y	N	7900 NORTHBROOK LN
6	62	536800	0090	05/31/13	\$1,550,000	\$1,765,000	1,950	11	1980	Good	15,991	Y	N	7580 SE 71ST ST
6	62	409480	0280	11/07/12	\$1,527,000	\$1,814,000	2,400	11	1964	VGood	18,943	Y	N	6051 78TH AVE SE
6	63	778600	0030	10/12/12	\$1,700,000	\$2,030,000	2,510	11	1968	VGood	16,065	Y	N	7629 W MERCER WAY
6	62	409480	0270	03/08/13	\$1,600,000	\$1,854,000	2,560	11	1972	Good	16,248	Y	N	6059 78TH AVE SE
6	61	548680	0070	06/20/14	\$1,950,000	\$2,041,000	2,860	11	2003	Avg	15,235	Y	N	8105 SE 44TH ST
6	615	132404	9028	06/13/13	\$3,200,000	\$3,635,000	2,920	11	1979	VGood	16,968	Y	Y	4309 FOREST AVE SE
6	62	252404	9248	05/17/13	\$3,500,000	\$3,998,000	2,950	11	2006	Avg	13,520	Y	Y	6761 W MERCER WAY
6	61	776700	0060	09/12/14	\$1,900,000	\$1,951,000	3,250	11	1980	Good	16,471	Y	N	3809 W MERCER WAY

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Area 034 -- 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
6	61	362350	0205	05/13/14	\$2,450,000	\$2,587,000	3,250	11	2008	Avg	11,023	Y	N	4146 BOULEVARD PL
6	61	404510	0070	01/13/14	\$2,000,000	\$2,169,000	3,540	11	1999	Avg	15,245	Y	N	4801 W MERCER WAY
6	62	252404	9194	08/03/12	\$2,100,000	\$2,543,000	3,640	11	1973	VGood	35,719	Y	N	6845 W MERCER WAY
6	61	132404	9020	03/01/13	\$2,425,000	\$2,815,000	4,040	11	1999	Good	18,430	Y	N	4612 FOREST AVE SE
6	61	770010	0065	03/20/12	\$1,900,000	\$2,363,000	4,080	11	2011	Avg	16,189	Y	N	8038 SE 45TH ST
6	62	252404	9102	05/15/13	\$1,498,650	\$1,713,000	4,180	11	2004	Avg	21,866	N	N	7203 W MERCER WAY
6	61	548270	0136	03/25/13	\$2,310,000	\$2,668,000	5,570	11	2008	Avg	20,223	Y	N	8117 MERRIMOUNT DR
6	61	294890	0011	05/21/13	\$2,179,750	\$2,488,000	3,600	12	1981	Good	16,678	Y	N	5329 W MERCER WAY
6	63	335850	0110	10/02/13	\$3,788,889	\$4,203,000	3,880	12	1989	Avg	18,910	Y	Y	8039 W MERCER WAY
6	61	242404	9029	05/29/14	\$3,100,000	\$3,261,000	5,330	12	1999	Good	15,682	Y	N	5257 FOREST AVE SE
6	61	738900	0100	10/07/13	\$4,000,000	\$4,432,000	6,170	12	2008	Avg	73,930	Y	N	4207 HOLLY LN
6	62	536800	0270	09/04/13	\$4,900,000	\$5,468,000	6,110	13	1972	Good	19,546	Y	Y	7374 SE 71ST ST
6	61	362350	0450	11/21/12	\$13,250,000	\$15,697,000	10,170	13	2007	Avg	72,687	Y	Y	4137 BOULEVARD PL
7	0	157470	0140	08/08/14	\$550,000	\$569,000	1,150	7	1976	Avg	9,720	Y	N	5714 W MERCER WAY
7	10	362650	0045	06/26/14	\$760,000	\$794,000	1,980	7	1959	VGood	13,964	N	N	8325 SE 42ND ST
7	0	192405	9260	06/07/13	\$735,000	\$836,000	2,020	7	1968	Good	17,424	N	N	5053 88TH AVE SE
7	10	362650	0050	12/31/12	\$595,000	\$699,000	2,220	7	1955	VGood	13,964	N	N	4215 ISLAND CREST WAY
7	0	192280	0420	03/26/12	\$595,000	\$739,000	1,310	8	1977	Good	11,582	N	N	6108 W MERCER WAY
7	0	252404	9094	03/13/14	\$850,000	\$910,000	1,350	8	1955	Good	9,700	N	N	7224 78TH AVE SE
7	0	335850	0996	05/11/14	\$810,000	\$856,000	1,360	8	1972	Avg	26,200	N	N	8250 W MERCER WAY
7	0	873220	0110	05/17/12	\$712,000	\$876,000	1,470	8	1959	VGood	9,900	N	N	8214 SE 72ND ST
7	0	873220	0070	06/30/14	\$690,000	\$721,000	1,470	8	1959	Good	10,758	N	N	7119 84TH AVE SE
7	0	545120	0110	12/04/14	\$1,075,000	\$1,082,000	1,550	8	1969	Good	10,920	N	N	7611 85TH PL SE
7	0	545120	0310	04/30/13	\$799,000	\$916,000	1,560	8	1968	VGood	10,702	N	N	8575 SE 76TH PL
7	0	545120	0120	08/19/14	\$750,000	\$774,000	1,590	8	1969	Avg	10,920	N	N	7637 85TH PL SE
7	0	545120	0280	06/18/14	\$770,000	\$806,000	1,600	8	1968	Good	12,031	N	N	8541 SE 76TH PL
7	0	873230	0460	02/17/12	\$760,000	\$951,000	1,600	8	1962	Good	9,383	Y	N	7844 SE 71ST ST
7	0	545120	0300	05/08/13	\$888,000	\$1,016,000	1,610	8	1968	VGood	11,445	N	N	8557 SE 76TH PL
7	0	283710	0050	05/14/12	\$605,000	\$744,000	1,610	8	1952	Good	8,610	N	N	4068 W MERCER WAY
7	0	545110	0500	12/26/12	\$699,500	\$823,000	1,620	8	1967	Good	9,900	N	N	7230 87TH AVE SE

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Area 034 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	0	873230	0240	06/22/12	\$685,000	\$836,000	1,640	8	1963	Good	10,323	N	N	7036 81ST AVE SE
7	0	545370	0020	08/25/14	\$910,000	\$938,000	1,660	8	1966	Good	9,865	N	N	7432 78TH AVE SE
7	0	873220	0030	04/17/14	\$660,000	\$701,000	1,660	8	1962	Good	9,680	N	N	6867 84TH AVE SE
7	0	362350	0197	04/15/14	\$725,000	\$770,000	1,680	8	1966	Avg	10,000	N	N	4105 80TH AVE SE
7	0	545280	0700	09/04/13	\$854,600	\$954,000	1,700	8	1974	Good	14,743	N	N	6550 80TH AVE SE
7	0	545280	0530	04/30/14	\$900,000	\$953,000	1,700	8	1977	Good	15,300	N	N	6580 81ST AVE SE
7	0	275700	0040	06/05/14	\$795,000	\$835,000	1,700	8	1967	Good	13,084	N	N	4707 88TH AVE SE
7	0	545121	0180	07/01/13	\$975,000	\$1,103,000	1,730	8	1972	VGood	11,192	N	N	7550 86TH AVE SE
7	0	545121	0180	06/04/12	\$905,000	\$1,109,000	1,730	8	1972	VGood	11,192	N	N	7550 86TH AVE SE
7	0	252404	9261	09/04/12	\$726,000	\$874,000	1,730	8	1974	Avg	9,687	N	N	7801 SE 75TH PL
7	10	362650	0020	04/25/12	\$509,000	\$629,000	1,760	8	1957	Good	14,085	N	N	8320 SE 42ND ST
7	0	545280	0645	09/22/14	\$865,000	\$886,000	1,770	8	1974	Good	13,600	N	N	6551 80TH AVE SE
7	0	915970	0010	12/05/13	\$1,015,000	\$1,110,000	1,770	8	1955	VGood	14,753	Y	N	7632 SE 72ND ST
7	0	915970	0045	01/23/12	\$550,000	\$691,000	1,780	8	1959	Avg	14,753	N	N	7844 SE 72ND ST
7	0	545280	0585	06/24/13	\$629,500	\$713,000	1,820	8	1973	Avg	13,927	N	N	8010 SE 65TH ST
7	0	545360	0320	06/20/14	\$800,000	\$837,000	1,850	8	1964	Avg	12,604	N	N	7441 MERCER TERRACE DR
7	0	545120	0410	10/01/13	\$702,500	\$779,000	1,880	8	1969	Avg	11,913	N	N	8530 SE 76TH PL
7	0	545370	0140	12/08/14	\$800,000	\$805,000	1,890	8	1969	Good	10,292	N	N	7812 SE 76TH ST
7	0	545280	0070	02/27/13	\$1,385,000	\$1,608,000	1,920	8	2002	Good	10,340	Y	N	6735 84TH AVE SE
7	10	362650	0030	08/28/12	\$765,000	\$922,000	1,950	8	2004	Avg	14,085	N	N	4124 83RD AVE SE
7	0	545280	0785	07/30/13	\$850,000	\$956,000	1,960	8	1974	Good	13,200	N	N	6731 81ST AVE SE
7	0	192405	9167	11/02/12	\$549,000	\$653,000	2,060	8	1958	Good	14,375	N	N	6201 ISLAND CREST WAY
7	0	275700	0010	03/19/13	\$600,000	\$694,000	2,100	8	1979	Avg	16,800	N	N	8730 SE 48TH ST
7	0	545120	0530	07/05/14	\$825,000	\$861,000	2,110	8	1972	Good	12,653	N	N	7490 85TH AVE SE
7	0	545120	0750	05/16/12	\$800,000	\$984,000	2,190	8	1968	Good	12,086	N	N	8520 SE 76TH PL
7	0	362350	0133	04/08/14	\$849,000	\$903,000	2,200	8	1950	VGood	12,500	N	N	4019 78TH AVE SE
7	10	548270	0051	03/28/12	\$625,000	\$776,000	2,210	8	1968	Good	13,523	N	N	8350 MERRIMOUNT DR
7	0	545121	0280	02/14/14	\$797,514	\$859,000	2,320	8	1973	Avg	10,456	N	N	7440 86TH AVE SE
7	0	545110	0220	05/13/14	\$780,000	\$824,000	2,340	8	1967	Good	10,495	N	N	8411 SE 72ND PL
7	0	873230	0060	05/12/14	\$850,000	\$898,000	2,350	8	1961	Good	11,914	N	N	8223 SE 71ST ST

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Area 034 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	0	545280	0835	08/26/13	\$826,000	\$924,000	2,450	8	1973	Good	14,881	N	N	8021 SE 65TH ST
7	10	101300	0050	02/06/13	\$810,000	\$945,000	2,480	8	1985	VGood	23,924	N	N	4233 83RD AVE SE
7	0	545121	0150	05/14/14	\$955,000	\$1,008,000	2,510	8	1972	Avg	9,887	N	N	7580 86TH AVE SE
7	0	865160	0160	11/11/14	\$799,000	\$809,000	2,510	8	1969	Good	11,585	N	N	8515 SE 61ST ST
7	0	545120	0670	09/24/13	\$879,500	\$977,000	2,530	8	1969	VGood	11,184	N	N	7337 85TH AVE SE
7	0	873230	0160	04/11/13	\$1,089,500	\$1,254,000	2,720	8	1961	VGood	9,680	N	N	7026 82ND AVE SE
7	0	666920	0270	06/18/14	\$950,000	\$995,000	2,730	8	1973	Avg	13,046	N	N	8201 SE 67TH ST
7	0	545280	0800	06/13/14	\$890,000	\$933,000	2,770	8	1974	Avg	13,500	N	N	6701 81ST AVE SE
7	0	759810	0591	01/21/14	\$855,000	\$926,000	2,810	8	1963	VGood	9,600	Y	N	8411 SE 46TH ST
7	0	545121	0200	09/04/13	\$965,000	\$1,077,000	2,930	8	1973	VGood	10,658	N	N	7530 86TH AVE SE
7	0	545120	0600	06/02/14	\$1,250,000	\$1,314,000	3,160	8	1972	VGood	13,238	N	N	7310 86TH AVE SE
7	0	157470	0165	01/04/12	\$755,000	\$953,000	3,260	8	1996	Avg	8,427	N	N	5812 W MERCER WAY
7	0	545110	0280	12/07/12	\$722,500	\$853,000	3,750	8	1967	Good	10,774	N	N	8530 SE 72ND ST
7	0	873230	0320	09/18/13	\$825,000	\$918,000	1,220	9	1975	Good	10,674	N	N	8000 SE 70TH PL
7	0	545280	0735	07/22/14	\$780,000	\$810,000	1,310	9	1975	Good	13,449	N	N	6760 80TH AVE SE
7	0	545280	0095	11/12/12	\$719,000	\$853,000	1,580	9	1972	Good	13,054	Y	N	6845 84TH AVE SE
7	0	664872	0060	08/26/13	\$795,000	\$889,000	1,580	9	1977	VGood	9,637	N	N	8620 SE 60TH ST
7	0	873230	0430	06/20/14	\$885,000	\$926,000	1,610	9	1975	Good	9,552	N	N	7031 81ST AVE SE
7	0	664872	0090	06/19/13	\$785,000	\$890,000	1,710	9	1977	Good	10,147	N	N	8611 SE 60TH ST
7	0	188900	0100	03/21/13	\$849,990	\$983,000	1,710	9	1963	Good	10,315	Y	N	8410 SE 47TH ST
7	0	283710	0020	03/18/13	\$1,325,000	\$1,533,000	1,720	9	2004	Avg	8,800	Y	N	7633 SE 41ST ST
7	0	192405	9294	03/29/12	\$859,000	\$1,066,000	1,730	9	1958	Good	22,216	Y	N	5021 88TH AVE SE
7	0	056550	0115	05/10/12	\$880,000	\$1,084,000	1,780	9	1973	VGood	15,844	N	N	7820 SE 70TH ST
7	0	546370	0080	04/11/13	\$822,500	\$947,000	1,800	9	1974	Good	15,223	N	N	4821 88TH PL SE
7	0	331750	0060	11/04/13	\$820,000	\$903,000	1,810	9	1964	Good	9,642	Y	N	4735 86TH AVE SE
7	8	252404	9188	05/16/13	\$1,250,000	\$1,428,000	1,810	9	1961	VGood	18,557	N	N	7997 SE 76TH ST
7	0	545360	0280	01/08/13	\$923,000	\$1,083,000	1,840	9	1965	VGood	15,118	N	N	7409 MERCER TERRACE DR
7	0	252404	9051	03/20/14	\$1,246,450	\$1,332,000	1,860	9	1955	VGood	22,927	Y	N	7036 W MERCER WAY
7	0	362571	0100	05/12/14	\$1,225,000	\$1,294,000	1,870	9	1976	Avg	16,028	Y	N	8424 W MERCER WAY
7	0	331750	0020	02/19/14	\$920,000	\$990,000	1,880	9	1969	VGood	10,800	N	N	8411 SE 47TH PL

Improved Sales Used in This Annual Update Analysis

Area 034 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	0	362571	0010	03/03/14	\$1,100,000	\$1,180,000	1,940	9	1976	Good	15,104	Y	N	8420 W MERCER WAY
7	0	546350	0060	06/10/13	\$817,000	\$929,000	1,950	9	1961	Good	9,965	N	N	4809 88TH AVE SE
7	0	362291	0190	05/21/14	\$895,000	\$943,000	1,970	9	1973	Good	13,927	Y	N	5558 W MERCER WAY
7	0	545400	0010	12/10/14	\$740,000	\$744,000	2,020	9	1961	Good	9,478	N	N	7203 76TH AVE SE
7	0	192405	9262	11/06/13	\$785,000	\$864,000	2,020	9	1966	Good	15,315	N	N	6215 ISLAND CREST WAY
7	0	545360	0140	05/25/12	\$855,000	\$1,050,000	2,030	9	1964	VGood	12,670	N	N	7448 MERCER TERRACE DR
7	0	331750	0140	06/13/13	\$875,000	\$994,000	2,030	9	1987	Good	16,201	N	N	8410 SE 47TH PL
7	0	545360	0350	12/10/12	\$755,700	\$892,000	2,080	9	1964	Good	12,614	N	N	7515 MERCER TERRACE DR
7	10	936570	0025	06/05/13	\$820,000	\$933,000	2,080	9	1988	Good	10,117	N	N	4010 82ND AVE SE
7	0	545120	0270	11/07/13	\$815,000	\$897,000	2,090	9	1968	Good	10,420	N	N	8533 SE 76TH PL
7	0	362550	0160	04/15/13	\$860,000	\$989,000	2,090	9	1965	Good	12,408	N	N	8521 SE 80TH ST
7	0	545370	0040	12/24/13	\$835,000	\$910,000	2,100	9	1966	VGood	10,297	N	N	7818 SE 75TH PL
7	0	545370	0040	06/27/13	\$799,000	\$905,000	2,100	9	1966	VGood	10,297	N	N	7818 SE 75TH PL
7	0	545120	0520	06/12/14	\$850,000	\$891,000	2,130	9	1972	Good	11,843	N	N	7500 85TH AVE SE
7	0	362550	0150	02/27/12	\$886,915	\$1,108,000	2,130	9	1966	Good	11,751	N	N	8531 SE 80TH ST
7	0	865160	0200	07/10/12	\$700,000	\$852,000	2,150	9	1968	Good	9,691	N	N	6101 85TH PL SE
7	0	362290	0180	03/10/14	\$887,600	\$951,000	2,150	9	1971	Avg	11,188	N	N	5915 83RD PL SE
7	0	192280	0340	08/20/13	\$824,000	\$922,000	2,180	9	1969	Good	9,805	N	N	6121 84TH AVE SE
7	0	252404	9156	09/06/13	\$1,157,500	\$1,291,000	2,180	9	1960	VGood	23,100	N	N	7274 W MERCER WAY
7	0	545420	0230	11/15/13	\$868,000	\$954,000	2,210	9	1962	Good	10,260	Y	N	6213 83RD PL SE
7	0	246900	0120	04/23/14	\$815,000	\$864,000	2,220	9	1962	Good	12,120	N	N	8420 SE 63RD ST
7	0	056550	0090	08/15/14	\$910,000	\$940,000	2,240	9	1957	Good	21,029	N	N	6763 80TH AVE SE
7	0	666920	0370	06/26/14	\$815,000	\$852,000	2,270	9	1968	Good	11,989	N	N	6600 82ND AVE SE
7	0	666920	0370	12/27/13	\$745,000	\$811,000	2,270	9	1968	Good	11,989	N	N	6600 82ND AVE SE
7	0	275700	0030	09/22/14	\$855,000	\$876,000	2,270	9	1965	Avg	10,460	N	N	8750 SE 48TH ST
7	0	545430	0110	05/23/13	\$900,000	\$1,027,000	2,290	9	1965	VGood	12,342	N	N	8631 SE 63RD ST
7	0	865160	0070	02/26/13	\$800,000	\$929,000	2,300	9	1970	Good	9,620	N	N	6045 86TH AVE SE
7	0	926640	0110	06/07/13	\$1,250,000	\$1,422,000	2,300	9	1978	VGood	15,661	Y	N	7442 W MERCER WAY
7	8	252404	9316	01/31/13	\$995,000	\$1,162,000	2,370	9	1996	Avg	15,556	N	N	7710 78TH AVE SE
7	0	362560	0120	08/07/12	\$922,500	\$1,116,000	2,380	9	1966	Good	13,400	N	N	8440 SE 82ND ST



Improved Sales Used in This Annual Update Analysis

Area 034 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	0	666920	0230	04/09/14	\$1,150,000	\$1,224,000	2,390	9	1967	VGood	12,399	N	N	6521 83RD PL SE
7	0	545122	0200	06/24/14	\$998,000	\$1,044,000	2,420	9	1973	Good	10,200	N	N	8516 SE 78TH ST
7	0	418840	0100	11/14/13	\$940,000	\$1,033,000	2,480	9	1971	VGood	11,626	N	N	5305 LANSLOWNE LN
7	10	936570	0027	02/07/14	\$920,000	\$992,000	2,530	9	1977	Good	11,127	N	N	4024 82ND AVE SE
7	10	936570	0027	05/03/13	\$807,900	\$926,000	2,530	9	1977	Good	11,127	N	N	4024 82ND AVE SE
7	0	545360	0050	02/16/12	\$819,000	\$1,025,000	2,600	9	1966	Good	9,652	N	N	7425 78TH AVE SE
7	0	545420	0080	08/11/14	\$968,000	\$1,001,000	2,630	9	1963	Good	9,645	N	N	8304 SE 64TH ST
7	0	927080	0100	04/16/12	\$850,000	\$1,052,000	2,650	9	1975	Good	12,713	N	N	7860 SE 73RD PL
7	0	192280	0130	02/10/12	\$865,000	\$1,084,000	2,650	9	1970	VGood	12,099	N	N	8260 SE 61ST ST
7	0	865160	0170	03/05/12	\$725,000	\$904,000	2,720	9	1968	Good	10,109	N	N	8501 SE 61ST ST
7	0	927080	0060	02/22/12	\$950,000	\$1,188,000	2,720	9	1976	VGood	9,488	N	N	7825 SE 73RD PL
7	0	418840	0170	10/27/14	\$946,000	\$961,000	2,730	9	1970	Good	10,214	N	N	5333 LANSLOWNE LN
7	0	362290	0200	06/27/14	\$1,195,000	\$1,249,000	2,750	9	1969	VGood	13,297	N	N	5912 83RD PL SE
7	0	192280	0250	03/04/13	\$930,000	\$1,079,000	2,860	9	1972	Good	11,127	N	N	8299 SE 61ST ST
7	0	192280	0060	03/26/13	\$1,099,950	\$1,270,000	2,890	9	1971	VGood	10,135	N	N	8330 SE 61ST ST
7	10	936570	0383	04/16/14	\$1,126,000	\$1,196,000	2,900	9	1995	Good	18,226	N	N	4335 ISLAND CREST WAY
7	10	936570	0383	01/31/13	\$1,115,000	\$1,302,000	2,900	9	1995	Good	18,226	N	N	4335 ISLAND CREST WAY
7	0	770010	0055	09/24/14	\$1,100,000	\$1,126,000	2,930	9	1979	Good	20,407	Y	N	4500 W MERCER WAY
7	0	192405	9153	03/11/13	\$880,000	\$1,019,000	2,960	9	1963	Good	16,805	N	N	8437 SE 62ND ST
7	0	545122	0150	11/12/14	\$980,000	\$992,000	3,010	9	1973	Good	9,800	N	N	8612 SE 78TH ST
7	0	445880	0030	06/26/12	\$965,000	\$1,177,000	3,020	9	1973	VGood	11,970	N	N	8560 SE 80TH ST
7	0	873230	0350	09/18/12	\$959,000	\$1,151,000	3,080	9	1991	Good	11,252	N	N	8005 SE 70TH PL
7	0	545360	0120	04/02/12	\$989,000	\$1,227,000	3,090	9	1964	VGood	12,903	N	N	7500 MERCER TERRACE DR
7	0	362350	0192	09/29/14	\$950,000	\$971,000	3,110	9	1964	Avg	24,582	N	N	4035 79TH AVE SE
7	0	418840	0150	02/13/12	\$699,000	\$875,000	3,130	9	1973	Avg	20,867	N	N	5325 LANSLOWNE LN
7	0	362550	0130	05/30/14	\$1,256,500	\$1,322,000	3,150	9	1966	Good	13,700	N	N	8551 SE 80TH ST
7	0	252404	9216	07/22/13	\$1,048,000	\$1,181,000	3,380	9	1963	VGood	16,191	N	N	7228 W MERCER WAY
7	0	192405	9195	07/20/12	\$925,000	\$1,123,000	3,550	9	1961	VGood	17,470	N	N	6215 86TH AVE SE
7	0	252404	9018	12/05/14	\$1,406,888	\$1,416,000	3,580	9	1966	VGood	16,789	N	N	7320 W MERCER WAY
7	0	545400	0080	04/01/14	\$1,050,000	\$1,119,000	3,680	9	1988	Good	10,617	N	N	7231 78TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 034 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	0	873230	0140	07/22/13	\$1,055,000	\$1,188,000	3,700	9	1961	VGood	9,689	N	N	7042 82ND AVE SE
7	0	192280	0300	03/21/12	\$946,500	\$1,177,000	3,700	9	1970	VGood	11,245	N	N	8341 SE 61ST ST
7	0	188900	0010	08/17/12	\$1,099,000	\$1,327,000	3,770	9	1963	VGood	10,800	N	N	8454 SE 47TH ST
7	0	545121	0220	02/24/14	\$1,567,500	\$1,684,000	3,810	9	2005	Avg	12,939	N	N	7510 86TH AVE SE
7	0	362560	0080	07/26/13	\$1,060,000	\$1,193,000	1,540	10	1967	Good	16,550	Y	N	8413 SE 82ND ST
7	0	414720	0020	04/02/13	\$865,000	\$997,000	1,700	10	1976	Good	12,935	N	N	6240 W MERCER WAY
7	0	056550	0051	04/03/14	\$1,195,000	\$1,273,000	1,740	10	1987	VGood	17,906	N	N	7915 SE 67TH ST
7	0	252404	9021	11/01/13	\$1,398,000	\$1,541,000	1,810	10	1977	VGood	23,522	Y	N	7012 W MERCER WAY
7	0	362290	0080	03/15/13	\$1,970,000	\$2,280,000	1,820	10	1998	Good	29,439	Y	N	5710 W MERCER WAY
7	0	414720	0040	04/27/12	\$820,000	\$1,012,000	1,850	10	1976	Good	13,068	N	N	6270 W MERCER WAY
7	0	548270	0035	02/08/13	\$801,100	\$934,000	1,860	10	1963	Avg	15,555	N	N	8237 MERRIMOUNT DR
7	0	188900	0080	04/09/12	\$1,185,000	\$1,468,000	1,870	10	1964	VGood	11,200	Y	N	8416 SE 47TH ST
7	0	362290	0030	02/04/13	\$1,007,500	\$1,175,000	1,960	10	1969	VGood	12,816	N	N	5899 84TH AVE SE
7	0	362571	0080	06/26/14	\$1,025,000	\$1,071,000	2,040	10	1977	Good	19,850	Y	N	8444 W MERCER WAY
7	0	056550	0130	04/23/14	\$1,359,000	\$1,441,000	2,140	10	1974	VGood	15,948	Y	N	7041 80TH AVE SE
7	0	056550	0094	05/31/13	\$1,590,000	\$1,811,000	2,160	10	2001	Avg	16,396	N	N	7960 SE 70TH ST
7	0	362560	0180	08/08/12	\$970,000	\$1,174,000	2,280	10	1966	VGood	12,061	N	N	8030 84TH AVE SE
7	0	545401	0010	04/29/13	\$960,000	\$1,101,000	2,350	10	2003	Avg	5,386	N	N	8401 SE 69TH PL
7	0	545401	0080	04/13/12	\$900,000	\$1,114,000	2,350	10	2002	Avg	5,316	N	N	8449 SE 69TH PL
7	0	414720	0140	08/21/14	\$895,000	\$924,000	2,360	10	1977	Avg	13,444	N	N	6180 W MERCER WAY
7	0	545401	0130	03/04/14	\$963,000	\$1,033,000	2,360	10	2001	Avg	6,513	N	N	8479 SE 69TH PL
7	0	335850	0999	11/25/13	\$1,725,000	\$1,891,000	2,370	10	1998	Good	16,633	Y	N	8322 84TH AVE SE
7	0	545401	0060	12/11/12	\$908,000	\$1,071,000	2,390	10	2002	Avg	8,135	N	N	8437 SE 69TH PL
7	0	056550	0025	07/10/13	\$1,190,000	\$1,344,000	2,400	10	1965	VGood	18,617	N	N	6870 W MERCER WAY
7	0	414167	0110	03/27/14	\$1,390,000	\$1,483,000	2,470	10	1989	Good	12,506	Y	N	8146 W MERCER WAY
7	0	056550	0135	01/17/14	\$870,000	\$943,000	2,510	10	1958	Good	16,782	N	N	7947 SE 70TH ST
7	0	362571	0090	10/16/13	\$1,450,000	\$1,604,000	2,520	10	1977	VGood	19,822	Y	N	8434 W MERCER WAY
7	0	362310	0060	02/12/14	\$1,100,000	\$1,185,000	2,520	10	1973	Good	9,652	N	N	8741 ISLAND CREST WAY
7	0	545110	0572	04/25/12	\$950,000	\$1,173,000	2,540	10	1984	VGood	14,529	N	N	8420 SE 71ST ST
7	0	545130	0105	07/20/14	\$1,050,000	\$1,091,000	2,560	10	1988	Avg	12,076	Y	N	7800 W MERCER WAY

Improved Sales Used in This Annual Update Analysis

Area 034 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	0	548270	0022	06/03/13	\$1,035,000	\$1,178,000	2,590	10	1967	Good	20,417	N	N	8275 MERRIMOUNT DR
7	0	362290	0100	05/15/12	\$1,400,000	\$1,722,000	2,650	10	1970	VGood	15,658	Y	N	8220 SE 59TH ST
7	0	335850	0967	10/14/13	\$885,000	\$979,000	2,670	10	1978	Good	15,840	Y	N	8112 W MERCER WAY
7	0	362570	0040	08/29/12	\$1,500,000	\$1,807,000	2,670	10	1967	VGood	21,115	Y	N	8305 SE 82ND ST
7	0	335850	1002	09/05/13	\$1,315,000	\$1,467,000	2,720	10	2006	Avg	15,927	N	N	8400 W MERCER WAY
7	0	362310	0010	05/15/13	\$889,750	\$1,017,000	2,770	10	1969	Good	9,571	N	N	7805 ISLAND CREST WAY
7	10	936570	0386	08/26/13	\$930,000	\$1,040,000	2,870	10	1999	Avg	10,247	N	N	4341 ISLAND CREST WAY
7	0	414720	0060	03/22/13	\$867,500	\$1,003,000	3,060	10	1976	Good	11,685	N	N	6280 W MERCER WAY
7	0	132404	9027	08/22/13	\$1,375,000	\$1,539,000	3,100	10	2005	Good	11,050	N	N	7835 SE 40TH ST
7	0	362571	0050	07/16/13	\$1,400,000	\$1,579,000	3,180	10	1978	VGood	12,745	Y	N	8454 W MERCER WAY
7	0	362560	0090	09/12/13	\$1,314,600	\$1,464,000	3,260	10	1967	Good	15,987	Y	N	8419 SE 82ND ST
7	0	362570	0200	05/03/12	\$1,100,000	\$1,356,000	3,290	10	1968	VGood	13,750	Y	N	8430 SE 83RD ST
7	0	546370	0020	03/26/14	\$1,100,000	\$1,174,000	3,320	10	2000	Avg	10,028	N	N	8703 SE 50TH ST
7	10	936570	0268	07/19/13	\$1,350,000	\$1,522,000	3,330	10	2003	Good	13,933	N	N	8380 SE 43RD ST
7	0	252404	9158	10/11/13	\$1,175,000	\$1,301,000	3,370	10	2007	Avg	9,687	N	N	7216 78TH AVE SE
7	0	362291	0030	02/04/14	\$1,010,000	\$1,090,000	3,470	10	1972	Avg	11,819	N	N	5635 84TH AVE SE
7	0	362560	0100	08/03/12	\$1,675,000	\$2,028,000	3,480	10	1966	VGood	13,500	Y	N	8425 SE 82ND ST
7	0	252404	9324	09/18/13	\$1,299,999	\$1,446,000	3,560	10	2007	Avg	9,601	N	N	7218 78TH AVE SE
7	0	362570	0170	03/15/12	\$1,600,000	\$1,992,000	3,600	10	2003	Avg	13,135	Y	N	8460 SE 83RD ST
7	0	932010	0070	03/27/12	\$1,040,000	\$1,292,000	3,680	10	1977	VGood	15,407	N	N	5333 84TH PL SE
7	0	283600	0060	12/10/13	\$1,498,000	\$1,637,000	3,690	10	2011	Avg	9,760	Y	N	7851 SE 71ST ST
7	0	283600	0060	05/23/12	\$1,256,750	\$1,544,000	3,690	10	2011	Avg	9,760	Y	N	7851 SE 71ST ST
7	8	252404	9151	04/04/14	\$1,925,000	\$2,050,000	3,710	10	1988	Good	45,738	N	N	7654 79TH AVE SE
7	0	414720	0100	10/04/12	\$934,900	\$1,118,000	3,730	10	1985	Good	12,921	N	N	6170 W MERCER WAY
7	0	936570	0385	07/14/14	\$1,260,500	\$1,312,000	3,730	10	1990	Avg	16,950	N	N	4338 W MERCER WAY
7	0	548270	0005	06/12/12	\$1,040,000	\$1,272,000	3,750	10	1990	Good	14,169	Y	N	4488 W MERCER WAY
7	0	192405	9060	06/22/12	\$1,055,000	\$1,288,000	3,810	10	1988	VGood	14,810	N	N	5230 W MERCER WAY
7	0	759810	0584	11/06/13	\$1,665,000	\$1,833,000	3,900	10	2013	Avg	11,249	N	N	8421 SE 46TH ST
7	0	932010	0090	06/10/14	\$1,795,000	\$1,883,000	4,010	10	2003	Avg	17,232	Y	N	5355 84TH PL SE
7	0	362570	0010	05/06/14	\$1,870,000	\$1,977,000	4,510	10	2002	Avg	15,175	N	N	8300 SE 82ND ST

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Area 034 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	0	414100	0080	05/08/12	\$860,000	\$1,059,000	2,710	11	1986	Avg	11,418	N	N	7415 80TH PL SE
7	0	414100	0140	04/16/13	\$1,067,000	\$1,227,000	2,830	11	1986	Good	10,415	N	N	7535 80TH PL SE
7	0	414100	0050	07/09/12	\$1,055,000	\$1,284,000	3,070	11	1987	Good	11,372	N	N	7355 80TH PL SE
7	0	546360	0030	03/13/13	\$1,110,000	\$1,285,000	3,083	11	1997	Avg	11,591	N	N	4815 86TH AVE SE
7	0	414100	0060	12/05/14	\$1,227,500	\$1,235,000	3,180	11	1986	Good	10,319	N	N	7375 80TH PL SE
7	0	414100	0490	10/21/14	\$1,200,000	\$1,221,000	3,180	11	1986	Good	13,118	N	N	8116 SE 73RD ST
7	0	414100	0450	03/24/14	\$1,250,000	\$1,335,000	3,180	11	1986	Avg	10,592	N	N	7340 81ST PL SE
7	0	414101	0110	08/08/14	\$1,700,000	\$1,759,000	3,230	11	1988	Good	15,335	Y	N	8109 SE 79TH ST
7	0	414100	0300	06/13/13	\$1,350,000	\$1,533,000	3,260	11	1986	VGood	10,802	Y	Y	7445 81ST PL SE
7	0	306612	0050	04/14/14	\$1,228,000	\$1,305,000	3,310	11	1989	Avg	9,828	N	N	4006 78TH WAY SE
7	0	414100	0230	06/04/13	\$1,350,000	\$1,536,000	3,360	11	1986	Good	14,326	Y	Y	7330 80TH PL SE
7	0	414101	0350	03/11/14	\$1,333,000	\$1,428,000	3,540	11	1988	Good	11,274	Y	Y	7875 81ST PL SE
7	0	932010	0110	04/09/12	\$975,000	\$1,208,000	3,600	11	1982	Good	11,203	N	N	5344 84TH PL SE
7	0	157470	0190	12/26/13	\$1,105,000	\$1,203,000	3,690	11	1989	Good	10,574	Y	N	5850 W MERCER WAY
7	8	252404	9150	05/16/13	\$2,750,000	\$3,142,000	3,820	11	2006	Avg	37,548	N	N	7627 79TH AVE SE
7	0	545400	0060	09/25/13	\$1,812,500	\$2,013,000	4,160	11	1996	Good	10,763	Y	N	7643 SE 72ND PL
7	0	252404	9318	05/28/14	\$2,000,000	\$2,104,000	4,260	11	2000	Avg	18,000	Y	N	7438 W MERCER WAY
7	8	252404	9134	10/21/13	\$2,882,100	\$3,184,000	4,490	11	1996	VGood	43,996	N	N	7635 79TH AVE SE
7	8	252404	9166	09/18/14	\$2,950,000	\$3,024,000	4,610	11	2003	Avg	47,480	Y	N	7814 79TH AVE SE
7	8	252404	9303	04/13/12	\$1,484,750	\$1,838,000	4,870	11	1988	Good	19,475	N	N	7825 SE 76TH ST
7	0	414167	0140	01/31/13	\$1,750,000	\$2,043,000	3,730	12	1986	VGood	15,632	Y	N	8289 SE 82ND ST
7	0	414167	0130	03/19/14	\$2,400,000	\$2,566,000	4,490	12	1988	VGood	12,988	Y	N	8285 SE 82ND ST
7	0	252404	9174	12/20/13	\$1,990,000	\$2,170,000	5,590	12	2011	Avg	19,040	N	N	7270 W MERCER WAY
7	0	192405	9335	10/08/14	\$2,110,000	\$2,153,000	5,940	12	1991	Avg	15,513	N	N	5055 88TH AVE SE

Improved Sales Removed in This Annual Update Analysis

Area 034 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	064710	0135	08/12/13	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	0	413930	0050	07/12/13	\$620,605	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	531510	0066	10/08/13	\$1,135,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	531510	1695	03/28/14	\$640,200	PREVIOUS IMP. VALUE <= 25K
1	0	531510	1810	01/25/13	\$800,000	IMP. CHAR CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT EXCISE TAX
1	0	531510	1845	09/16/13	\$1,252,198	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
1	0	531510	1934	12/16/14	\$1,979,990	PERCENT COMPLETE
1	0	544930	0020	09/29/14	\$320,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	544930	0110	03/17/14	\$1,700,000	PREVIOUS IMP. VALUE <= 25K
1	0	545230	1240	02/27/13	\$535,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
1	0	545230	1850	12/12/12	\$750,000	PARTIAL INTEREST (1/3, 1/2, ETC.); RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	800000	0050	05/01/14	\$2,965,000	BOX PLOT OUTLIER
1	0	810610	0091	06/20/12	\$1,600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	810610	0161	03/01/12	\$2,247,000	RELOCATION - SALE TO SERVICE
1	1	217450	0055	07/25/14	\$6,800,000	BOX PLOT OUTLIER
1	1	217450	2905	05/29/12	\$4,690,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	1	370890	0009	09/13/12	\$21,625,000	OBSOLESCENCE
1	1	544230	0850	11/14/12	\$1,495,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	1	545230	2215	10/09/14	\$4,700,000	DIAGNOSTIC OUTLIER ;MODEL DEVELOPMENT EXCLUSION
1	2	082405	9027	08/09/13	\$3,000,000	NO MARKET EXPOSURE; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	2	413930	0405	06/28/12	\$2,150,000	NON-REPRESENTATIVE SALE
1	2	413930	0405	02/09/12	\$1,950,000	NON-REPRESENTATIVE SALE; RELATED PARTY, FRIEND, OR NEIGHBOR
1	2	810610	0130	10/03/13	\$1,854,000	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT EXCISE TAX
1	2	810610	0200	08/02/12	\$1,900,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
1	12	217450	0305	03/07/12	\$1,815,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
1	12	217450	0440	09/05/14	\$840,000	PREVIOUS IMP. VALUE <= 25K; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	12	217450	0510	11/21/12	\$464,883	IMP. CHAR CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	12	409950	0220	08/15/13	\$882,450	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	12	409950	0330	07/05/13	\$700,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	12	409950	0420	10/10/13	\$611,000	PREVIOUS IMP. VALUE <= 25K

Improved Sales Removed in This Annual Update Analysis

Area 034 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	12	409950	0536	06/03/13	\$478,000	PREVIOUS IMP. VALUE <= 25K
1	12	544230	0020	11/13/12	\$796,817	RELATED PARTY, FRIEND, OR NEIGHBOR
1	12	544230	0925	01/10/13	\$1,500,000	OBSOLESCENCE
2	0	072405	9121	08/04/14	\$995,000	RELOCATION - SALE TO SERVICE
2	0	122404	9073	04/30/14	\$262,663	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	122404	9079	10/10/14	\$1,599,990	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE
2	0	122404	9122	02/10/14	\$970,000	UNFINISHED AREA
2	0	182405	9077	06/18/12	\$755,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	183210	0030	06/25/14	\$597,326	PREVIOUS IMP. VALUE <= 25K
2	0	206355	0080	09/05/12	\$1,075,000	NON-REPRESENTATIVE SALE
2	0	265550	0165	10/23/13	\$1,153,600	PREVIOUS IMP. VALUE <= 25K
2	0	265550	0205	07/18/14	\$350,000	DOR RATIO; NO MARKET EXPOSURE; RELATED PARTY; FULL SALES PRICE NOT REPORTED
2	0	265550	0277	06/06/12	\$856,000	RELOCATION - SALE TO SERVICE
2	0	502190	0025	01/25/13	\$665,000	PREVIOUS IMP. VALUE <= 25K
2	0	502190	0160	06/18/14	\$711,000	PREVIOUS IMP. VALUE <= 25K
2	0	502190	0175	06/16/14	\$500,000	PREVIOUS IMP. VALUE <= 25K
2	0	502190	0180	10/09/12	\$377,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	502190	0190	06/16/14	\$536,000	PREVIOUS IMP. VALUE <= 25K
2	0	502190	0190	02/29/12	\$525,000	PREVIOUS IMP. VALUE <= 25K
2	0	502190	0210	04/26/14	\$1,163,000	RELOCATION - SALE TO SERVICE
2	0	502190	0495	07/24/13	\$350,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	502190	0700	08/27/14	\$1,599,950	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE
2	0	502190	0815	05/14/14	\$580,000	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	0	502190	0875	06/19/12	\$495,000	OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	502190	0900	08/20/12	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	545950	0165	07/08/14	\$623,000	LACK OF REPRESENTATION FOR FAIR CONDITION
2	0	546090	0120	08/29/13	\$525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	664815	0060	07/30/12	\$1,025,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	0	666680	0200	08/27/13	\$695,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	666680	0280	05/17/13	\$725,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in This Annual Update Analysis

Area 034 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	666680	0290	10/01/12	\$700,000	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
3	0	003100	0290	07/17/13	\$693,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	003120	0025	09/04/12	\$550,000	NON-REPRESENTATIVE SALE; SHORT SALE
3	0	004610	0349	05/29/12	\$690,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	019110	0355	10/15/12	\$707,000	NON-REPRESENTATIVE SALE; SHORT SALE
3	0	019110	0470	04/23/13	\$560,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	019110	0715	09/19/12	\$587,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
3	0	019110	0850	08/22/12	\$635,000	UNFINISHED AREA
3	0	019110	1280	09/21/12	\$359,000	PREVIOUS IMP. VALUE <= 25K; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	362250	0040	11/04/14	\$400,000	DOR RATIO; PARTIAL INTEREST; RELATED PARTY/FRIEND/NEIGHBOR; ESTATE ADMINISTRATOR
3	0	362250	0100	05/14/13	\$1,050,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
3	0	445730	0425	11/20/12	\$610,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	445730	0520	06/09/14	\$615,000	PREVIOUS IMP. VALUE <= 25K; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	0	445730	0595	12/13/12	\$530,500	PREVIOUS IMP. VALUE <= 25K
3	0	545180	0051	06/03/13	\$995,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	546040	0020	12/10/12	\$336,050	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.)
3	0	546060	0020	03/28/12	\$700,000	NON-REPRESENTATIVE SALE
3	0	546060	0050	03/11/13	\$949,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	546110	0040	05/21/12	\$555,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	673570	0085	12/16/14	\$561,960	DOR RATIO; NO MARKET EXPOSURE; RELATED PARTY; FULL SALES PRICE NOT REPORTED
3	0	759810	0162	07/22/13	\$570,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	759810	0192	02/01/13	\$625,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	792410	0035	01/17/12	\$472,500	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	0	792410	0040	11/08/13	\$818,208	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
3	0	806230	0030	04/26/13	\$567,000	NON-REPRESENTATIVE SALE
3	9	184550	0090	01/24/12	\$400,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
3	9	184550	0090	06/26/12	\$825,000	NON-REPRESENTATIVE SALE
3	9	228700	0230	08/21/14	\$760,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	9	228700	0420	05/23/12	\$505,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR/EXECUTOR
3	9	258190	0235	11/10/14	\$1,075,000	BOX PLOT OUTLIER

Improved Sales Removed in This Annual Update Analysis

Area 034 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	9	302405	9036	05/30/14	\$950,000	PREVIOUS IMP. VALUE <= 25K
3	9	345600	0220	07/10/12	\$91,194	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	9	362780	0050	07/15/14	\$1,375,000	ACTIVE PERMIT BEFORE SALE >25K
3	9	667290	0340	05/22/12	\$917,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	9	667290	0340	02/09/12	\$750,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
3	9	751100	0180	04/24/12	\$250,000	DOR RATIO; NON-REPRESENTATIVE SALE; QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
3	9	856610	0040	03/14/12	\$685,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	9	865100	0010	03/28/12	\$265,678	DOR RATIO; PARTIAL INTEREST; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	9	865110	0100	01/02/13	\$1,149,000	NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE
3	9	865110	0110	10/22/13	\$799,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	9	865110	0120	03/16/12	\$680,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
3	10	182405	9053	02/27/12	\$998,000	IMP. CHAR CHANGED SINCE SALE; NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE
3	10	182405	9053	05/01/12	\$998,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; RELOCATION - SALE BY SERVICE
3	10	182405	9054	12/16/13	\$705,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
3	10	182405	9087	03/14/13	\$560,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	182405	9149	04/25/12	\$675,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	182405	9157	07/10/13	\$770,000	OBSOLESCENCE
3	10	182405	9162	04/25/13	\$598,000	NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE
3	11	142500	0030	05/10/13	\$961,000	NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE
3	11	216200	0050	10/03/13	\$643,125	OBSOLESCENCE
3	11	216200	0260	08/27/14	\$699,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
3	11	435130	1225	11/26/13	\$783,364	AUCTION SALE; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
3	11	545090	0090	10/15/13	\$1,320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	3	003300	0070	10/31/14	\$890,000	RELOCATION - SALE TO SERVICE
4	3	004610	0351	10/04/12	\$1,610,000	IMP. COUNT > 1
4	3	004610	0404	04/26/12	\$6,000	DOR RATIO; OBSOLESCENCE; EASEMENT/RIGHT-OF-WAY; RELATED PARTY, FRIEND, NEIGHBOR
4	3	004610	0504	06/17/14	\$2,027,000	IMP. COUNT > 1
4	3	143870	0110	04/18/13	\$1,165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR OR EXECUTOR
4	3	143870	0170	12/12/12	\$850,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	3	192405	9121	01/15/14	\$1,165,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed in This Annual Update Analysis

Area 034 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	3	192405	9285	07/16/13	\$1,310,000	IMP. COUNT > 1
4	3	252400	0070	07/05/12	\$793,000	OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	3	252400	0180	03/25/14	\$631,000	OBSOLESCENCE; STATEMENT TO DOR
4	4	032110	0055	10/25/12	\$1,422,312	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	4	032110	0060	01/29/14	\$1,606,500	OBSOLESCENCE
4	4	192405	9168	06/04/13	\$690,000	OBSOLESCENCE
4	4	257950	0067	01/22/13	\$1,440,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	4	258070	0006	02/28/12	\$835,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	4	258070	0060	04/10/13	\$550,000	PREVIOUS IMP. VALUE <= 25K
4	4	302405	9087	09/10/12	\$725,000	RELOCATION - SALE TO SERVICE
4	4	302405	9120	03/17/13	\$380,000	PREVIOUS IMP. VALUE <= 25K
4	13	192405	9200	05/13/14	\$2,250,000	OBSOLESCENCE; QUIT CLAIM DEED
4	13	257950	0102	12/26/12	\$1,720,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	13	257950	0110	07/01/14	\$2,367,000	BOX PLOT OUTLIER
4	13	413190	0045	06/27/12	\$4,199,000	IMP. COUNT > 1
4	13	426000	0040	02/06/13	\$1,800,000	CORRECTION DEED
4	13	426000	0040	02/06/13	\$1,800,000	CORRECTION DEED
4	13	426000	0040	02/06/13	\$1,800,000	CORRECTION DEED
4	13	755870	0045	04/08/13	\$2,083,900	OBSOLESCENCE
4	13	777670	0040	11/12/12	\$654,444	DOR RATIO; NON-REPRESENTATIVE SALE; RELATED PARTY, FRIEND, OR NEIGHBOR
4	13	777670	0045	03/12/13	\$679,444	DOR RATIO; NON-REPRESENTATIVE SALE
4	13	869930	0050	07/23/14	\$1,955,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	14	312405	9017	09/05/14	\$1,160,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
4	14	312405	9017	09/05/14	\$1,160,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
5	0	130030	1843	04/04/12	\$785,000	PREVIOUS IMP. VALUE <= 25K
5	0	130030	1843	06/21/13	\$885,000	PREVIOUS IMP. VALUE <= 25K; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	130030	1870	12/05/13	\$350,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE; QCD; RELATED PARTY
5	0	130030	2340	10/09/12	\$730,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	217450	1505	08/28/13	\$739,000	PREVIOUS IMP. VALUE <= 25K
5	0	217450	1915	05/23/12	\$602,000	BOX PLOT OUTLIER

Improved Sales Removed in This Annual Update Analysis

Area 034 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	217450	2065	09/28/12	\$641,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	217450	4050	09/17/12	\$1,112,500	RELOCATION - SALE TO SERVICE
5	0	217450	4120	04/24/12	\$440,000	PREVIOUS IMP. VALUE <= 25K
5	0	217450	4180	11/27/13	\$500,000	PREVIOUS IMP. VALUE <= 25K
5	0	217510	0030	01/18/12	\$1,160,000	NON-REPRESENTATIVE SALE
5	0	217510	0285	05/03/13	\$101,465	DOR RATIO; NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE; QUIT CLAIM DEED
5	0	217510	0405	04/15/13	\$200,006	DOR RATIO; QCD; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
5	0	330770	0270	03/28/13	\$353,016	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	330770	0305	08/02/12	\$500,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	330770	0405	07/23/14	\$587,100	ACTIVE PERMIT BEFORE SALE >25K; PREVIOUS IMP. VALUE <= 25K
5	0	362350	0025	04/10/14	\$2,750,000	UNFINISHED AREA
5	0	362350	0042	12/14/12	\$600,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
5	0	362350	0048	10/29/12	\$722,000	BOX PLOT OUTLIER
5	0	362350	0052	03/27/12	\$515,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	362350	0107	07/01/13	\$5,000	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
5	0	409950	1096	10/01/12	\$480,000	DOR RATIO; OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	509330	0130	07/01/14	\$665,000	PREVIOUS IMP. VALUE <= 25K; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	0	509330	1080	07/12/13	\$875,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	531510	0255	07/10/12	\$246,213	DOR RATIO; IMP. COUNT > 1; QUIT CLAIM DEED; DIVORCE
5	0	531510	0390	02/20/14	\$785,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
5	0	531510	0393	06/10/14	\$137,500	DOR RATIO; PREVIOUS IMP. VALUE <= 25K; PARTIAL INTEREST; QCD; RELATED PARTY
5	0	531510	0393	12/11/14	\$670,000	PREVIOUS IMP. VALUE <= 25K
5	0	531510	0416	05/30/12	\$500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	531510	0460	04/21/14	\$500,000	BOX PLOT OUTLIER
5	0	531510	0667	06/03/14	\$571,500	PREVIOUS IMP. VALUE <= 25K
5	0	531510	0718	11/27/13	\$656,600	OBSOLESCENCE
5	0	531510	0737	05/28/14	\$900,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
5	0	531510	0777	02/12/14	\$80,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	531510	0827	05/14/12	\$1,368,125	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
5	0	935910	0070	04/21/12	\$920,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR OR EXECUTOR

Improved Sales Removed in This Annual Update Analysis

Area 034 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	6	445770	0010	02/24/14	\$700,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	6	445810	0035	01/08/12	\$615,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	6	445810	0105	08/24/12	\$634,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR OR EXECUTOR
5	6	445820	0010	04/01/13	\$546,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	6	445830	0170	02/27/13	\$560,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	6	445830	0290	08/09/12	\$479,750	BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REPRESENTATIVE SALE; SHORT SALE
5	6	545880	0195	08/14/12	\$180,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
5	6	545880	0395	05/14/12	\$600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	6	545900	0240	12/14/12	\$231,000	DOR RATIO; PARTIAL INTEREST; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	6	545900	0275	05/10/13	\$905,000	RELOCATION - SALE TO SERVICE
5	6	545900	0305	08/29/12	\$140,773	DOR RATIO; NO MARKET EXPOSURE; SECURING OF DEBT
6	61	132404	9015	11/11/14	\$2,485,000	IMP. COUNT > 1
6	61	192405	9150	04/18/13	\$878,000	OBSOLESCENCE
6	61	192405	9150	02/02/12	\$760,000	OBSOLESCENCE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6	61	242404	9035	12/20/12	\$3,675,000	IMP. COUNT > 1; % COMPLETE; OPEN SPACE
6	61	257490	0085	09/17/12	\$1,012,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
6	61	257730	0031	11/25/13	\$575,000	PREVIOUS IMP. VALUE <= 25K
6	61	257730	0031	05/22/12	\$500,000	PREVIOUS IMP. VALUE <= 25K; CONTRACT OR CASH SALE; PLANS AND PERMITS
6	61	362350	0360	09/23/12	\$465,000	DOR RATIO; NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
6	61	548270	0130	10/18/12	\$810,000	PREVIOUS IMP. VALUE <= 25K
6	61	738900	0040	12/03/14	\$2,600,000	BOX PLOT OUTLIER
6	61	738900	0040	10/05/12	\$2,150,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
6	61	738900	0060	06/04/14	\$2,099,000	RELOCATION - SALE TO SERVICE
6	61	770010	0070	11/19/14	\$1,799,000	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE
6	61	926980	0060	06/22/12	\$799,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	61	936570	0310	09/17/14	\$759,500	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
6	61	936570	0310	07/22/14	\$759,500	RELOCATION - SALE TO SERVICE
6	62	157410	0025	08/07/14	\$525,000	PREVIOUS IMP. VALUE <= 25K
6	62	157410	0105	10/14/14	\$1,074,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
6	62	225100	0030	06/23/14	\$1,507,500	RELOCATION - SALE TO SERVICE

Improved Sales Removed in This Annual Update Analysis

Area 034 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	62	225100	0040	06/28/12	\$1,450,000	RELOCATION - SALE TO SERVICE
6	62	242404	9037	05/01/14	\$3,500	DOR RATIO
6	62	252404	9056	07/14/14	\$950,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
6	62	252404	9085	01/17/12	\$927,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
6	62	252404	9116	09/18/12	\$1,640,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	62	252404	9255	08/16/12	\$2,500,000	IMP. COUNT > 1
6	62	401690	0010	11/27/12	\$825,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
6	62	409480	0040	10/15/12	\$740,000	BOX PLOT OUTLIER
6	62	409480	0190	06/23/14	\$1,190,000	UNFINISHED AREA
6	62	409480	0190	06/23/14	\$1,190,000	UNFINISHED AREA
6	62	409480	0290	11/12/12	\$1,125,000	BOX PLOT OUTLIER
6	62	536800	0290	08/23/12	\$2,575,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	63	252404	9032	01/18/14	\$356,000	PREVIOUS IMP. VALUE <= 25K
6	63	335850	0345	10/06/14	\$1,252,000	BOX PLOT OUTLIER
6	63	335850	0470	09/24/14	\$7,490,000	BOX PLOT OUTLIER
6	63	545130	0020	11/22/13	\$1,649,999	NON-REPRESENTATIVE SALE
6	63	936200	0040	06/23/14	\$3,400,000	IMP. COUNT > 1
6	615	362350	0260	05/12/14	\$1,200,000	LACK OF REPRESENTATION FOR GRADE 6 WFT
6	615	362350	0271	09/25/12	\$1,750,000	BOX PLOT OUTLIER
6	625	252404	9030	09/24/13	\$3,010,000	IMP. COUNT > 1
7	0	019110	0520	05/14/14	\$602,467	PREVIOUS IMP. VALUE <= 25K; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	0	056550	0141	04/20/12	\$850,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	157470	0180	08/12/13	\$729,000	NON-REPRESENTATIVE SALE
7	0	192405	9009	12/26/14	\$760,000	PREVIOUS IMP. VALUE <= 25K
7	0	192405	9060	06/22/12	\$1,055,000	RELOCATION - SALE TO SERVICE
7	0	192405	9120	11/25/14	\$644,000	PREVIOUS IMP. VALUE <= 25K
7	0	192405	9256	09/11/12	\$390,000	DOR RATIO; NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	0	192405	9256	11/08/12	\$450,000	NON-REPRESENTATIVE SALE
7	0	192405	9335	10/08/14	\$2,110,000	RELOCATION - SALE TO SERVICE
7	0	252404	9157	11/12/12	\$625,000	BOX PLOT OUTLIER

Improved Sales Removed in This Annual Update Analysis

Area 034 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0	252404	9196	04/23/14	\$755,000	PREVIOUS IMP. VALUE <= 25K
7	0	302405	9109	04/16/13	\$1,675,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
7	0	302405	9109	04/15/13	\$1,675,000	RELOCATION - SALE TO SERVICE
7	0	302405	9139	01/24/12	\$625,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR OR EXECUTOR
7	0	331750	0120	07/01/12	\$340,922	DOR RATIO; NON-REPRESENTATIVE SALE
7	0	335850	0992	07/26/12	\$773,000	IMP. COUNT > 1
7	0	362290	0030	06/26/12	\$825,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	362290	0030	02/04/13	\$1,007,500	RELOCATION - SALE TO SERVICE
7	0	362290	0070	09/11/12	\$1,850,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	362290	0160	06/12/12	\$1,160,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
7	0	362350	0134	02/21/13	\$551,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; EXEMPT EXCISE TAX
7	0	362350	0137	04/10/13	\$560,000	PREVIOUS IMP. VALUE <= 25K
7	0	362350	0182	07/22/14	\$250,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR; FULL SALES PRICE NOT REPORTED
7	0	362350	0198	04/15/13	\$665,000	NON-REPRESENTATIVE SALE
7	0	362560	0120	08/06/12	\$922,500	RELOCATION - SALE TO SERVICE
7	0	414101	0210	05/18/12	\$945,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	414167	0010	10/18/13	\$1,500,000	IMP. COUNT > 1
7	0	414167	0150	05/30/12	\$1,298,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE; DIVORCE
7	0	418840	0010	01/22/13	\$800,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	418840	0010	05/10/13	\$750,420	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
7	0	435130	0735	01/26/12	\$460,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
7	0	545110	0490	04/11/14	\$1,324,012	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
7	0	545110	0550	06/14/13	\$260,500	DOR RATIO; PARTIAL INTEREST; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	545121	0170	02/06/14	\$335,000	DOR RATIO; NON-REPRESENTATIVE SALE; BUILDER OR DEVELOPER SALES
7	0	545130	0105	03/19/14	\$314,500	DOR RATIO; NO MARKET EXPOSURE; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	545370	0040	12/24/13	\$835,000	RELOCATION - SALE TO SERVICE
7	0	546350	0050	05/29/14	\$775,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	0	548270	0007	06/05/14	\$774,000	PREVIOUS IMP. VALUE <= 25K
7	0	889450	0060	10/09/12	\$1,020,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	915970	0005	04/25/13	\$830,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in This Annual Update Analysis

Area 034 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0	915970	0020	09/27/12	\$813,600	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	915970	0030	08/08/13	\$615,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	915970	0035	08/28/14	\$320,700	DOR RATIO; NO MARKET EXPOSURE; RELATED PARTY; FULL SALES PRICE NOT REPORTED
7	0	926640	0080	04/26/12	\$730,000	BOX PLOT OUTLIER
7	0	932010	0010	02/08/13	\$822,000	NON-REPRESENTATIVE SALE; SHORT SALE
7	8	252404	9082	03/19/13	\$825,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	8	252404	9179	08/26/14	\$2,000,000	PREVIOUS IMP. VALUE <= 25K
7	10	362650	0050	03/21/12	\$467,842	NON-REPRESENTATIVE SALE
7	10	362650	0075	05/16/12	\$1,550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	10	362650	0105	09/27/12	\$886,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
7	10	936570	0080	01/08/13	\$519,000	PREVIOUS IMP. VALUE <= 25K; NON-REPRESENTATIVE SALE
7	10	936570	0383	04/04/14	\$1,126,000	RELOCATION - SALE TO SERVICE

Vacant Sales Used in this Annual Update Analysis

Area 034

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
1	0	122404	9001	01/23/13	\$700,000	9,129	Y	N
1	0	413930	0365	02/27/12	\$900,000	14,115	N	N
1	0	544930	0115	07/26/12	\$1,500,000	15,000	Y	N
1	0	545230	2066	05/30/12	\$430,000	6,000	N	N
1	12	217450	0255	06/06/12	\$637,000	9,500	N	N
1	12	217450	0280	07/06/12	\$415,000	6,000	N	N
1	12	217450	0475	03/03/13	\$715,000	9,000	N	N
1	12	409950	0170	06/06/13	\$725,000	8,500	N	N
1	12	409950	0495	07/18/12	\$440,000	6,000	N	N
2	0	122404	9079	07/18/13	\$525,000	10,430	N	N
2	0	183210	0070	04/02/12	\$350,000	50,965	N	N
2	0	265550	0136	10/30/12	\$800,250	22,135	N	N
2	0	265550	0244	06/13/12	\$380,000	72,310	N	N
2	0	502190	0140	09/24/13	\$521,000	11,466	N	N
2	0	502190	0155	09/26/12	\$435,000	10,800	N	N
2	0	502190	0270	04/16/13	\$495,000	10,800	N	N
2	0	502190	0590	08/13/13	\$565,000	13,300	N	N
2	0	502190	0700	05/23/13	\$527,000	11,400	N	N
2	0	502190	0740	07/27/12	\$422,500	8,440	N	N
2	0	502190	0741	06/14/12	\$422,500	8,656	N	N
2	0	502190	0860	08/15/12	\$480,000	8,448	N	N
2	0	502190	0870	04/12/12	\$650,000	8,401	N	N
3	0	003100	0151	10/10/12	\$550,000	10,083	N	N
3	0	004610	0104	04/16/14	\$10,000	2,570	N	N
3	0	019110	0185	09/03/13	\$462,000	10,125	N	N
3	0	019110	0205	03/27/12	\$460,000	10,125	N	N
3	0	019110	0435	10/09/13	\$550,000	10,125	N	N
3	0	445730	0250	05/20/13	\$650,000	13,668	N	N
3	0	445730	0280	04/04/12	\$610,000	14,232	N	N
3	0	445730	0305	05/20/13	\$625,000	14,622	N	N

Vacant Sales Used in this Annual Update Analysis

Area 034

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
3	0	545600	0365	08/29/13	\$750,000	7,754	Y	N
3	0	759810	0211	03/01/13	\$640,000	12,000	N	N
3	9	257950	0026	12/11/14	\$369,000	8,413	N	N
3	9	257950	0154	04/08/14	\$350,000	23,745	N	N
3	9	257950	0155	03/04/13	\$350,000	11,595	N	N
3	10	182405	9075	07/05/12	\$485,000	13,157	N	N
4	3	082405	9214	08/06/13	\$950,000	13,810	Y	N
4	3	082405	9315	08/11/14	\$530,000	11,050	N	N
4	3	082405	9326	05/31/13	\$700,000	12,299	Y	N
4	3	755870	0008	08/28/14	\$452,500	21,350	N	N
4	4	302405	9009	02/20/13	\$850,000	18,600	Y	N
4	13	004610	0102	07/23/12	\$1,875,000	21,645	Y	Y
4	13	777670	0025	05/31/13	\$2,100,000	28,805	Y	Y
4	13	777670	0055	07/06/12	\$1,475,000	18,307	Y	Y
5	0	217450	1865	10/05/12	\$495,000	9,000	N	N
5	0	217510	0235	12/18/12	\$879,000	9,750	Y	N
5	0	330770	0246	06/20/14	\$1,075,000	9,287	N	N
5	0	330770	0300	06/25/12	\$420,000	6,914	N	N
5	0	330770	0340	02/26/13	\$500,000	6,842	N	N
5	0	330770	0345	04/01/14	\$175,000	2,340	Y	N
5	0	531510	0808	12/06/12	\$615,000	11,738	N	N
5	0	531510	0885	05/24/13	\$1,900,000	10,492	N	N
6	61	132404	9040	12/26/13	\$525,000	17,160	Y	N
6	61	770010	0070	10/01/13	\$759,510	17,314	N	N
6	61	936570	0204	08/30/12	\$715,000	11,258	Y	N
6	62	157410	0215	04/02/12	\$635,000	15,600	N	N
6	62	409470	0295	12/02/12	\$706,000	13,227	Y	N
6	63	252404	9045	12/26/12	\$505,000	36,220	Y	N
6	63	335850	0264	11/15/13	\$400,000	18,430	Y	N
6	63	335850	0490	04/18/12	\$475,000	23,033	Y	N

Vacant Sales Used in this Annual Update Analysis

Area 034

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
6	63	414167	0270	12/18/14	\$875,000	19,137	Y	N
7	0	056550	0140	08/13/12	\$450,000	15,003	N	N
7	0	157470	0135	03/24/14	\$500,000	8,850	Y	N
7	0	192405	9046	08/09/12	\$5,850,000	213,008	N	N
7	0	435130	0530	12/28/12	\$350,000	11,029	N	N
7	0	545121	0300	03/06/12	\$583,500	12,692	N	N
7	10	936570	0020	01/18/12	\$587,500	10,586	N	N

Vacant Sales Removed in this Annual Update Analysis

Area 034

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	064710	0170	08/13/13	\$1,400,000	SEGREGATION AND/OR MERGER
1	0	072405	9012	07/16/13	\$225,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
1	0	531510	1845	04/09/12	\$400,000	NON-REPRESENTATIVE SALE; TEAR DOWN
1	0	531510	1935	11/09/12	\$857,700	SEGREGATION AND/OR MERGER
1	12	409950	0555	08/11/14	\$425,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
3	0	019110	0175	09/04/13	\$1,038,000	SEGREGATION AND/OR MERGER; TEAR DOWN; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	0	019110	0435	07/27/12	\$650,000	SEGREGATION AND/OR MERGER
3	0	019110	0965	04/24/14	\$150,000	NON-REPRESENTATIVE SALE
3	0	182405	9037	09/19/13	\$1,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	545600	0365	02/25/14	\$925,000	NO MARKET EXPOSURE
3	9	192405	9312	09/24/14	\$32,094	NON-REPRESENTATIVE SALE
3	9	192405	9312	07/29/14	\$30,539	NO MARKET EXPOSURE; PARTIAL INTEREST (1/3, 1/2, ETC.)
3	11	435130	0106	07/30/14	\$455,000	NON-REPRESENTATIVE
3	11	435130	0175	11/05/13	\$1,000	QUIT CLAIM DEED
3	11	545090	0020	08/28/13	\$465,000	BUILDER OR DEVELOPER SALES
4	0	302405	9229	07/09/14	\$368,029	NON-REPRESENTATIVE SALE
4	3	082405	9314	08/11/14	\$278,000	NON-REPRESENTATIVE SALE
4	4	192405	9137	09/10/12	\$900,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	4	302405	9009	07/09/14	\$425,000	NON-REPRESENTATIVE SALE
5	0	531510	0745	01/13/12	\$280,000	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	0	531510	0808	12/13/13	\$850,000	NON-REPRESENTATIVE SALE; BUILDER OR DEVELOPER SALES
6	62	252404	9238	07/09/13	\$430,000	NON-REPRESENTATIVE SALE
7	0	056550	0140	08/07/13	\$1,084,500	NON-REPRESENTATIVE SALE
7	0	335850	0991	03/19/14	\$450,000	NON-REPRESENTATIVE SALE
7	0	545400	0110	12/27/12	\$400,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
7	8	252404	9210	04/15/14	\$725,000	NON-REPRESENTATIVE SALE

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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

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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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



Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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

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

Scope of Work Performed:

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

Certification:

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

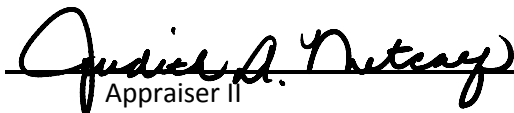
- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present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

None

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

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

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


Appraiser II

3/5/15

Date