

City of Enumclaw

Area: 041

Residential Revalue for 2015 Assessment Roll



Situated between the plateau farmlands and the Cascade Mountains in southeast King County is the pleasant, rural community known as the City of Enumclaw. Homes were built between 1900 to the present with over 25% of the homes built in the 1990s. Over 50% of the improved parcels are of average quality construction. The City of Enumclaw boasts good views of Mt. Rainier and the Cascade Mountains. The area is serviced by a range of local commercial businesses, parks, schools and a local hospital.



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

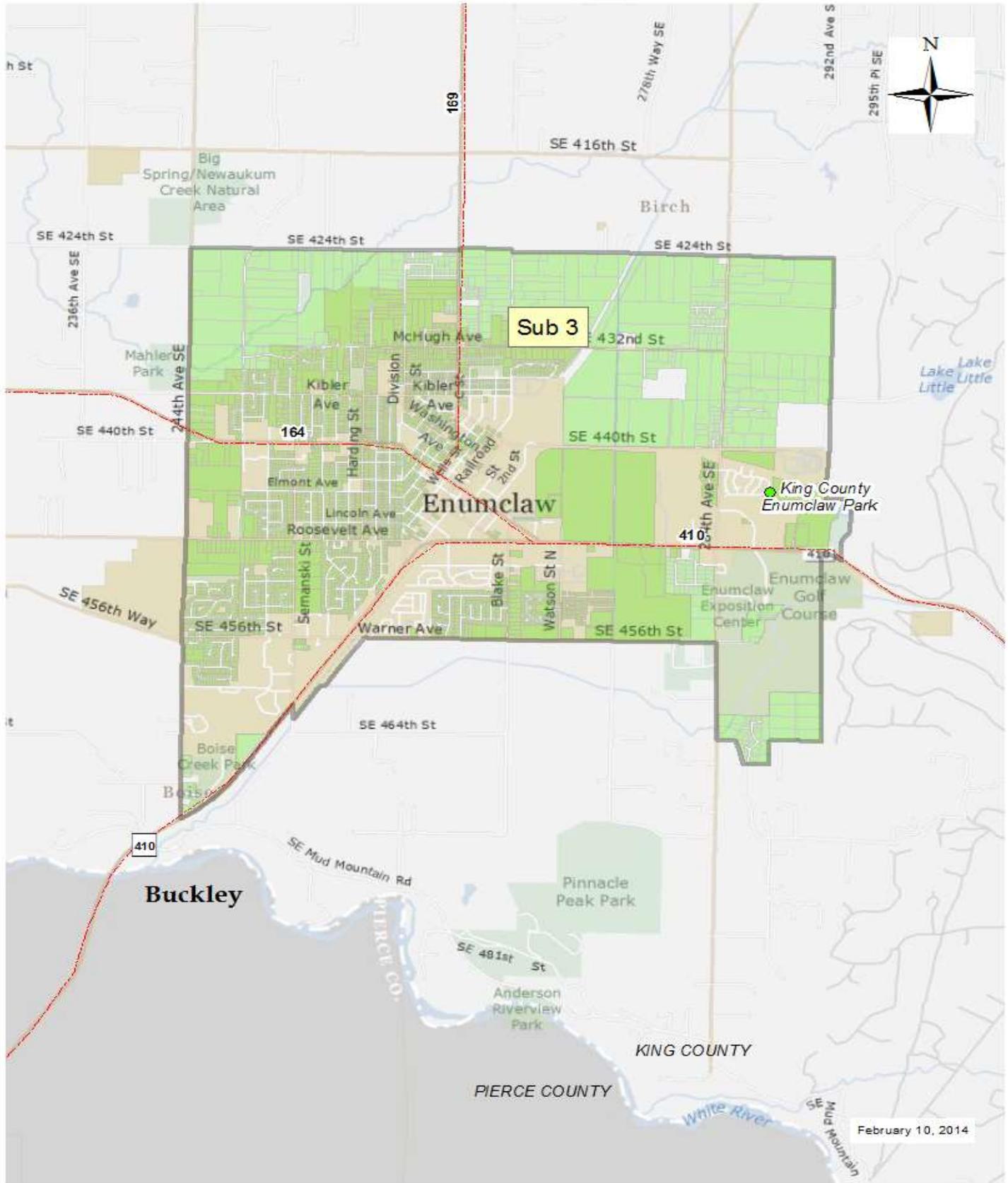
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Area 041 Map



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

Area 041 Housing Profile



Grade 4/ Year Built 1919/ Total Living Area 480
Account Number 242006-9372



Grade 5/ Year Built 1910/ Total Living Area 780
Account Number 242006-9024



Grade 6/ Year Built 1910/ Total Living Area 960
Account Number 242006-9163



Grade 7/ Year Built 1997/ Total Living Area 1,850
Account Number 392500-0030



Grade 8/ Year Built 2004/ Total Living Area 2,850
Account Number 542282-0070



Grade 9/ Year Built 1996/ Total Living Area 3,640
Account Number 192007-9143



Area 041 Housing Profile... Continued



Grade 10/ Year Built 1991/ Total Living Area 3,690
Account Number 132006-9021



Grade 11/ Year Built 1903/ Total Living Area 6,310
Account Number 085300-0200

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

City of Enumclaw - Area 041

Physical Inspection

Appraisal Date: 1/1/2015
Previous Physical Inspection: 2009
Number of Improved Sales: 348
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	\$91,200	\$152,800	\$244,000			9.89%
2015 Value	\$90,000	\$170,600	\$260,600	\$278,200	93.5%	7.95%
\$ Change	-\$1,200	+\$17,800	+\$16,600			
% Change	-1.3%	+11.6%	+6.8%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2015 COD of 7.95% is an improvement from the previous COD of 9.89%. 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. Sales from 1/1/2012 to 12/31/2014 (at a minimum) were considered in all analysis. Sales were time adjusted to 1/1/2015

Population - Improved Valuation Change Summary:			
	Land	Improvements	Total
2014 Value	\$92,900	\$145,000	\$237,900
2015 Value	\$91,300	\$157,700	\$249,000
\$ Change	-\$1,600	+\$12,700	+\$11,100
% Change	-1.7%	+8.8%	+4.7%

Number of one to three unit residences in the population: 3,249

Physical Inspection Area:

State law requires that each property be physically inspected at least once during a 6 year revaluation cycle. During the recent inspection of Area 041 – City of Enumclaw, appraisers were in the area, confirming data characteristics, developing new valuation models and selecting a new value for each property for the assessment year. For each of the subsequent years, the previous property values are statistically adjusted during each assessment period. Taxes are paid on total value, not on the separate amounts allocated to land and improvements.

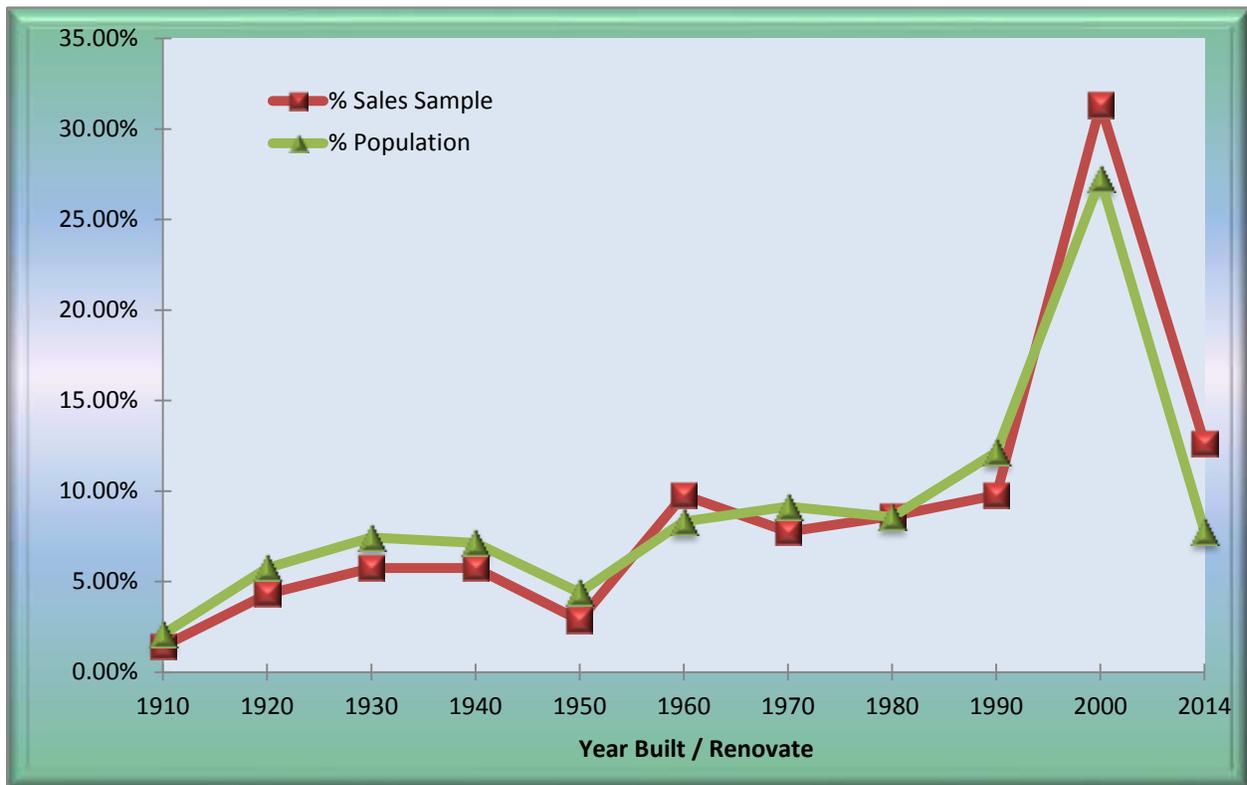
Sales Sample Representation of Population Year Built or Renovated

Sales

Year Built/Ren	Frequency	% Sales Sample
1910	5	1.44%
1920	15	4.31%
1930	20	5.75%
1940	20	5.75%
1950	10	2.87%
1960	34	9.77%
1970	27	7.76%
1980	30	8.62%
1990	34	9.77%
2000	109	31.32%
2014	44	12.64%
	348	

Population

Year Built/Ren	Frequency	% Population
1910	68	2.09%
1920	187	5.76%
1930	242	7.45%
1940	232	7.14%
1950	143	4.40%
1960	270	8.31%
1970	297	9.14%
1980	278	8.56%
1990	395	12.16%
2000	885	27.24%
2014	252	7.76%
	3,249	



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

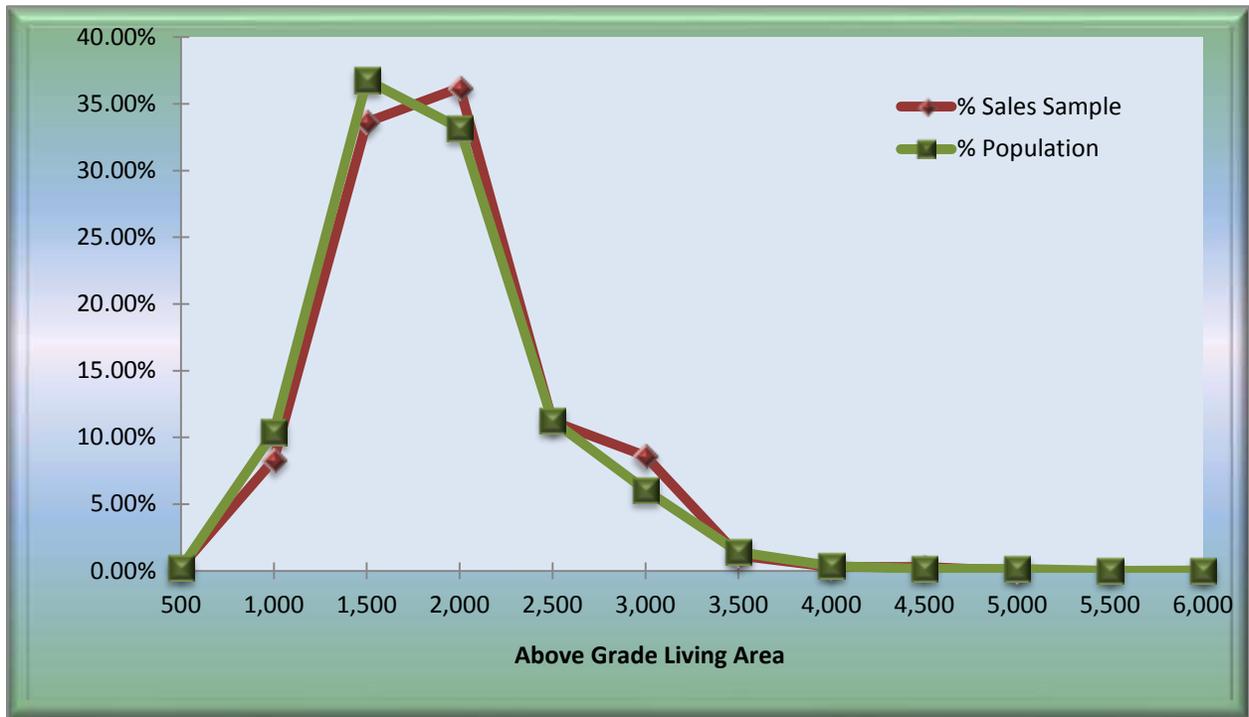
Sales Sample Representation of Population Above Grade Living Area

Sales

AGLA	Frequency	% Sales Sample
500	1	0.29%
1,000	29	8.33%
1,500	117	33.62%
2,000	126	36.21%
2,500	39	11.21%
3,000	30	8.62%
3,500	4	1.15%
4,000	1	0.29%
4,500	1	0.29%
5,000	0	0.00%
5,500	0	0.00%
6,000	0	0.00%
	348	

Population

AGLA	Frequency	% Population
500	6	0.18%
1,000	338	10.40%
1,500	1,195	36.78%
2,000	1,078	33.18%
2,500	366	11.27%
3,000	197	6.06%
3,500	46	1.42%
4,000	12	0.37%
4,500	5	0.15%
5,000	5	0.15%
5,500	0	0.00%
6,000	1	0.03%
	3,249	



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

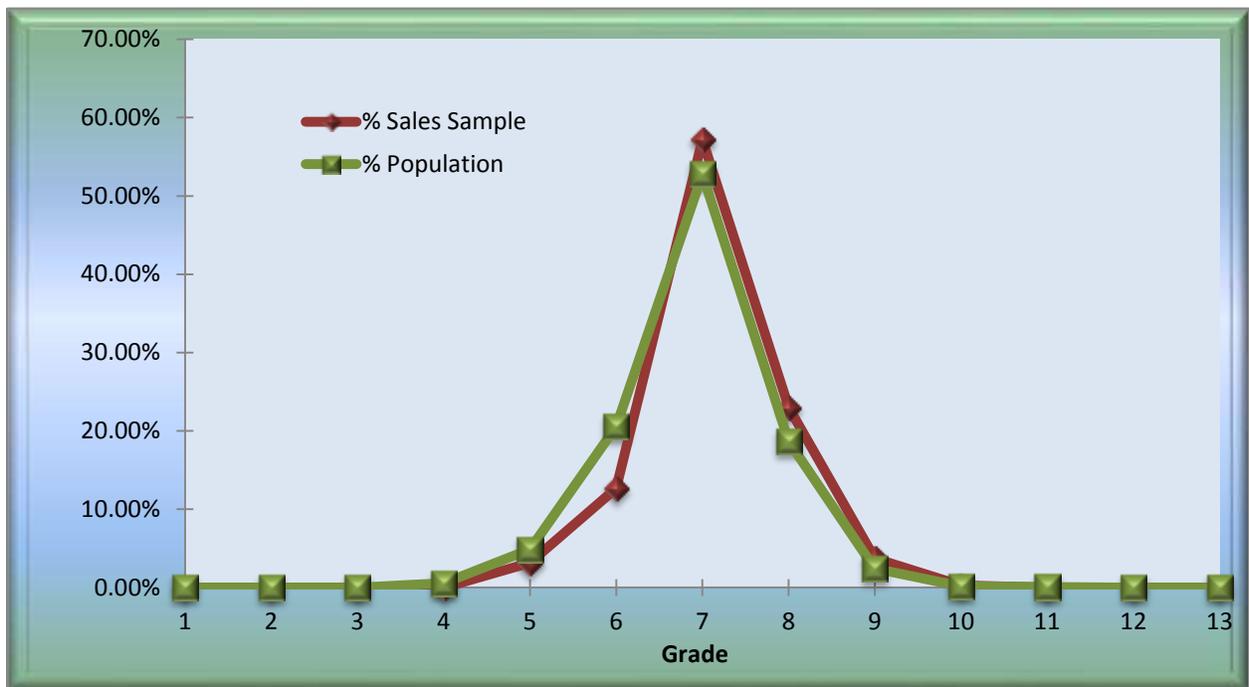
Sales Sample Representation of Population Building Grade

Sales

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	11	3.16%
6	44	12.64%
7	199	57.18%
8	80	22.99%
9	13	3.74%
10	1	0.29%
11	0	0.00%
12	0	0.00%
13	0	0.00%
348		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	18	0.55%
5	158	4.86%
6	667	20.53%
7	1,714	52.75%
8	606	18.65%
9	79	2.43%
10	5	0.15%
11	2	0.06%
12	0	0.00%
13	0	0.00%
3,249		



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.

Physical Inspection Process

Effective Date of Appraisal: January 1, 2015

Date of Appraisal Report: May 13, 2015

Appraisal Team Members and Participation

The valuation for this area was done by the following Appraisal Team. The degree of participation varied according to individual skill in relevant areas and depending on the time they joined the team.

- Carolyn Liepelt – Appraiser II: Team lead, scheduling, coordination, valuation model development and testing. land and total valuation appraisals. Sales verification, physical inspection and report writing.
- Joel Ledbetter – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection, land valuation model development, land and total valuation.
- Terry White – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection, land valuation model development, land and total valuation.

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 land values of \$10,000 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 Physical Inspection Analysis and Improved Sales Removed from this Physical Inspection Analysis for more detailed information)

Highest and Best Use Analysis

As If Vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis for the valuation of that specific parcel.

As If Improved: Where any value for improvements is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy

Sales were verified with the purchaser, seller or real estate agent where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Physical Inspection Process... Continued

We maintain uniformity with respect to building characteristics such as year-built, quality, condition, living area, stories, and land characteristics such as location (sub-area and plat), lot size, views, and waterfront. Other variables that are unique to the specific areas are also investigated. This approach ensures that values are equitable for all properties with respect to all measurable characteristics, whether the houses are larger or smaller, higher or lower quality, remodeled or not, with or without views or waterfront, etc.

Special Assumptions and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value. Therefore the income approach is not applicable in this appraisal as these properties are not typically leased, but rather owner occupied. The income approach to value was not considered in the valuation of this area.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/1/2012 to 12/31/2014 (at minimum) were considered in all analyses.
- Sales were time adjusted to 1/1/2015.
- This report is intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.

Area Information

Name or Designation

Area 041 - City of Enumclaw

Boundaries

The northern boundary of Area 41 is SE 424th Street. The western boundary follows south along 244th Avenue SE to Highway 410 (Enumclaw-Buckley Road). From there, the southern boundary follows Highway 410 NE to Warner Avenue/SE 456th Street, continuing east to 284th Avenue SE. The boundary then goes south to SE 464th Street, then east below the King County Fair Grounds, then north along the eastern perimeter of the Fair Grounds and the Enumclaw Golf Course and continuing north to SE 424th Street.

Maps

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description

According to the 2013 census the population of Enumclaw is just under 11,500. The City was homesteaded in the late 1800's, incorporated in 1913 and boasts many well cared for homes built as early as 1900. Enumclaw is roughly forty minutes east of Tacoma and over one hour southeast of Seattle. It is accessed by Highway 169 from the north, Highway 164 from the northwest and Highway 410 from east to west through the town. Approximately two-thirds of the residential parcels are located within the City limits of Enumclaw and the balance in unincorporated King County. Services such as police, fire, hospital, schools, grocery stores, restaurants and other small business activities are available within the City limits.

Enumclaw contains 3,600 total properties of which 3,364 are improved and 236 are vacant. The parcels located in unincorporated King County are primarily acreage in nature and the long term use would be farming and pasture land. Lot sizes in Area 41 range from less than 3500 square feet to just over 155 acres. The primary view characteristics are of Mt. Rainier and the Cascade foothills. Several plats have good views from each lot, which is considered in the base land value. The Newaukum Creek runs across the northwestern portion of the area, with Boise Creek at the southwestern portion. Environmental and sensitive area restrictions include wetlands, stream, topography, easements and one hundred year flood plain.

There is a rich diversity of homes within the City of Enumclaw. They were built from 1900 to the present, with over 600 of the City's homes built prior to 1930. Homes in the area are predominately owner occupied and well cared for. The quality of construction ranges from grade 4 homes to grade 11 homes. The total living area ranges from 470 to 6,730 square feet. Homes grades 6-8 are most prevalent in the area, with an overwhelming majority being average quality, grade 7 homes. These homes average just under 1,700 square feet of total living area.

Approximately 35% of the homes in the area have been built since 1990. A large part of the construction took place between the years of 1990 to 1995, when 880 single family residences were built. The rapid development led to shortages with water and sewer availability. In response, the City implemented a water moratorium in April 1995. Development of new plats and single family

Area Information... Continued

residences dropped dramatically. The City of Enumclaw built a new wastewater treatment plant which was completed in November, 2008. The moratorium that formerly limited new construction was officially lifted on January 6, 2009. Due to market constraints and lack of demand, since the beginning of 2009 to present, less than 80 new homes have been built.

Land Valuation

Area 41 is small and diverse with a total of 3,600 properties of which 236 are vacant. Platted sites range in size from 1,706 square feet to 69,140 square feet and non-platted lots from 1,850 square feet to 155.65 acres. Platted lots were valued by site, with values ranging from \$82,000 to \$130,000. Non-platted lots were valued by size, with values ranging from \$51,000 to \$762,000. Final land values included consideration for positive impacts such as views and the negative impacts such as traffic and sensitive areas.

Vacant sales from 1/1/2012 to 12/31/2014 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2015. However there were only 3 single parcel vacant land sales in Area 41 that took place during this time period and one multi-parcel sale. Therefore additional vacant sales were sought in neighboring area 40-1. All land sales were physically inspected and verified in the field with effort to contact the buyer or seller when necessary or possible. The characteristics of each sale were compared and categorized, for the purpose of estimating land values and establishing adjustments for additional amenities or impacts affecting value. The land allocation and land abstraction methods were also incorporated in the land model analysis for additional support and validation since land sales were limited. The most influential characteristics identified affecting sales price included lot size, views, topography, traffic, access, sensitive areas, utility access and location.

Land Model

Model Development, Description and Conclusions

In considering the many property types within Area 41, additional support and validation from the land allocation and land abstraction methods were incorporated in the land model analysis. These methods were invaluable in validating land values where vacant land sales were limited. Overall, values and ratios from both methods were found to be compatible with the vacant land sales and considered reliable in helping to determine the final land values. Additional adjustments to all sites were applied for positive attributes such as views and negative adjustments for inferior attributes such as traffic nuisance and topography. These adjustments are based on analyzing matched vacant and improved sales combined with years of appraisal experience and knowledge in the area. For example, vacant sales in Area 41 indicated a \$12,000 upward adjustment for a good Mount Rainier view verses a non-view site. Match paired sales indicated an \$8,000 downward adjustment for high traffic impact.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Land Value Model Calibration

LOT SQUARE FOOTAGE	ACREAGE	BASE LAND VALUE
3,000	0.07	\$65,000
4,600	0.11	\$70,000
6,200	0.14	\$75,000
7,800	0.18	\$80,000
9,400	0.21	\$85,000
10,890	0.25	\$90,000
21,780	0.50	\$100,000
32,670	0.75	\$115,000
43,560	1.00	\$130,000
65,340	1.50	\$135,000
87,120	2.00	\$140,000
108,900	2.50	\$145,000
130,680	3.00	\$150,000
174,240	4.00	\$160,000
217,800	5.00	\$170,000
261,360	6.00	\$180,000
304,920	7.00	\$190,000
348,480	8.00	\$200,000
392,040	9.00	\$210,000
435,600	10.00	\$220,000
653,400	15.00	\$245,000
871,200	20.00	\$270,000
1,089,000	25.00	\$295,000
1,306,800	30.00	\$320,000
1,524,600	35.00	\$345,000
1,742,400	40.00	\$370,000

Interpolation of values is used between listed lot sizes.

Land Value Model Calibration... Continued

Area 41 Plat Schedule

Major	Plat Name	Grade	Yr Built	Lot Size Range	Base Land Value
034940	Babbs Addition	6 to 7	1980s	7-9,000	\$84,000
076680	Berilla Estates #1	7	1990s	7-9,000	\$90,000
076681	Berilla Estates #2	7	1990s	7-9,000	\$90,000
089902	Boisjolie Add #3	6	1980s	8-10,000	\$84,000
156590	Chinook Winds	7	1990s	8-10,000	\$85,000
164500	Clovercrest at Enumclaw Add	7	1960s	7-10,000	\$82,000
230970	Elk Meadows Phase 1	8	2000s	4-7,000	\$95,000
230971	Elk Meadows Phase 2	7	2000s	4-7,000	\$95,000
257190	Flensted Add #1	7 to 9	1990s	8-13,000	\$90,000
257191	Flensted Add #2	7 to 8	1990s	7-11,000	\$90,000
257192	Flensted Add #3	7 to 8	1990s	8-13,000	\$90,000
272290	Gaydeski Add to Enumclaw	7	1960s	9,000	\$82,000
293810	Griffel Add to Enumclaw	7	1960s	9,000	\$82,000
293820	Griffel 2nd Add to Enumclaw	7	1960s	9-10,000	\$82,000
325750	Hensel-Kirkman Subdiv to Enumclaw	6 to 8	1980s	9-10,000	\$84,000
369830	Jensen Karl Add to Enumclaw	8	1960s	17,000	\$95,000
369870	Jensen-Peterson Add	8	1960s	9-14,000	\$84,000
379730	Kavera Estates	7 to 8	1990s	8-10,000	\$90,000
379731	Kavera Estates #2	7	1990s	8-10,000	\$90,000
541610	Meadows at Enumclaw Phase 1	8	1990s	8-10,000	\$100,000
542281	Meadows at Enumclaw Phase 2	8	2000s	8-13,000	\$100,000
542282	Meadows at Enumclaw Phase 3	8	2000s	9-10,000	\$100,000
543780	Melody Park #1	7	1960s-1970s	8-10,000	\$84,000
543781	Melody Park #2	7	1970s	8-10,000	\$84,000
543782	Melody Park #3	7	1970s-1980s	8-10,000	\$84,000
553110	Miller Meadows	7	1990s	10,000	\$86,000
560200	Montgomery Park Add	5 to 8	1930s-80s	6-10,000	\$82,000
570238	Mt. Peak Village	7	1990s	8-10,000	\$85,000
680220	Pinnacle Estates	7	1990s	8-11,000	\$85,000
680221	Pinnacle Estates #2	7	1990s	8-11,000	\$85,000
713820	Rainier Trails	7	1990s	8-11,000	\$90,000
713821	Rainier Trails #2	7	1990s	8-11,000	\$90,000
716470	Rasmussen Add to Enumclaw	7 to 8	1970s-1990s	8-13,000	\$84-\$90,000
757550	Scandia Court	6	1990s	8-9,000	\$84,000
771590	Shanon Lane	7 to 8	2000s	9-15,000	\$100,000
807805	Summer Glen	7	1990s	8-9,000	\$90,000
807849	Summer Street	8	1990s	9-14,000	\$90,000
809160	Sun Mountain	6	1980s	8-9,000	\$85,000

Land Value Model Calibration... Continued

Major	Plat Name	Grade	Yr Built	Lot Size Range	Base Land Value
814130	Suntop Farms Div #1	7 to 9	2000s	4-6,000	\$95,000
814131	Suntop Farms Div #2	7	2000s	4-6,000	\$95,000
814132	Suntop Farms Div #2 Phase B	8	2015	3-5,500	\$95,000
855680	Takoba	8 to 9	2000s	11-20,000	\$130,000
858880	Terry Lane	8	late 1990s	11,000	\$90,000
932101	Westwood Add #2	7 to 8	1980s	9-12,000	\$87,000
943290	Willowgate	8	1990s	8-10,000	\$90,000

Adjustments to Land Values

NEGATIVE IMPACTS	REDUCTION TO BASE LAND VALUE
Easements	-5% to -10%
Topography	-5% to -50%
Non-Perc/Non-Buildable	-75% to -80%
Sensitive Areas	-5% to -30%
Access	-10% to -50%
Water Problems	-5% to -45%
Flood Plain	-5% to -90%

TRAFFIC NOISE	REDUCTION TO BASE LAND VALUE
Moderate - and site is vacant or street borders front of home	-\$3,000
Moderate - and street borders side or rear of home	-\$2,000
High - and site is vacant or street borders front of home	-\$8,000
High - and street borders side or rear of home	-\$5,000

POSITIVE IMPACTS	ADDITIVE TO BASE LAND VALUE
MOUNT RAINIER VIEW	
Average	+\$4,000
Good	+\$12,000
Excellent	+\$20,000
CASCADES MOUNTAINS VIEW	
Good	+\$3,000
Excellent	+\$6,000
TERRITORIAL VIEW	
Good	+\$2,000
Excellent	+\$4,000

Land Value Model Calibration... Continued

NDR PROPERTIES – NO DEVELOPMENT RIGHTS
If one or more homes are situated on the site, then site is valued using the Land Schedule
(Zoning already restricts these parcels to one dwelling per unit – typically RA10, A10 or A35 zoning)
If currently vacant with no reserved home site, then site is valued using the Land Schedule minus \$75,000.

Adjustments are applied in this order:

- 1) % Adjustments**
- 2) Dollar Amount Adjustments**

Land Value Calculation Sample:

A one acre tax lot is calculated at **\$130,000** per the tax lot land schedule, +/- any other land adjustments. If this parcel has **-10%** taken off for topography, is situated on a street with moderate traffic (**-\$3,000** per schedule) with an average view of Mount Rainer (**+\$4,000**), and a good Territorial view (**+\$2,000**), the adjusted calculated land value would be as follows:

$\$130,000 * .90 = \$117,000 - \$3,000 + \$4,000 + \$2,000 = \$120,000$ (truncated)

Improved Parcel Valuation

Improved Parcel Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Improved Sales Used In This Physical Inspection Analysis" and "Improved Sales Removed From This Physical Inspection Analysis" sections of this report. Additional information may reside in the Assessor's Real Property Database, Assessor's procedures, Assessor's "field" maps, Revalue Plan, separate studies, and statutes.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principal improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

Model Development, Description and Conclusions:

Most sales were field verified and characteristics updated prior to model development. Sales were time adjusted to 1/1/2015.

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values. In addition to standard physical property characteristics, characteristics that indicated possible significance in the marketplace were determined to be land, age, grade, condition and building cost and a building plat. The many charts, graphs, statistical reports and diagnostic tools available were used to determine which specific variables would be used in the valuation model. Through this process an EMV valuation model was derived for the whole area. The analysis showed the following variables needed to be included in the valuation model:

- Base land
- Age
- RCN (replacement cost new)
- Elk Meadows Plat-Majors 230970 and 230971
- Condition

After the models were developed, numerous plats including their amenities and characteristics were analyzed further. As a result of this thorough investigation, additional adjustments were made to these plats. In addition, supplemental models such as cost or market adjusted cost were developed to address parcels outside the parameters of the main valuation formula. Any additional adjustments not covered in supplement models and exceptions are noted in the notes field of that particular parcel.

A list of improved sales used and those considered not reflective of market are included in the following sections.

Improved Parcel Total Value Model Calibration

Variable	Definition
Sale Day	Time Adjustment
BaseLandC	2015 Adjusted Base Land Value
Bldg RcnC	Building Replacement Cost New
GoodYN	Improvement Condition = Good
VGoodYN	Improvement Condition = Very Good
Majors 230970 & 230971	Majors = 230970 & 230971
+Accy Rcnld (constrained)	Accessory Cost New Less Depreciation

Multiplicative Model

$(1-0.05) * (\text{EXP} . 1.27262701234544 - 0.0775297169425385 * \text{AgeC} + 0.407174043989326 * \text{BaseLandC}$
 $+ 0.507974000757567 * \text{BldgRcnC} + 0.0203816091585175 * \text{GoodYN} - 0.0577399524106448 * \text{Maj230970_971}$
 $+ 0.000258245502553017 * \text{SaleDay} + 0.0724387202252666 * \text{VGoodYN}) + (\text{Accy RCNLD}) * 1000$

EMV values were not generated for:

- Buildings with grade less than 3
- Building two or greater. (EMV is generated for building one only.)
- If total EMV is less than base land value
- Lot size less than 100 square feet
- Buildings with obsolescence

Of the improved parcels in the population, 2,471 parcels increased in value. They were comprised of 28 single family residences on commercially zoned land and 2443 single family residences or other parcels.

Of the vacant land parcels greater than \$1000, 66 parcels increased in value. Tax exempt parcels were excluded from the number of parcels increased.

Supplemental Models and Exceptions

AREA ADJUSTMENTS:

Grade 4 homes with lots sizes < 2,000 SF or Grade 4 homes with lots sizes > 10,000 SF = RCNLD

Grade 4 homes with lots sizes > 2,000 SF and < 10,000 SF = RCNLD * 1.15

Grade 9 homes = EMV * 1.05

Grade >= 10 built or renovated after 1990 = Total EMV * 1.10

Grade >= 10 built or renovated prior to 1990 = Total EMV * 1.20

Homes in Fair Condition = RCNLD

Large farms, greater than ten acres, with multiple improvements = RCNLD

Improvements with Obsolescence = Base Land Value + (Imp EMV Less % Obsolescence)

Improvements with Percent Complete = Base Land Value + (Imp EMV * % Complete)

Improvements with Mobile home built prior to 1990 = EMV + (MH RCNLD * 2)

Improvements with Mobile home built in or after 1990 = EMV + (MH RCNLD)

Multiple improvements on one parcel = EMV of Imp #1 + RCNLD of Additional Improvements

Accessory only = Base Land Value + Accessory RCNLD

PLAT ADJUSTMENTS:

Major 800610 (Stevensons Garden Trs) - For those parcels located on Stevenson just off Highway 410 & surrounded by commercial properties = Total EMV * .90

Major 855680 (Takoba which is a premier plat built in the early 2000's) = EMV * 1.10

Major 814131, 814131 & 814132 (Suntop Div 1, 2A & 2B which is a new plat, currently under construction) = Total EMV * .88

Mobile Home Data:

There were a total of 22 properties with mobile homes in Area 41, with 14 of these serving as the main residence. There was only 1 mobile home sale in Area 41.

For Mobile Homes the Assessor uses residential costs from Marshall & Swift, from the September prior to the Assessment year (i.e. Marshall & Swift's September 2014 update for the 2015 Assessment Year). The cost model specifies physical characteristics of the mobile home such as length, width, living area, class, condition, size, year built. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, class, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD).

Mobile Home Total Value Model Calibration

A market adjusted cost approach was used to appraise mobile homes.

For mobile homes built prior to 1990:

Land + (Mobile Home RCNLD * 2.0) + Accy RCNLD

For mobile homes built in or after 1990:

Land + Mobile Home RCNLD + Accy RCNLD

Area 041 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 1.125, resulting in an adjusted value of \$534,000 ($\$475,000 * 1.125 = \$534,375$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.327	32.7%
2/1/2012	1.317	31.7%
3/1/2012	1.307	30.7%
4/1/2012	1.296	29.6%
5/1/2012	1.286	28.6%
6/1/2012	1.276	27.6%
7/1/2012	1.266	26.6%
8/1/2012	1.256	25.6%
9/1/2012	1.246	24.6%
10/1/2012	1.236	23.6%
11/1/2012	1.227	22.7%
12/1/2012	1.217	21.7%
1/1/2013	1.207	20.7%
2/1/2013	1.198	19.8%
3/1/2013	1.189	18.9%
4/1/2013	1.180	18.0%
5/1/2013	1.171	17.1%
6/1/2013	1.161	16.1%
7/1/2013	1.152	15.2%
8/1/2013	1.143	14.3%
9/1/2013	1.134	13.4%
10/1/2013	1.125	12.5%
11/1/2013	1.116	11.6%
12/1/2013	1.108	10.8%
1/1/2014	1.099	9.9%
2/1/2014	1.090	9.0%
3/1/2014	1.082	8.2%
4/1/2014	1.074	7.4%
5/1/2014	1.065	6.5%
6/1/2014	1.057	5.7%
7/1/2014	1.049	4.9%
8/1/2014	1.040	4.0%
9/1/2014	1.032	3.2%
10/1/2014	1.024	2.4%
11/1/2014	1.016	1.6%
12/1/2014	1.008	0.8%
1/1/2015	1.000	0.0%

Area 041 Market Value Changes Over Time

The time adjustment formula for Area 041 is: $1/\text{EXP}(0.000258245502553017 * \text{SaleDay})$
SaleDay = SaleDate - 42005

Results

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determines which available value estimate may be appropriate. This value estimate may be adjusted based on particular characteristics and conditions as they occur in the valuation area.

The resulting assessment level is 93.5% . 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 +4.7%. This increase is due partly to market changes over time and the previous assessment levels.

A Ratio Study was completed just prior to the application of the 2015 recommended values. This study benchmarks the prior assessment level using 2014 posted values (1/1/2014) compared to current adjusted sale prices (1/1/2015). The study was also repeated after the application of the 2015 recommended values. The results show an improvement in the COD from 9.89% to 7.95%.

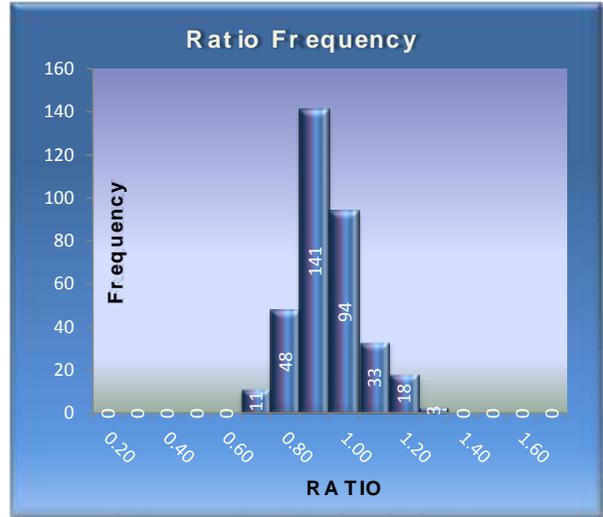
The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.

Physical Inspection Ratio Study Report (Before) - 2014 Assessments

District: SE / Team: 2	Appr.	Date of Report:	Sales Dates:
Area Name: City of Enumclaw	1/1/2014	5/13/2015	1/2012 - 12/2014
Area Number: 41	Appr ID:	Property Type:	Adjusted for time?
	CLIE	1 to 3 Unit Residences	Yes

SAMPLE STATISTICS	
<i>Sample size (n)</i>	348
<i>Mean Assessed Value</i>	244,000
<i>Mean Adj. Sales Price</i>	278,200
<i>Standard Deviation AV</i>	54,874
<i>Standard Deviation SP</i>	74,574
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.892
<i>Median Ratio</i>	0.884
<i>Weighted Mean Ratio</i>	0.877
UNIFORMITY	
<i>Lowest ratio</i>	0.632
<i>Highest ratio:</i>	1.227
<i>Coefficient of Dispersion</i>	9.89%
<i>Standard Deviation</i>	0.112
<i>Coefficient of Variation</i>	12.60%
<i>Price Related Differential (PRD)</i>	1.017
RELIABILITY	
95% Confidence: Median	
<i>Lower limit</i>	0.871
<i>Upper limit</i>	0.894
95% Confidence: Mean	
<i>Lower limit</i>	0.881
<i>Upper limit</i>	0.904
SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	3249
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.112
Recommended minimum:	20
<i>Actual sample size:</i>	348
Conclusion:	OK
NORMALITY	
Binomial Test	
<i># ratios below mean:</i>	191
<i># ratios above mean:</i>	157
<i>z:</i>	1.823
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

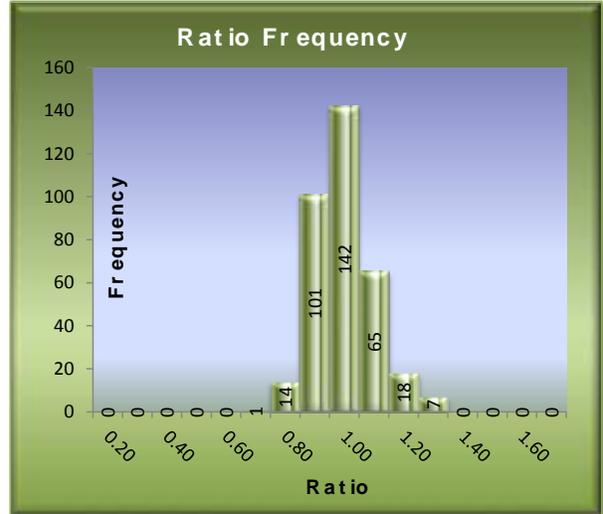
1 to 3 Unit Residences throughout Area 041

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

Physical Inspection Ratio Study Report (After) - 2015 Assessments

District: SE / Team: 2	Appr. 1/1/2015	Date of Report: 5/13/2015	Sales Dates: 1/2012 - 12/2014
Area Name: City of Enumclaw	Appr. ID: CLIE	Property Type: 1 to 3 Unit Residences	Adjusted for time? Yes
Area Number: 41			

SAMPLE STATISTICS	
Sample size (n)	348
Mean Assessed Value	260,600
Mean Sales Price	278,200
Standard Deviation AV	62,742
Standard Deviation SP	74,574
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.948
Median Ratio	0.935
Weighted Mean Ratio	0.937
UNIFORMITY	
Lowest ratio	0.690
Highest ratio:	1.283
Coefficient of Dispersion	7.95%
Standard Deviation	0.096
Coefficient of Variation	10.17%
Price Related Differential (PRD)	1.012
RELIABILITY	
95% Confidence: Median	
Lower limit	0.927
Upper limit	0.951
95% Confidence: Mean	
Lower limit	0.937
Upper limit	0.958
SAMPLE SIZE EVALUATION	
N (population size)	3249
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.096
Recommended minimum:	15
Actual sample size:	348
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	189
# ratios above mean:	159
z:	1.608
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 041

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

Improved Sales Used in this Physical Inspection Analysis - Area 041 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
003	0	132006	9249	10/20/14	\$192,500	\$196,000	470	5	1924	VGood	63,737	Y	N	42918 268TH AVE SE
003	0	016700	0022	01/21/14	\$118,000	\$129,000	570	5	1921	Good	6,277	N	N	1753 PIONEER ST
003	0	089800	0165	04/28/14	\$124,000	\$132,000	580	5	1922	VGood	7,718	N	N	1222 PIONEER ST
003	0	232006	9107	08/22/14	\$185,000	\$191,000	820	5	1923	Good	16,030	N	N	1384 FLORENCE ST
003	0	570650	0525	02/07/13	\$130,000	\$155,000	840	5	1954	Avg	6,250	N	N	2949 DIVISION ST
003	0	800510	0360	09/16/14	\$169,900	\$175,000	910	5	1900	Good	5,800	N	N	1807 FRANKLIN ST
003	0	232006	9090	03/08/12	\$133,500	\$174,000	910	5	1926	VGood	9,900	N	N	1614 FLORENCE ST
003	0	242006	9232	03/18/13	\$118,000	\$140,000	960	5	1921	Good	3,457	N	N	1919 FELL ST
003	0	771010	0070	03/22/13	\$185,000	\$219,000	1,110	5	1917	VGood	8,500	Y	N	1910 HARDING ST
003	0	242006	9468	06/17/14	\$125,000	\$132,000	1,460	5	1918	Good	7,464	N	N	2001 ROOSEVELT AVE
003	0	232006	9089	09/30/14	\$212,000	\$217,000	1,830	5	1930	Good	12,233	N	N	1566 FLORENCE ST
003	0	188250	0065	08/22/13	\$184,950	\$210,000	710	6	1998	Avg	5,686	N	N	423 RAINIER AVE
003	0	242006	9242	09/25/14	\$175,000	\$179,000	740	6	1920	VGood	3,434	N	N	2048 FELL ST
003	0	262006	9065	12/08/14	\$180,000	\$181,000	800	6	1940	Good	6,720	N	N	742 MYRTINE ST
003	0	559590	0210	11/19/14	\$195,000	\$197,000	800	6	1918	VGood	5,280	N	N	2016 INITIAL AVE
003	0	242006	9165	03/01/12	\$110,000	\$144,000	800	6	1940	Good	4,196	N	N	2007 FELL ST
003	0	019270	0030	04/24/13	\$198,000	\$232,000	830	6	1918	Good	15,611	N	N	2328 ALPINE PL
003	0	601850	0015	07/11/14	\$199,990	\$209,000	890	6	1997	Avg	6,430	N	N	1059 LAFROMBOISE ST
003	0	262006	9143	01/23/14	\$195,000	\$213,000	890	6	1940	VGood	6,240	N	N	849 MYRTINE ST
003	0	570650	0140	08/18/14	\$205,500	\$213,000	900	6	1938	VGood	6,400	N	N	1805 WILSON AVE
003	0	242006	9420	03/01/13	\$129,900	\$154,000	910	6	1947	Avg	6,272	N	N	1465 MERRITT AVE
003	0	543782	0310	05/23/14	\$218,000	\$231,000	960	6	1982	VGood	9,633	N	N	2463 D CT
003	0	242006	9234	10/31/12	\$115,000	\$141,000	970	6	1910	Good	5,500	N	N	1619 GRIFFIN AVE
003	0	560200	0030	08/13/12	\$130,000	\$163,000	990	6	1949	VGood	10,212	N	N	1540 PIONEER ST
003	0	132006	9255	06/24/14	\$199,000	\$209,000	1,000	6	1991	Avg	8,512	N	N	3402 MCHUGH PL
003	0	132006	9258	01/14/13	\$170,000	\$205,000	1,000	6	1991	Avg	9,028	N	N	3342 266TH AVE SE
003	0	757550	0040	12/12/14	\$180,000	\$181,000	1,010	6	1990	Good	8,863	N	N	2258 SCANDIA AVE
003	0	543782	0250	11/10/14	\$187,000	\$190,000	1,020	6	1983	Good	10,346	N	N	2465 SCANDIA CT
003	0	132006	9131	08/12/14	\$205,000	\$213,000	1,040	6	1948	Good	15,075	N	N	42720 264TH AVE SE



Improved Sales Used in this Physical Inspection Analysis - Area 041

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
003	0	782370	0020	01/29/13	\$150,000	\$180,000	1,040	6	1918	VGood	8,750	N	N	1722 FRANKLIN ST
003	0	089902	0200	10/15/14	\$195,000	\$199,000	1,060	6	1984	Avg	8,432	N	N	2719 ELMONT AVE
003	0	142006	9055	04/24/13	\$280,000	\$328,000	1,060	6	1947	Good	43,558	N	N	42730 257TH PL SE
003	0	719580	0026	01/29/13	\$135,000	\$162,000	1,075	6	1999	Good	5,000	N	N	2027 JENSEN ST
003	0	800510	0215	11/05/13	\$170,000	\$190,000	1,090	6	1940	Avg	4,500	N	N	1821 PORTER ST
003	0	757550	0060	02/02/12	\$157,000	\$207,000	1,090	6	1990	Good	13,115	Y	N	415 JOHNSON ST
003	0	771010	0131	11/21/13	\$206,000	\$229,000	1,120	6	1953	VGood	8,792	N	N	1922 PIONEER ST
003	0	232006	9173	09/09/13	\$190,000	\$215,000	1,120	6	1997	Good	6,918	N	N	1857 PIONEER ST
003	0	192007	9039	08/15/14	\$269,500	\$279,000	1,140	6	1968	Good	74,052	N	N	28501 SE 436TH PL
003	0	132006	9094	04/29/14	\$189,900	\$202,000	1,150	6	1941	Good	13,500	N	N	42702 266TH AVE SE
003	0	771010	0039	10/17/13	\$220,000	\$247,000	1,170	6	1995	Good	8,585	N	N	1816 HARDING ST
003	0	242006	9268	08/21/14	\$184,900	\$191,000	1,230	6	1911	VGood	5,000	N	N	1945 WELLS ST
003	0	757550	0150	09/24/14	\$207,200	\$213,000	1,260	6	1991	Avg	8,400	N	N	402 JOHNSON ST
003	0	800510	0395	07/01/13	\$236,950	\$273,000	1,270	6	1915	VGood	5,800	N	N	1806 FRANKLIN ST
003	0	076400	0215	04/30/13	\$179,995	\$211,000	1,270	6	1936	VGood	6,594	N	N	1019 MCKINLEY ST
003	0	076400	0215	11/07/12	\$170,000	\$211,000	1,270	6	1936	VGood	6,594	N	N	1019 MCKINLEY ST
003	0	802920	0190	11/07/14	\$227,000	\$230,000	1,280	6	1983	VGood	7,198	N	N	1943 LAFROMBOISE ST
003	0	242006	9140	03/08/13	\$150,000	\$178,000	1,280	6	1908	VGood	6,000	N	N	1349 PORTER ST
003	0	866100	0089	07/16/14	\$199,950	\$209,000	1,300	6	1948	Good	13,590	N	N	1989 LORAIN ST
003	0	242006	9220	12/03/14	\$209,000	\$211,000	1,320	6	2014	Avg	3,954	N	N	1214 PORTER ST
003	0	757550	0080	11/20/14	\$202,000	\$204,000	1,420	6	1990	Good	9,081	Y	N	411 JOHNSON ST
003	0	191730	0260	12/02/14	\$210,000	\$212,000	1,520	6	1920	VGood	6,174	N	N	1528 DAVIS AVE
003	0	370190	0085	08/05/14	\$169,000	\$176,000	1,570	6	1931	Good	6,450	N	N	1204 LAFROMBOISE ST
003	0	252006	9044	07/27/12	\$225,000	\$283,000	1,680	6	1995	Avg	40,012	Y	N	415 BLAKE ST
003	0	561510	0005	02/17/12	\$162,000	\$212,000	1,720	6	1928	VGood	9,193	N	N	3053 PORTER ST
003	0	242006	9417	02/05/14	\$185,000	\$201,000	1,820	6	1938	Good	8,400	N	N	1411 MERRITT AVE
003	0	242006	9298	10/26/13	\$190,000	\$212,000	890	7	1985	Avg	5,490	N	N	1403 FRANKLIN ST
003	0	237280	0145	10/23/14	\$219,950	\$224,000	940	7	1955	VGood	8,997	N	N	1078 HARDING ST
003	0	192007	9103	09/11/14	\$390,500	\$402,000	960	7	1966	VGood	42,645	N	N	28030 SE 440TH ST
003	0	371780	0080	03/25/13	\$167,000	\$197,000	960	7	1930	Good	6,000	N	N	2050 JAMES ST
003	0	601850	0046	08/28/13	\$195,000	\$221,000	990	7	1926	Good	11,215	N	N	2022 LINCOLN AVE

Improved Sales Used in this Physical Inspection Analysis - Area 041

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
003	0	559590	0355	12/16/14	\$257,100	\$258,000	1,000	7	1945	Good	10,227	N	N	1430 LAFROMBOISE ST
003	0	601850	0005	06/19/12	\$156,000	\$198,000	1,000	7	1927	Good	6,430	N	N	1081 LAFROMBOISE ST
003	0	242006	9475	09/25/13	\$197,000	\$222,000	1,040	7	1959	Good	9,520	N	N	1458 MERRITT AVE
003	0	164500	0010	06/26/13	\$165,000	\$190,000	1,040	7	1963	Avg	10,484	N	N	1738 CLOVERCREST ST
003	0	192007	9122	05/24/13	\$199,000	\$232,000	1,040	7	1985	Avg	13,334	N	N	1251 ALPINE PL
003	0	570650	0560	01/09/14	\$245,000	\$269,000	1,050	7	1947	VGood	7,500	N	N	1995 KIBLER AVE
003	0	237280	0050	05/21/14	\$220,000	\$233,000	1,060	7	1956	VGood	9,126	Y	N	1122 HARDING ST
003	0	543782	0180	07/18/13	\$195,000	\$224,000	1,070	7	1983	Good	8,352	N	N	359 HARMONY LN
003	0	237280	0045	03/25/13	\$190,000	\$225,000	1,080	7	1956	Good	9,126	N	N	1136 HARDING ST
003	0	164500	0080	05/09/13	\$185,000	\$216,000	1,090	7	1963	Avg	7,300	N	N	1858 CLOVERCREST ST
003	0	242006	9289	10/15/12	\$151,000	\$186,000	1,090	7	1951	Avg	5,000	N	N	1703 WASHINGTON AVE
003	0	242006	9223	09/02/14	\$178,500	\$184,000	1,100	7	1904	Good	6,600	N	N	1360 MARION ST
003	0	800510	0571	12/05/14	\$215,000	\$217,000	1,120	7	1925	Good	5,325	N	N	1736 WASHINGTON AVE
003	0	807805	0040	09/08/14	\$250,000	\$258,000	1,140	7	1998	Good	11,161	N	N	3283 LOIS LN
003	0	164500	0690	10/29/13	\$204,000	\$228,000	1,140	7	1967	Good	8,216	N	N	1933 MCKINLEY ST
003	0	164500	0070	10/18/13	\$162,000	\$181,000	1,140	7	1963	Avg	7,000	N	N	1844 CLOVERCREST ST
003	0	543780	0200	07/18/13	\$215,000	\$247,000	1,150	7	1972	Good	7,981	N	N	762 MELODY LN
003	0	543780	0300	04/26/12	\$185,000	\$238,000	1,150	7	1969	Good	7,647	N	N	809 MELODY LN
003	0	570238	0500	09/08/14	\$285,000	\$294,000	1,160	7	1992	Good	7,006	N	N	107 JEWELL ST
003	0	232006	9128	11/19/14	\$200,000	\$202,000	1,180	7	1953	Good	10,413	N	N	1416 FLORENCE ST
003	0	680221	0090	08/22/14	\$252,000	\$261,000	1,180	7	1991	Avg	8,410	N	N	307 BERNINGER ST
003	0	680221	0120	05/21/13	\$225,000	\$262,000	1,180	7	1991	Avg	8,410	N	N	405 BERNINGER ST
003	0	164500	0410	08/26/13	\$227,000	\$258,000	1,190	7	1963	Good	10,007	N	N	1729 CLOVERCREST ST
003	0	680220	0240	08/12/13	\$215,000	\$245,000	1,190	7	1990	Avg	9,044	N	N	601 BATHKE AVE
003	0	680220	0970	07/09/12	\$186,000	\$235,000	1,190	7	1990	Avg	9,801	N	N	400 CARLEY PL
003	0	232006	9248	07/01/14	\$165,050	\$173,000	1,200	7	1959	Avg	8,514	N	N	1419 FARRELLY ST
003	0	543781	0310	03/22/13	\$180,000	\$213,000	1,200	7	1975	Avg	7,789	Y	N	763 HARMONY LN
003	0	713820	0350	04/15/14	\$245,000	\$262,000	1,210	7	1994	Avg	8,094	N	N	3333 WETHERBEE LN
003	0	242006	9383	04/23/14	\$162,000	\$173,000	1,220	7	1936	Good	6,524	N	N	3044 FREDRICKSEN ST
003	0	802920	0305	09/24/13	\$207,000	\$233,000	1,220	7	1920	Good	7,198	N	N	1806 LAFROMBOISE ST
003	0	771010	0072	12/20/12	\$179,500	\$217,000	1,220	7	1993	Avg	8,459	N	N	1915 GARFIELD ST

Improved Sales Used in this Physical Inspection Analysis - Area 041

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
003	0	156590	0300	09/16/12	\$209,000	\$259,000	1,230	7	1992	Avg	8,404	N	N	275 MICHAEL AVE
003	0	543781	0420	09/02/14	\$205,000	\$212,000	1,250	7	1975	Avg	8,207	Y	N	2455 PARAMOUNT DR
003	0	543781	0350	12/11/13	\$215,500	\$238,000	1,250	7	1975	VGood	8,941	Y	N	2311 PARAMOUNT DR
003	0	543781	0370	08/28/13	\$175,000	\$199,000	1,250	7	1978	Avg	7,560	N	N	2347 PARAMOUNT DR
003	0	543782	0080	11/24/14	\$215,000	\$217,000	1,260	7	1979	Avg	7,897	N	N	408 CHARWILA LN
003	0	560200	0200	10/11/13	\$249,000	\$279,000	1,260	7	1955	VGood	10,489	N	N	1456 HARDING ST
003	0	543782	0080	04/24/12	\$165,000	\$217,000	1,260	7	1979	Avg	7,897	N	N	408 CHARWILA LN
003	0	232006	9303	11/19/14	\$285,000	\$288,000	1,270	7	1928	VGood	23,081	N	N	2417 KIBLER AVE
003	0	802920	0135	11/13/14	\$247,000	\$258,000	1,270	7	2013	Avg	7,198	N	N	1857 LAFROMBOISE ST
003	0	237280	0125	04/21/14	\$232,500	\$248,000	1,270	7	1959	Good	9,071	N	N	1047 GARFIELD ST
003	0	802920	0135	07/23/13	\$225,000	\$258,000	1,270	7	2013	Avg	7,198	N	N	1857 LAFROMBOISE ST
003	0	543780	0120	02/24/14	\$200,000	\$217,000	1,280	7	1968	Good	8,314	N	N	645 CHARWILA LN
003	0	232006	9373	06/14/12	\$208,000	\$265,000	1,280	7	1994	Avg	10,150	N	N	1066 SEMANSKI ST
003	0	560200	0245	08/13/12	\$155,000	\$194,000	1,290	7	1951	Good	8,604	N	N	2350 GRIFFIN AVE
003	0	543781	0360	11/07/14	\$224,500	\$228,000	1,300	7	1980	Good	7,735	N	N	2333 PARAMOUNT DR
003	0	164500	0097	08/09/14	\$249,000	\$259,000	1,300	7	1964	Good	8,500	N	N	1908 CLOVERCREST ST
003	0	272290	0045	03/29/13	\$192,500	\$227,000	1,300	7	1959	Good	8,925	N	N	1458 GARFIELD ST
003	0	076400	0090	09/19/13	\$252,500	\$285,000	1,310	7	1923	VGood	7,200	N	N	1020 LORAINE ST
003	0	543781	0320	11/17/14	\$269,950	\$273,000	1,320	7	1975	Good	7,560	Y	N	811 HARMONY LN
003	0	543781	0330	03/27/12	\$200,000	\$260,000	1,320	7	1975	Avg	8,643	Y	N	827 HARMONY LN
003	0	085300	0261	06/19/14	\$197,500	\$208,000	1,330	7	1905	VGood	5,412	N	N	1529 GRIFFIN AVE
003	0	076681	0270	09/16/13	\$211,500	\$239,000	1,330	7	1991	Avg	8,424	N	N	3003 EDEL AVE
003	0	232006	9150	08/27/12	\$268,000	\$334,000	1,330	7	1957	VGood	11,278	Y	N	1951 GOSSARD ST
003	0	570238	0730	08/23/14	\$230,000	\$238,000	1,340	7	1992	Avg	7,605	N	N	204 JEWELL ST
003	0	116340	0010	07/26/12	\$194,000	\$244,000	1,340	7	1977	Good	24,840	N	N	28114 SE 430TH ST
003	0	680220	0860	05/08/12	\$173,349	\$223,000	1,340	7	1990	Avg	8,409	N	N	400 BANGERT PL
003	0	807805	0120	12/10/14	\$244,000	\$245,000	1,350	7	1998	Avg	8,587	N	N	3250 LOIS LN
003	0	543780	0020	08/08/14	\$225,000	\$234,000	1,350	7	1968	Good	9,793	N	N	844 MELODY LN
003	0	807805	0180	09/04/13	\$253,000	\$287,000	1,350	7	1998	Good	8,895	N	N	3230 LOIS LN
003	0	132006	9069	04/30/13	\$299,000	\$350,000	1,350	7	1932	VGood	42,108	N	N	42830 268TH AVE SE
003	0	807805	0210	09/21/12	\$190,000	\$236,000	1,350	7	1998	Avg	8,587	N	N	1863 LOIS LN

Improved Sales Used in this Physical Inspection Analysis - Area 041

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
003	0	332650	0006	09/17/14	\$230,000	\$236,000	1,370	7	1921	Good	6,250	N	N	1739 WASHINGTON AVE
003	0	293810	0005	08/29/14	\$264,950	\$274,000	1,370	7	1957	Good	10,115	N	N	1250 GARFIELD ST
003	0	237280	0130	11/14/13	\$200,000	\$223,000	1,370	7	1958	Good	8,410	N	N	1037 GARFIELD ST
003	0	164500	0130	02/13/14	\$214,900	\$234,000	1,380	7	1965	Good	8,500	N	N	1958 CLOVERCREST ST
003	0	232006	9242	12/11/13	\$215,000	\$238,000	1,380	7	1961	Good	9,295	N	N	2319 ROOSEVELT AVE
003	0	076680	0120	12/07/12	\$169,000	\$205,000	1,380	7	1991	Good	8,844	N	N	1101 BERILLA DR
003	0	680220	0110	10/29/14	\$231,200	\$235,000	1,400	7	1991	Avg	8,821	N	N	406 SCHMID ST
003	0	866100	0033	06/27/14	\$235,000	\$247,000	1,400	7	1998	Avg	6,300	N	N	1774 GARFIELD ST
003	0	232006	9374	10/25/13	\$225,000	\$252,000	1,400	7	1994	Avg	10,150	N	N	1076 SEMANSKI ST
003	0	680220	0520	04/15/13	\$206,000	\$242,000	1,400	7	1991	Good	8,421	Y	N	201 SCHMID ST
003	0	680220	0810	09/24/14	\$229,000	\$235,000	1,420	7	1998	Avg	8,409	N	N	401 BANGERT PL
003	0	601850	0210	04/18/13	\$185,000	\$217,000	1,420	7	1981	Good	6,450	N	N	1165 PIONEER ST
003	0	192007	9142	02/19/13	\$245,000	\$292,000	1,420	7	1994	Avg	20,308	N	N	1135 ALPINE PL
003	0	156590	0070	07/21/14	\$246,500	\$257,000	1,430	7	1992	Avg	8,919	N	N	415 CHINOOK AVE
003	0	369870	0120	07/10/13	\$240,500	\$276,000	1,450	7	1961	Good	9,923	N	N	2970 OLYMPIC PL
003	0	570238	0560	08/06/12	\$174,750	\$219,000	1,450	7	1991	Avg	6,687	N	N	402 JEWELL ST
003	0	559590	0275	08/09/12	\$237,500	\$298,000	1,450	7	1940	VGood	7,670	N	N	1457 LAFROMBOISE ST
003	0	543782	0100	08/19/13	\$208,500	\$237,000	1,460	7	1979	Good	9,462	N	N	338 CHARWILA LN
003	0	293810	0010	09/24/14	\$239,000	\$245,000	1,470	7	1957	Good	8,925	N	N	1244 GARFIELD ST
003	0	242006	9330	02/06/14	\$195,000	\$212,000	1,470	7	1936	Avg	6,215	N	N	1938 PORTER ST
003	0	034940	0100	09/08/14	\$237,500	\$245,000	1,480	7	1980	Avg	7,830	N	N	711 NATALIE PL
003	0	570238	0530	09/05/13	\$220,000	\$249,000	1,490	7	1991	Avg	8,791	N	N	101 JEWELL ST
003	0	680221	0200	01/16/13	\$224,700	\$270,000	1,490	7	1992	Avg	9,169	N	N	909 BATHKE AVE
003	0	156590	0120	04/03/12	\$173,000	\$224,000	1,490	7	1992	Avg	8,848	N	N	297 CHINOOK AVE
003	0	156590	0130	02/28/12	\$189,000	\$247,000	1,490	7	1992	Avg	8,848	N	N	277 CHINOOK AVE
003	0	614200	0050	11/08/13	\$207,500	\$231,000	1,500	7	1963	Good	9,894	N	N	26314 SE 426TH ST
003	0	866100	0148	10/28/14	\$270,000	\$275,000	1,510	7	1995	Good	10,215	N	N	1809 FLORENCE ST
003	0	559590	0090	06/09/14	\$250,000	\$264,000	1,510	7	1928	Good	5,753	N	N	2134 MONTGOMERY AVE
003	0	232006	9085	03/24/14	\$240,000	\$258,000	1,520	7	1928	Good	10,400	N	N	2628 GRIFFIN AVE
003	0	680221	0520	03/19/13	\$213,500	\$253,000	1,520	7	1991	Good	9,744	N	N	1002 BAYSINGER PL
003	0	570650	0415	02/14/12	\$172,500	\$226,000	1,530	7	1938	Good	12,800	N	N	1913 WILSON AVE

Improved Sales Used in this Physical Inspection Analysis - Area 041

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
003	0	560200	0275	08/25/14	\$259,950	\$269,000	1,540	7	1948	VGood	10,212	N	N	1522 HARDING ST
003	0	237280	0100	09/25/14	\$245,000	\$251,000	1,550	7	1957	VGood	91,26	N	N	1135 GARFIELD ST
003	0	560200	0295	07/29/13	\$205,000	\$235,000	1,550	7	1958	Good	10,212	N	N	1541 GARFIELD ST
003	0	543782	0170	08/21/12	\$210,000	\$262,000	1,550	7	1983	Avg	12,869	Y	N	349 HARMONY LN
003	0	257191	0160	10/01/14	\$283,000	\$290,000	1,560	7	1992	Avg	8,560	N	N	431 VICTOR ST
003	0	543782	0120	08/26/14	\$265,000	\$274,000	1,560	7	1979	Good	8,033	Y	N	2514 HARMONY LN
003	0	560200	0105	07/21/14	\$265,000	\$276,000	1,560	7	1961	VGood	10,489	N	N	1457 HARDING ST
003	0	232006	9189	10/27/14	\$299,990	\$305,000	1,570	7	1953	Good	125,452	Y	N	43824 244TH AVE SE
003	0	076680	0090	05/25/14	\$195,000	\$206,000	1,570	7	1991	Avg	8,459	N	N	1123 BERILLA DR
003	0	293810	0055	04/10/14	\$260,000	\$278,000	1,570	7	1962	Good	10,710	N	N	1255 LORAIN ST
003	0	164500	0330	11/22/13	\$190,000	\$211,000	1,570	7	1963	Avg	7,600	N	N	1867 CLOVERCREST ST
003	0	076681	0080	05/09/13	\$260,000	\$304,000	1,570	7	1991	Avg	8,794	N	N	3012 ELMONT AVE
003	0	543782	0020	08/07/14	\$195,000	\$203,000	1,580	7	1979	Avg	7,875	N	N	550 CHARWILA LN
003	0	560200	0010	02/06/14	\$179,000	\$195,000	1,580	7	1956	Avg	8,604	N	N	2232 GRIFFIN AVE
003	0	392501	0030	01/21/14	\$245,000	\$268,000	1,580	7	2003	Avg	9,513	N	N	3156 GARFIELD ST
003	0	680220	1040	02/05/14	\$239,950	\$261,000	1,600	7	1991	Good	8,073	N	N	403 PETSCHAUER PL
003	0	089800	0220	10/01/14	\$262,500	\$269,000	1,610	7	1961	Good	10,291	N	N	1227 HARDING ST
003	0	570650	0180	01/11/12	\$172,000	\$228,000	1,610	7	1950	Good	9,600	N	N	1705 WILSON AVE
003	0	293820	0040	12/11/14	\$224,950	\$226,000	1,630	7	1963	Good	9,282	N	N	1209 FLORENCE ST
003	0	713821	0100	11/12/14	\$270,000	\$274,000	1,650	7	1994	Avg	8,416	N	N	3294 RANDALL PL
003	0	713821	0150	12/20/13	\$234,000	\$258,000	1,650	7	1994	Avg	9,022	N	N	325 RANDALL PL
003	0	076680	0050	11/14/13	\$226,500	\$252,000	1,650	7	1990	Avg	8,558	N	N	2857 EDITH AVE
003	0	543782	0430	10/25/13	\$220,000	\$246,000	1,650	7	1979	Good	8,610	N	N	529 CHARWILA LN
003	0	085300	0240	06/13/13	\$235,000	\$272,000	1,650	7	1994	Avg	7,525	N	N	1520 MYRTLE AVE
003	0	713821	0370	05/06/13	\$230,000	\$269,000	1,650	7	1995	Avg	10,919	N	N	3374 WARD CT
003	0	932101	0080	05/20/13	\$180,000	\$210,000	1,650	7	1981	Avg	8,980	N	N	1245 SEMANSKI ST
003	0	543782	0050	04/04/13	\$228,000	\$269,000	1,650	7	1979	VGood	7,875	N	N	506 CHARWILA LN
003	0	713821	0020	07/18/12	\$214,950	\$271,000	1,650	7	1995	Avg	8,408	N	N	3454 WETHERBEE LN
003	0	116340	0070	11/12/14	\$220,000	\$223,000	1,660	7	1973	Good	21,514	N	N	28322 SE 430TH ST
003	0	802920	0380	04/25/14	\$294,950	\$315,000	1,660	7	1918	VGood	8,398	N	N	1916 LAFROMBOISE ST
003	0	076680	0110	04/08/14	\$190,000	\$204,000	1,660	7	1990	Avg	8,844	N	N	1119 BERILLA DR

Improved Sales Used in this Physical Inspection Analysis - Area 041

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
003	0	560200	0065	01/07/14	\$272,950	\$299,000	1,660	7	1951	VGood	10,489	N	N	1472 PIONEER ST
003	0	232006	9201	11/29/12	\$215,000	\$262,000	1,660	7	2006	Avg	15,930	N	N	2122 MCHUGH AVE
003	0	866100	0084	06/28/12	\$214,950	\$272,000	1,660	7	1983	Good	6,500	N	N	1960 GARFIELD ST
003	0	814131	0030	07/30/14	\$256,703	\$267,000	1,670	7	2014	Avg	4,441	N	N	427 PETERSEN DR E
003	0	814131	0040	06/27/14	\$246,950	\$259,000	1,670	7	2014	Avg	4,440	N	N	439 PETERSEN DR E
003	0	156590	0470	03/20/14	\$240,000	\$258,000	1,670	7	1992	Avg	10,440	N	N	320 MICHAEL AVE
003	0	614200	0060	02/21/14	\$203,200	\$220,000	1,670	7	1962	Good	11,133	N	N	26324 SE 426TH ST
003	0	156590	0060	03/05/13	\$214,244	\$255,000	1,670	7	1992	Avg	9,296	N	N	455 CHINOOK AVE
003	0	680220	0670	11/14/14	\$272,000	\$275,000	1,680	7	1991	Avg	8,512	N	N	606 BATHKE AVE
003	0	257191	0210	10/01/14	\$305,000	\$312,000	1,680	7	1993	Avg	8,487	N	N	559 VICTOR ST
003	0	257191	0380	06/05/14	\$289,000	\$305,000	1,680	7	1993	Avg	8,424	N	N	710 VICTOR ST
003	0	232006	9306	04/21/14	\$315,000	\$336,000	1,680	7	1977	Avg	34,367	Y	N	2162 MCHUGH AVE
003	0	232006	9331	08/08/12	\$324,950	\$407,000	1,690	7	1978	Good	18,225	N	N	2540 KIBLER AVE
003	0	807805	0140	10/02/14	\$245,000	\$251,000	1,700	7	1996	Avg	8,448	N	N	1822 HIGHPOINT ST
003	0	807805	0010	12/09/13	\$259,950	\$287,000	1,700	7	1996	Avg	8,463	N	N	1930 HIGHPOINT ST
003	0	807805	0140	02/21/13	\$200,000	\$251,000	1,700	7	1996	Avg	8,448	N	N	1822 HIGHPOINT ST
003	0	570238	0590	01/12/13	\$220,000	\$265,000	1,700	7	1991	Avg	6,735	N	N	326 JEWELL ST
003	0	076681	0480	08/06/12	\$233,700	\$293,000	1,700	7	1992	Avg	8,837	N	N	3118 EDEL AVE
003	0	132006	9179	11/04/14	\$397,000	\$403,000	1,710	7	1952	VGood	134,489	Y	N	42404 268TH AVE SE
003	0	807805	0050	11/19/12	\$215,000	\$263,000	1,720	7	1998	Avg	8,615	N	N	1906 LOIS LN
003	0	807805	0220	05/11/12	\$230,000	\$295,000	1,720	7	1998	Avg	8,643	N	N	3249 LOIS LN
003	0	232006	9127	04/27/12	\$230,000	\$296,000	1,720	7	1964	Good	15,476	N	N	3040 DIVISION ST
003	0	807805	0130	01/16/12	\$183,250	\$242,000	1,720	7	1996	Avg	8,320	N	N	1770 HIGHPOINT ST
003	0	142006	9147	05/23/14	\$265,000	\$281,000	1,730	7	2014	Avg	9,733	N	N	2037 MCHUGH AVE
003	0	232006	9118	06/25/13	\$249,990	\$289,000	1,760	7	1938	VGood	11,365	N	N	2355 KIBLER AVE
003	0	237280	0105	08/14/13	\$215,000	\$245,000	1,780	7	1956	Good	9,126	N	N	1121 GARFIELD ST
003	0	156590	0460	04/18/14	\$241,850	\$259,000	1,800	7	1992	Avg	8,452	N	N	350 MICHAEL AVE
003	0	570238	0460	06/13/14	\$243,900	\$257,000	1,810	7	1991	Good	7,141	N	N	115 JEWELL ST
003	0	680220	0740	01/31/14	\$234,900	\$256,000	1,820	7	1992	Avg	8,400	N	N	404 WARWICK ST
003	0	156590	0410	02/05/13	\$219,000	\$262,000	1,860	7	1992	Avg	8,841	N	N	452 MICHAEL AVE
003	0	888060	0070	11/12/14	\$245,000	\$248,000	1,870	7	1977	Avg	8,750	Y	N	2424 MARTIN WAY

Improved Sales Used in this Physical Inspection Analysis - Area 041

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
003	0	230971	0130	07/15/14	\$272,000	\$284,000	1,870	7	2009	Avg	6,551	Y	N	302 SIGRIST DR E
003	0	242006	9033	07/31/12	\$155,000	\$195,000	1,870	7	1936	Good	8,000	N	N	2023 WELLS ST
003	0	379730	0230	07/11/12	\$277,000	\$350,000	1,870	7	1994	Avg	8,628	N	N	3102 CHELSEA LN
003	0	076681	0170	01/12/12	\$235,000	\$311,000	1,870	7	1990	Avg	9,610	N	N	1002 FARRELLY ST
003	0	164500	0580	10/02/14	\$270,000	\$276,000	1,900	7	1997	Avg	8,282	N	N	1904 FLORENCE ST
003	0	076400	0190	01/07/14	\$250,000	\$274,000	1,900	7	1938	VGood	13,188	N	N	1079 MCKINLEY ST
003	0	379731	0090	05/28/13	\$270,000	\$314,000	1,910	7	1994	Avg	9,237	N	N	3371 WYNALDA DR
003	0	379730	0190	07/08/14	\$308,950	\$323,000	1,920	7	1994	Good	8,562	Y	N	3010 CHELSEA LN
003	0	257191	0280	08/21/13	\$285,000	\$324,000	1,930	7	1992	Avg	9,750	N	N	3101 CHRISTIANSON AVE
003	0	543782	0160	07/18/13	\$279,950	\$321,000	1,930	7	1982	VGood	11,754	N	N	2430 HARMONY LN
003	0	293810	0040	11/26/12	\$255,000	\$311,000	1,930	7	1960	VGood	9,282	N	N	1136 GARFIELD ST
003	0	230971	0030	08/22/12	\$217,000	\$271,000	1,960	7	2011	Avg	4,681	N	N	243 RIGGS DR E
003	0	713820	0150	05/18/14	\$297,000	\$315,000	1,970	7	1994	Good	8,605	N	N	419 WETHERBEE LN
003	0	713820	0410	06/18/13	\$290,000	\$335,000	1,970	7	1994	Good	8,640	N	N	3477 GARLAND PL
003	0	242006	9487	07/03/12	\$235,000	\$297,000	1,970	7	1989	Avg	7,892	N	N	3130 CINKOVICH ST
003	0	713820	0400	04/18/12	\$204,115	\$263,000	1,970	7	1994	Avg	8,640	N	N	3457 GARLAND PL
003	0	713821	0240	04/09/12	\$205,000	\$265,000	1,970	7	1994	Avg	8,403	N	N	3357 RANDALL PL
003	0	242006	9412	06/06/12	\$220,300	\$281,000	2,000	7	1920	Good	37,060	Y	N	26803 SE 432ND ST
003	0	680220	0280	11/10/14	\$279,000	\$283,000	2,010	7	1990	Avg	11,618	N	N	503 WARWICK ST
003	0	262006	9154	07/30/14	\$290,000	\$302,000	2,070	7	1974	Good	7,500	N	N	901 MELODY LN
003	0	614200	0110	05/28/13	\$200,000	\$232,000	2,070	7	1959	Good	14,264	N	N	42601 264TH AVE SE
003	0	192007	9116	03/11/14	\$250,000	\$270,000	2,080	7	1981	Good	23,144	N	N	1227 ALPINE PL
003	0	132006	9261	02/10/12	\$255,000	\$335,000	2,082	7	2000	Avg	26,802	Y	N	1795 MCHUGH AVE
003	0	257192	0100	06/26/12	\$205,000	\$260,000	2,150	7	1993	Avg	9,839	N	N	2940 OLIE ANN PL
003	0	379731	0010	08/27/14	\$277,000	\$286,000	2,160	7	1994	Avg	9,612	N	N	3215 WYNALDA DR
003	0	543781	0060	02/02/14	\$269,950	\$294,000	2,270	7	1977	Good	8,400	Y	N	808 HARMONY LN
003	0	379731	0070	02/22/12	\$295,500	\$387,000	2,270	7	1995	Avg	9,240	N	N	3335 WYNALDA DR
003	0	230971	0140	10/18/13	\$330,000	\$370,000	2,380	7	2010	Avg	6,185	Y	N	224 BRUHN LN N
003	0	713820	0280	07/19/13	\$333,000	\$382,000	2,400	7	1994	Good	10,430	N	N	595 BLANCHAT CT
003	0	771590	0060	05/16/12	\$320,000	\$410,000	2,410	7	2003	Avg	12,590	N	N	1821 SHANON LN
003	0	242006	9427	10/19/12	\$285,000	\$351,000	2,500	7	1981	Avg	19,858	N	N	1725 LOWELL AVE

Improved Sales Used in this Physical Inspection Analysis - Area 041

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
003	0	379731	0270	05/04/12	\$305,000	\$392,000	2,510	7	1995	Avg	8,875	N	N	3368 WYNALDA DR
003	0	771010	0090	06/03/13	\$325,000	\$377,000	2,530	7	1979	Avg	29,099	N	N	1948 HARDING ST
003	0	814131	0180	11/18/14	\$277,500	\$281,000	2,620	7	2010	Avg	4,558	Y	N	484 PETERSEN DR E
003	0	257191	0290	09/24/13	\$329,000	\$371,000	2,630	7	1993	Good	9,905	N	N	3117 CHRISTIANSON AVE
003	0	719580	0009	12/10/14	\$325,000	\$327,000	2,650	7	1977	Good	12,870	N	N	1410 JEFFERSON AVE
003	0	230971	0050	08/06/12	\$250,000	\$314,000	2,660	7	2010	Avg	4,681	N	N	277 RIGGS DR E
003	0	230971	0150	08/04/14	\$325,000	\$338,000	2,800	7	2011	Avg	5,291	N	N	256 BRUHN LN N
003	0	230971	0120	04/25/14	\$307,500	\$328,000	2,900	7	2010	Avg	6,014	Y	N	314 SIGRIST DR E
003	0	932100	0150	01/16/14	\$205,000	\$224,000	1,270	8	1964	Avg	14,000	N	N	1176 EDEL CT
003	0	559590	0110	04/09/14	\$344,300	\$369,000	1,380	8	1926	VGood	8,627	N	N	1505 PIONEER ST
003	0	242006	9201	11/07/14	\$267,000	\$271,000	1,390	8	2005	Avg	6,005	N	N	3038 PORTER ST
003	0	614210	0090	07/18/14	\$279,000	\$291,000	1,470	8	1977	Good	13,000	N	N	26104 SE 425TH ST
003	0	192007	9062	12/22/14	\$332,000	\$333,000	1,500	8	1962	Avg	43,560	Y	N	43816 284TH AVE SE
003	0	814130	0160	02/01/12	\$265,000	\$349,000	1,580	8	2011	Avg	5,975	N	N	467 BONDGARD AVE E
003	0	262006	9113	09/02/14	\$380,000	\$392,000	1,600	8	1958	Good	39,848	Y	N	24625 SE 448TH ST
003	0	814130	0040	03/17/14	\$255,000	\$275,000	1,600	8	2009	Avg	4,800	Y	N	410 BONDGARD AVE E
003	0	814130	0140	09/28/13	\$277,075	\$312,000	1,600	8	2010	Avg	5,255	N	N	483 BONDGARD AVE E
003	0	262006	9203	07/27/12	\$277,000	\$348,000	1,660	8	1925	VGood	9,120	N	N	542 SEMANSKI ST
003	0	369830	0010	06/18/12	\$320,000	\$407,000	1,660	8	1913	VGood	17,685	N	N	1024 MCKINLEY ST
003	0	076681	0020	04/08/13	\$259,000	\$305,000	1,670	8	2004	Avg	8,491	N	N	3104 ELMONT AVE
003	0	779200	0005	07/13/12	\$190,000	\$240,000	1,680	8	1960	Avg	38,896	N	N	44830 283RD AVE SE
003	0	807849	0280	09/17/12	\$264,950	\$329,000	1,730	8	1992	Avg	10,002	N	N	3310 SPRING PL
003	0	779200	0090	12/19/13	\$225,000	\$248,000	1,740	8	1957	Good	27,595	Y	N	28213 SE 451ST ST
003	0	257190	0490	05/23/13	\$319,000	\$371,000	1,770	8	1991	Avg	12,070	Y	N	2860 LINK AVE
003	0	379730	0170	06/14/13	\$275,000	\$318,000	1,780	8	1994	Good	9,983	N	N	3045 WYNALDA DR
003	0	807849	0390	07/29/14	\$295,000	\$307,000	1,810	8	1991	Avg	10,530	Y	N	110 SUMMER PL
003	0	302007	9097	05/01/12	\$292,000	\$376,000	1,830	8	1991	Avg	211,259	Y	N	46310 290TH AVE SE
003	0	943290	0380	10/23/14	\$280,017	\$292,000	1,850	8	1996	Avg	8,770	N	N	1921 HAWK CT
003	0	379730	0140	07/21/14	\$303,000	\$316,000	1,850	8	1993	Good	8,820	N	N	3109 WYNALDA DR
003	0	943290	0380	12/27/13	\$265,000	\$292,000	1,850	8	1996	Avg	8,770	N	N	1921 HAWK CT
003	0	779200	0170	06/11/12	\$300,000	\$382,000	1,850	8	1960	VGood	24,614	Y	N	44932 283RD AVE SE

Improved Sales Used in this Physical Inspection Analysis - Area 041

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
003	0	800510	0540	07/09/14	\$215,000	\$225,000	1,860	8	1920	VGood	5,040	N	N	1737 MARSHALL AVE
003	0	943290	0350	06/25/14	\$279,500	\$294,000	1,860	8	1997	Avg	8,770	N	N	1920 HAWK CT
003	0	807849	0320	09/12/13	\$279,950	\$317,000	1,860	8	1991	Avg	9,941	N	N	206 ALMADON ST
003	0	302007	9077	07/01/13	\$340,000	\$392,000	1,870	8	1975	Good	60,730	Y	N	45230 288TH AVE SE
003	0	932101	0010	07/02/13	\$299,000	\$344,000	1,880	8	1985	Good	12,117	N	N	1260 SEMANSKI ST
003	0	541610	0020	12/09/14	\$323,000	\$325,000	1,910	8	2004	Avg	8,329	N	N	3547 LARSEN AVE
003	0	232006	9141	09/27/12	\$330,000	\$408,000	1,920	8	1985	Good	18,778	Y	N	2986 GOSSARD PL
003	0	560200	0150	09/07/12	\$272,000	\$338,000	1,930	8	1963	VGood	8,981	N	N	2276 STEVENSON AVE
003	0	257190	0050	09/08/14	\$270,000	\$278,000	1,940	8	1990	Avg	12,067	N	N	451 BURGER PL
003	0	782370	0005	07/07/14	\$295,000	\$309,000	1,940	8	1985	Good	7,500	N	N	1708 FRANKLIN ST
003	0	246880	0170	02/03/14	\$249,950	\$272,000	1,940	8	1982	Avg	39,454	N	N	46221 287TH AVE SE
003	0	807849	0330	09/16/14	\$319,950	\$329,000	1,980	8	1991	Avg	9,907	N	N	208 ALMADON ST
003	0	943290	0400	06/17/13	\$273,999	\$317,000	1,980	8	1991	Avg	8,438	N	N	1941 HAWK CT
003	0	379730	0040	04/07/14	\$275,000	\$295,000	1,990	8	1992	Avg	8,628	Y	N	3088 WYNALDA DR
003	0	257190	0440	05/09/12	\$235,000	\$302,000	1,990	8	1990	Avg	8,004	Y	N	404 FARRELLY ST
003	0	257191	0260	11/07/14	\$324,360	\$329,000	2,000	8	1992	Good	9,669	N	N	3043 CHRISTIANSON AVE
003	0	232006	9260	10/27/14	\$415,000	\$422,000	2,010	8	1986	VGood	33,090	Y	N	2861 MCHUGH AVE
003	0	779200	0150	09/12/13	\$290,000	\$328,000	2,010	8	1960	Good	26,005	N	N	44931 283RD AVE SE
003	0	248210	0140	06/19/13	\$254,000	\$294,000	2,010	8	1977	Avg	16,532	N	N	42824 283RD AVE SE
003	0	132006	9271	06/12/14	\$342,500	\$361,000	2,080	8	2002	Avg	11,375	N	N	1935 MCHUGH AVE
003	0	232006	9115	03/28/13	\$280,000	\$331,000	2,080	8	1963	Good	35,200	N	N	3102 OLYMPIC PL
003	0	543781	0210	06/11/13	\$268,950	\$312,000	2,090	8	1978	Good	8,042	Y	N	642 C CT
003	0	257191	0100	10/29/14	\$344,000	\$350,000	2,100	8	1993	Good	8,501	N	N	498 HAZEL PL
003	0	156590	0440	01/22/14	\$310,000	\$339,000	2,100	8	2004	Avg	8,896	N	N	388 MICHAEL AVE
003	0	262006	9195	11/04/14	\$340,000	\$345,000	2,140	8	2001	Avg	11,651	N	N	2840 CHRISTIANSON AVE
003	0	242006	9134	07/11/13	\$355,000	\$408,000	2,210	8	2012	Avg	8,119	N	N	1343 MARION ST
003	0	943290	0040	07/29/14	\$325,000	\$338,000	2,230	8	1994	Avg	8,500	N	N	3020 SILVER SPRINGS AVE
003	0	232006	9350	05/24/13	\$269,000	\$313,000	2,240	8	1986	Good	8,400	N	N	2946 GOSSARD PL
003	0	943290	0780	12/31/13	\$289,999	\$319,000	2,270	8	1997	Avg	8,400	N	N	3025 HIGHPOINT ST
003	0	559590	0015	09/13/13	\$250,000	\$283,000	2,280	8	1955	Good	13,482	N	N	2044 GRIFFIN AVE
003	0	542281	0120	09/18/12	\$292,000	\$362,000	2,400	8	2001	Avg	8,837	Y	N	3213 LARSEN AVE

Improved Sales Used in this Physical Inspection Analysis - Area 041

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
003	0	943290	0470	02/21/13	\$315,000	\$375,000	2,410	8	1991	Good	8,415	N	N	3015 CARBON RIDGE ST
003	0	943290	0180	07/14/14	\$307,999	\$322,000	2,420	8	1996	Avg	8,438	N	N	1920 CARBON RIDGE ST
003	0	426600	0060	11/26/12	\$259,210	\$316,000	2,420	8	1990	Avg	10,762	N	N	2370 MCHUGH AVE
003	0	257192	0070	06/07/12	\$275,000	\$350,000	2,470	8	1995	Avg	13,027	N	N	2965 OLIE ANN PL
003	0	232006	9364	10/16/14	\$370,000	\$377,000	2,490	8	1995	Avg	18,525	Y	N	3086 GARFIELD ST
003	0	132006	9254	02/28/14	\$349,000	\$378,000	2,490	8	1991	Avg	38,745	N	N	26204 SE 425TH ST
003	0	379730	0110	10/27/14	\$330,000	\$336,000	2,500	8	1994	Avg	10,697	N	N	3171 WYNALDA DR
003	0	542282	0040	07/11/13	\$341,500	\$393,000	2,510	8	2002	Avg	9,240	N	N	3323 PHILLIPS AVE
003	0	230970	0140	04/26/12	\$236,500	\$305,000	2,570	8	2008	Avg	5,101	N	N	282 BONDGARD AVE E
003	0	542282	0080	05/01/13	\$345,000	\$404,000	2,640	8	2001	Avg	11,469	Y	N	3229 PHILLIPS AVE
003	0	230970	0350	09/25/12	\$275,000	\$341,000	2,640	8	2007	Avg	5,647	N	N	404 ASMUNDSON LN N
003	0	541610	0190	07/29/14	\$346,290	\$361,000	2,690	8	1998	Avg	9,240	N	N	3444 LARSEN AVE
003	0	542282	0110	10/11/13	\$340,000	\$382,000	2,690	8	2001	Avg	8,896	Y	N	3228 PHILLIPS AVE
003	0	943290	0070	09/02/14	\$338,150	\$349,000	2,700	8	1992	Avg	8,580	N	N	1845 CARBON RIDGE ST
003	0	257190	0430	09/23/14	\$315,000	\$323,000	2,740	8	1993	Avg	8,400	Y	N	418 FARRELLY ST
003	0	855680	0140	07/11/13	\$402,000	\$462,000	2,800	8	2002	Good	15,963	N	N	2764 MCHUGH AVE
003	0	230970	0120	11/26/12	\$225,000	\$274,000	2,800	8	2008	Avg	4,442	N	N	340 BONDGARD AVE E
003	0	230970	0160	04/26/12	\$260,000	\$335,000	2,800	8	2007	Avg	4,681	N	N	258 BONDGARD AVE E
003	0	542281	0010	08/19/14	\$350,000	\$362,000	2,810	8	2001	Avg	10,433	N	N	3464 LARSEN AVE
003	0	541610	0110	11/18/14	\$339,000	\$343,000	2,840	8	2001	Avg	8,746	N	N	3363 LARSEN AVE
003	0	542282	0070	07/01/13	\$350,000	\$403,000	2,850	8	2004	Avg	9,237	N	N	3265 PHILLIPS AVE
003	0	541610	0030	04/30/13	\$349,950	\$410,000	2,900	8	2001	Good	8,315	N	N	3521 LARSEN AVE
003	0	542281	0090	09/03/13	\$359,950	\$408,000	2,980	8	1999	Avg	13,724	N	N	3239 LARSEN AVE
003	0	369870	0140	03/19/12	\$270,000	\$351,000	3,220	8	1973	Good	9,840	N	N	2914 OLYMPIC PL
003	0	542281	0020	09/17/12	\$307,000	\$381,000	3,450	8	1999	Avg	11,178	N	N	3427 PHILLIPS AVE
003	0	232006	9272	05/12/14	\$295,000	\$313,000	3,610	8	1957	Good	10,003	N	N	1309 LAFROMBOISE ST
003	0	142006	9128	09/07/12	\$420,000	\$523,000	1,880	9	1998	Avg	24,300	Y	N	3452 HARDING ST
003	0	232006	9055	05/24/13	\$455,000	\$529,000	2,100	9	1933	VGood	27,082	N	N	1867 GOSSARD ST
003	0	855680	0160	05/21/13	\$408,500	\$476,000	2,460	9	2005	Avg	17,818	N	N	2723 PERRY CT
003	0	814130	0120	08/26/14	\$349,950	\$362,000	2,466	9	2008	Avg	5,534	Y	N	494 BONDGARD AVE E
003	0	814130	0170	03/03/14	\$332,000	\$359,000	2,496	9	2008	Avg	5,919	N	N	441 BONDGARD AVE E

Improved Sales Used in this Physical Inspection Analysis - Area 041

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
003	0	232006	9094	10/16/13	\$470,000	\$527,000	2,520	9	1932	VGood	40,330	Y	N	1321 FLORENCE ST
003	0	232006	9014	07/09/14	\$495,000	\$518,000	2,660	9	1964	Good	192,099	N	N	43610 244TH AVE SE
003	0	076400	0155	11/07/14	\$415,000	\$421,000	2,700	9	1940	VGood	14,760	N	N	1020 FLORENCE ST
003	0	807849	0440	05/25/12	\$300,000	\$384,000	2,790	9	1991	Avg	12,480	Y	N	205 SUMMER PL
003	0	855680	0040	07/09/12	\$480,000	\$607,000	2,980	9	2001	Avg	14,999	N	N	3111 FLORENCE ST
003	0	085300	0140	11/26/12	\$362,500	\$442,000	3,010	9	1952	VGood	10,825	N	N	1532 GRIFFIN AVE
003	0	814130	0230	04/25/12	\$349,900	\$451,000	3,260	9	2007	Avg	6,040	Y	N	512 COOPER LN N
003	0	232006	9286	04/16/12	\$327,000	\$422,000	4,180	9	1918	VGood	18,000	N	N	2510 GRIFFIN AVE
003	0	782370	0040	04/03/13	\$470,000	\$554,000	2,600	10	1922	VGood	16,250	N	N	1736 FRANKLIN ST

Improved Sales Removed in this Physical Inspection Analysis - Area 041 1 to 3 Unit Residences

Sub Area	Ngfb	Major	Minor	Sale Date	Sale Price	Comments
003	0	034940	0060	04/01/13	\$137,427	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	0	034940	0080	01/27/14	\$185,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
003	0	034940	0170	08/29/14	\$165,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
003	0	076680	0050	03/20/13	\$165,750	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	0	085300	0261	02/05/14	\$120,977	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	0	089800	0125	03/19/13	\$101,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
003	0	089800	0125	11/01/12	\$250,642	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	0	089902	0200	04/29/14	\$236,122	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	0	116340	0060	11/26/14	\$286,010	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	0	132006	9039	01/11/13	\$175,251	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
003	0	132006	9039	10/02/12	\$150,180	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	0	132006	9040	03/19/13	\$185,600	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	0	132006	9066	10/26/12	\$90,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	0	132006	9080	03/28/12	\$230,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
003	0	132006	9081	10/07/14	\$72,400	NON-REPRESENTATIVE SALE
003	0	132006	9094	09/27/13	\$166,600	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	0	132006	9141	05/30/12	\$60,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
003	0	132006	9142	12/04/14	\$172,800	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
003	0	132006	9176	09/15/14	\$155,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	0	132006	9194	10/23/12	\$95,000	NON-REPRESENTATIVE SALE
003	0	132006	9223	02/20/12	\$249,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	0	132006	9223	06/24/14	\$358,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
003	0	132006	9275	05/07/13	\$288,060	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	0	132006	9275	04/10/14	\$190,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
003	0	142006	9062	08/01/14	\$192,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
003	0	142006	9062	03/19/14	\$340,395	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
003	0	142006	9147	09/06/12	\$52,500	NON-REPRESENTATIVE SALE; BUILDER OR DEVELOPER SALES
003	0	156590	0390	04/06/12	\$169,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
003	0	164500	0060	07/09/12	\$240,916	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in this Physical Inspection Analysis - Area 041...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
003	0	164500	0130	08/22/13	\$294,430	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	0	164500	0270	11/26/12	\$200,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
003	0	164500	0660	06/05/14	\$199,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
003	0	164500	0710	12/09/14	\$133,501	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	0	182007	9037	12/12/12	\$115,000	NON-REPRESENTATIVE SALE
003	0	188250	0005	02/22/12	\$120,000	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	0	191730	0195	09/25/14	\$160,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
003	0	192007	9033	11/16/12	\$126,668	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE; QUIT CLAIM DEED
003	0	192007	9041	11/10/14	\$222,032	BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
003	0	192007	9096	08/22/13	\$245,000	NON-REPRESENTATIVE SALE
003	0	230970	0060	04/17/13	\$213,000	NON-REPRESENTATIVE SALE
003	0	230970	0090	10/16/12	\$215,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
003	0	230970	0210	01/08/13	\$190,000	NON-REPRESENTATIVE SALE
003	0	232006	9024	01/23/14	\$167,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
003	0	232006	9052	05/10/12	\$70,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	0	232006	9067	04/15/13	\$130,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
003	0	232006	9074	12/02/13	\$69,580	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
003	0	232006	9083	11/25/13	\$126,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
003	0	232006	9083	09/30/13	\$230,557	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	0	232006	9083	11/25/14	\$283,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
003	0	232006	9124	06/17/13	\$93,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE
003	0	232006	9124	01/10/14	\$600,000	MULTI-PARCEL SALE
003	0	232006	9130	06/17/13	\$130,000	NON-REPRESENTATIVE SALE
003	0	232006	9160	01/30/12	\$73,300	NON-REPRESENTATIVE SALE
003	0	232006	9326	04/28/14	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	0	242006	9020	06/21/12	\$60,000	NO MARKET EXPOSURE; PARTIAL INTEREST (1/3, 1/2, Etc.)
003	0	242006	9042	07/28/14	\$152,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
003	0	242006	9042	02/17/14	\$271,471	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
003	0	242006	9104	02/08/13	\$77,500	PARTIAL INTEREST (1/3, 1/2, Etc.)
003	0	242006	9106	11/11/13	\$182,699	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
003	0	242006	9106	02/10/14	\$130,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in this Physical Inspection Analysis - Area 041...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
003	0	242006	9128	05/10/12	\$73,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
003	0	242006	9163	04/15/14	\$137,000	NON-REPRESENTATIVE SALE
003	0	242006	9220	02/25/14	\$65,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	0	242006	9220	08/08/13	\$210,951	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	0	242006	9227	06/13/14	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
003	0	242006	9227	11/26/13	\$149,292	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
003	0	242006	9234	06/20/12	\$116,405	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	0	242006	9304	09/30/13	\$268,374	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	0	242006	9353	07/16/12	\$115,505	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
003	0	242006	9353	05/24/12	\$148,750	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	0	242006	9354	11/19/14	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
003	0	242006	9354	09/09/14	\$173,468	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	0	242006	9375	12/03/14	\$120,927	BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
003	0	242006	9390	11/29/12	\$110,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	0	242006	9412	02/01/12	\$315,340	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	0	242006	9446	03/21/12	\$106,000	NON-REPRESENTATIVE SALE
003	0	242006	9526	03/22/13	\$96,528	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	0	246880	0190	03/31/14	\$354,950	MULTI-PARCEL SALE
003	0	246880	0230	09/30/14	\$332,500	MULTI-PARCEL SALE
003	0	248210	0130	10/25/12	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR; SHORT SALE
003	0	257190	0050	02/13/14	\$343,739	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
003	0	257191	0100	06/10/14	\$227,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	0	257191	0100	10/29/14	\$344,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
003	0	257191	0120	04/02/14	\$320,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
003	0	257191	0420	08/19/14	\$320,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
003	0	257191	0530	03/26/14	\$216,100	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
003	0	257191	0530	09/13/13	\$354,557	RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
003	0	257191	0530	09/09/13	\$263,440	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	0	257191	0540	12/16/14	\$313,242	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	0	262006	9075	03/19/12	\$101,500	NON-REPRESENTATIVE SALE
003	0	262006	9077	06/24/12	\$98,900	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in this Physical Inspection Analysis - Area 041...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
003	0	262006	9078	12/08/14	\$186,804	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	0	272290	0080	12/11/12	\$197,950	NON-REPRESENTATIVE SALE
003	0	302007	9007	04/16/14	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	0	302007	9068	06/06/14	\$291,254	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
003	0	325750	0025	03/06/12	\$201,000	NON-REPRESENTATIVE SALE; SHORT SALE
003	0	332650	0006	07/09/13	\$275,002	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	0	370190	0025	09/02/14	\$187,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
003	0	370190	0025	01/28/14	\$211,418	NO MARKET EXPOSURE; GOV'T TO GOV'T
003	0	370190	0025	01/27/14	\$191,362	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	0	370190	0111	12/09/14	\$139,415	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	0	371780	0070	01/27/12	\$30,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
003	0	379730	0080	05/17/13	\$240,000	NON-REPRESENTATIVE SALE
003	0	541610	0030	02/27/13	\$240,400	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	0	541610	0160	06/24/14	\$268,800	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
003	0	541610	0160	03/21/14	\$301,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	0	542282	0070	02/22/13	\$313,114	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	0	543780	0280	04/14/14	\$165,000	NON-REPRESENTATIVE SALE
003	0	543781	0350	04/29/13	\$5,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
003	0	543782	0120	10/10/13	\$244,924	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
003	0	543782	0160	03/28/13	\$152,800	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	0	543782	0180	04/16/13	\$150,566	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	0	543782	0310	03/07/14	\$150,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	0	559590	0200	04/10/12	\$95,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	0	559590	0280	09/18/14	\$160,100	BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
003	0	560200	0010	08/07/13	\$170,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	0	560200	0240	08/28/14	\$122,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
003	0	561510	0325	12/16/14	\$196,544	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	0	570238	0130	09/05/14	\$196,100	NON-REPRESENTATIVE SALE; RELATED PARTY, FRIEND, OR NEIGHBOR
003	0	570238	0130	06/14/13	\$312,802	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
003	0	570238	0130	04/24/13	\$312,802	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	0	570238	0150	10/01/13	\$303,800	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in this Physical Inspection Analysis - Area 041...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
003	0	570238	0150	09/05/13	\$336,624	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	0	570238	0220	06/03/14	\$206,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
003	0	570238	0220	11/08/13	\$239,647	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	0	570238	0460	10/01/13	\$317,163	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
003	0	570238	0500	01/20/14	\$140,600	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
003	0	570238	0520	03/20/12	\$170,000	NON-REPRESENTATIVE SALE
003	0	570650	0110	05/02/12	\$117,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
003	0	570650	0150	02/08/12	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
003	0	570650	0835	10/16/14	\$100,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
003	0	601850	0090	12/18/14	\$130,000	NON-REPRESENTATIVE SALE
003	0	601850	0100	02/20/14	\$123,900	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
003	0	601850	0100	08/28/13	\$241,532	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	0	601850	0120	09/25/14	\$111,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REPRESENTATIVE SALE
003	0	601850	0255	08/27/13	\$48,500	NON-REPRESENTATIVE SALE
003	0	614200	0050	04/18/13	\$229,548	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	0	614210	0030	03/15/12	\$147,250	NON-REPRESENTATIVE SALE
003	0	659900	0024	04/14/14	\$252,812	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	0	680220	0230	11/13/14	\$195,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
003	0	680220	0550	07/10/13	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	0	680220	0740	09/16/13	\$219,755	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	0	680220	0750	05/02/14	\$357,081	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
003	0	680220	0920	12/27/12	\$196,960	NON-REPRESENTATIVE SALE
003	0	680221	0210	11/28/14	\$173,559	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
003	0	680221	0210	10/15/14	\$173,550	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	0	680221	0320	02/02/12	\$149,199	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
003	0	680221	0450	03/29/12	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
003	0	713820	0050	11/14/12	\$163,000	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	0	713820	0450	06/14/12	\$185,000	NON-REPRESENTATIVE SALE
003	0	713821	0120	08/09/13	\$231,400	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	0	713821	0300	06/13/13	\$249,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	0	713821	0470	05/14/14	\$165,900	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in this Physical Inspection Analysis - Area 041...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
003	0	719580	0024	03/20/13	\$148,584	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
003	0	719580	0024	08/15/12	\$203,092	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	0	771010	0039	08/16/13	\$151,301	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
003	0	771010	0040	10/02/12	\$188,000	NON-REPRESENTATIVE SALE; SHORT SALE
003	0	771010	0083	11/25/14	\$137,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	0	771010	0110	09/27/12	\$292,301	RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	0	771010	0110	09/05/12	\$316,292	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	0	771010	0172	05/15/12	\$195,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
003	0	771010	0190	03/23/12	\$80,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
003	0	771010	0190	02/09/12	\$130,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	0	771010	0201	11/14/14	\$199,000	NON-REPRESENTATIVE SALE
003	0	779200	0110	05/03/12	\$106,050	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
003	0	800510	0025	12/11/13	\$90,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
003	0	800510	0025	09/19/14	\$195,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
003	0	800510	0431	07/22/13	\$132,000	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO REMODELING
003	0	800510	0850	08/23/12	\$74,800	NON-REPRESENTATIVE SALE
003	0	802920	0155	09/25/14	\$340,000	MULTI-PARCEL SALE
003	0	802920	0270	05/15/12	\$115,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
003	0	802920	0340	08/11/14	\$120,100	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
003	0	802920	0340	12/03/13	\$129,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
003	0	802920	0360	09/25/14	\$340,000	MULTI-PARCEL SALE
003	0	807805	0060	11/21/12	\$193,386	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	0	807805	0100	06/18/13	\$166,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	0	807849	0180	04/16/14	\$230,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
003	0	807849	0320	01/15/13	\$229,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	0	807849	0450	10/21/13	\$218,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
003	0	807849	0450	05/06/13	\$243,445	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
003	0	809160	0050	10/03/13	\$105,500	NON-REPRESENTATIVE SALE
003	0	809160	0080	09/29/14	\$157,658	NON-REPRESENTATIVE SALE
003	0	809160	0080	06/10/14	\$217,800	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	0	814131	0070	10/16/14	\$249,950	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO NEW CONSTRUCTION

Improved Sales Removed in this Physical Inspection Analysis - Area 041...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
003	0	814131	0080	11/03/14	\$249,950	DATA FOR 2014 IS SIGNIFICANTLY DIFFERENT THAN DATA FOR 2015 DUE TO NEW CONSTRUCTION
003	0	855680	0140	11/21/12	\$305,001	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	0	866100	0036	01/31/12	\$71,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
003	0	866100	0091	01/30/14	\$169,178	RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	0	866100	0091	01/14/14	\$187,002	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	0	943290	0720	09/25/12	\$211,000	NON-REPRESENTATIVE SALE
003	0	943290	0720	05/01/12	\$250,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
003	0	981570	0060	04/21/14	\$86,700	IMP. CHARACTERISTICS CHANGED SINCE SALE

Vacant Sales Used in this Physical Inspection Analysis Area 041

Area	Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
040	001	0	072007	9034	08/26/13	\$175,000	83,319	Y	N
040	001	0	092006	9103	01/10/12	\$255,000	440,391	Y	N
040	001	0	162006	9100	01/30/14	\$250,000	426,888	Y	N
040	001	0	222006	9194	05/24/12	\$180,000	435,600	Y	N
040	001	0	278130	0040	06/13/14	\$20,000	37,380	Y	N
040	001	0	312007	9125	05/31/12	\$250,000	218,005	Y	N
040	001	0	362006	9021	06/12/13	\$130,000	332,846	N	N
040	001	15	605500	0130	12/06/12	\$72,000	40,417	Y	N
041	003	0	142006	9147	08/27/13	\$70,000	9,733	N	N
041	003	0	142006	9149	09/06/12	\$85,000	8,501	Y	N
041	003	0	262006	9178	12/02/14	\$525,000	434,728	Y	N

Multi Parcel Sales Used in this Physical Inspection Analysis Area 041

Area	Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
041	003	0	232006	9124	01/10/14	\$600,000	18,512	N	N
041	003	0	232006	9275	01/10/14	\$600,000	18,512	N	N
041	003	0	814131	0010	01/10/14	\$600,000	5,053	N	N
041	003	0	814131	0020	01/10/14	\$600,000	4,441	N	N
041	003	0	814131	0030	01/10/14	\$600,000	4,441	N	N
041	003	0	814131	0040	01/10/14	\$600,000	4,440	N	N
041	003	0	814131	0050	01/10/14	\$600,000	4,702	N	N
041	003	0	814131	0060	01/10/14	\$600,000	4,439	N	N
041	003	0	814131	0070	01/10/14	\$600,000	4,438	N	N
041	003	0	814131	0080	01/10/14	\$600,000	4,438	N	N
041	003	0	814131	0090	01/10/14	\$600,000	4,437	N	N

Vacant Sales Removed in this Physical Inspection Analysis Area 041

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
003	0	142006	9147	09/06/12	\$52,500	NON-REPRESENTATIVE SALE; BUILDER OR DEVELOPER SALES
003	0	232006	9275	06/17/13	\$93,000	MULTI-PARCEL SALE; FORECLOSURE
003	0	232006	9372	12/05/13	\$25,000	NO MARKET EXPOSURE
003	0	246880	0200	03/31/14	\$354,950	MULTI-PARCEL SALE
003	0	601850	0255	08/27/13	\$48,500	NON-REPRESENTATIVE SALE
003	0	814131	0010	06/17/13	\$950,000	MULTI-PARCEL SALE; BANKRUPTCY
003	0	814131	0020	06/17/13	\$950,000	MULTI-PARCEL SALE; BANKRUPTCY
003	0	814131	0030	06/17/13	\$950,000	MULTI-PARCEL SALE; BANKRUPTCY
003	0	814131	0040	06/17/13	\$950,000	MULTI-PARCEL SALE; BANKRUPTCY
003	0	814131	0050	06/17/13	\$950,000	MULTI-PARCEL SALE; BANKRUPTCY
003	0	814131	0060	06/17/13	\$950,000	MULTI-PARCEL SALE; BANKRUPTCY
003	0	814131	0070	06/17/13	\$950,000	MULTI-PARCEL SALE; BANKRUPTCY
003	0	814131	0080	06/17/13	\$950,000	MULTI-PARCEL SALE; BANKRUPTCY
003	0	814131	0090	06/17/13	\$950,000	MULTI-PARCEL SALE; BANKRUPTCY

USPAP 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.

USPAP Compliance...Continued

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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

USPAP Compliance...Continued

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.

USPAP Compliance...Continued

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.

USPAP Compliance...Continued

- 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.
- To the best of my knowledge the following services were performed by the appraisal team within the subject area in the last three years:

Joel Ledbetter

- Data Collection
- Sales Verification
- Appeals Response Preparation
- Land and Total Valuation
- New Construction Evaluation

Terry White

- Data Collection
- Sales Verification
- Appeals Response Preparation
- Land and Total Valuation
- New Construction Evaluation

- Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed adjacent to my name.
- To the best of my knowledge the following services were performed by me within the subject area in the last three years:

Carolyn Liepelt

- Data Collection/Assessment Reviews
- Sales Verification
- Appeals Response Preparation / Review
- Physical Inspection Model Development and Report Preparation
- Land and Total Valuation
- New Construction Evaluation

Carolyn Liepelt

5/21/15

Appraiser II

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
Email: assessor.info@kingcounty.gov

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