

Woodmont/ Redondo

Area: 052

Residential Revalue for 2015 Assessment Roll



Obtained from www.saltys.com

The Woodmont/Redondo Area encompasses the waterfront area from Des Moines down to Dash Point State Park southwest of Federal Way to the Pierce County line including some of the inlands area along the way. The area is developed with primarily residential properties that are diverse in styles, years built and quality of homes with many affording varying views of Puget Sound and some waterfront properties.

Amenities for the area include shopping, restaurants and medical services in both Des Moines and Federal Way as well as along Highway 99. There are public parks, two state parks, Salt Water and Dash Point State Parks. The area has good access to the major employment centers and Sea-Tac International Airport by way of Highway 99 and Interstate-5.



King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 2015 assessment year are being completed by my staff throughout the year and change of value notices are being mailed as neighborhoods are completed. We value property at fee simple, reflecting property at its highest and best use and following the requirement of RCW 84.40.030 to appraise property at true and fair value.

We have worked hard to implement your suggestions to place more information in an e-Environment to meet your needs for timely and accurate information. The following report summarizes the results of the 2015 assessment for this area. (See map within report). It is meant to provide you with helpful background information about the process used and basis for property assessments in your area.

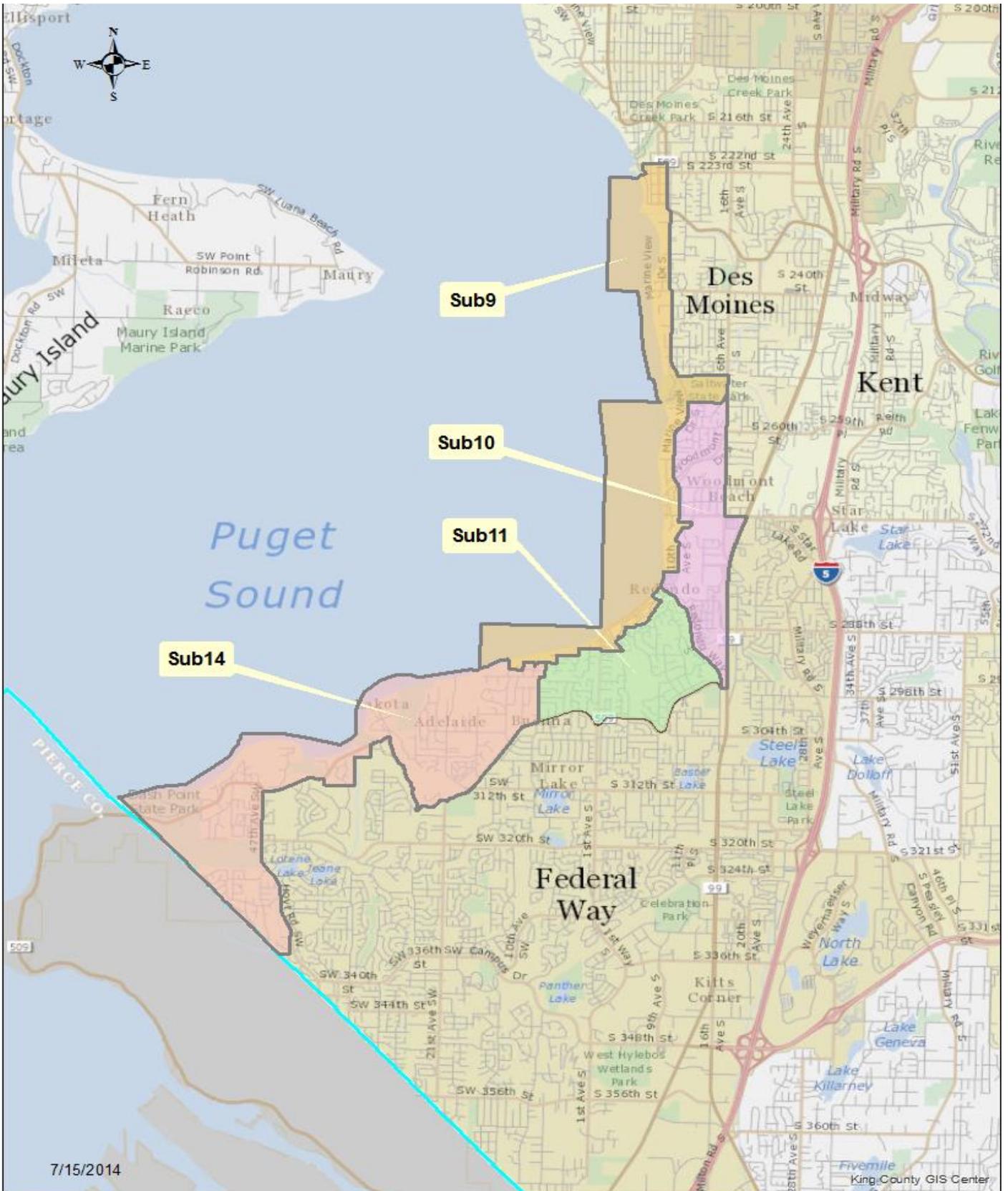
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

Please feel welcome to call my staff if you have questions about the property assessment process and how it relates to your property.

Sincerely,

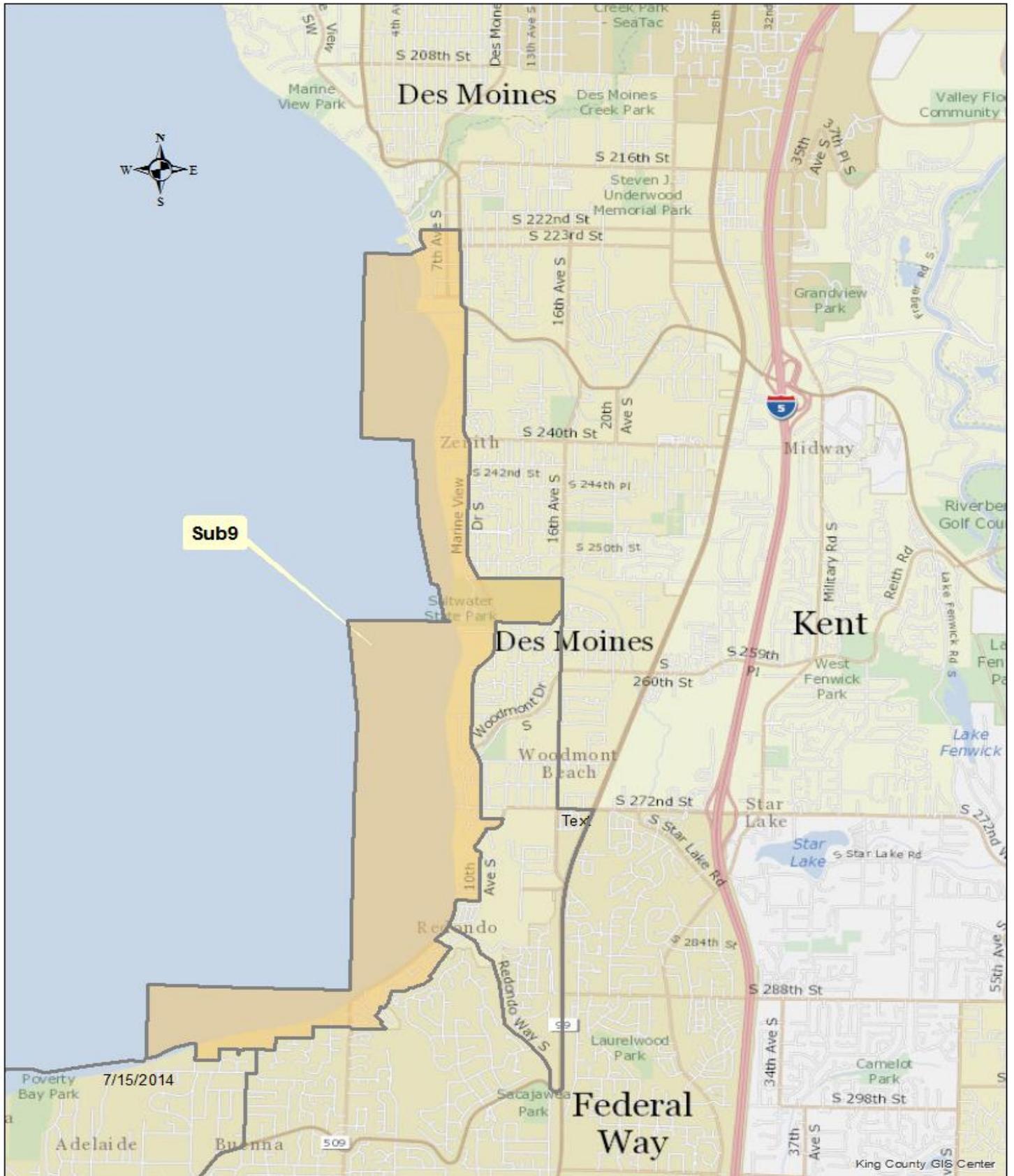
Lloyd Hara
Assessor

Area 052 Map

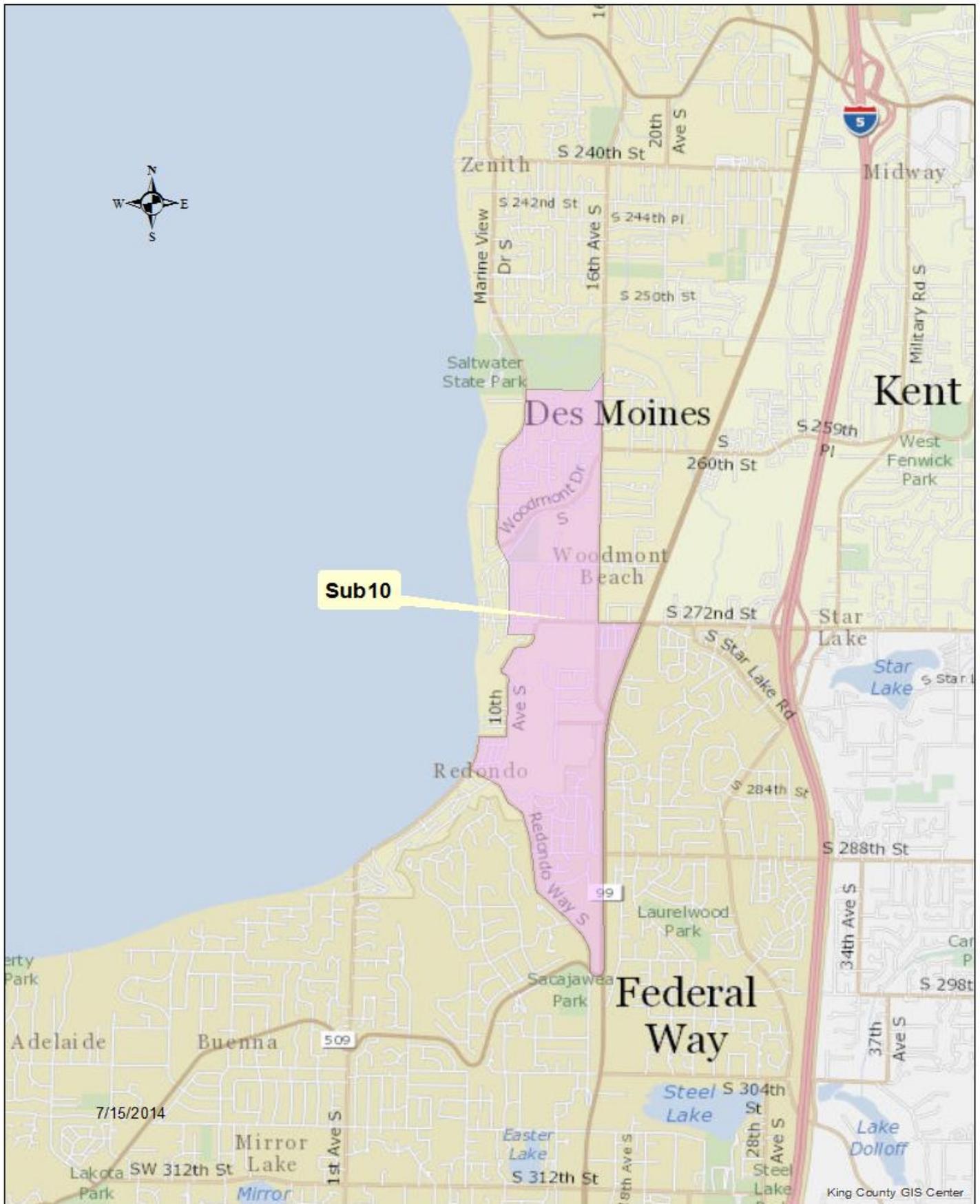


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Area 052 - Sub Area 9 Map



Area 052 - Sub Area 10 Map

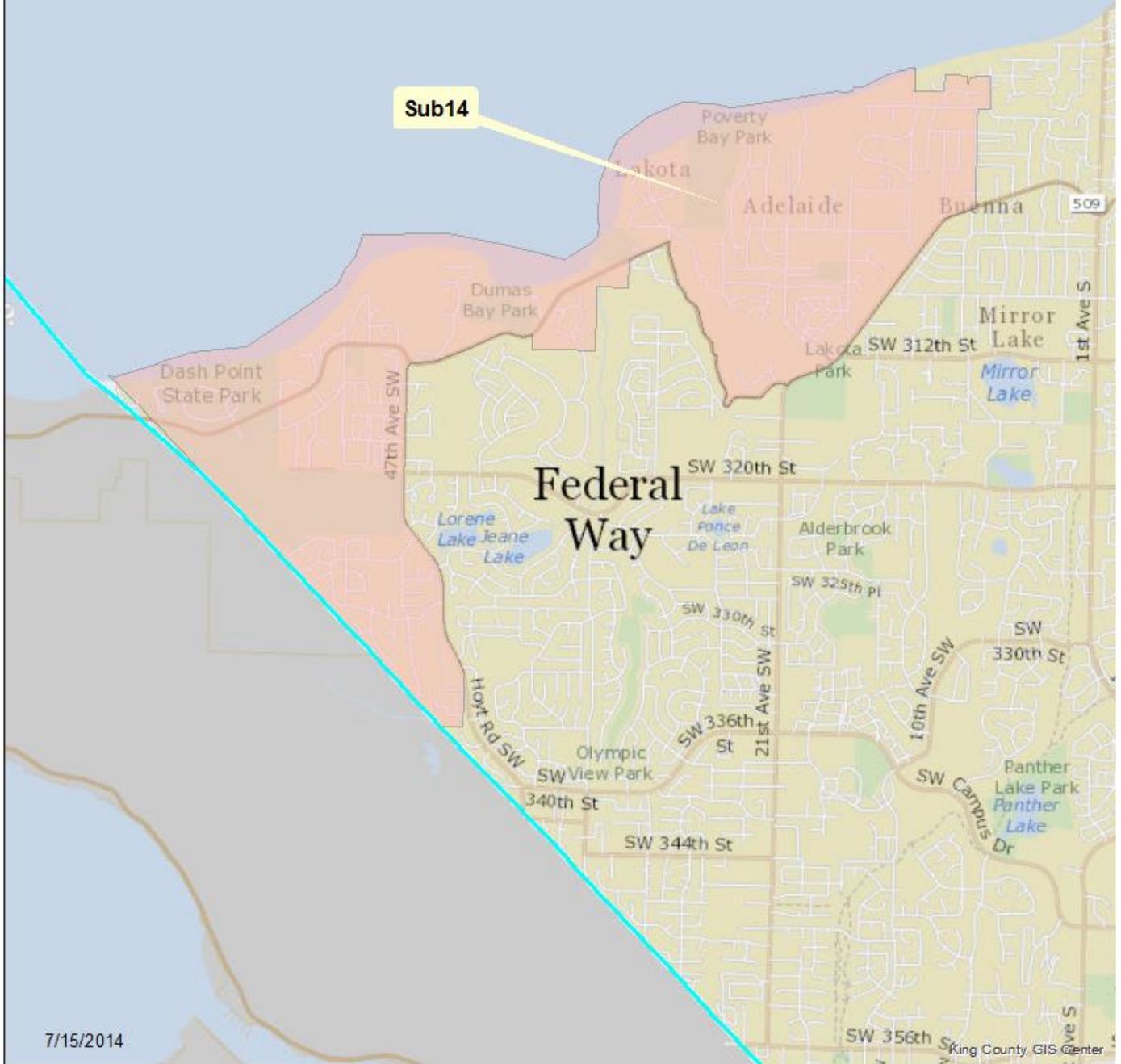


Area 052 - Sub Area 14 Map

Puget Sound



Sub14



7/15/2014

King County GIS Center

Area 052 Housing Profile



Grade 5/ Year Built 1959/ Total Living Area 600
Account Number 953660-2070



Grade 6/ Year Built 1907/ Total Living Area 1400
Account Number 200900-4065



Grade 7/ Year Built 1976/ Total Living Area 1810
Account Number 416790-0190



Grade 8/ Year Built 1977/ Total Living Area 2640
Account Number 256080-6656



Grade 9/ Year Built 1978/ Total Living Area 4950
Account Number 720250-0030



Grade 10/ Year Built 1998/ Total Living Area 3440
Account Number 802952- 0140



Grade 11/ Year Built 1994/ Total Living Area 4730
Account Number 119600-2943



Grade 12/ Year Built 1996/ Total Living Area 5070
Account Number 322204-9172

Glossary for Improved Sales

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

Woodmont/ Redondo - Area 052

Annual Update

Characteristics Based Market Adjustment for 2015 Assessment Roll

Previous Physical Inspection: 2013
Number of Improved Sales: 429
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	\$145,100	\$224,900	\$370,000			12.23%
2015 Value	\$155,300	\$243,200	\$398,500	\$426,500	94.1%	12.06%
\$ Change	+\$10,200	+\$18,300	+\$28,500			
% Change	+7.0%	+8.1%	+7.7%			

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 12.06% is an improvement from the previous COD of 12.23%. 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	\$140,200	\$210,900	\$351,100
2015 Value	\$150,000	\$226,100	\$376,100
\$ Change	+\$9,800	+\$15,200	+\$25,000
% Change	+7.0%	+7.2%	+7.1%

Number of one to three unit residences in the population: 4,590

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, NewYrBltRen greater than 2010 was generally at a lower assessment level than the rest of the population, requiring a greater upward adjustment. This annual update valuation model corrects for these strata differences.

Area 052 - Model Adjustments 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+7.08%	4,550	99%

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
NewYrBltRen	+21.36%	16	40	40%

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

Generally, NewYrBltRen greater than 2010 parcels were at a lower assessment level than the rest of the population. This model corrects for these strata differences.

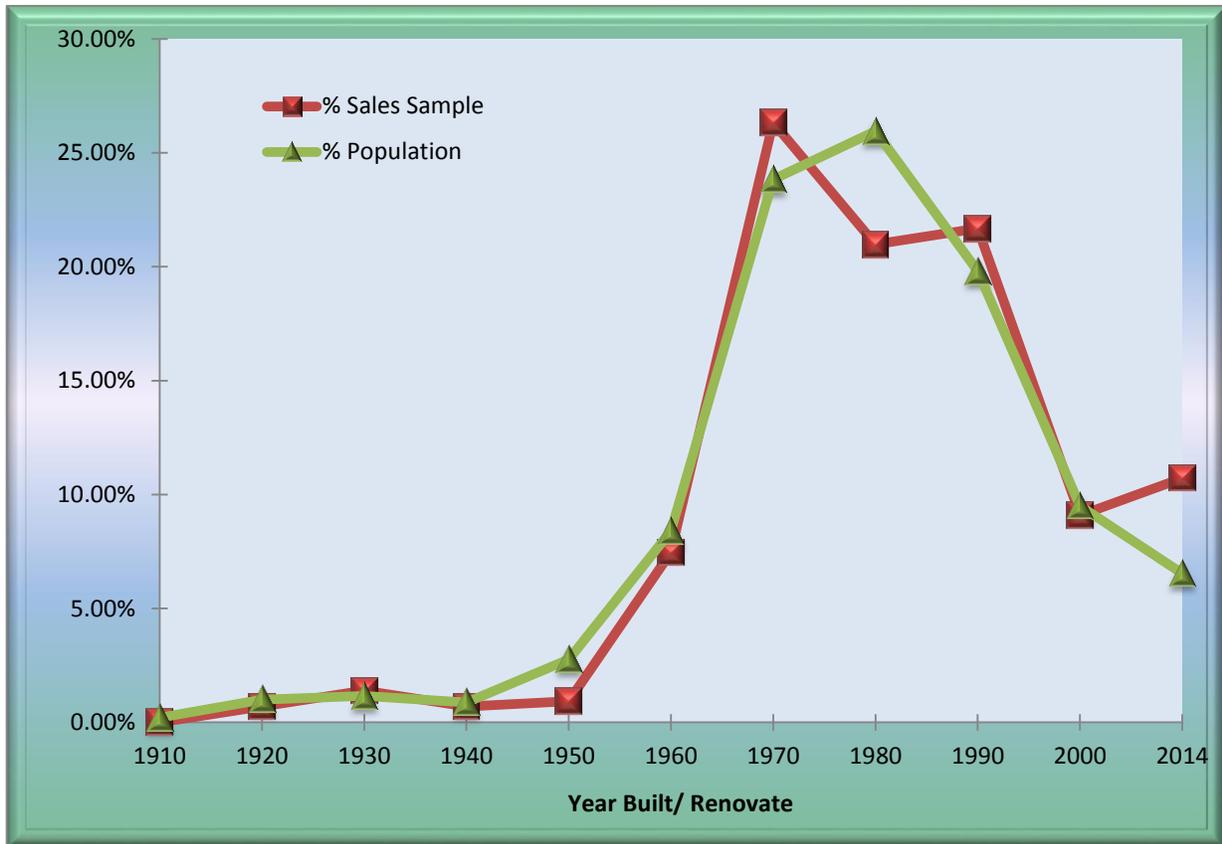
Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	3	0.70%
1930	6	1.40%
1940	3	0.70%
1950	4	0.93%
1960	32	7.46%
1970	113	26.34%
1980	90	20.98%
1990	93	21.68%
2000	39	9.09%
2014	46	10.72%
429		

Population

Year Built/Ren	Frequency	% Population
1910	9	0.20%
1920	46	1.00%
1930	53	1.15%
1940	40	0.87%
1950	127	2.77%
1960	385	8.39%
1970	1,094	23.83%
1980	1,191	25.95%
1990	909	19.80%
2000	436	9.50%
2014	300	6.54%
4,590		



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

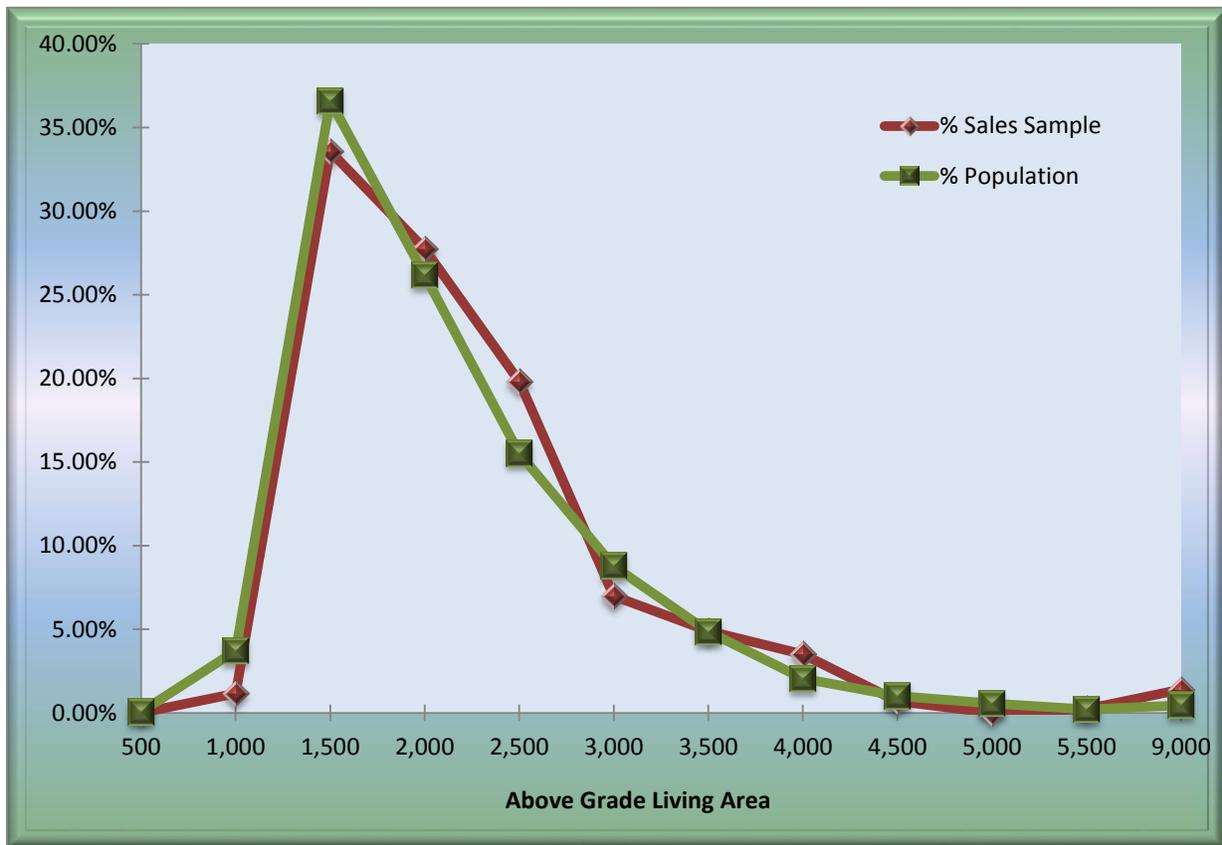
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	5	1.17%
1,500	144	33.57%
2,000	119	27.74%
2,500	85	19.81%
3,000	30	6.99%
3,500	21	4.90%
4,000	15	3.50%
4,500	3	0.70%
5,000	0	0.00%
5,500	1	0.23%
9,000	6	1.40%
429		

Population

AGLA	Frequency	% Population
500	3	0.07%
1,000	170	3.70%
1,500	1,680	36.60%
2,000	1,202	26.19%
2,500	712	15.51%
3,000	403	8.78%
3,500	223	4.86%
4,000	94	2.05%
4,500	46	1.00%
5,000	26	0.57%
5,500	10	0.22%
9,000	21	0.46%
4,590		



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

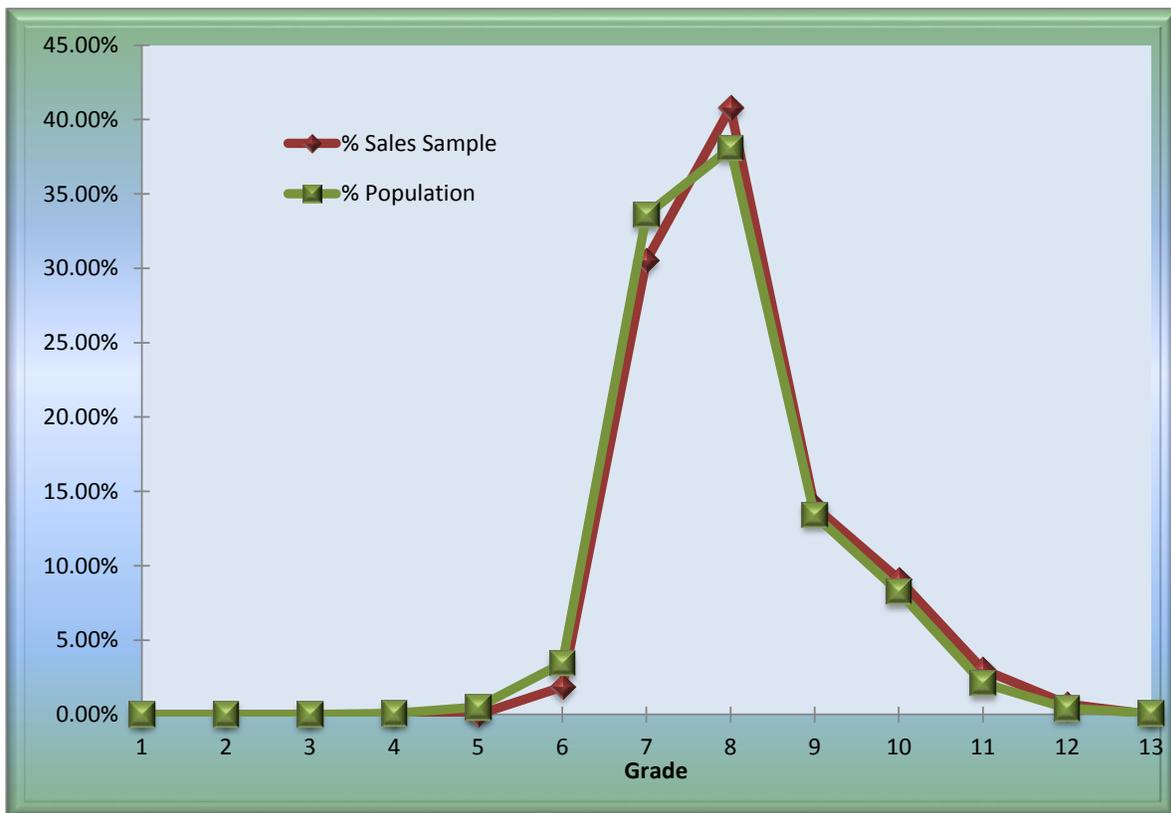
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	8	1.86%
7	131	30.54%
8	175	40.79%
9	60	13.99%
10	39	9.09%
11	13	3.03%
12	3	0.70%
13	0	0.00%
429		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	4	0.09%
5	23	0.50%
6	158	3.44%
7	1,542	33.59%
8	1,748	38.08%
9	616	13.42%
10	379	8.26%
11	97	2.11%
12	19	0.41%
13	4	0.09%
4,590		



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

Area 052 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 1.072, resulting in an adjusted value of \$509,000 ($\$475,000 * 1.072 = \$509,200$) – truncated to the nearest \$1000.

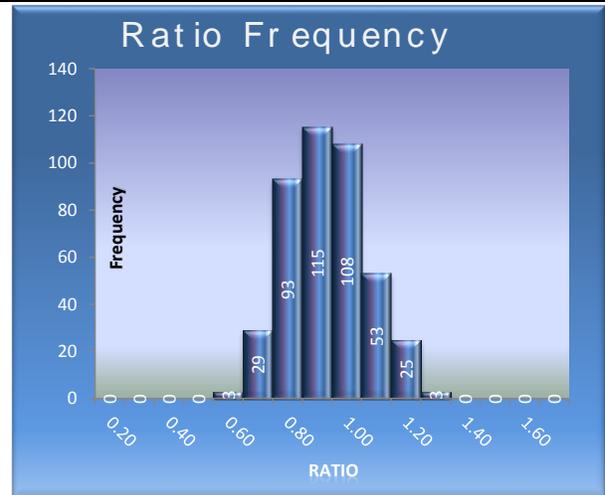
SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.172	17.2%
2/1/2012	1.167	16.7%
3/1/2012	1.163	16.3%
4/1/2012	1.158	15.8%
5/1/2012	1.153	15.3%
6/1/2012	1.148	14.8%
7/1/2012	1.144	14.4%
8/1/2012	1.139	13.9%
9/1/2012	1.134	13.4%
10/1/2012	1.129	12.9%
11/1/2012	1.124	12.4%
12/1/2012	1.120	12.0%
1/1/2013	1.115	11.5%
2/1/2013	1.110	11.0%
3/1/2013	1.105	10.5%
4/1/2013	1.101	10.1%
5/1/2013	1.096	9.6%
6/1/2013	1.091	9.1%
7/1/2013	1.086	8.6%
8/1/2013	1.081	8.1%
9/1/2013	1.077	7.7%
10/1/2013	1.072	7.2%
11/1/2013	1.067	6.7%
12/1/2013	1.062	6.2%
1/1/2014	1.057	5.7%
2/1/2014	1.053	5.3%
3/1/2014	1.048	4.8%
4/1/2014	1.043	4.3%
5/1/2014	1.039	3.9%
6/1/2014	1.034	3.4%
7/1/2014	1.029	2.9%
8/1/2014	1.024	2.4%
9/1/2014	1.019	1.9%
10/1/2014	1.014	1.4%
11/1/2014	1.010	1.0%
12/1/2014	1.005	0.5%
1/1/2015	1.000	0.0%

The time adjustment formula for Area 052 is: $(.887190711825752 - 0.104423831736455 * .03729604 - 0.000138851845835141 * \text{SaleDay}) / (.887190711825752 - 0.104423831736455 * .03729604)$
SaleDay = SaleDate - 42005
SaleDaySq = (SaleDate - 42005)^2

Annual Update Ratio Study Report (Before) – 2014 Assessments

District: SW / Team: 2	Appr. Date: 1/1/2014	Date of Report: 8/19/2015	Sales Dates: 1/2012 - 12/2014
Area Name: Woodmont/Redondo	Appr ID: BSIM	Property Type: 1 to 3 Unit Residences	Adjusted for time? YES
Area Number: 052			

SAMPLE STATISTICS	
<i>Sample size (n)</i>	429
<i>Mean Assessed Value</i>	\$370,000
<i>Mean Adj. Sales Price</i>	\$426,500
<i>Standard Deviation AV</i>	\$190,373
<i>Standard Deviation SP</i>	\$226,693
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.883
<i>Median Ratio</i>	0.876
<i>Weighted Mean Ratio</i>	0.868
UNIFORMITY	
<i>Lowest ratio</i>	0.568
<i>Highest ratio:</i>	1.234
<i>Coefficient of Dispersion</i>	12.23%
<i>Standard Deviation</i>	0.133
<i>Coefficient of Variation</i>	15.01%
<i>Price Related Differential (PRD)</i>	1.018
RELIABILITY	
<i>95% Confidence: Median</i>	
<i>Lower limit</i>	0.856
<i>Upper limit</i>	0.895
<i>95% Confidence: Mean</i>	
<i>Lower limit</i>	0.871
<i>Upper limit</i>	0.896
SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	4,590
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.133
<i>Recommended minimum:</i>	28
<i>Actual sample size:</i>	429
Conclusion:	OK
NORMALITY	
<i>Binomial Test</i>	
<i># ratios below mean:</i>	225
<i># ratios above mean:</i>	204
<i>z:</i>	1.014
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

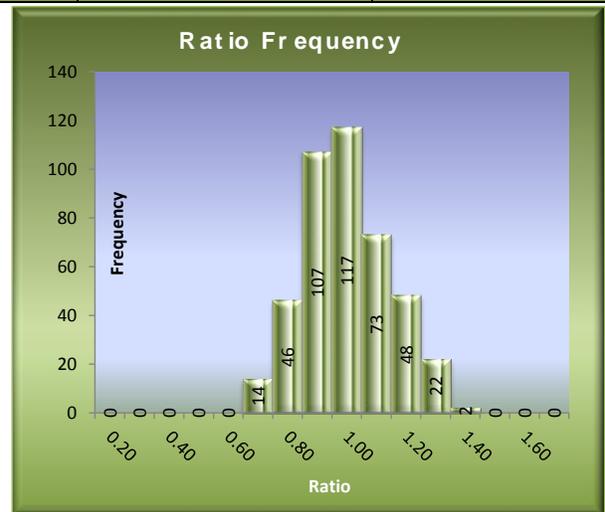
1 to 3 Unit Residences throughout Area 052

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

Annual Update Ratio Study Report (After) – 2015 Assessments

District: SW / Team: 2	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Woodmont/Redondo	1/1/2015	8/19/2015	1/2012 - 12/2014
Area Number: 052	Appr. ID:	Property Type:	Adjusted for time?
	BSIM	1 to 3 Unit	YES

SAMPLE STATISTICS	
Sample size (n)	429
Mean Assessed Value	\$398,500
Mean Sales Price	\$426,500
Standard Deviation AV	\$207,039
Standard Deviation SP	\$226,693
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.949
Median Ratio	0.941
Weighted Mean Ratio	0.934
UNIFORMITY	
Lowest ratio	0.607
Highest ratio:	1.321
Coefficient of Dispersion	12.06%
Standard Deviation	0.141
Coefficient of Variation	14.85%
Price Related Differential (PRD)	1.015
RELIABILITY	
95% Confidence: Median	
Lower limit	0.922
Upper limit	0.962
95% Confidence: Mean	
Lower limit	0.935
Upper limit	0.962
SAMPLE SIZE EVALUATION	
N (population size)	4,590
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.141
Recommended minimum:	32
Actual sample size:	429
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	226
# ratios above mean:	203
z:	1.110
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 052 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: August 19, 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 26 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 +7.0% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value * 1.074, 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, NewYrBltRen greater than 2010, was generally at a lower assessment level than the rest of the population, requiring a greater upward adjustment. This annual update valuation model corrects for these strata differences.

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 429 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:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * (1 - 0.05) / (.887190711825752 - 0.104423831736455 * \text{NewYrBltRen})$$

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 3 sales of mobile homes within Area 052. Analysis of the mobile home sales indicated a value increase in line with the Total % Change indicated by the Area’s sales sample as reflected on the Executive Summary page of +7.7%. The adjustment formula is:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * 1.077$$
$$2015 \text{ Improvements Value} = 2015 \text{ Total Value} \text{ minus } 2015 \text{ Land Value}$$

Results

The resulting assessment level is 0.941. 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 +7.1%. 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) * 1.077.
- 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) * 1.077.
- 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 \leq \$10,000 no adjustment is applied.
 - If improvements and accessories \leq \$10,000 no further adjustment applied.
 - If vacant parcel (no improvement value), the land adjustment applies.
 - If a parcel is coded “non-perc” (sewer system=3 or 4), there is no change from previous land value.
 - If a parcel is coded “unbuildable” = 1, there is no change from previous land value.
 - If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
 - If an improvement is coded “% net condition” or is in “poor” condition, then there is no change from previous improvement value, only the land adjustment applies.
- Any properties excluded from the annual up-date process are noted in RealProperty.

Improved Sales Used in This Annual Update Analysis

Area 052 -- 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
9	0	720360	0550	08/04/14	\$325,000	\$333,000	1,060	6	1946	Good	5,703	Y	N	28632 6TH PL S
9	0	720360	0595	07/16/13	\$320,500	\$347,000	1,070	6	1925	Good	4,390	Y	N	28406 REDONDO BEACH DR S
9	0	322204	9024	05/22/14	\$361,000	\$374,000	1,100	6	1922	Good	4,046	Y	N	28768 REDONDO BEACH DR S
9	0	953660	1295	10/07/14	\$340,000	\$345,000	1,730	6	1918	VGood	11,986	Y	N	27011 8TH AVE S
9	0	201380	2060	09/27/14	\$500,000	\$508,000	1,300	7	1951	Good	27,332	Y	Y	24645 8TH AVE S
9	0	953660	0645	05/07/14	\$379,950	\$394,000	1,310	7	1956	VGood	11,400	Y	N	26840 8TH AVE S
9	0	953660	0010	12/23/14	\$520,000	\$521,000	1,320	7	1986	Good	8,277	Y	Y	26411 7TH AVE S
9	0	720360	0645	12/23/13	\$365,000	\$386,000	1,328	7	2003	Good	3,584	Y	N	28422 REDONDO BEACH DR S
9	0	119600	1896	04/25/12	\$408,000	\$471,000	1,430	7	1975	Good	8,125	Y	N	628 SW 294TH ST
9	0	609300	0090	10/03/13	\$560,000	\$600,000	1,750	7	1982	Avg	9,365	Y	Y	23909 6TH AVE S
9	0	322204	9137	06/25/13	\$465,000	\$506,000	1,890	7	1965	Avg	15,851	Y	N	27401 MARINE VIEW DR S
9	0	720360	0040	07/25/14	\$625,000	\$641,000	1,990	7	1926	Good	5,978	Y	Y	28716 REDONDO BEACH DR S
9	0	506740	0095	08/28/13	\$385,000	\$415,000	2,054	7	1943	Good	17,190	Y	N	916 S 258TH PL
9	0	322204	9046	12/11/13	\$570,935	\$606,000	2,153	7	1929	VGood	14,747	Y	N	27201 8TH AVE S
9	0	609300	0065	05/19/14	\$485,000	\$502,000	2,200	7	1988	Avg	7,706	Y	N	23902 6TH AVE S
9	0	119600	0210	05/21/13	\$525,000	\$574,000	720	8	1986	Avg	10,099	Y	Y	312 SW 292ND ST
9	0	511940	0147	05/01/14	\$475,000	\$493,000	800	8	1962	Good	3,211	Y	N	23603 7TH AVE S
9	0	201380	1770	09/25/13	\$649,000	\$696,000	1,120	8	1942	Good	44,702	Y	Y	24433 MARINE VIEW DR S
9	0	953660	1331	07/22/14	\$420,000	\$431,000	1,270	8	1989	Good	10,319	Y	N	27016 8TH AVE S
9	0	720360	0450	08/29/13	\$350,000	\$377,000	1,360	8	1962	Good	7,202	Y	N	28608 SOUND VIEW DR S
9	0	119600	0505	01/29/13	\$625,000	\$694,000	1,490	8	1967	Avg	43,247	Y	Y	506 SW 293RD ST
9	0	322204	9044	06/12/14	\$835,000	\$862,000	1,600	8	1977	Good	12,523	Y	Y	27231 8TH AVE S
9	0	511940	0075	06/20/14	\$950,000	\$979,000	1,650	8	1962	Good	18,892	Y	Y	560 S 239TH ST
9	0	720360	0745	10/14/14	\$550,000	\$557,000	1,730	8	1988	Avg	4,780	Y	N	28454 SOUND VIEW DR S
9	0	119600	0007	05/05/14	\$384,900	\$399,000	1,750	8	1968	Avg	12,750	N	N	104 SW 292ND ST
9	0	953660	1425	01/22/14	\$455,000	\$480,000	2,060	8	1983	Avg	8,293	Y	N	27027 10TH AVE S
9	0	953660	1425	03/28/13	\$420,000	\$463,000	2,060	8	1983	Avg	8,293	Y	N	27027 10TH AVE S
9	0	511940	0125	10/03/14	\$690,000	\$700,000	2,100	8	1956	Avg	27,237	Y	Y	23617 7TH AVE S
9	0	256080	6070	04/30/14	\$590,100	\$613,000	2,230	8	1968	Good	48,263	Y	Y	24953 8TH PL S
9	0	052104	9081	04/19/13	\$565,000	\$620,000	2,259	8	2005	Avg	6,241	Y	N	28841 REDONDO SHORES DR S
9	0	119600	0006	05/14/14	\$435,000	\$451,000	2,340	8	1970	Avg	12,625	Y	N	124 SW 292ND ST



Improved Sales Used in This Annual Update Analysis

Area 052 -- 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
9	0	119600	2395	03/15/12	\$605,000	\$702,000	2,340	8	2004	Avg	19,200	Y	N	29501 10TH AVE SW
9	0	119600	2395	09/17/14	\$545,400	\$554,000	2,340	8	2004	Avg	19,200	Y	N	29501 10TH AVE SW
9	0	172204	9154	07/07/14	\$538,250	\$553,000	2,590	8	1984	Avg	15,229	Y	N	23105 MARINE VIEW DR S
9	0	953660	0250	09/04/14	\$563,000	\$574,000	2,740	8	1992	Avg	6,990	Y	N	26449 MARINE VIEW DR S
9	0	119600	0307	08/06/13	\$685,000	\$740,000	2,970	8	1981	Good	20,697	Y	Y	508 SW 293RD ST
9	0	322204	9151	10/09/13	\$840,000	\$899,000	1,560	9	1991	Avg	10,711	Y	Y	27229 8TH AVE S
9	0	322204	9151	10/30/14	\$820,000	\$828,000	1,560	9	1991	Avg	10,711	Y	Y	27229 8TH AVE S
9	0	506740	0032	12/05/14	\$550,000	\$552,000	1,720	9	1985	VGood	14,400	Y	N	25637 MARINE VIEW DR S
9	0	769545	0010	05/22/14	\$604,700	\$626,000	1,720	9	1981	Avg	14,982	Y	N	27318 10TH PL S
9	0	720360	0530	05/29/14	\$525,000	\$543,000	1,890	9	1989	Avg	5,238	Y	N	28614 6TH PL S
9	0	506840	0101	08/07/13	\$551,500	\$596,000	1,916	9	1985	Avg	16,340	Y	N	26249 MARINE VIEW DR S
9	0	506740	0115	08/09/13	\$753,700	\$814,000	1,996	9	2012	Avg	34,911	Y	Y	901 S 258TH PL
9	0	720360	0580	05/31/13	\$560,500	\$612,000	2,440	9	1979	Avg	3,193	Y	N	409 S 284TH ST
9	0	720360	0560	09/11/14	\$735,000	\$748,000	2,500	9	2013	Avg	7,605	Y	N	28640 6TH PL S
9	0	953660	1235	08/24/12	\$820,000	\$931,000	3,350	9	1975	Good	7,190	Y	Y	27049 7TH PL S
9	0	052104	9225	11/22/13	\$636,000	\$676,000	2,170	10	1998	Avg	14,495	Y	N	28809 SOUND VIEW DR S
9	0	720420	0005	12/02/13	\$1,350,000	\$1,434,000	2,550	10	1987	Good	58,181	Y	Y	27603 10TH AVE S
9	0	256080	6100	10/10/12	\$750,000	\$846,000	3,150	10	1972	Good	56,001	Y	Y	25121 8TH PL S
9	0	953660	0679	05/22/13	\$720,000	\$787,000	3,341	10	2007	Avg	13,409	Y	N	26908 9TH AVE S
9	0	506840	0055	04/24/14	\$1,116,250	\$1,160,000	5,775	10	2007	Avg	49,565	Y	Y	26113 MARINE VIEW DR S
9	0	322204	9119	06/11/13	\$835,000	\$910,000	7,190	10	2005	Avg	14,160	Y	N	920 S 280TH ST
9	0	201380	0808	10/13/14	\$649,000	\$657,000	3,110	11	2005	Avg	23,623	Y	N	24019 8TH PL S
9	0	119600	0121	06/19/12	\$1,475,000	\$1,690,000	3,217	11	2007	Avg	15,613	Y	Y	212 SW 292ND ST
9	0	052104	9101	09/05/13	\$1,450,000	\$1,560,000	4,240	12	2005	Avg	72,135	Y	N	28920 SOUND VIEW DR S
10	0	953660	1730	03/19/13	\$209,000	\$230,000	1,090	6	1969	Good	9,045	Y	N	27022 12TH AVE S
10	0	953660	2090	02/29/12	\$200,000	\$233,000	960	7	1958	Avg	8,100	N	N	27019 16TH AVE S
10	0	419300	0030	11/02/12	\$175,000	\$197,000	1,020	7	1969	Good	9,375	Y	N	25731 16TH AVE S
10	0	720300	0595	03/29/12	\$208,000	\$241,000	1,030	7	1973	Good	6,000	Y	N	28616 13TH AVE S
10	0	720300	0220	04/28/14	\$235,000	\$244,000	1,040	7	1975	Avg	11,118	N	N	28720 15TH AVE S
10	0	720300	0290	03/30/12	\$180,000	\$208,000	1,040	7	1975	Avg	6,000	N	N	28711 15TH AVE S
10	0	720300	0565	09/08/14	\$223,000	\$227,000	1,060	7	1964	Good	6,000	N	N	28621 14TH AVE S

Improved Sales Used in This Annual Update Analysis Area 052 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	0	894730	0020	08/08/13	\$250,000	\$270,000	1,090	7	1977	Good	7,705	N	N	25606 14TH PL S
10	0	202204	9017	01/29/14	\$229,500	\$242,000	1,100	7	1979	Good	7,841	N	N	25516 14TH PL S
10	0	752410	0040	02/13/12	\$185,000	\$216,000	1,110	7	1967	Avg	6,560	N	N	1418 S 259TH ST
10	0	752270	0090	07/24/13	\$245,000	\$265,000	1,120	7	1969	Good	7,000	N	N	1411 S 260TH PL
10	0	752270	0110	06/24/14	\$258,000	\$266,000	1,120	7	1969	Avg	7,435	N	N	1420 S 261ST ST
10	0	720300	0640	09/18/14	\$215,000	\$219,000	1,130	7	1969	Good	7,400	N	N	28729 14TH AVE S
10	0	691810	0290	06/03/14	\$200,000	\$207,000	1,140	7	1983	Avg	9,267	N	N	25831 15TH AVE S
10	0	953660	1880	04/23/12	\$164,500	\$190,000	1,140	7	1977	Avg	8,100	N	N	27009 14TH AVE S
10	0	638511	0200	07/23/12	\$247,500	\$282,000	1,180	7	1985	Avg	7,679	N	N	26034 11TH PL S
10	0	691810	0310	12/10/13	\$230,000	\$244,000	1,190	7	1985	Avg	7,926	N	N	1434 S 259TH ST
10	0	752300	0010	06/10/13	\$218,000	\$238,000	1,190	7	1967	Good	8,152	N	N	25716 13TH PL S
10	0	752300	0020	07/24/13	\$193,950	\$210,000	1,190	7	1967	Avg	7,210	N	N	25710 13TH PL S
10	0	752300	0070	03/27/13	\$215,000	\$237,000	1,190	7	1968	Good	7,475	N	N	25604 13TH PL S
10	0	720300	0390	08/02/13	\$230,750	\$250,000	1,200	7	1966	Good	6,000	N	N	28621 15TH AVE S
10	0	752270	0180	11/28/12	\$249,950	\$280,000	1,220	7	1977	Good	7,790	N	N	1417 S 262ND ST
10	0	720540	0180	12/23/14	\$235,000	\$235,000	1,240	7	1943	Fair	18,000	N	N	1343 S 279TH ST
10	0	720551	0420	04/01/13	\$250,000	\$275,000	1,250	7	1975	Good	9,384	N	N	1310 S 276TH PL
10	0	752400	0160	04/24/13	\$233,250	\$256,000	1,250	7	1966	Avg	7,195	N	N	1223 S 259TH PL
10	0	752420	0010	06/26/13	\$241,000	\$262,000	1,270	7	1967	Good	7,725	N	N	26044 14TH AVE S
10	0	087390	0180	07/11/13	\$289,950	\$315,000	1,270	7	2002	Avg	5,420	N	N	1343 S 277TH PL
10	0	752260	0030	08/26/14	\$251,000	\$256,000	1,300	7	1967	Good	8,400	N	N	26014 14TH PL S
10	0	752260	0050	08/11/14	\$210,000	\$215,000	1,300	7	1967	Avg	7,380	N	N	26116 14TH PL S
10	0	953660	1055	11/13/13	\$181,620	\$193,000	1,300	7	1959	Good	7,808	N	N	26803 15TH AVE S
10	0	752270	0040	10/29/13	\$276,500	\$295,000	1,340	7	1969	Good	11,610	N	N	1430 S 260TH PL
10	0	691810	0020	10/28/13	\$275,000	\$294,000	1,400	7	1984	Good	8,822	N	N	1437 S 259TH ST
10	0	638511	0390	07/03/12	\$235,000	\$269,000	1,410	7	1980	Avg	7,214	N	N	926 S 261ST PL
10	0	720300	0538	10/04/12	\$225,000	\$254,000	1,410	7	1968	Good	9,500	N	N	28401 14TH AVE S
10	0	720420	0138	10/14/13	\$347,000	\$371,000	1,420	7	1979	Avg	10,249	Y	N	27828 10TH AVE S
10	0	720550	0020	12/03/12	\$210,000	\$235,000	1,430	7	1965	Good	9,348	N	N	1555 S 276TH ST
10	0	953660	1145	05/28/13	\$184,000	\$201,000	1,430	7	1962	Avg	8,090	N	N	26809 16TH AVE S
10	0	752400	0030	06/30/14	\$250,000	\$257,000	1,440	7	1965	Avg	9,220	N	N	25816 13TH PL S



Improved Sales Used in This Annual Update Analysis

Area 052 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	0	720300	0465	10/18/14	\$245,000	\$248,000	1,450	7	1972	Good	9,333	N	N	28436 14TH AVE S
10	0	953660	0455	06/01/12	\$309,000	\$355,000	1,460	7	1988	Good	8,100	Y	N	26409 10TH AVE S
10	0	720360	1545	03/21/14	\$355,000	\$371,000	1,470	7	2014	Avg	2,400	Y	N	802 S 281ST ST
10	0	752400	0280	10/30/14	\$250,000	\$252,000	1,470	7	1967	Avg	7,412	N	N	25813 13TH PL S
10	0	752260	0110	12/29/14	\$275,000	\$275,000	1,540	7	1967	Good	10,410	N	N	26229 14TH PL S
10	0	720540	0230	03/27/12	\$305,550	\$354,000	1,660	7	1939	VGood	32,640	Y	N	27921 13TH AVE S
10	0	752420	0180	10/23/14	\$207,000	\$209,000	1,690	7	1967	Good	7,728	N	N	26209 13TH PL S
10	0	953660	1091	03/27/13	\$245,100	\$270,000	1,710	7	1961	Good	9,450	N	N	26844 15TH AVE S
10	0	720540	0035	11/15/12	\$219,950	\$247,000	1,740	7	1955	Good	16,600	N	N	1376 S 279TH ST
10	0	720300	0531	11/06/12	\$315,000	\$354,000	1,770	7	1959	Avg	15,400	Y	N	28435 14TH AVE S
10	0	720300	0200	12/12/14	\$325,000	\$326,000	1,890	7	1966	VGood	7,650	N	N	28602 15TH AVE S
10	0	292204	9096	04/09/14	\$280,000	\$292,000	1,910	7	1969	Good	10,019	N	N	26305 WOODMONT DR S
10	0	720300	0030	02/24/14	\$267,450	\$281,000	2,038	7	2013	Avg	4,002	N	N	28423 15TH PL S
10	0	087390	0090	05/03/12	\$242,000	\$279,000	2,050	7	2001	Avg	10,883	N	N	1336 S 277TH PL
10	0	087390	0220	11/22/13	\$269,000	\$286,000	2,050	7	2002	Avg	6,087	N	N	1327 S 277TH PL
10	0	087390	0240	07/02/14	\$256,000	\$263,000	2,050	7	2002	Avg	5,787	N	N	1319 S 277TH PL
10	0	506740	0163	05/08/12	\$205,000	\$236,000	2,060	7	1991	Avg	12,826	N	N	25834 11TH AVE S
10	0	720551	0240	03/20/14	\$280,000	\$293,000	2,330	7	1975	Avg	7,210	N	N	27524 12TH PL S
10	0	752410	0190	04/03/14	\$340,000	\$355,000	2,570	7	1966	Good	6,592	N	N	26013 14TH AVE S
10	0	638510	0100	10/02/14	\$308,000	\$312,000	1,200	8	1977	Avg	8,629	N	N	1033 S 262ND PL
10	0	691810	0280	05/27/14	\$293,000	\$303,000	1,435	8	1987	Avg	8,504	N	N	25825 15TH AVE S
10	0	691810	0160	02/11/13	\$254,000	\$282,000	1,450	8	1987	Good	9,073	N	N	25805 15TH PL S
10	0	322204	9161	07/12/13	\$450,000	\$488,000	1,460	8	1961	Good	13,068	Y	N	28045 13TH AVE S
10	0	638511	0270	04/15/14	\$290,000	\$302,000	1,480	8	1986	Avg	7,464	N	N	26005 11TH PL S
10	0	953660	0810	07/08/14	\$380,000	\$391,000	1,564	8	1962	Avg	32,400	N	N	26856 12TH AVE S
10	0	506840	0142	09/03/14	\$298,000	\$304,000	1,570	8	1998	Avg	10,000	N	N	930 S 263RD ST
10	0	516210	0010	06/06/13	\$279,500	\$305,000	1,580	8	1984	Avg	7,260	N	N	1305 S 291ST PL
10	0	691810	0110	11/07/12	\$223,750	\$251,000	1,640	8	1996	Avg	7,599	Y	N	25828 15TH PL S
10	0	720360	1420	04/21/14	\$458,000	\$476,000	1,640	8	1990	Avg	4,382	Y	N	28110 9TH PL S
10	0	025130	0230	12/02/13	\$272,000	\$289,000	1,860	8	1990	Avg	7,200	N	N	1411 S 282ND PL
10	0	638511	0250	08/29/13	\$308,000	\$332,000	2,040	8	1983	Good	8,539	N	N	26006 11TH PL S

Improved Sales Used in This Annual Update Analysis

Area 052 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	0	025130	0260	05/15/14	\$255,000	\$264,000	2,070	8	1989	Avg	7,800	N	N	1410 S 282ND PL
10	0	025130	0320	10/30/12	\$290,000	\$326,000	2,070	8	1989	Good	9,515	N	N	28221 15TH AVE S
10	0	516210	0340	04/18/13	\$280,000	\$307,000	2,070	8	1985	Avg	8,127	N	N	1334 S 290TH PL
10	0	506740	0128	01/16/13	\$302,000	\$336,000	2,180	8	1992	Avg	7,212	N	N	1022 S 260TH ST
10	0	506840	0124	04/16/13	\$323,000	\$355,000	2,190	8	1999	Avg	10,655	N	N	1044 S 264TH ST
10	0	506840	0134	05/14/12	\$310,000	\$357,000	2,300	8	1998	Avg	14,580	N	N	935 S 263RD ST
10	0	516210	0650	09/22/14	\$316,000	\$321,000	2,320	8	1987	Avg	7,379	N	N	28801 14TH AVE S
10	0	516210	0510	02/27/13	\$279,000	\$309,000	2,390	8	1985	Avg	7,808	N	N	1408 S 289TH PL
10	0	516210	0560	05/23/12	\$285,000	\$328,000	2,440	8	1986	Avg	7,250	N	N	28835 14TH CT S
10	0	516210	0660	08/26/14	\$335,000	\$342,000	2,520	8	1987	Avg	7,205	N	N	28805 14TH AVE S
10	0	516210	0150	05/16/12	\$278,500	\$321,000	2,610	8	1984	Avg	7,454	N	N	1309 S 290TH ST
10	0	506740	0130	06/11/13	\$422,000	\$460,000	2,720	8	1992	Good	10,755	Y	N	1018 S 260TH ST
10	0	025130	0010	06/12/13	\$335,000	\$365,000	2,950	8	1990	Avg	8,440	N	N	28204 15TH AVE S
10	0	953660	1585	01/13/14	\$675,000	\$712,000	3,236	8	2011	Avg	14,548	Y	N	27022 10TH AVE S
10	0	953660	1585	01/12/12	\$575,000	\$673,000	3,236	8	2011	Avg	14,548	Y	N	27022 10TH AVE S
10	0	720420	0135	03/19/14	\$449,000	\$469,000	3,500	8	1997	Avg	11,179	N	N	27820 10TH AVE S
10	0	516210	0280	09/06/13	\$399,000	\$429,000	1,650	9	1984	Avg	17,001	Y	N	28901 15TH PL S
10	0	709000	0030	08/14/13	\$455,000	\$491,000	1,930	9	1980	Avg	18,304	Y	N	27633 MARINE VIEW DR S
10	0	322204	9169	08/23/13	\$490,000	\$528,000	2,080	9	1986	Good	30,585	Y	N	27216 10TH AVE S
10	0	720300	0880	03/06/14	\$560,000	\$586,000	3,180	9	2000	Avg	8,000	Y	N	28619 13TH AVE S
10	0	322204	9159	12/01/14	\$799,000	\$803,000	2,220	10	1990	Avg	20,107	Y	N	1117 S 274TH PL
10	0	720420	0150	10/08/13	\$990,000	\$1,060,000	5,630	11	1978	Avg	124,812	Y	N	27711 13TH AVE S
10	0	720420	0125	10/17/13	\$1,371,524	\$1,467,000	2,662	12	2009	Avg	76,665	Y	N	27740 10TH AVE S
11	0	692860	0360	06/26/13	\$200,000	\$217,000	1,010	7	1962	Avg	12,325	N	N	29718 3RD AVE S
11	0	720535	0100	02/24/14	\$282,000	\$296,000	1,050	7	2007	Avg	13,300	N	N	29748 4TH AVE S
11	0	720535	0100	09/06/12	\$211,000	\$239,000	1,050	7	2007	Avg	13,300	N	N	29748 4TH AVE S
11	0	514980	0030	10/11/13	\$277,500	\$297,000	1,070	7	1961	VGood	12,237	N	N	30020 8TH PL S
11	0	720535	0070	01/22/14	\$270,000	\$285,000	1,080	7	1973	VGood	13,300	N	N	29912 4TH AVE S
11	0	692860	0330	08/20/14	\$278,000	\$284,000	1,100	7	1962	Good	9,752	N	N	29703 3RD AVE S
11	0	039590	0100	09/20/12	\$165,000	\$187,000	1,130	7	1963	Good	9,870	N	N	30025 5TH AVE SW
11	0	776420	0130	09/05/14	\$340,000	\$346,000	1,210	7	1962	Good	11,254	Y	N	119 S 297TH PL

Improved Sales Used in This Annual Update Analysis

Area 052 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	0	506880	0030	04/02/13	\$185,000	\$204,000	1,250	7	1976	Avg	10,360	N	N	759 SW 301ST PL
11	0	515160	0035	11/25/13	\$199,000	\$212,000	1,280	7	1962	Avg	12,750	N	N	1029 S 299TH PL
11	0	720500	0270	04/10/14	\$288,000	\$300,000	1,340	7	2006	Avg	11,154	Y	N	29809 4TH AVE SW
11	0	514980	0040	09/18/14	\$255,000	\$259,000	1,350	7	1960	Good	12,155	N	N	30024 8TH PL S
11	0	720500	0080	12/01/14	\$268,000	\$269,000	1,370	7	1966	Good	10,050	Y	N	29913 4TH AVE SW
11	0	720500	0160	05/17/13	\$235,000	\$257,000	1,380	7	1966	Good	10,764	N	N	29914 4TH AVE SW
11	0	515160	0215	09/27/12	\$195,700	\$221,000	1,400	7	1959	Good	11,998	N	N	29620 8TH AVE S
11	0	119600	1030	05/03/13	\$250,000	\$274,000	1,510	7	1981	Avg	12,750	N	N	118 SW 293RD ST
11	0	233680	0100	07/11/12	\$185,000	\$211,000	1,510	7	1963	Good	9,588	N	N	601 SW 299TH ST
11	0	233690	0030	02/09/12	\$262,000	\$306,000	1,590	7	2004	Avg	9,588	N	N	648 SW 299TH PL
11	0	119600	0856	03/19/13	\$300,000	\$331,000	1,690	7	1960	Avg	10,522	Y	N	219 SW 292ND ST
11	0	062104	9103	07/09/14	\$305,000	\$313,000	1,800	7	1966	Good	12,196	N	N	30012 8TH AVE SW
11	0	720532	0240	12/10/12	\$274,950	\$307,000	1,830	7	1974	Avg	9,400	Y	N	29811 2ND PL SW
11	0	201970	0060	06/04/13	\$336,500	\$367,000	2,090	7	1977	Good	10,000	Y	N	709 SW 298TH PL
11	0	662080	0040	05/16/12	\$285,000	\$328,000	2,530	7	1954	Avg	21,200	Y	N	124 SW 300TH PL
11	0	201970	0040	07/25/13	\$245,000	\$265,000	1,180	8	1978	Avg	9,590	Y	N	721 SW 298TH PL
11	0	515190	0140	05/09/14	\$390,000	\$405,000	1,290	8	1961	Good	11,200	N	N	618 S 298TH ST
11	0	718300	0120	08/12/14	\$380,000	\$388,000	1,300	8	1964	Good	11,070	Y	N	29617 2ND PL S
11	0	516200	0440	10/12/12	\$259,950	\$293,000	1,310	8	1978	Good	13,955	N	N	1325 S 293RD PL
11	0	720531	0150	10/18/12	\$323,400	\$364,000	1,320	8	1976	Good	11,969	Y	N	306 SW 297TH ST
11	0	515160	0040	09/11/14	\$200,126	\$204,000	1,340	8	1968	Avg	15,463	N	N	29914 8TH PL S
11	0	233700	0060	10/23/13	\$410,213	\$438,000	1,350	8	1969	Good	11,340	Y	N	506 SW 298TH ST
11	0	515260	0040	01/10/13	\$217,500	\$242,000	1,380	8	1967	Good	10,000	N	N	30228 8TH AVE S
11	0	515160	0205	04/22/14	\$274,950	\$286,000	1,400	8	1959	Good	11,996	N	N	29636 8TH AVE S
11	0	720520	0110	02/24/12	\$412,000	\$479,000	1,420	8	1970	Good	14,399	Y	N	439 SW 297TH ST
11	0	515160	0540	03/21/12	\$284,000	\$329,000	1,470	8	1956	Good	12,539	Y	N	1004 S 296TH PL
11	0	515160	0510	03/07/13	\$370,000	\$409,000	1,480	8	1960	Avg	13,516	N	N	29604 11TH PL S
11	0	720580	0010	10/01/13	\$418,000	\$448,000	1,480	8	1967	Good	12,816	Y	N	28805 11TH AVE S
11	0	515160	0450	05/29/13	\$165,000	\$180,000	1,510	8	1961	Avg	12,429	N	N	1161 S 299TH PL
11	0	186270	0440	03/29/13	\$280,000	\$308,000	1,550	8	1982	Avg	7,642	Y	N	304 S 297TH ST
11	0	513730	0060	09/18/13	\$390,000	\$419,000	1,570	8	1965	Good	10,062	Y	N	29710 2ND AVE SW

Improved Sales Used in This Annual Update Analysis Area 052 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	0	515296	0080	12/10/14	\$375,000	\$376,000	1,570	8	1977	Good	9,600	Y	N	28638 8TH PL S
11	0	543721	0190	02/15/13	\$402,500	\$446,000	1,580	8	1975	Good	9,587	Y	N	104 S 295TH PL
11	0	515180	0015	11/12/14	\$318,700	\$321,000	1,600	8	1961	Good	19,116	N	N	29500 11TH PL S
11	0	515200	0300	01/09/13	\$275,000	\$306,000	1,600	8	1963	Avg	15,050	N	N	30203 8TH AVE S
11	0	186270	0290	07/11/14	\$339,900	\$349,000	1,610	8	1981	Avg	9,748	Y	N	29604 3RD AVE S
11	0	515296	0350	11/13/14	\$379,750	\$383,000	1,620	8	1976	Avg	9,650	Y	N	1007 S 286TH PL
11	0	515200	0180	06/17/12	\$325,000	\$372,000	1,630	8	1962	Good	18,125	N	N	29853 6TH AVE S
11	0	186270	0160	10/01/12	\$294,000	\$332,000	1,640	8	1980	Good	9,497	Y	N	324 S 295TH PL
11	0	515180	0030	02/25/14	\$398,000	\$417,000	1,640	8	1961	Good	21,652	Y	N	1023 S 295TH PL
11	0	186270	0130	01/01/12	\$357,000	\$419,000	1,660	8	1980	Avg	17,000	Y	N	29411 4TH AVE S
11	0	515296	0040	05/01/12	\$439,000	\$506,000	1,660	8	1977	Avg	9,850	Y	N	28629 8TH PL S
11	0	515260	0090	07/08/14	\$235,500	\$242,000	1,670	8	1967	Fair	13,713	N	N	30225 8TH AVE S
11	0	515220	0090	05/15/13	\$220,000	\$241,000	1,680	8	1961	Good	10,500	N	N	803 S 301ST PL
11	0	720560	0090	07/31/13	\$354,950	\$384,000	1,690	8	1979	Good	23,998	N	N	29200 13TH PL S
11	0	720520	0150	01/28/13	\$335,000	\$372,000	1,700	8	1967	VGood	11,999	Y	N	450 SW 297TH ST
11	0	515160	0120	06/18/14	\$310,000	\$320,000	1,740	8	1960	Good	12,672	N	N	820 S 300TH ST
11	0	513730	0050	04/23/13	\$375,000	\$411,000	1,750	8	1974	Good	10,062	Y	N	29808 2ND AVE SW
11	0	515200	0210	10/22/13	\$290,000	\$310,000	1,750	8	1962	Good	10,880	N	N	611 S 301ST ST
11	0	119600	1255	01/29/13	\$315,000	\$350,000	1,760	8	1962	Avg	25,500	Y	N	116 SW 294TH ST
11	0	515160	0170	10/16/14	\$285,000	\$288,000	1,780	8	1956	Good	12,231	N	N	898 S 299TH PL
11	0	515160	0435	04/01/13	\$254,500	\$280,000	1,820	8	1959	Good	12,000	N	N	1137 S 299TH PL
11	0	515296	0620	11/07/12	\$437,000	\$491,000	1,840	8	1975	Good	12,626	Y	N	28632 11TH AVE S
11	0	515160	0085	09/06/12	\$266,000	\$301,000	1,850	8	1961	Good	12,400	N	N	29832 8TH AVE S
11	0	515200	0170	05/05/14	\$297,500	\$309,000	1,850	8	1962	Good	16,800	N	N	29849 6TH AVE S
11	0	515160	0285	05/07/14	\$314,500	\$326,000	1,870	8	1957	Good	12,381	N	N	29645 10TH PL S
11	0	515280	0260	12/03/13	\$301,000	\$320,000	1,870	8	1967	Good	14,082	N	N	29317 9TH PL S
11	0	515160	0340	07/09/14	\$290,000	\$298,000	1,950	8	1959	Good	15,954	N	N	29646 10TH PL S
11	0	515200	0050	07/10/13	\$319,000	\$346,000	1,970	8	1966	Good	9,800	N	N	29844 6TH AVE S
11	0	515290	0110	05/08/12	\$399,000	\$460,000	2,010	8	1973	Good	15,767	Y	N	725 S 291ST ST
11	0	515230	0110	03/28/13	\$350,000	\$385,000	2,030	8	1961	Good	20,583	N	N	29322 11TH PL S
11	0	513700	0170	12/17/14	\$352,500	\$353,000	2,100	8	1967	Good	10,750	Y	N	29915 2ND AVE SW



Improved Sales Used in This Annual Update Analysis

Area 052 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	0	515160	0300	08/12/14	\$390,000	\$399,000	2,120	8	1975	Avg	12,848	Y	N	29615 10TH PL S
11	0	718300	0070	08/21/14	\$369,160	\$377,000	2,120	8	1965	Good	9,680	Y	N	308 S 296TH PL
11	0	720500	0190	06/12/13	\$456,100	\$497,000	2,150	8	1966	VGood	10,218	Y	N	29834 4TH AVE SW
11	0	720580	0140	10/03/13	\$347,500	\$372,000	2,440	8	1971	Good	10,343	N	N	28907 12TH AVE S
11	0	119600	3150	06/17/13	\$462,000	\$503,000	1,510	9	2000	Avg	16,062	Y	N	398 SW 295TH PL
11	0	119600	3410	06/06/12	\$523,000	\$600,000	1,530	9	1966	Good	14,000	Y	N	29411 1ST AVE S
11	0	720570	0110	12/18/13	\$420,000	\$445,000	1,650	9	1966	Good	11,714	Y	N	28920 11TH AVE S
11	0	119600	2986	04/28/14	\$625,000	\$649,000	1,680	9	2013	Avg	13,600	Y	N	529 SW 294TH ST
11	0	515210	0181	11/14/13	\$395,000	\$421,000	1,690	9	1962	Avg	33,391	Y	N	639 S 295TH PL
11	0	515292	0170	02/24/14	\$330,000	\$346,000	1,760	9	1976	Good	12,350	Y	N	28825 8TH AVE S
11	0	515296	0120	09/27/12	\$615,000	\$695,000	1,810	9	1979	Avg	9,896	Y	N	28614 8TH PL S
11	0	720580	0040	12/23/14	\$450,000	\$451,000	1,820	9	1972	Good	15,233	Y	N	28833 11TH AVE S
11	0	515290	0020	03/19/14	\$600,000	\$627,000	1,900	9	1972	Good	15,581	Y	N	29030 7TH PL S
11	0	513730	0130	12/09/13	\$281,500	\$299,000	1,930	9	1968	Good	9,653	N	N	29608 2ND AVE SW
11	0	515290	0120	01/24/13	\$520,000	\$578,000	1,990	9	1971	Good	12,452	Y	N	29100 8TH AVE S
11	0	515280	0090	04/25/13	\$417,500	\$458,000	2,050	9	1972	Avg	13,646	Y	N	932 S 293RD ST
11	0	543721	0030	12/03/13	\$415,000	\$441,000	2,050	9	1978	Good	10,662	Y	N	109 S 295TH PL
11	0	515298	0150	05/24/13	\$685,000	\$748,000	2,150	9	1980	Good	11,994	Y	N	407 S 289TH ST
11	0	515293	0020	10/02/14	\$495,000	\$502,000	2,250	9	1978	Good	9,776	Y	N	805 S MARINE HILLS WAY
11	0	515180	0045	08/22/14	\$810,000	\$827,000	2,299	9	1975	VGood	17,654	Y	N	935 S 295TH PL
11	0	515210	0060	05/29/14	\$472,000	\$488,000	2,350	9	1965	Good	14,034	Y	N	806 S 295TH PL
11	0	776420	0030	07/16/14	\$515,000	\$529,000	2,360	9	1990	Avg	11,254	Y	N	132 S 297TH PL
11	0	119600	3105	05/22/13	\$360,000	\$393,000	2,740	9	1997	Avg	11,376	N	N	319 SW 294TH ST
11	0	052104	9222	12/12/12	\$720,000	\$805,000	3,040	9	1995	Avg	10,127	Y	N	135 S 293RD PL
11	0	515290	0030	10/02/14	\$640,000	\$649,000	3,040	9	1968	Good	15,034	Y	N	29020 7TH PL S
11	0	515293	0190	07/05/12	\$650,000	\$743,000	2,232	10	1986	Good	19,022	Y	N	704 S 288TH LN
11	0	515292	0010	04/17/14	\$503,500	\$524,000	2,310	10	1977	Avg	15,739	Y	N	28829 6TH AVE S
11	0	891420	0320	01/24/14	\$619,500	\$653,000	2,320	10	1990	Avg	9,662	Y	N	29933 1ST PL S
11	0	119600	3428	06/24/14	\$405,000	\$417,000	2,360	10	1995	Avg	12,750	N	N	29414 2ND AVE SW
11	0	515292	0070	07/31/14	\$649,000	\$665,000	2,450	10	1973	Good	13,809	Y	N	28833 7TH AVE S
11	0	515298	0130	10/30/13	\$575,000	\$614,000	2,500	10	1978	Avg	12,529	Y	N	400 S 289TH ST



Improved Sales Used in This Annual Update Analysis

Area 052 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	0	515296	0730	06/02/14	\$660,000	\$682,000	2,862	10	2002	Avg	14,768	Y	N	28519 10TH AVE S
11	0	119600	3740	09/24/14	\$734,000	\$745,000	2,970	10	2000	Avg	42,755	Y	N	210 SW 295TH ST
11	0	052104	9216	10/23/12	\$525,000	\$591,000	3,570	10	1989	Good	13,200	Y	N	142 S 293RD PL
11	0	119600	3760	05/17/13	\$634,700	\$694,000	3,690	10	2000	Avg	17,000	Y	N	29620 2ND PL SW
11	0	119600	3940	02/22/12	\$620,000	\$722,000	3,770	10	2000	Avg	12,752	Y	N	393 SW 295TH PL
11	0	543721	0120	03/08/12	\$550,000	\$639,000	3,900	10	1995	Avg	9,915	Y	N	160 S 295TH PL
11	0	720520	0050	04/08/13	\$630,000	\$693,000	2,050	11	2007	Avg	9,900	Y	N	619 S 297TH ST
11	0	052104	9228	11/19/13	\$830,000	\$883,000	3,026	11	2013	Avg	11,150	Y	N	29324 1ST AVE S
11	0	052104	9227	12/01/14	\$950,000	\$955,000	4,350	11	2011	Avg	9,695	Y	N	29320 1ST AVE S
11	0	515296	0710	05/14/14	\$740,000	\$767,000	4,490	11	1984	Avg	31,675	Y	N	28511 10TH AVE S
11	0	515293	0260	03/13/13	\$738,000	\$814,000	5,240	11	1980	Good	13,585	Y	N	28802 8TH AVE S
14	0	321020	0004	05/09/12	\$275,000	\$317,000	1,020	6	1930	Good	39,736	Y	Y	5432 SW 315TH ST
14	0	416710	0145	10/11/13	\$240,000	\$257,000	1,040	6	1920	Good	14,166	Y	N	3107 SW 300TH PL
14	0	012103	9038	08/19/14	\$169,000	\$173,000	1,470	6	1916	Good	18,459	N	N	30326 21ST AVE SW
14	0	321020	0382	08/16/13	\$249,000	\$269,000	1,000	7	1940	Good	25,823	N	N	5221 SW DASH POINT RD
14	0	515320	0506	07/31/14	\$217,000	\$222,000	1,000	7	1959	Avg	12,000	N	N	30035 8TH AVE SW
14	0	321020	0110	06/27/12	\$310,000	\$355,000	1,020	7	1990	Avg	22,696	Y	N	31134 53RD AVE SW
14	0	515320	0290	07/05/13	\$242,500	\$263,000	1,030	7	1952	Avg	23,400	Y	N	30055 12TH LN SW
14	0	515320	0361	12/13/13	\$172,000	\$182,000	1,070	7	1995	Avg	16,000	N	N	30167 12TH AVE SW
14	0	189850	0120	12/15/12	\$176,950	\$198,000	1,080	7	1968	Good	9,611	N	N	31836 54TH AVE SW
14	0	189860	0100	11/24/14	\$218,250	\$220,000	1,080	7	1968	Avg	9,774	N	N	31931 53RD AVE SW
14	0	515320	0450	04/18/14	\$199,950	\$208,000	1,090	7	1962	Avg	20,900	N	N	30402 12TH AVE SW
14	0	416770	0200	03/25/13	\$278,000	\$306,000	1,100	7	1966	Good	9,600	N	N	2427 SW 307TH ST
14	0	416770	0240	12/04/14	\$268,450	\$270,000	1,100	7	1963	Good	9,600	N	N	2231 SW 307TH ST
14	0	416760	0030	11/15/12	\$207,000	\$232,000	1,120	7	1961	Good	12,054	N	N	30837 21ST AVE SW
14	0	515320	0375	03/19/14	\$210,550	\$220,000	1,120	7	1963	Good	43,560	N	N	1266 SW 304TH ST
14	0	112103	9081	06/25/13	\$201,000	\$219,000	1,130	7	1963	Avg	52,941	N	N	4343 SW 307TH ST
14	0	189870	0040	03/15/13	\$160,000	\$177,000	1,180	7	1971	Fair	9,595	N	N	31414 51ST AVE SW
14	0	321020	0373	06/17/14	\$204,950	\$211,000	1,180	7	1978	Avg	9,344	N	N	5108 SW 316TH PL
14	0	005100	0160	09/27/13	\$300,000	\$322,000	1,220	7	1978	Good	11,858	N	N	2115 SW 305TH ST
14	0	416730	0350	05/08/14	\$258,000	\$268,000	1,230	7	1977	Avg	8,320	N	N	2103 SW 306TH PL



Improved Sales Used in This Annual Update Analysis

Area 052 -- 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
14	0	515320	0358	10/29/14	\$240,000	\$242,000	1,230	7	1957	Avg	16,000	N	N	30153 12TH AVE SW
14	0	416790	0280	01/21/13	\$224,000	\$249,000	1,260	7	1975	Avg	10,335	N	N	2219 SW 308TH ST
14	0	416730	0230	07/03/12	\$228,000	\$261,000	1,280	7	1976	Avg	7,210	N	N	2417 SW 306TH PL
14	0	416660	0580	09/21/12	\$236,900	\$268,000	1,290	7	1976	Avg	10,893	N	N	30411 28TH AVE SW
14	0	514930	0100	11/08/12	\$190,000	\$213,000	1,290	7	1976	Avg	9,600	N	N	1427 SW 307TH ST
14	0	514930	0180	08/15/13	\$305,000	\$329,000	1,290	7	1976	Good	14,250	N	N	30620 15TH PL SW
14	0	514930	0350	03/26/14	\$315,000	\$329,000	1,290	7	1978	Avg	14,690	N	N	1426 SW 306TH ST
14	0	189850	0100	06/26/13	\$190,000	\$207,000	1,350	7	1968	Good	9,518	N	N	31856 54TH AVE SW
14	0	189860	0050	07/22/14	\$257,500	\$264,000	1,360	7	1968	Good	9,323	N	N	31809 53RD AVE SW
14	0	195460	0131	07/25/14	\$225,000	\$231,000	1,360	7	1962	Good	13,020	N	N	29825 10TH AVE SW
14	0	515320	0250	03/24/12	\$300,000	\$348,000	1,400	7	1964	Good	36,890	Y	N	1281 SW 300TH PL
14	0	515320	0591	01/28/13	\$165,100	\$183,000	1,400	7	1956	Good	26,500	N	N	1253 SW 304TH ST
14	0	195460	0181	12/31/13	\$226,500	\$240,000	1,410	7	1957	Avg	13,950	N	N	29877 8TH AVE SW
14	0	416780	0150	08/17/13	\$249,000	\$269,000	1,450	7	1968	Avg	9,660	Y	N	30714 26TH AVE SW
14	0	416710	0215	04/29/14	\$355,000	\$369,000	1,470	7	1960	Avg	9,737	Y	N	3025 SW 300TH PL
14	0	178990	0080	07/22/14	\$209,950	\$215,000	1,570	7	1981	Avg	15,570	N	N	2216 SW DASH POINT RD
14	0	416730	0180	03/19/13	\$309,500	\$341,000	1,680	7	1976	Good	7,200	Y	N	2440 SW 306TH PL
14	0	515320	0620	12/06/13	\$175,000	\$186,000	1,780	7	1965	Fair	18,750	N	N	30447 12TH AVE SW
14	0	012103	9124	05/28/13	\$280,000	\$306,000	1,820	7	1930	Good	22,690	Y	N	30015 21ST AVE SW
14	0	416760	0070	04/13/12	\$212,000	\$245,000	1,920	7	1962	Good	12,054	N	N	30735 21ST AVE SW
14	0	514930	0040	04/11/13	\$207,500	\$228,000	1,930	7	1976	Good	15,000	N	N	1519 SW 308TH PL
14	0	416660	0230	11/19/14	\$294,000	\$296,000	2,060	7	1938	Good	15,050	N	N	30019 30TH AVE SW
14	0	195460	0096	04/16/13	\$369,800	\$406,000	2,610	7	1961	Good	13,485	Y	N	29866 12TH AVE SW
14	0	416660	0115	11/21/14	\$1,150,000	\$1,157,000	3,230	7	1993	Avg	75,889	Y	Y	2808 SW 300TH PL
14	0	189831	0040	04/29/14	\$280,000	\$291,000	1,080	8	1987	Avg	7,220	N	N	5100 SW 324TH PL
14	0	873219	0170	12/10/14	\$266,000	\$267,000	1,140	8	1978	Avg	12,693	N	N	4902 SW 324TH PL
14	0	873219	0690	10/18/12	\$167,000	\$188,000	1,170	8	1979	Avg	7,523	N	N	32641 50TH PL SW
14	0	873219	0990	07/09/14	\$229,000	\$235,000	1,170	8	1979	Avg	7,688	N	N	4908 SW 327TH PL
14	0	119600	4755	09/06/13	\$525,000	\$565,000	1,220	8	1961	Good	12,350	Y	N	1012 SW 296TH ST
14	0	515320	0150	12/03/14	\$345,000	\$347,000	1,220	8	1957	Avg	16,660	Y	N	29874 MARINE VIEW DR SW
14	0	873219	0830	10/11/12	\$207,500	\$234,000	1,230	8	1979	Avg	9,293	N	N	32608 49TH CT SW

Improved Sales Used in This Annual Update Analysis

Area 052 -- 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
14	0	873218	0110	02/08/13	\$243,600	\$270,000	1,240	8	1986	Good	10,697	N	N	32607 46TH CT SW
14	0	873219	0700	02/28/12	\$166,333	\$193,000	1,240	8	1979	Avg	7,524	N	N	32647 50TH PL SW
14	0	195460	0095	06/08/12	\$540,000	\$620,000	1,250	8	2007	Avg	13,485	Y	N	29865 11TH AVE SW
14	0	873219	0020	11/13/12	\$210,000	\$236,000	1,310	8	1979	Avg	8,978	N	N	4618 SW 325TH WAY
14	0	873219	0430	05/17/13	\$281,950	\$308,000	1,340	8	1978	Good	8,501	N	N	32436 50TH CT SW
14	0	195460	0195	09/24/12	\$498,000	\$563,000	1,350	8	1966	VGood	11,154	Y	N	29849 9TH AVE SW
14	0	873219	0320	12/26/12	\$245,000	\$273,000	1,390	8	1979	Good	7,751	N	N	32438 50TH PL SW
14	0	873219	0680	10/19/12	\$175,000	\$197,000	1,390	8	1979	Avg	7,522	N	N	32633 50TH PL SW
14	0	893750	0220	09/24/13	\$369,000	\$396,000	1,400	8	1964	Good	15,945	Y	N	29844 24TH AVE SW
14	0	211570	0120	06/11/13	\$265,000	\$289,000	1,440	8	1980	Avg	7,848	N	N	4735 SW 313TH PL
14	0	112103	9105	12/03/14	\$399,950	\$402,000	1,450	8	1969	Avg	64,694	N	N	4325 SW 307TH ST
14	0	122103	9140	10/21/13	\$195,000	\$208,000	1,450	8	1976	Avg	24,748	N	N	2619 SW 308TH ST
14	0	189830	0140	10/10/13	\$280,000	\$300,000	1,450	8	1987	Avg	11,410	N	N	32521 52ND PL SW
14	0	189830	0260	01/09/14	\$276,000	\$291,000	1,450	8	1985	Good	7,700	N	N	5217 SW 326TH ST
14	0	416780	0110	02/11/13	\$232,000	\$257,000	1,480	8	1968	Good	9,600	N	N	2426 SW 308TH PL
14	0	873219	0080	09/09/14	\$200,000	\$204,000	1,480	8	1979	Avg	12,561	N	N	4720 SW 325TH PL
14	0	189832	0290	01/09/14	\$245,000	\$259,000	1,500	8	1986	Avg	7,765	N	N	32706 51ST PL SW
14	0	189890	0280	09/19/14	\$340,000	\$346,000	1,500	8	1999	Avg	20,277	N	N	33107 47TH AVE W
14	0	012103	9036	08/15/14	\$331,000	\$338,000	1,510	8	1963	Avg	42,126	Y	N	29908 21ST AVE SW
14	0	112103	9059	05/22/14	\$503,000	\$521,000	1,510	8	2003	Avg	59,612	Y	Y	4326 SW 307TH ST
14	0	321020	0077	05/01/13	\$360,000	\$395,000	1,510	8	1963	Avg	22,821	Y	N	5312 SW 315TH ST
14	0	416770	0210	08/26/14	\$240,000	\$245,000	1,520	8	1966	Avg	9,600	N	N	2419 SW 307TH ST
14	0	893750	0040	09/20/13	\$180,000	\$193,000	1,520	8	1968	Avg	15,344	N	N	30225 24TH AVE SW
14	0	122103	9094	01/28/14	\$347,000	\$365,000	1,530	8	1964	Good	12,632	N	N	30404 21ST AVE SW
14	0	515320	0021	10/15/13	\$315,000	\$337,000	1,560	8	1979	Avg	15,000	Y	N	1233 SW 296TH ST
14	0	112103	9045	10/01/13	\$575,000	\$616,000	1,580	8	1957	Avg	78,673	Y	Y	30626 43RD AVE SW
14	0	515320	0407	04/02/12	\$249,900	\$289,000	1,580	8	1975	Good	12,000	N	N	30031 10TH AVE SW
14	0	102103	9030	09/23/12	\$227,775	\$257,000	1,590	8	1978	Avg	52,707	N	N	5104 SW 320TH ST
14	0	005100	0220	03/22/13	\$308,750	\$340,000	1,600	8	1977	Good	13,125	N	N	30435 23RD AVE SW
14	0	189832	0230	04/10/12	\$220,000	\$254,000	1,600	8	1986	Avg	10,603	N	N	5119 SW 327TH PL
14	0	515320	0352	05/30/13	\$238,750	\$261,000	1,620	8	1967	Good	16,000	N	N	30141 12TH AVE SW

Improved Sales Used in This Annual Update Analysis

Area 052 -- 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
14	0	189830	0160	08/27/12	\$217,500	\$247,000	1,640	8	1983	Avg	7,678	N	N	32529 52ND PL SW
14	0	012103	9131	07/13/13	\$251,000	\$272,000	1,650	8	1967	Avg	38,430	N	N	30230 23RD AVE SW
14	0	211572	0070	11/25/14	\$216,300	\$218,000	1,650	8	1985	Avg	5,000	N	N	4742 SW 314TH PL
14	0	211570	0020	10/28/13	\$279,990	\$299,000	1,660	8	1979	Avg	7,700	N	N	4741 SW 312TH PL
14	0	211572	0500	10/23/14	\$286,000	\$289,000	1,680	8	1987	Avg	5,000	N	N	31440 48TH PL SW
14	0	189830	0290	08/24/12	\$222,500	\$253,000	1,690	8	1983	Avg	8,279	N	N	5129 SW 326TH ST
14	0	515320	0115	06/24/13	\$499,900	\$544,000	1,700	8	1964	Avg	19,578	Y	N	29812 MARINE VIEW DR SW
14	0	178980	0020	06/03/14	\$375,900	\$388,000	1,750	8	1958	Good	33,740	N	N	31207 22ND AVE SW
14	0	012103	9076	02/27/14	\$397,750	\$417,000	1,760	8	2013	Avg	15,344	N	N	30021 21ST AVE SW
14	0	178990	0065	07/09/14	\$215,000	\$221,000	1,770	8	1959	Avg	29,004	N	N	2245 SW 313TH ST
14	0	189831	0110	12/02/14	\$280,000	\$281,000	1,800	8	1987	Avg	8,697	N	N	5202 SW 324TH PL
14	0	062104	9074	11/27/12	\$380,000	\$426,000	1,820	8	1957	Avg	14,000	Y	N	1212 SW 296TH ST
14	0	416710	0130	08/08/13	\$320,000	\$346,000	1,820	8	1977	Avg	13,955	N	N	3104 SW 304TH ST
14	0	758200	0020	07/31/12	\$380,000	\$433,000	1,820	8	1964	Avg	12,765	Y	N	31020 39TH AVE SW
14	0	802950	0380	07/31/14	\$305,000	\$312,000	1,830	8	1989	Avg	10,873	N	N	4803 SW 329TH WAY
14	0	211572	0110	05/02/14	\$255,000	\$265,000	1,920	8	1987	Avg	5,000	N	N	31405 48TH PL SW
14	0	119600	2794	12/16/13	\$242,500	\$257,000	1,980	8	1984	Avg	17,000	N	N	720 SW 295TH ST
14	0	122103	9152	06/03/13	\$310,000	\$338,000	1,980	8	1979	Good	28,314	N	N	2030 SW 306TH LN
14	0	178990	0035	06/12/12	\$292,000	\$335,000	2,010	8	1959	Good	89,733	N	N	2279 SW 313TH ST
14	0	189831	0330	04/10/13	\$285,000	\$313,000	2,010	8	1984	Avg	8,799	N	N	32413 53RD PL SW
14	0	189832	0100	12/19/13	\$239,000	\$253,000	2,020	8	1985	Avg	9,614	N	N	5145 SW 326TH PL
14	0	119600	2680	03/13/12	\$355,000	\$412,000	2,030	8	1968	Avg	24,680	Y	N	912 SW 295TH ST
14	0	873218	0290	07/25/13	\$320,000	\$346,000	2,050	8	1985	Good	7,200	N	N	4613 SW 327TH ST
14	0	211572	0130	08/21/14	\$289,950	\$296,000	2,070	8	1987	Avg	5,013	N	N	31415 48TH PL SW
14	0	802950	0450	05/29/14	\$300,000	\$310,000	2,080	8	1989	Avg	9,827	N	N	4805 SW 330TH CT
14	0	211572	0510	01/29/13	\$274,950	\$305,000	2,090	8	1986	Good	5,000	N	N	31434 48TH PL SW
14	0	189890	0100	07/22/14	\$305,000	\$313,000	2,100	8	1998	Avg	14,773	N	N	33114 47TH AVE SW
14	0	189890	0150	07/01/13	\$318,000	\$345,000	2,100	8	1997	Avg	8,608	N	N	4633 SW 330TH CT
14	0	189890	0140	05/30/12	\$429,000	\$493,000	2,143	8	2000	Avg	17,877	N	N	33016 47TH AVE SW
14	0	085050	0070	07/21/14	\$290,000	\$297,000	2,150	8	1976	Good	15,001	N	N	30314 19TH PL SW
14	0	802950	0250	08/28/12	\$239,000	\$271,000	2,180	8	1989	Avg	8,753	N	N	32824 48TH CT SW

Improved Sales Used in This Annual Update Analysis

Area 052 -- 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
14	0	012103	9125	06/02/14	\$297,250	\$307,000	2,190	8	1965	Good	16,200	Y	N	2250 SW 300TH ST
14	0	112103	9094	11/19/13	\$555,000	\$591,000	2,400	8	1974	Good	50,367	Y	Y	30901 50TH PL SW
14	0	195460	0145	10/11/13	\$475,000	\$508,000	2,600	8	1996	Avg	13,800	N	N	823 SW 298TH ST
14	0	189890	0040	06/06/14	\$300,000	\$310,000	2,680	8	1999	Avg	15,508	N	N	4620 SW 333RD CT
14	0	189890	0080	12/10/13	\$295,000	\$313,000	2,680	8	1999	Avg	14,637	N	N	33128 47TH AVE SW
14	0	195460	0116	02/07/12	\$340,000	\$397,000	3,312	8	2004	Avg	13,020	N	N	29853 10TH AVE SW
14	0	515320	0015	11/04/13	\$410,000	\$437,000	1,540	9	1957	Good	30,000	Y	N	1225 SW 296TH ST
14	0	184090	0050	05/01/14	\$468,000	\$486,000	1,830	9	1978	Avg	14,520	N	N	5016 SW 310TH ST
14	0	802950	0080	02/18/14	\$372,500	\$391,000	1,960	9	1990	Good	8,041	N	N	4605 SW 328TH PL
14	0	102103	9018	09/03/13	\$420,000	\$452,000	2,100	9	1989	Avg	40,225	N	N	31722 53RD AVE SW
14	0	515320	0185	09/26/12	\$517,000	\$584,000	2,100	9	2007	Avg	23,300	Y	N	1234 SW 300TH PL
14	0	119600	4386	10/27/13	\$450,000	\$480,000	2,130	9	1981	Good	13,000	Y	N	714 SW 296TH ST
14	0	802950	0180	06/11/14	\$330,000	\$341,000	2,210	9	1989	Avg	7,557	N	N	32739 47TH AVE SW
14	0	893750	0280	02/11/12	\$529,000	\$617,000	2,220	9	1962	Good	22,057	Y	N	29825 24TH AVE SW
14	0	189820	0030	09/22/14	\$335,000	\$340,000	2,240	9	1989	Avg	9,701	N	N	4614 SW 327TH PL
14	0	058755	0330	03/24/14	\$400,000	\$418,000	2,260	9	1989	Avg	27,896	Y	N	30830 36TH CT SW
14	0	802950	0360	12/02/14	\$330,000	\$332,000	2,370	9	1990	Avg	9,102	N	N	4815 SW 329TH WAY
14	0	802950	0140	08/21/13	\$345,000	\$372,000	2,380	9	1989	Avg	8,913	N	N	4639 SW 328TH PL
14	0	416660	0473	12/09/14	\$359,500	\$361,000	2,390	9	1988	Avg	11,250	N	N	30226 30TH AVE SW
14	0	189820	0100	05/28/14	\$355,000	\$367,000	2,400	9	1990	Avg	9,701	N	N	4615 SW 327TH PL
14	0	802950	0640	11/12/12	\$440,000	\$494,000	2,440	9	1990	Avg	9,655	N	N	32906 46TH CT SW
14	0	802951	0010	10/30/14	\$299,250	\$302,000	2,530	9	1990	Avg	8,669	N	N	4840 SW 329TH WAY
14	0	189820	0110	08/20/12	\$375,375	\$426,000	2,560	9	1989	Avg	9,701	N	N	4621 SW 327TH PL
14	0	515320	0050	03/20/12	\$655,000	\$760,000	2,740	9	1990	Avg	14,900	Y	N	1431 SW 296TH ST
14	0	515320	0409	10/21/13	\$429,500	\$459,000	2,930	9	1994	Avg	15,510	N	N	30017 10TH AVE SW
14	0	802950	0340	04/03/13	\$377,500	\$415,000	2,990	9	1989	Avg	9,883	N	N	32821 48TH CT SW
14	0	889420	0270	05/01/13	\$685,000	\$751,000	3,217	9	2013	Avg	9,814	Y	N	30407 25TH AVE SW
14	0	889420	0210	05/25/13	\$650,000	\$710,000	3,582	9	2012	Avg	11,695	Y	N	30513 25TH PL SW
14	0	889420	0250	06/20/12	\$595,000	\$682,000	3,582	9	2012	Avg	11,166	Y	N	30421 25TH AVE SW
14	0	889420	0200	07/25/14	\$615,000	\$630,000	3,672	9	2013	Avg	13,684	Y	N	30517 25TH PL SW
14	0	889420	0260	09/07/12	\$625,000	\$708,000	3,672	9	2012	Avg	9,875	Y	N	30415 25TH AVE SW

Improved Sales Used in This Annual Update Analysis

Area 052 -- 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
14	0	058755	0470	03/18/13	\$585,000	\$645,000	2,210	10	1989	Good	14,217	Y	N	30923 36TH AVE SW
14	0	802952	0050	04/12/12	\$389,950	\$451,000	2,320	10	1999	Avg	10,080	Y	N	33105 49TH AVE SW
14	0	758200	0080	03/22/12	\$805,000	\$933,000	2,470	10	1969	Avg	104,797	Y	Y	31006 39TH AVE SW
14	0	062104	9043	06/11/13	\$600,000	\$654,000	2,510	10	1991	Avg	15,000	Y	N	29873 MARINE VIEW DR SW
14	0	119600	4695	05/08/13	\$720,000	\$788,000	2,570	10	1991	Avg	16,101	Y	N	29514 12TH AVE SW
14	0	802952	0240	10/10/14	\$475,000	\$481,000	2,660	10	1994	Avg	14,401	N	N	4930 SW 329TH WAY
14	0	005050	0060	06/12/12	\$590,000	\$677,000	2,790	10	1990	Avg	15,001	Y	N	30117 16TH AVE SW
14	0	802952	0160	04/02/13	\$505,000	\$556,000	2,820	10	1993	Avg	15,498	Y	N	33022 49TH AVE SW
14	0	889420	0120	01/07/14	\$576,000	\$609,000	2,833	10	2013	Avg	10,157	N	N	30425 24TH AVE SW
14	0	758200	0100	02/27/14	\$975,000	\$1,022,000	3,010	10	1972	Avg	64,474	Y	Y	31002 39TH AVE SW
14	0	802951	0290	01/21/13	\$445,000	\$495,000	3,140	10	1990	Good	14,084	N	N	32918 49TH AVE SW
14	0	058755	0340	05/02/14	\$604,000	\$627,000	3,240	10	1995	Avg	33,151	Y	N	30822 36TH CT SW
14	0	005070	0010	07/19/13	\$460,000	\$498,000	3,340	10	1990	Avg	15,295	N	N	30323 17TH AVE SW
14	0	112103	9056	05/04/12	\$695,000	\$801,000	3,460	10	2004	Avg	262,231	N	N	4250 SW DASH POINT RD
14	0	058755	0210	07/28/14	\$627,000	\$642,000	3,540	10	1989	Avg	30,407	Y	N	31114 36TH AVE SW
14	0	058755	0280	05/30/14	\$625,000	\$646,000	3,550	10	1989	Avg	25,639	Y	N	30924 36TH AVE SW
14	0	758200	0060	05/15/13	\$807,950	\$884,000	3,590	10	1977	Avg	58,190	Y	Y	31010 39TH PL SW
14	0	062104	9047	04/23/13	\$929,000	\$1,019,000	3,632	10	2006	Avg	29,817	Y	N	1240 SW 296TH ST
14	0	802952	0040	11/06/13	\$445,000	\$474,000	3,670	10	1999	Avg	10,835	Y	N	33049 49TH AVE SW
14	0	062104	9105	04/25/13	\$677,500	\$743,000	3,870	10	1990	Avg	15,750	Y	N	1226 SW 296TH ST
14	0	758200	0170	06/19/12	\$650,000	\$745,000	2,670	11	1984	Avg	12,529	Y	N	31021 39TH AVE SW
14	0	112103	9088	06/19/12	\$825,000	\$945,000	3,420	11	1977	Good	58,796	Y	Y	30625 43RD AVE SW
14	0	005070	0090	11/07/12	\$592,500	\$666,000	3,820	11	1995	Avg	31,964	Y	N	30107 17TH AVE SW
14	0	889420	0150	12/17/14	\$1,275,000	\$1,278,000	5,844	11	2007	Avg	10,766	Y	N	30409 24TH AVE SW
14	0	889420	0240	08/14/12	\$800,000	\$909,000	6,260	11	2007	Avg	12,753	Y	N	30427 25TH PL SW
14	0	012103	9094	09/26/12	\$840,000	\$949,000	6,190	12	2007	Avg	27,425	Y	N	29919 23RD AVE SW

Improved Sales Removed in This Annual Update Analysis Area 052 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	0	052104	9186	03/28/12	\$465,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
9	0	052104	9200	07/08/14	\$819,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	0	119600	0220	02/22/12	\$150,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
9	0	119600	0230	08/03/12	\$1,515	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
9	0	119600	2395	05/11/14	\$590,000	RELOCATION - SALE TO SERVICE
9	0	172204	9055	08/11/14	\$1,563,632	MODEL DEVELOPMENT EXCLUSION
9	0	172204	9094	11/01/12	\$445,000	DIVORCE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
9	0	172204	9117	01/22/13	\$485,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
9	0	201380	0750	04/25/13	\$200,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
9	0	201380	0808	06/10/14	\$810,600	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	0	201380	2030	09/11/14	\$357,000	DOR RATIO; NO MARKET EXPOSURE
9	0	322204	9119	09/11/12	\$690,000	AUCTION SALE; SHERIFF / TAX SALE; AND OTHER WARNINGS
9	0	506740	0042	09/26/12	\$1,000,000	OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE
9	0	506740	0062	06/11/13	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	0	506740	0115	08/09/12	\$300,299	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
9	0	506840	0108	12/27/12	\$240,000	SEGREGATION AND/OR MERGER
9	0	506840	0108	01/03/14	\$200,000	SEGREGATION AND/OR MERGER
9	0	720360	0450	03/27/13	\$383,863	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
9	0	720360	0595	06/04/12	\$233,391	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
9	0	720360	0645	05/08/12	\$295,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
9	0	720420	0025	10/28/14	\$1,225,000	IMP. COUNT > 1
9	0	953660	0085	06/05/14	\$189,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
9	0	953660	0645	05/14/13	\$322,566	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	0	953660	0670	12/23/13	\$699,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
9	0	953660	0670	09/18/13	\$1,105,363	SHERIFF / TAX SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
9	0	953660	0679	05/22/13	\$720,000	RELOCATION - SALE TO SERVICE
10	0	025130	0110	07/31/14	\$225,000	NON-NORMAL DISTRIBUTION
10	0	025130	0210	06/27/12	\$206,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
10	0	025130	0260	01/15/14	\$190,000	NON-REPRESENTATIVE SALE
10	0	087390	0090	02/23/12	\$180,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis Area 052 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	0	292204	9078	06/17/14	\$195,595	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; EXEMPT FR EXCISE TAX
10	0	322204	9094	08/20/12	\$157,500	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
10	0	322204	9122	07/17/12	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10	0	542800	0120	04/19/13	\$550,126	RETENTION EXCLUSION FOR THE SAMPLE SET
10	0	638510	0120	12/09/14	\$250,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	691810	0110	11/07/12	\$223,750	RELOCATION - SALE TO SERVICE
10	0	691810	0310	04/11/13	\$297,189	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
10	0	720300	0170	03/06/13	\$181,100	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; EXEMPT FR EXCISE TAX
10	0	720300	0200	02/20/13	\$94,748	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR; ASSUMPTION OF MORTGAGE
10	0	720300	0461	11/05/14	\$217,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	720300	0500	04/27/12	\$145,000	NON-REPRESENTATIVE SALE
10	0	720360	1435	06/09/14	\$638,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
10	0	720360	1495	09/24/13	\$178,000	INSUFFICIENT REPRESENTATION FOR GRADE 5
10	0	720360	1545	12/19/12	\$105,000	DOR RATIO; IMP. CHAR. CHANGED SINCE SALE; ESTATE ADMIN., GUARDIAN, OR EXECUTOR
10	0	720540	0055	09/17/14	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
10	0	720540	0155	11/13/14	\$145,000	RELATED PARTY, FRIEND, OR NEIGHBOR
10	0	720540	0180	09/16/13	\$141,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	720540	0180	12/04/13	\$138,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
10	0	720550	0030	04/04/12	\$165,000	NON-REPRESENTATIVE SALE
10	0	720550	0160	07/20/12	\$34,509	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
10	0	720551	0370	06/06/14	\$205,701	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; EXEMPT FR EXCISE TAX
10	0	720551	0370	11/24/14	\$304,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
10	0	752260	0030	12/05/12	\$196,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	752260	0050	02/13/14	\$197,527	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
10	0	752260	0130	06/09/14	\$322,316	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
10	0	752260	0160	07/25/14	\$223,220	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
10	0	752260	0230	10/10/13	\$272,872	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	752270	0040	04/16/13	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FULL SALES PRICE NOT REPORTED
10	0	752270	0180	08/29/12	\$151,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; IMP. CHARACTERISTICS CHGED SINCE SALE
10	0	752300	0050	10/15/12	\$165,711	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS

Improved Sales Removed in This Annual Update Analysis Area 052 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	0	752300	0150	05/02/13	\$132,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
10	0	752300	0150	11/20/13	\$195,000	NON-REPRESENTATIVE SALE
10	0	752300	0270	03/05/12	\$135,000	NON-REPRESENTATIVE SALE
10	0	752300	0280	04/05/12	\$178,100	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; SHORT SALE
10	0	752400	0140	04/10/13	\$125,000	DOR RATIO; NON-REPRESENTATIVE SALE; SHORT SALE
10	0	752400	0140	01/10/14	\$309,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
10	0	752400	0200	09/15/14	\$212,100	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	752400	0255	06/03/13	\$156,100	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	752400	0255	04/03/14	\$236,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
10	0	752410	0280	02/05/14	\$159,500	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; EXEMPT FR EXCISE TAX
10	0	752410	0280	06/12/14	\$259,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
10	0	752410	0300	07/25/14	\$256,556	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE
10	0	752420	0160	03/16/12	\$147,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
10	0	752420	0330	08/19/14	\$95,000	DOR RATIO; NON-REPRESENTATIVE SALE
10	0	752420	0330	10/07/14	\$167,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND OR NEIGHBOR
10	0	894730	0120	07/13/12	\$145,000	NON-REPRESENTATIVE SALE
10	0	953660	0375	04/20/12	\$248,000	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
10	0	953660	1065	01/06/14	\$107,000	SHORT SALE; NON-REPRESENTATIVE SALE
10	0	953660	1091	12/14/12	\$71,000	DOR RATIO; NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10	0	953660	1120	04/18/12	\$60,000	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	0	953660	1560	12/11/13	\$349,600	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	953660	1626	09/23/13	\$265,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	953660	1766	03/07/12	\$167,500	BOX PLOT OUTLIER
10	0	953660	1880	03/22/12	\$262,772	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
10	0	953660	1935	02/12/14	\$225,000	UNFINISHED AREA
10	0	953660	1951	11/19/13	\$110,750	BOX PLOT OUTLIER
10	0	953660	1996	11/18/13	\$191,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	953660	1996	06/10/14	\$149,500	IMP CHARACTERISTICS CHANGED SINCE SALE
10	0	953660	1996	09/23/14	\$229,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
10	0	953660	2035	03/21/13	\$122,401	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; EXEMPT FR EXCISE TAX

Improved Sales Removed in This Annual Update Analysis Area 052 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	0	953660	2035	07/29/13	\$186,000	NON-REPRESENTATIVE SALE
10	0	953660	2040	12/13/12	\$130,000	NON-REPRESENTATIVE SALE
10	0	953660	2080	12/18/13	\$125,100	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	953660	2080	12/19/14	\$229,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
10	0	953680	0020	09/05/14	\$222,600	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; EXEMPT FR EXCISE TAX
11	0	039600	0090	02/02/13	\$186,100	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
11	0	039600	0110	06/14/13	\$211,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	052104	9012	02/24/14	\$289,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; RELATED PARTY, FRIEND, OR NEIGHBOR
11	0	062104	9117	06/21/13	\$225,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; EXEMPT FR EXCISE TAX
11	0	119600	1680	07/17/14	\$254,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	119600	2938	07/14/14	\$506,000	ASSUMPTION OF MORTGAGE W/NO ADDL CONSIDERATION PD
11	0	119600	3110	08/27/12	\$345,000	NON-REPRESENTATIVE SALE
11	0	233680	0050	12/24/14	\$178,050	AUCTION SALE; EXEMPT FROM EXCISE TAX
11	0	233690	0050	10/28/13	\$160,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
11	0	233700	0020	01/13/14	\$339,250	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
11	0	233700	0150	01/23/14	\$201,347	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
11	0	506880	0030	11/17/12	\$227,810	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
11	0	513710	0030	08/22/14	\$259,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
11	0	513730	0130	05/09/14	\$465,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
11	0	514980	0030	02/12/13	\$121,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	515160	0095	06/21/13	\$210,100	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; EXEMPT FR EXCISE TAX
11	0	515160	0095	02/11/14	\$315,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
11	0	515160	0120	06/18/14	\$310,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
11	0	515160	0285	07/05/12	\$265,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	0	515160	0390	11/13/14	\$305,000	NON-NORMAL DISTRIBUTION
11	0	515160	0430	07/03/12	\$205,000	NON-REPRESENTATIVE SALE
11	0	515160	0460	11/26/12	\$195,704	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
11	0	515160	0460	07/11/12	\$218,820	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
11	0	515160	0510	06/12/12	\$240,000	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	0	515180	0070	06/04/13	\$249,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis Area 052 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	0	515190	0110	12/19/14	\$340,768	SALES DATA DOES NOT MATCH ASSESSED VALUE
11	0	515200	0090	08/29/13	\$256,181	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
11	0	515200	0090	03/18/14	\$215,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
11	0	515200	0220	04/16/13	\$285,000	BANKRUPTCY - RECEIVER OR TRUSTEE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	0	515200	0310	06/04/14	\$170,100	AUCTION SALE; EXEMPT FROM EXCISE TAX
11	0	515210	0010	09/25/13	\$408,650	SALE DATA DOES NOT MATCH ASSESSED VALUE
11	0	515230	0100	11/13/14	\$285,000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
11	0	515260	0040	05/16/12	\$227,716	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
11	0	515260	0070	07/09/13	\$241,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; EXEMPT FR EXCISE TAX
11	0	515270	0060	05/28/14	\$465,000	OBSERVATION OUTSIDE OF THE NORM
11	0	515270	0130	10/09/14	\$451,564	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	515293	0260	03/21/12	\$504,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
11	0	515296	0330	06/10/14	\$480,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
11	0	515296	0730	12/09/13	\$923,961	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; EXEMPT FR EXCISE TAX
11	0	543720	0010	12/12/12	\$245,000	NON-REPRESENTATIVE SALE
11	0	543720	0050	11/20/14	\$560,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
11	0	662080	0020	05/30/13	\$185,000	MULTI-PARCEL SALE
11	0	692860	0040	02/24/12	\$120,000	NON-REPRESENTATIVE SALE; SHORT SALE
11	0	692860	0330	12/05/13	\$185,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	692860	0330	01/24/14	\$211,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
11	0	692860	0390	09/10/12	\$110,000	NON-REPRESENTATIVE SALE
11	0	692860	0490	05/16/12	\$144,900	NON-REPRESENTATIVE SALE
11	0	720250	0030	06/07/12	\$480,700	NON-REPRESENTATIVE SALE
11	0	720500	0010	08/24/12	\$182,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	720500	0080	10/23/12	\$219,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	720500	0190	01/24/13	\$226,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	720520	0205	06/21/13	\$258,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; EXEMPT FR EXCISE TAX
11	0	720535	0070	06/17/13	\$178,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	720560	0060	05/31/13	\$210,001	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	776420	0040	09/14/12	\$490,000	MODEL DEVELOPMENT EXCLUSION

Improved Sales Removed in This Annual Update Analysis Area 052 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
14	0	005100	0160	09/20/13	\$300,000	RELOCATION - SALE TO SERVICE
14	0	012103	9005	09/07/13	\$755,000	OBSOLESCENCE
14	0	012103	9020	02/20/14	\$2,610,000	IMP. COUNT > 1
14	0	012103	9036	10/02/13	\$327,484	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
14	0	012103	9076	11/14/12	\$125,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
14	0	058755	0510	08/08/12	\$377,000	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
14	0	085050	0060	06/13/12	\$250,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
14	0	085050	0070	01/23/14	\$354,648	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
14	0	102103	9042	06/24/13	\$240,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
14	0	102103	9042	05/27/14	\$199,000	BOX PLOT OUTLIER
14	0	119600	2794	04/17/12	\$425,487	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
14	0	119600	2794	12/16/13	\$242,500	CORRECTION DEED; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
14	0	122103	9140	10/28/13	\$195,000	CORRECTION DEED; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
14	0	142103	9067	06/12/12	\$185,463	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
14	0	142103	9067	10/30/13	\$163,512	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
14	0	142103	9067	04/14/14	\$111,350	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
14	0	142103	9067	10/27/14	\$218,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
14	0	178990	0020	06/26/14	\$257,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
14	0	178990	0020	12/08/14	\$399,950	SALE DATA DOES NOT MATCH ASSESSED VALUE
14	0	178990	0075	03/01/12	\$210,000	NON-REPRESENTATIVE SALE
14	0	189820	0110	06/14/12	\$375,375	RELOCATION - SALE TO SERVICE
14	0	189830	0170	09/26/12	\$101,200	DOR RATIO; NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR; SHORT SALE
14	0	189830	0260	09/17/13	\$215,920	AUCTION SALE; EXEMPT FROM EXCISE TAX
14	0	189830	0290	01/27/12	\$155,761	FORCED SALE; EXEMPT FROM EXCISE TAX; BANKRUPTCY-RECEIVER OR TRUSTEE
14	0	189831	0190	03/01/12	\$174,950	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR
14	0	189832	0290	05/08/13	\$303,610	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
14	0	189850	0050	02/01/13	\$136,529	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
14	0	189850	0120	06/01/12	\$102,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
14	0	189870	0040	09/04/12	\$148,500	BANKRUPTCY - RECEIVER OR TRUSTEE
14	0	189870	0050	04/19/12	\$128,000	NON-REPRESENTATIVE SALE; SHORT SALE

Improved Sales Removed in This Annual Update Analysis Area 052 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
14	0	189870	0210	03/28/13	\$134,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
14	0	189870	0220	04/12/12	\$147,950	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR
14	0	189870	0310	05/05/14	\$220,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
14	0	189890	0080	05/14/13	\$354,669	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
14	0	195460	0050	07/16/14	\$630,000	IMP. COUNT > 1
14	0	195460	0105	05/29/12	\$250,000	ANOMALY DETENTION
14	0	195460	0165	09/11/13	\$473,661	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
14	0	195460	0195	02/07/12	\$250,000	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
14	0	195460	0200	05/04/12	\$114,500	DOR RATIO; NON-REPRESENTATIVE SALE
14	0	195460	0200	05/10/12	\$114,500	DOR RATIO; QUIT CLAIM DEED
14	0	211570	0030	12/16/13	\$277,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	0	211572	0110	02/06/13	\$210,111	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
14	0	211572	0140	07/07/14	\$79,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
14	0	211572	0420	10/23/12	\$165,000	NON-REPRESENTATIVE SALE; SHORT SALE
14	0	211572	0510	02/09/12	\$204,000	FORCED SALE; EXEMPT FROM EXCISE TAX; BANKRUPTCY-RECEIVER OR TRUSTEE
14	0	211572	0510	05/25/12	\$161,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
14	0	321020	0352	01/12/12	\$130,000	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
14	0	321020	0357	07/12/12	\$119,000	NON-REPRESENTATIVE SALE; SHORT SALE
14	0	321020	0382	02/21/14	\$170,000	RELATED PARTY, FRIEND, OR NEIGHBOR
14	0	321020	0395	08/22/14	\$279,900	MULTI-PARCEL SALE
14	0	416730	0090	06/16/14	\$286,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
14	0	416730	0120	05/18/12	\$147,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESAL
14	0	416730	0300	08/13/14	\$310,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
14	0	416760	0030	03/08/12	\$169,900	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
14	0	416770	0160	05/06/13	\$208,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	0	416770	0160	03/24/14	\$419,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
14	0	416770	0200	11/09/12	\$146,580	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	0	416790	0130	01/17/13	\$185,800	OBSERVATION OUTSIDE THE NORM
14	0	416790	0130	07/23/12	\$136,000	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
14	0	416790	0200	02/23/13	\$185,000	NON-REPRESENTATIVE SALE

Improved Sales Removed in This Annual Update Analysis Area 052 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
14	0	416790	0300	02/15/13	\$168,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
14	0	514930	0100	08/18/14	\$304,999	SALE DATA DOES NOT MATCH ASSESSED VALUE
14	0	514930	0200	03/28/14	\$225,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
14	0	514930	0200	09/02/14	\$316,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
14	0	515320	0040	03/07/12	\$560,126	OBSOLESCENCE
14	0	515320	0155	05/24/12	\$360,250	BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REPRESENTATIVE SALE; QUIT CLAIM DEED
14	0	515320	0361	02/08/12	\$108,715	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
14	0	515320	0381	01/05/12	\$80,000	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
14	0	515320	0411	07/03/14	\$238,000	RETENTION EXCLUSION FOR THE SAMPLE SET
14	0	515320	0416	04/25/14	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	0	515320	0486	02/27/14	\$253,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
14	0	515320	0486	07/15/14	\$185,000	IMP CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
14	0	515320	0505	01/20/14	\$274,450	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
14	0	515320	0591	08/21/12	\$308,646	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
14	0	515320	0591	09/29/12	\$287,086	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
14	0	515320	0620	06/24/13	\$219,900	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
14	0	515320	0657	02/20/12	\$209,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
14	0	515320	0666	09/27/14	\$236,300	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
14	0	515320	0672	10/23/14	\$62,124	DOR RATIO; PTL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM; RELATED PARTY, FRIEND, OR NEIGHBOR
14	0	758200	0150	10/08/12	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
14	0	802950	0340	04/03/13	\$377,500	RELOCATION - SALE TO SERVICE
14	0	802951	0030	10/29/14	\$268,777	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
14	0	802951	0040	01/09/13	\$264,950	BANKRUPTCY - RECEIVER OR TRUSTEE
14	0	802952	0020	11/15/12	\$366,900	NON-REPRESENTATIVE SALE
14	0	802952	0040	05/23/13	\$390,500	BANKRUPTCY - RECEIVER OR TRUSTEE
14	0	802952	0055	07/21/14	\$423,606	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
14	0	802952	0070	07/29/14	\$638,174	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
14	0	802952	0070	09/29/14	\$324,975	NON-REPRESENTATIVE SALE; STATEMENT TO DOR
14	0	873219	0070	10/02/14	\$268,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
14	0	873219	0320	07/02/12	\$163,589	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE

**Improved Sales Removed in This Annual Update Analysis
Area 052 -- 1 to 3 Unit Residences**

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
14	0	873219	0330	03/20/12	\$175,000	PARTIAL INTEREST (1/3, 1/2, ETC.); FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
14	0	873219	0390	07/24/13	\$262,600	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; EXEMPT FR EXCISE TAX
14	0	873219	0400	02/01/13	\$24,000	DOR RATIO; QUIT CLAIM; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
14	0	889420	0190	05/14/13	\$625,585	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
14	0	941269	0040	07/24/12	\$245,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS

Vacant Sales Used in this Annual Update Analysis Area 052

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
009	0	172204	9171	12/9/2014	\$300,000	12,768	Y	N
009	0	322204	9022	8/22/2013	\$280,000	38,110	Y	N
009	0	322204	9084	5/29/2013	\$182,500	11,135	Y	N
009	0	720420	0006	12/2/2013	\$300,000	20,833	Y	N
009	0	953660	0605	2/17/2012	\$70,000	31,327	N	N
010	0	052104	9048	8/20/2013	\$150,000	211,266	N	N
010	0	322204	9174	1/14/2014	\$325,000	30,902	Y	N
010	0	720360	1645	8/19/2013	\$160,000	4,000	Y	N
011	0	515280	0180	1/24/2014	\$150,000	14,849	Y	N
011	0	515293	0010	2/17/2012	\$125,000	9,761	Y	N
011	0	543721	0140	5/2/2014	\$125,000	12,033	Y	N
011	0	720250	0120	8/29/2013	\$138,000	25,919	Y	N
011	0	720531	0100	3/27/2013	\$100,000	14,845	Y	N
014	0	012103	9153	12/2/2014	\$199,950	24,750	Y	N
014	0	012103	9154	11/13/2014	\$190,000	24,750	Y	N
014	0	012103	9152	5/15/2014	\$199,950	24,806	Y	N
014	0	012103	9151	12/11/2013	\$188,500	26,293	Y	N
014	0	102103	9031	8/3/2012	\$155,000	110,642	N	N
014	0	112103	9009	12/18/2012	\$105,000	17,429	N	N
014	0	122103	9102	12/2/2014	\$108,500	45,302	N	N
014	0	122103	9037	12/10/2013	\$550,000	865,101	N	N
014	0	211600	0060	12/17/2013	\$112,500	16,865	N	N
014	0	211600	0070	12/17/2013	\$112,500	15,633	N	N
014	0	889420	0200	9/27/2012	\$147,500	13,684	Y	N
014	0	889420	0120	7/23/2012	\$135,000	10,157	N	N
014	0	889420	0210	6/18/2012	\$130,000	11,695	Y	N

Vacant Sales Removed in this Annual Update Analysis Area 052

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
009	0	201380	1730	5/19/2012	\$75,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
009	0	720420	0055	7/29/2013	\$134,432	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
010	0	720300	0925	4/28/2014	\$41,250	NO MARKET EXPOSURE
010	0	720300	0030	10/4/2012	\$35,000	NON-REPRESENTATIVE SALE;
010	0	720360	1645	5/30/2013	\$111,350	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE;
010	0	894730	0170	11/13/2014	\$1,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
010	0	953660	0940	2/11/2014	\$25,000	UNBUILDABLE; NO PERC
010	0	953660	0860	8/29/2012	\$50,000	PLOTTAGE;
010	0	953660	1760	3/7/2012	\$7,000	EASEMENT OR RIGHT-OF-WAY;
011	0	119600	3610	8/5/2014	\$23,739	EASEMENT OR RIGHT-OF-WAY;
011	0	119600	3595	10/3/2013	\$40,000	DOR RATIO
011	0	515280	0180	8/2/2012	\$87,699	NON-REPRESENTATIVE SALE; BUILDER OR DEVELOPER SALES; FINANCIAL INSTITUTION RESALE;
011	0	515280	0180	6/15/2012	\$157,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
011	0	720250	0080	7/5/2012	\$12,875	QUIT CLAIM DEED; STATEMENT TO DOR;
011	0	720250	0070	7/5/2012	\$12,875	QUIT CLAIM DEED; STATEMENT TO DOR;
011	0	720531	0090	10/17/2012	\$40,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
014	0	112103	9106	10/7/2013	\$23,000	EASEMENT OR RIGHT-OF-WAY;
014	0	112103	9131	3/6/2013	\$30,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE;
014	0	416660	0648	8/12/2014	\$40,000	NO MARKET EXPOSURE
014	0	416660	0608	5/22/2013	\$35,225	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE;
014	0	416660	0608	3/11/2013	\$32,195	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
014	0	416660	0595	8/28/2012	\$45,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;

Mobile Home Sales Used in this Annual Update Analysis Area 052

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
009	0	052104	9213	11/19/2012	\$200,000	1,430	3	1979	4	15,417	Y	28820 SOUND VIEW DR S
010	0	720540	0200	9/17/2013	\$135,100	1,352	3	1989	3	19,326	N	1317 S 279TH ST
010	0	720540	0056	4/15/2013	\$129,500	1,440	3	1977	4	10,230	N	1370 S 279TH ST

Mobile Home Sales Removed in this Annual Update Analysis Area 052

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
010	0	720540	0200	12/11/2012	\$175,250	NO MARKET EXPOSURE; AND OTHER WARNINGS;
010	0	720540	0200	12/4/2012	\$197,168	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX

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, Assessor's 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. (Samish 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. (Samish 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



Appraiser II

8/19/2015

Date



King County

Department of Assessments

King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384
(206) 296-5195 FAX (206) 296-0595
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Lloyd Hara

As we start preparations for the 2015 property assessments, it is helpful to remember that the mission and work of the Assessor's Office sets the foundation for efficient and effective government and is vital to ensure adequate funding for services in our communities. Maintaining the public's confidence in our property tax system requires that we build on a track record of fairness, equity, and uniformity in property assessments. Though we face ongoing economic challenges, I challenge each of us to seek out strategies for continuous improvement in our business processes.

Please follow these standards as you perform your tasks.

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Where applicable, validate correctness of physical characteristics and sales of all vacant and improved properties.
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop and validate valuation models as delineated by IAAO standards: Standard on Mass Appraisal of Real Property and Standard on Ratio Studies. Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population.
- Time adjust sales to January 1, 2015 in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, Assessor, the Boards of Equalization and Tax Appeals, and potentially other governmental jurisdictions. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Lloyd Hara
King County Assessor