

Issaquah Highlands/ Preston/ Snoqualmie Ridge

Area: 075

Residential Revalue for 2015 Assessment Roll



Obtained from King County, Dept. of Assessments

This area includes three unique areas, each very distinct from one another. The area nearest the western border is generally known as Issaquah Highlands. It was developed with an urban-village concept. To attract buyers from various economic backgrounds, abundant opportunity of choices in quality, size and type of housing are available. The central portion of the area is by far the largest. It is typically very rural in nature with large estate and acreage sites throughout, including waterfront land on the Raging River and Lake Alice. Housing ranges from cabins to high-end luxury structures. The third portion to the east is commonly known as Snoqualmie Ridge. Although not as extensive as Issaquah Highlands, it is similar in age and also developed with the urban village concept.



King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

500 Fourth Avenue, ADM-AS 0708

Seattle, WA 98104-2384

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

Email: assessor.info@kingcounty.gov

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



King County

Department of Assessments

Accounting Division

500 Fourth Avenue, ADM-AS-0740
Seattle, WA 98104-2384

(206) 205-0444 FAX (206) 296-0106

Email: assessor.info@kingcounty.gov

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

Lloyd Hara
Assessor

Dear Property Owners:

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

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

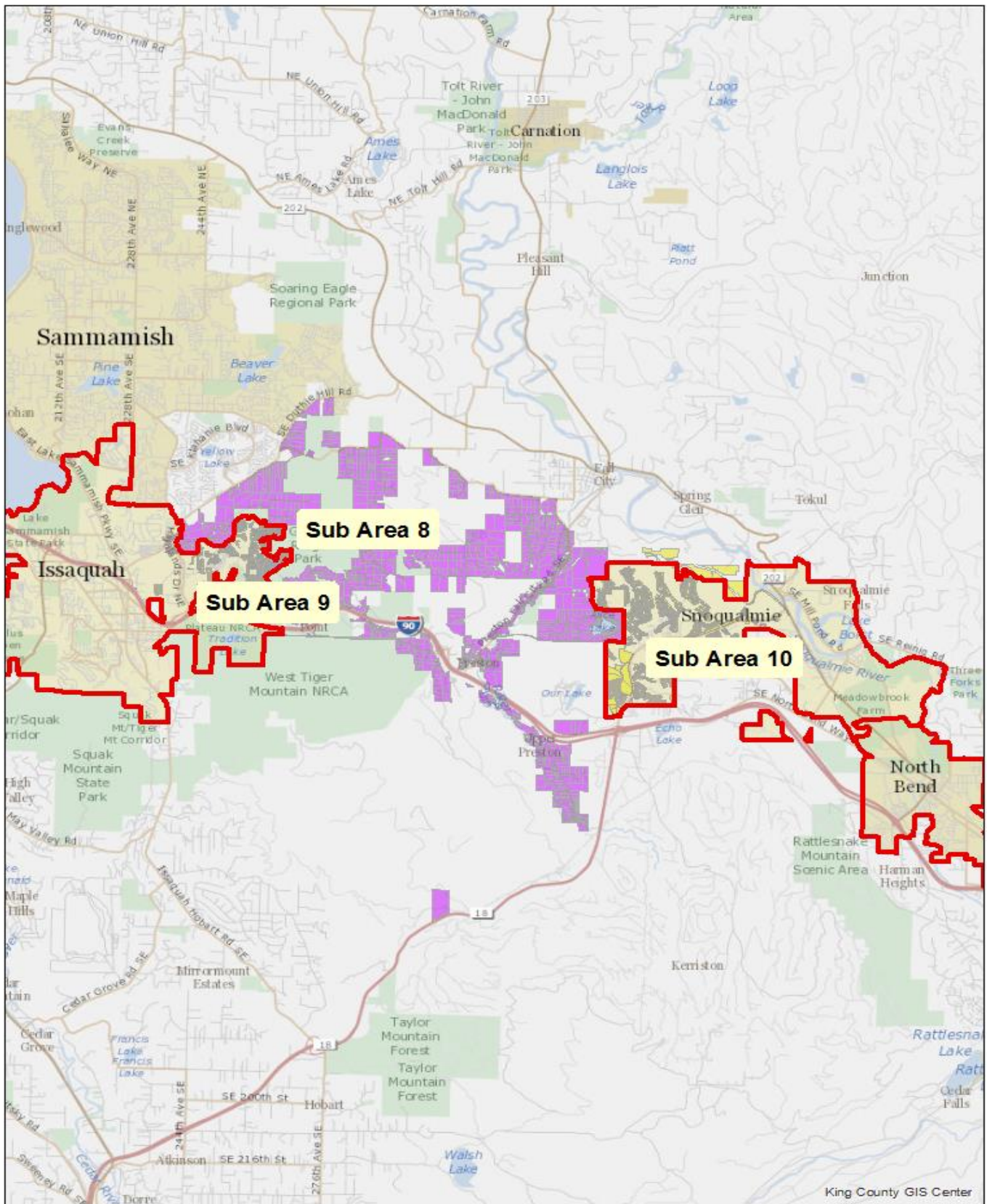
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

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

Sincerely,

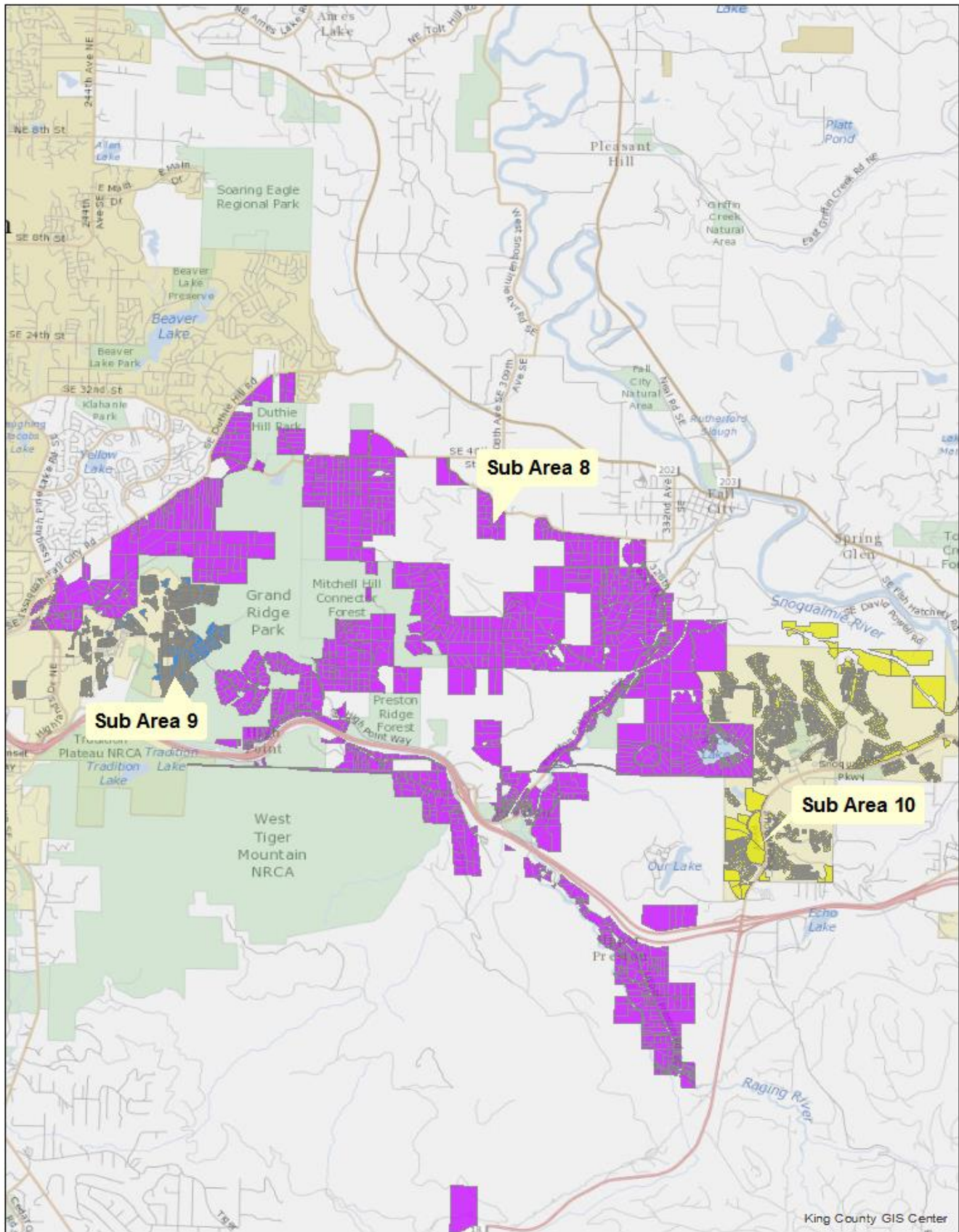
Lloyd Hara
Assessor

Area 075 Map

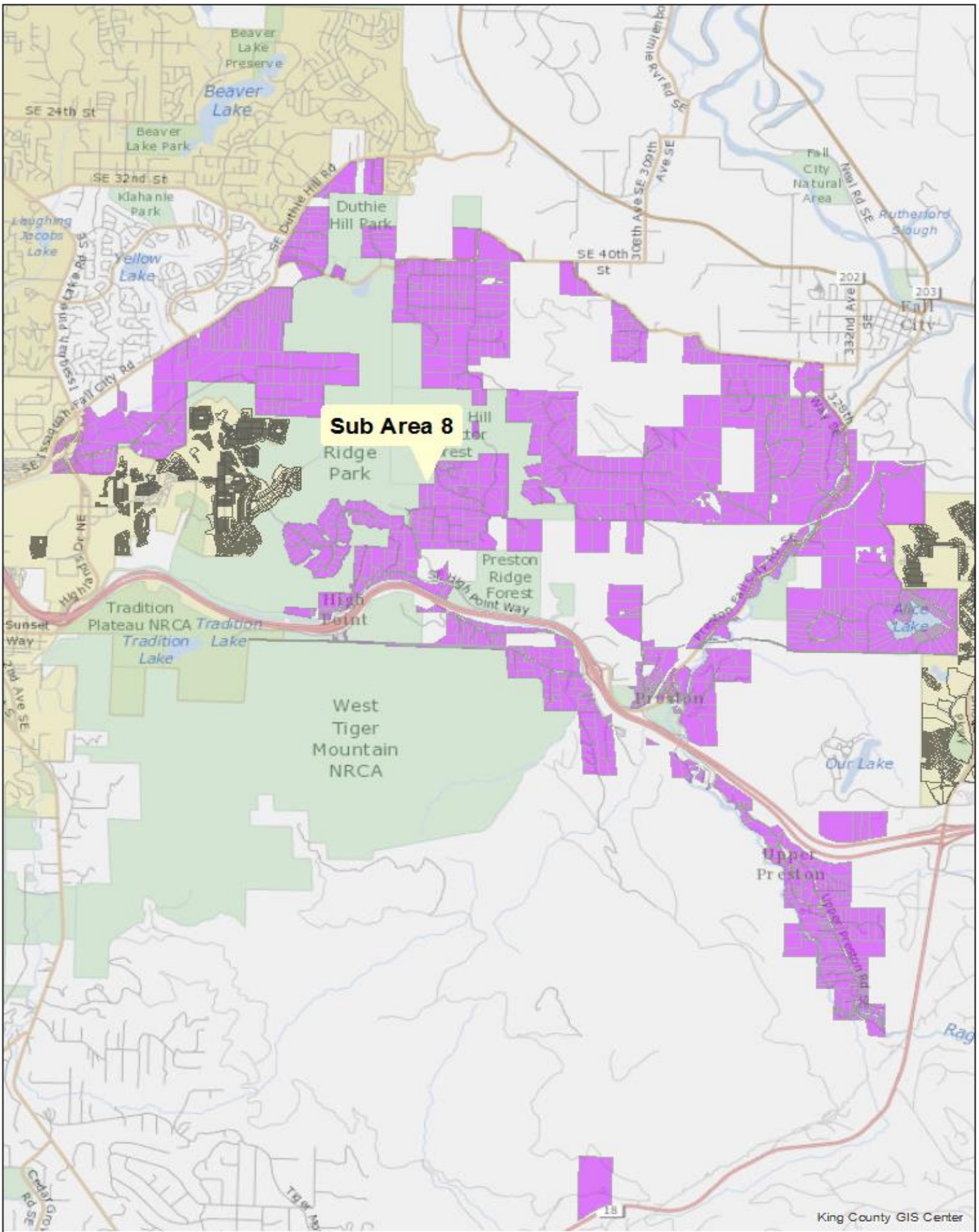


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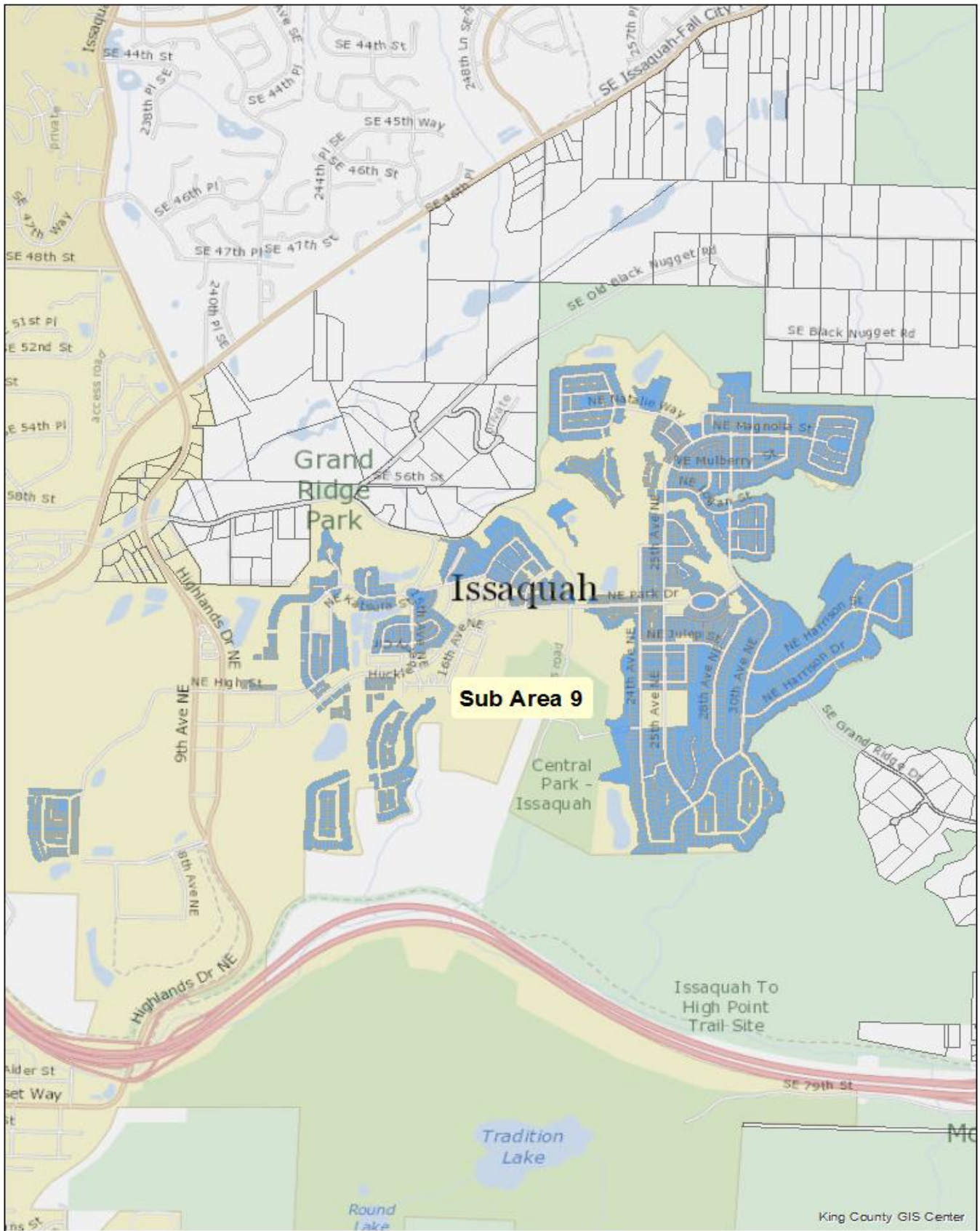
Sub Area Map



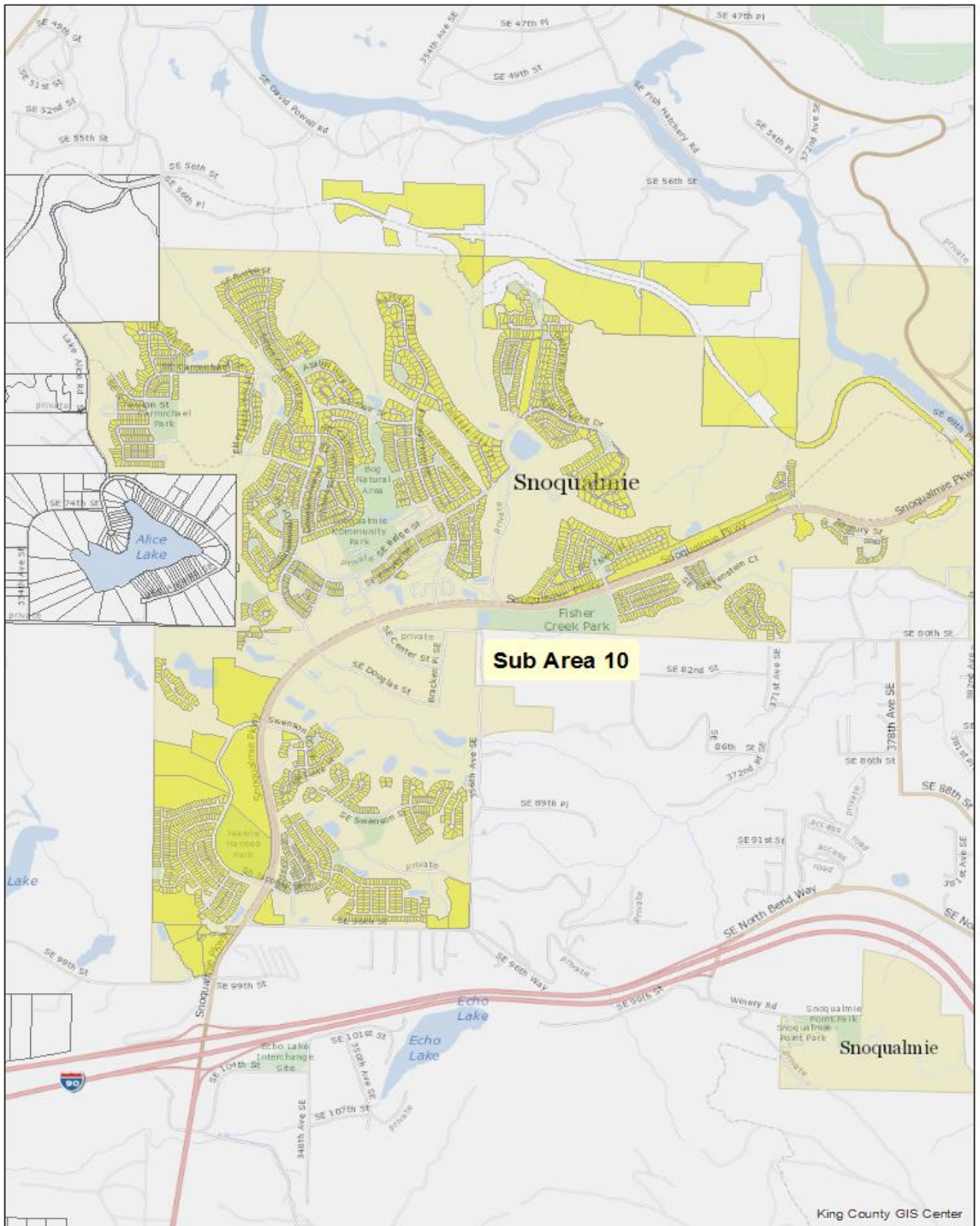
Sub Area 8 Map



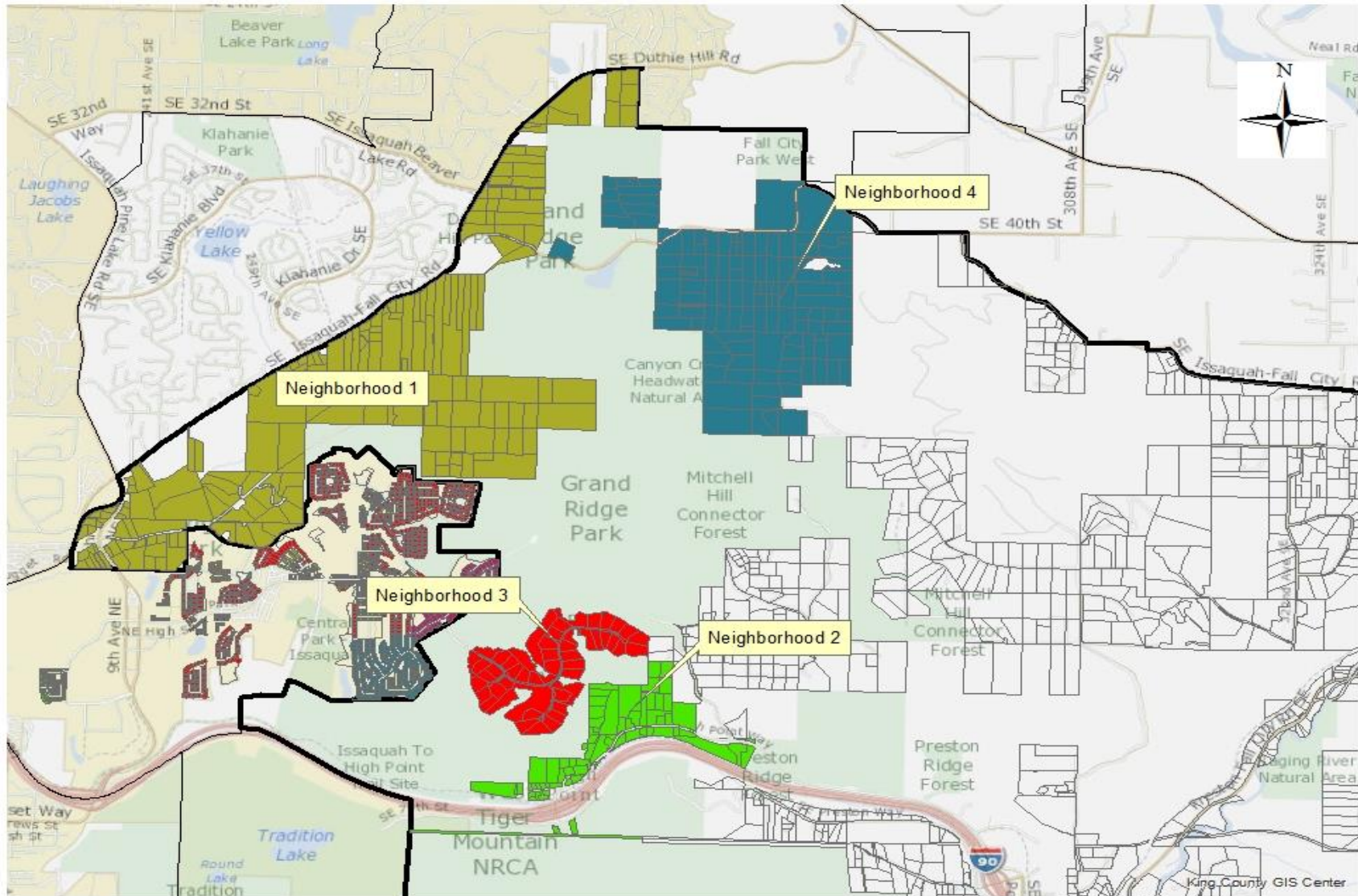
Sub Area 9 Map



Sub Area 10 Map

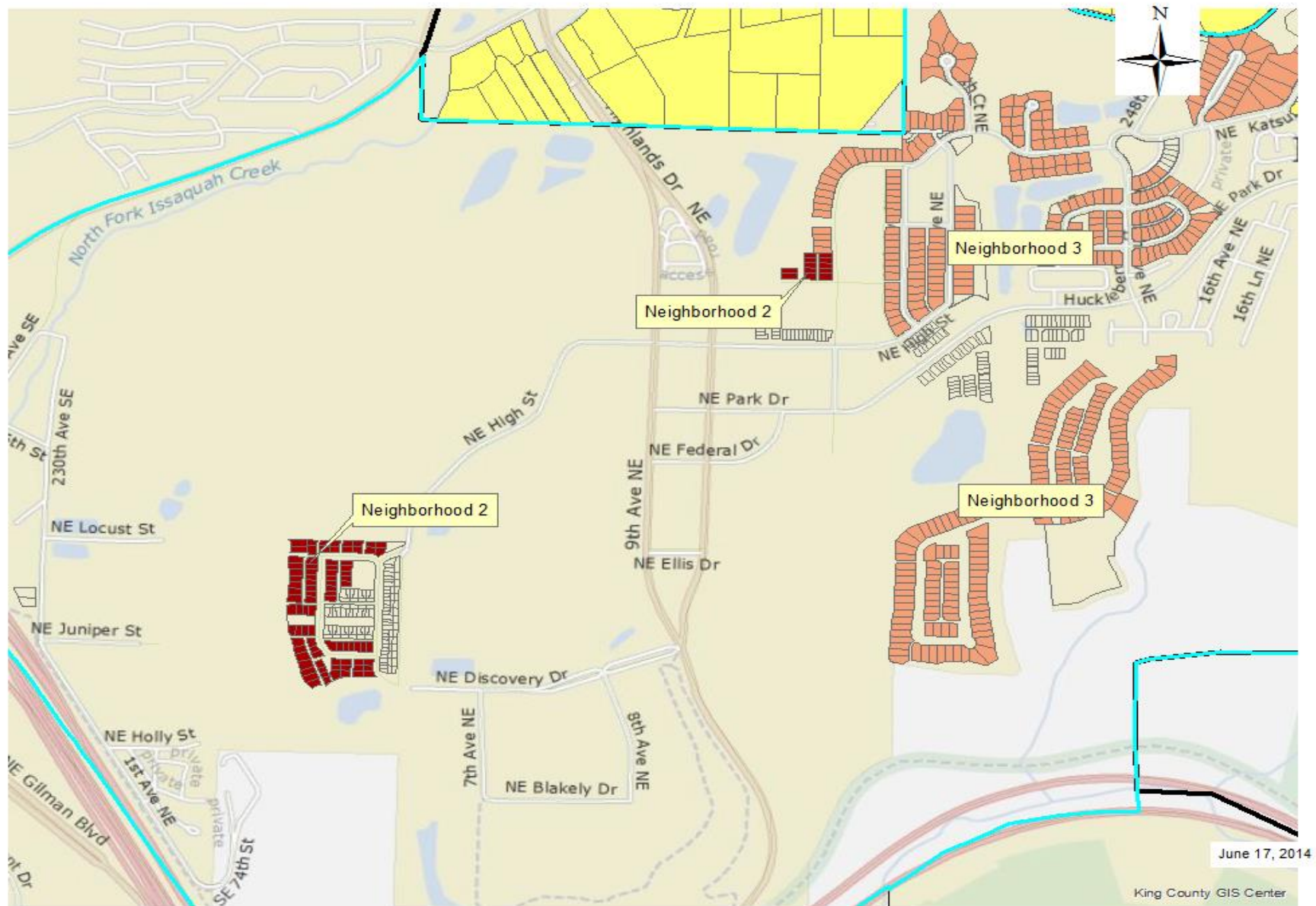


Sub 8 Neighborhood Map

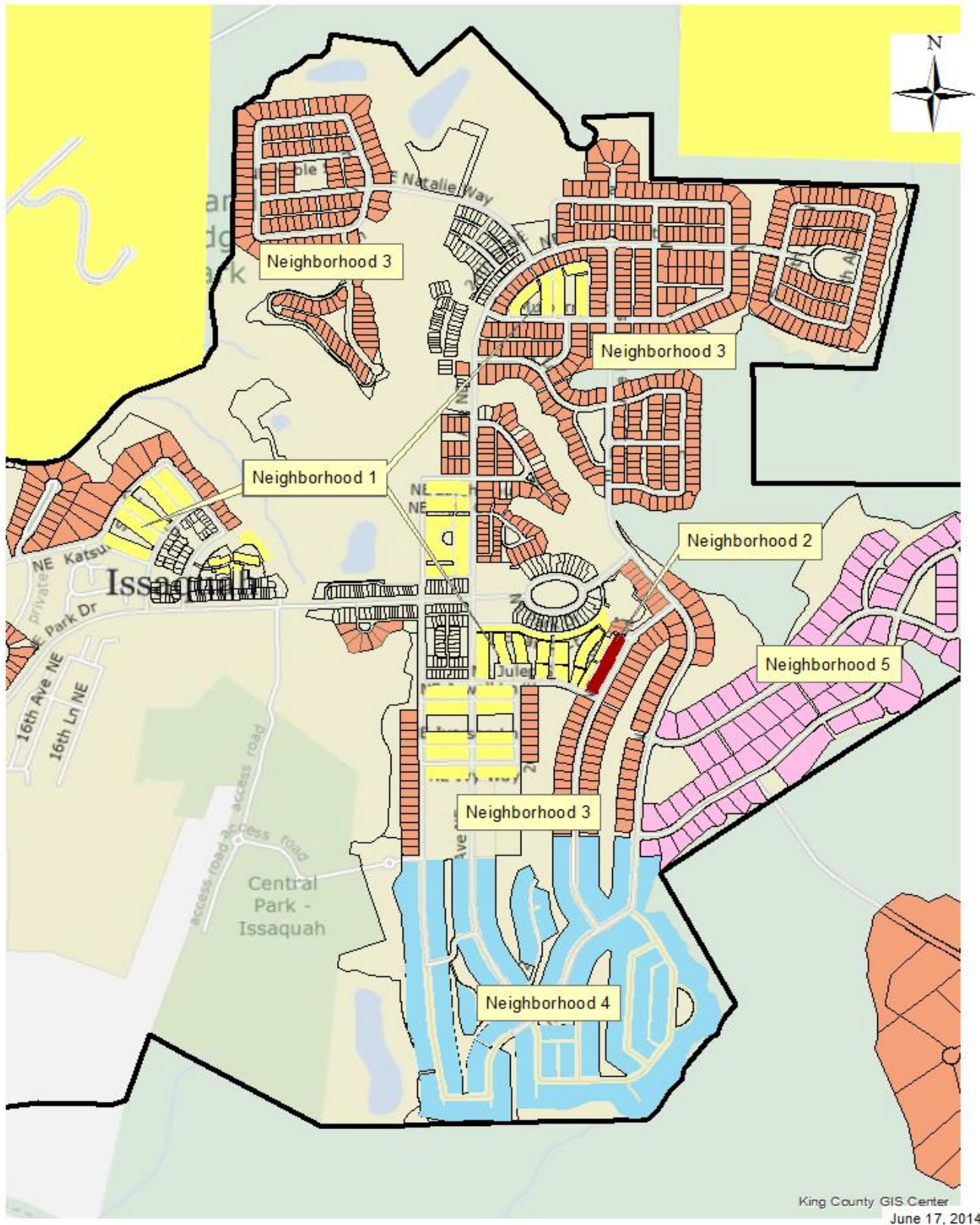


June 16, 2014

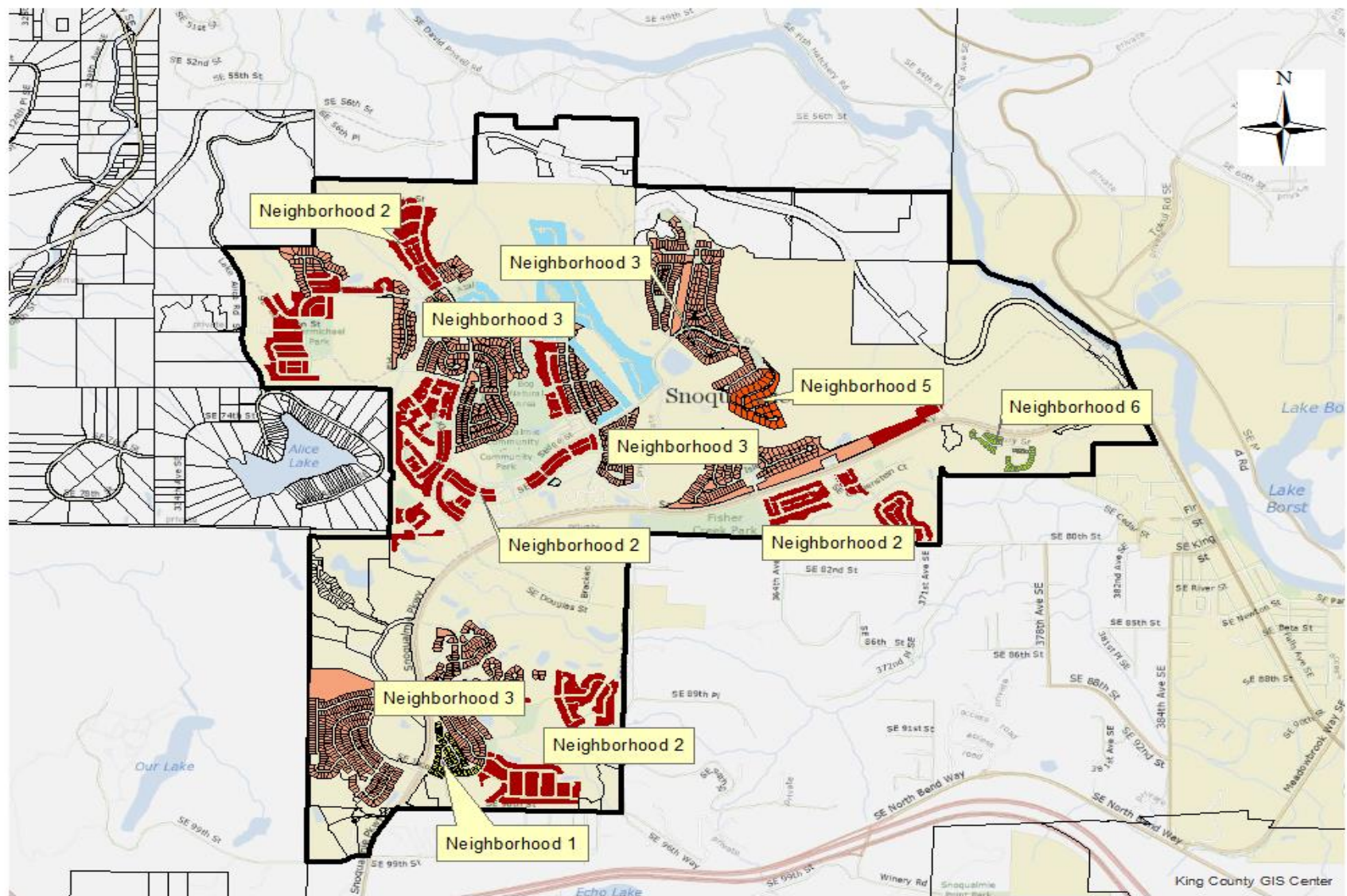
Sub 9 Neighborhood Map



Sub 9 Neighborhood Map



Sub 10 Neighborhood Map



June 17, 2014

Area 075 Housing Profile



Grade 4/ Year Built 1949/ Total Living Area 820
Account Number 322407-9058



Grade 5/ Year Built 1933/ Total Living Area 940
Account Number 689330-0230



Grade 6/ Year Built 1996/ Total Living Area 650
Account Number 222407-9115



Grade 7/ Year Built 2003/ Total Living Area 1700
Account Number 785215-0020



Grade 8/ Year Built 2003/ Total Living Area 2830
Account Number 785214-0170



Grade 9/ Year Built 2004/ Total Living Area 2800
Account Number 785207-0100

Area 075 Housing Profile



Grade 10/ Year Built 2006/ Total Living Area 3850
Account Number 363020-0090



Grade 11/ Year Built 2006/ Total Living Area 4850
Account Number 785216-0260



Grade 12/ Year Built 2007/ Total Living Area 6530
Account Number 785216-0120

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

Issaquah Highlands/ Preston/ Snoqualmie Ridge - Area 075

Annual Update

Characteristics Based Market Adjustment for 2015 Assessment Roll

Previous Physical Inspection: 2014
Number of Improved Sales: 1612
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	\$198,800	\$356,800	\$555,600			5.29%
2015 Value	\$216,300	\$378,600	\$594,900	\$628,700	95.0%	5.04%
\$ Change	+\$17,500	+\$21,800	+\$39,300			
% Change	+8.8%	+6.1%	+7.1%			

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 5.04% is an improvement from the previous COD of 5.29%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards.

Population - Improved Valuation Change Summary:			
	Land	Improvements	Total
2014 Value	\$200,800	\$352,000	\$552,800
2015 Value	\$218,500	\$377,500	\$596,000
\$ Change	+\$17,700	+\$25,500	+\$43,200
% Change	+8.8%	+7.2%	+7.8%

Number of one to three unit residences in the population: 6,139

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one characteristic-based and two neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Sub Area 8 (excluding parcels with waterfront footage on the river), and parcels in Very Good Condition, were generally at lower assessment levels than the rest of the population which resulted in higher upward adjustments. Improved properties in Sub Area 9 were at a higher assessment level than the rest of the population, which resulted in less of an upward adjustment. The remaining improved properties in the population will receive an upward adjustment as indicated by the standard adjustment. This annual update valuation model corrects for these strata differences.

Area 075 - Model Adjustments 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+8.78%	3,073	50%

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

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

Model Variable	Adj %	# Sales	# in Pop	% Rep
Sub Area 8 excluding Very Good Condition & WftLoc=9	+14.05%	77	842	9%
Sub Area 9 excluding Very Good Condition	+4.48%	685	2197	31%
Very Good Condition in all subs	+23.29%	8	27	30%

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

Generally, improved properties in Sub Area 8 (excluding parcels with waterfront footage on the river), and parcels in Very Good Condition were at a lower assessment level than the rest of the population. This model corrects for these strata differences.

Generally, improved properties in Sub Area 9 were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

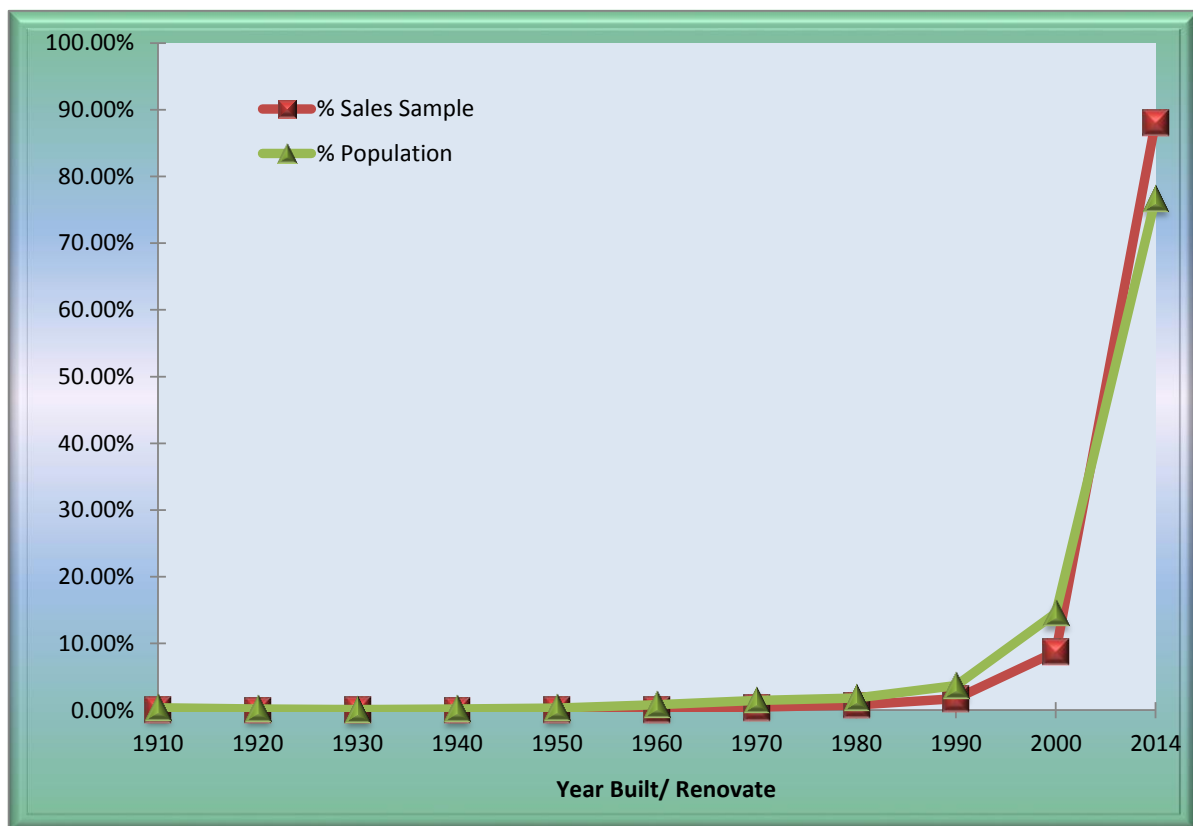
Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	1	0.06%
1920	0	0.00%
1930	1	0.06%
1940	0	0.00%
1950	1	0.06%
1960	1	0.06%
1970	7	0.43%
1980	12	0.74%
1990	28	1.74%
2000	141	8.75%
2014	1,420	88.09%
		1,612

Population

Year Built/Ren	Frequency	% Population
1910	21	0.34%
1920	11	0.18%
1930	5	0.08%
1940	10	0.16%
1950	18	0.29%
1960	50	0.81%
1970	90	1.47%
1980	111	1.81%
1990	226	3.68%
2000	893	14.55%
2014	4,704	76.62%
		6,139



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.

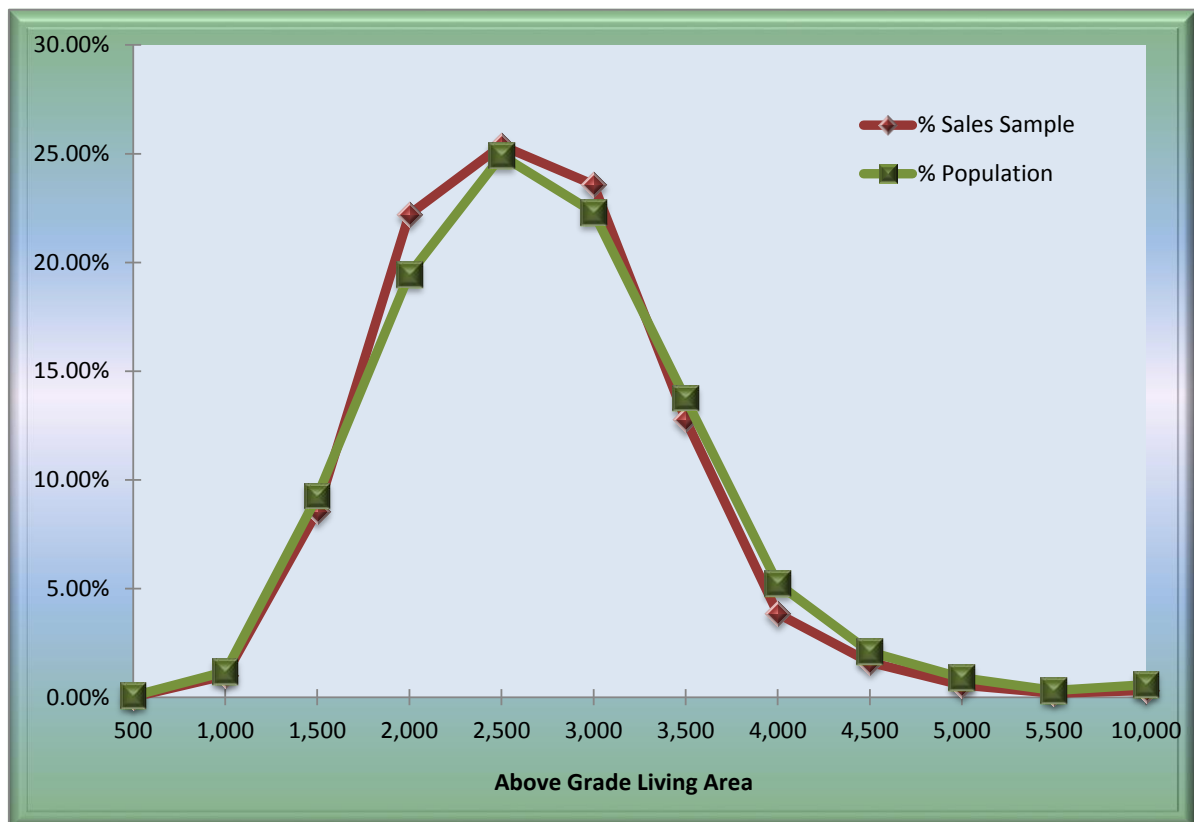
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	16	0.99%
1,500	138	8.56%
2,000	358	22.21%
2,500	409	25.37%
3,000	380	23.57%
3,500	206	12.78%
4,000	62	3.85%
4,500	26	1.61%
5,000	9	0.56%
5,500	3	0.19%
10,000	5	0.31%
1612		

Population

AGLA	Frequency	% Population
500	4	0.07%
1,000	72	1.17%
1,500	568	9.25%
2,000	1,194	19.45%
2,500	1,530	24.92%
3,000	1,369	22.30%
3,500	844	13.75%
4,000	321	5.23%
4,500	128	2.09%
5,000	55	0.90%
5,500	19	0.31%
10,000	35	0.57%
6,139		



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

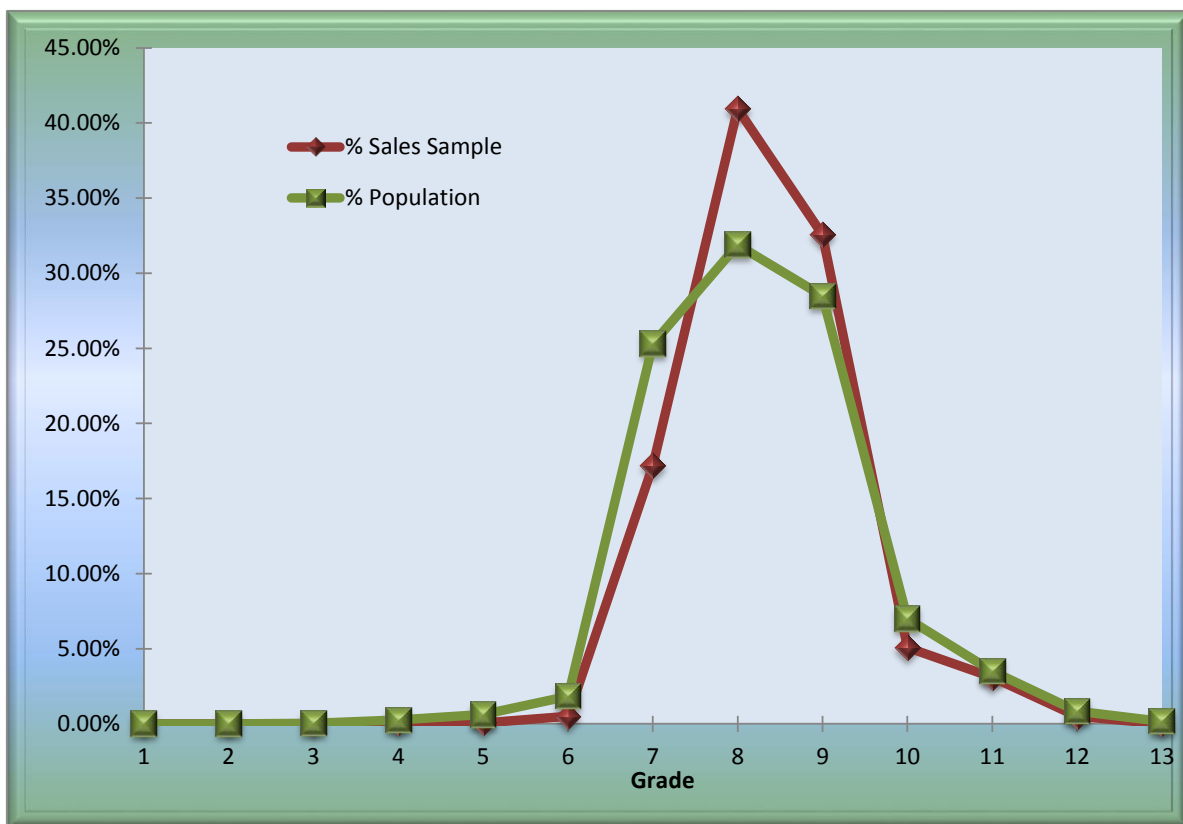
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.06%
5	1	0.06%
6	8	0.50%
7	277	17.18%
8	660	40.94%
9	525	32.57%
10	82	5.09%
11	50	3.10%
12	8	0.50%
13	0	0.00%
1612		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	3	0.05%
4	16	0.26%
5	38	0.62%
6	113	1.84%
7	1,554	25.31%
8	1,958	31.89%
9	1,749	28.49%
10	430	7.00%
11	216	3.52%
12	52	0.85%
13	10	0.16%
6,139		



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

Area 075 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 1.126, resulting in an adjusted value of \$534,000 ($\$475,000 \times 1.126 = \$534,850$) – truncated to the nearest \$1000.

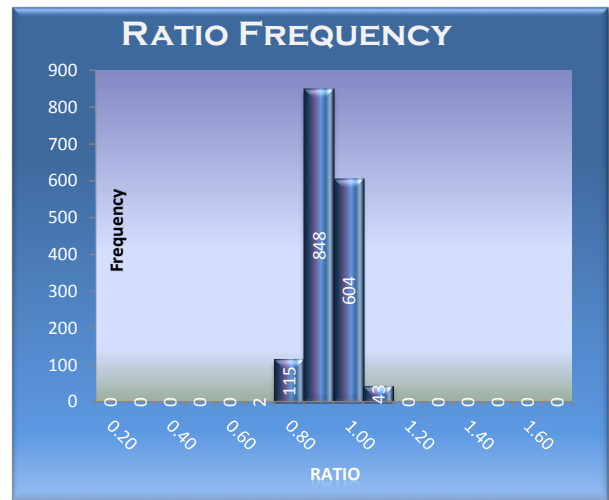
SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.384	38.4%
2/1/2012	1.369	36.9%
3/1/2012	1.356	35.6%
4/1/2012	1.341	34.1%
5/1/2012	1.328	32.8%
6/1/2012	1.314	31.4%
7/1/2012	1.301	30.1%
8/1/2012	1.287	28.7%
9/1/2012	1.274	27.4%
10/1/2012	1.262	26.2%
11/1/2012	1.249	24.9%
12/1/2012	1.237	23.7%
1/1/2013	1.225	22.5%
2/1/2013	1.213	21.3%
3/1/2013	1.202	20.2%
4/1/2013	1.190	19.0%
5/1/2013	1.179	17.9%
6/1/2013	1.168	16.8%
7/1/2013	1.158	15.8%
8/1/2013	1.147	14.7%
9/1/2013	1.136	13.6%
10/1/2013	1.126	12.6%
11/1/2013	1.116	11.6%
12/1/2013	1.107	10.7%
1/1/2014	1.097	9.7%
2/1/2014	1.088	8.8%
3/1/2014	1.079	7.9%
4/1/2014	1.070	7.0%
5/1/2014	1.062	6.2%
6/1/2014	1.053	5.3%
7/1/2014	1.045	4.5%
8/1/2014	1.037	3.7%
9/1/2014	1.029	2.9%
10/1/2014	1.022	2.2%
11/1/2014	1.014	1.4%
12/1/2014	1.007	0.7%
1/1/2015	1.000	0.0%

The time adjustment formula for Area 075 is: $(.873351489098606 - 0.000198273063675065 * \text{SaleDay} + 1.02177890666345\text{E-}07 * \text{SaleDaySq} - 0.0403771329623654 * 0.04776675 + 0.0358742441521562 * 0.424938 - 0.102790026392132 * 0.004962779) / (.873351489098606 - 0.0403771329623654 * 0.04776675 + 0.0358742441521562 * 0.424938 - 0.102790026392132 * 0.004962779)$
SaleDay = SaleDate - 42005
SaleDaySq = (SaleDate - 42005)^2

Annual Update Ratio Study Report (Before) – 2014 Assessments

District: SE / Team: 1	Appr. Date: 1/1/2014	Date of Report: 7/31/2015	Sales Dates: 1/2012 - 12/2014
Area Name: Issaquah	Appr ID: JMET	Property Type: 1 to 3 Unit Residences	Adjusted for time? YES
Highlands/Preston/Snoqualmie Ridge			
Area Number: 075			

SAMPLE STATISTICS	
Sample size (n)	1,612
Mean Assessed Value	\$555,600
Mean Adj. Sales Price	\$628,700
Standard Deviation AV	\$191,782
Standard Deviation SP	\$221,105
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.886
Median Ratio	0.886
Weighted Mean Ratio	0.884
UNIFORMITY	
Lowest ratio	0.688
Highest ratio:	1.063
Coefficient of Dispersion	5.29%
Standard Deviation	0.059
Coefficient of Variation	6.66%
Price Related Differential (PRD)	1.003
RELIABILITY	
95% Confidence: Median	
Lower limit	0.882
Upper limit	0.889
95% Confidence: Mean	
Lower limit	0.883
Upper limit	0.889
SAMPLE SIZE EVALUATION	
N (population size)	6,139
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.059
Recommended minimum:	6
Actual sample size:	1,612
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	810
# ratios above mean:	802
z:	0.199
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

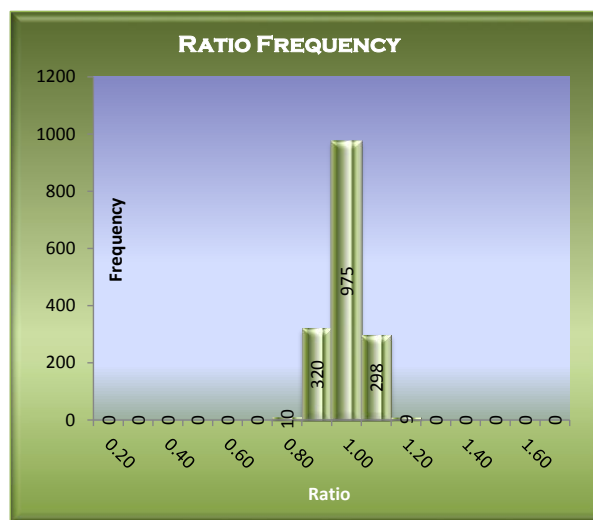
1 to 3 Unit Residences throughout Area 075

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

Annual Update Ratio Study Report (After) – 2015 Assessments

District: SE / Team: 1	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Issaquah	1/1/2015	7/31/2015	1/2012 - 12/2014
Highlands/Preston/Snoqualmie Ridge	Appr. ID:	Property Type:	Adjusted for time?
Area Number: 075	JMET	1 to 3 Unit	YES

SAMPLE STATISTICS	
Sample size (n)	1,612
Mean Assessed Value	\$594,900
Mean Sales Price	\$628,700
Standard Deviation AV	\$204,889
Standard Deviation SP	\$221,105
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.949
Median Ratio	0.950
Weighted Mean Ratio	0.946
UNIFORMITY	
Lowest ratio	0.784
Highest ratio:	1.123
Coefficient of Dispersion	5.04%
Standard Deviation	0.060
Coefficient of Variation	6.33%
Price Related Differential (PRD)	1.003
RELIABILITY	
95% Confidence: Median	
Lower limit	0.946
Upper limit	0.954
95% Confidence: Mean	
Lower limit	0.946
Upper limit	0.952
SAMPLE SIZE EVALUATION	
N (population size)	6,139
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.060
Recommended minimum:	6
Actual sample size:	1,612
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	802
# ratios above mean:	810
z:	0.199
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 075 Sales Prices are adjusted for time to the Assessment Date of 1/1/2015.

Annual Update Process

Effective Date of Appraisal: January 1, 2015

Date of Appraisal Report: July 31, 2015

Sales Screening for Improved Parcel Analysis

In order to ensure that the Assessor's analysis of sales of improved properties best reflects the market value of the majority of the properties within an area, non-typical properties must be removed so a representative sales sample can be analyzed to determine the new valuation level. The following list illustrates examples of non-typical properties which are removed prior to the beginning of the analysis.

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2014
5. Existing residences where the data for 2014 is significantly different than the data for 2015 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of \$25,000 or less posted for the 2014 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

(See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis for more detailed information)

Land Update

Based on the 66 usable land sales available in the area, their 2014 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall +8.8% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value * 1.09, with the result truncated to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one characteristic-based and two neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Sub Area 8 (excluding parcels with waterfront footage on the river), and parcels in Very Good Condition, were generally at lower assessment levels than the rest of the population which resulted in higher upward adjustments. Improved properties in Sub Area 9 were at a higher assessment



level than the rest of the population, which resulted in less of an upward adjustment. The remaining improved properties in the population will receive an upward adjustment as indicated by the standard adjustment. This annual update valuation model corrects for these strata differences.

With the exception of real property mobile home parcels and parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 1,612 useable residential sales in the area.

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

The derived adjustment formula is:

$$\begin{aligned} 2015 \text{ Total Value} = & 2014 \text{ Total Value} * (1 - 0.05) / (.873351489098606 - 0.0403771329623654 * \\ & \text{Sub8excludingWftLoc=9\&VeryGoodCondition} + 0.0358742441521562 * \\ & \text{Sub9excludingVeryGoodCondition} - 0.102790026392132 * \text{VGoodCondition}) \end{aligned}$$

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

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

Mobile Home Update

There were 7 sales of mobile homes within Area 075. Analysis of the mobile home sales indicated a value increase in line with the Total % Change indicated by the Area’s sales sample as reflected on the Executive Summary page of +7.1%. The adjustment formula is:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * 1.071$$

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

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

Results

The resulting assessment level is 0.950. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2015 assessment year (taxes payable in 2016) results in an average total change from the 2014 assessments of +7.8%. This increase is due partly to market changes over time and the previous assessment levels.

Note: Additional information may reside in the Assessor’s Real Property Database, Assessor’s procedures, Revalue Plan, separate studies, and statutes.

Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (Previous Year Land Value + Previous Year Improvement Value) * 1.071.
 - If the site is improved with a house and mobile home, the formula derived from the house is used to arrive at new total value.
 - If “accessory improvements only”, the Total % Change, as indicated by the sales sample, is used to arrive at a new total value. (Previous Year Land Value + Previous Year Improvement Value) * 1.071.
 - If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
 - If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.
 - If land value <= \$10,000 no adjustment is applied.
 - If improvements and accessories <= \$10,000 no further adjustment applied.
 - If vacant parcel (no improvement value), the land adjustment applies.
 - If a parcel is coded “non-perc” (sewer system=3 or 4), there is no change from previous land value.
 - If a parcel is coded “unbuildable” = 1, there is no change from previous land value.
 - If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
 - If an improvement is coded “% net condition” or is in “poor” condition, then there is no change from previous improvement value, only the land adjustment applies.
- Any properties excluded from the annual up-date process are noted in RealProperty.

Improved Sales Used in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	2	328130	0115	02/25/14	\$187,500	\$203,000	1,410	4	1968	Avg	14,812	N	N	26822 SE 76TH PL
8	0	322407	9005	10/09/14	\$255,000	\$260,000	920	5	1923	Fair	43,560	N	N	8601 308TH AVE SE
8	0	102307	9064	12/03/13	\$230,000	\$254,000	580	6	1990	Good	11,100	Y	Y	33324 SE 126TH ST
8	0	689330	0600	06/14/12	\$200,000	\$262,000	1,050	6	1998	Avg	14,815	N	N	8550 310TH AVE SE
8	0	102307	9047	04/25/12	\$275,000	\$366,000	1,140	6	2005	Avg	55,321	Y	Y	33514 SE 126TH ST
8	2	252406	9072	06/26/14	\$243,800	\$255,000	1,140	6	1981	Good	27,760	N	N	27529 SE HIGH POINT WAY
8	0	689330	0225	07/22/13	\$165,000	\$190,000	1,270	6	1906	Good	12,600	N	N	8515 310TH AVE SE
8	0	172407	9039	01/07/14	\$295,000	\$323,000	1,300	6	1958	Good	68,825	N	N	30615 SE 44TH ST
8	0	398030	0350	06/21/13	\$449,000	\$521,000	1,760	6	1974	Good	22,018	Y	Y	7837 LAKE ALICE RD SE
8	0	302407	9069	09/11/14	\$371,000	\$381,000	1,960	6	1979	Avg	94,525	N	N	6606 284TH AVE SE
8	0	398030	0115	09/18/13	\$450,000	\$509,000	820	7	2010	Avg	16,019	Y	Y	7249 LAKE ALICE RD SE
8	0	398030	0055	08/24/12	\$455,000	\$581,000	1,060	7	1981	Good	18,350	Y	Y	7420 337TH PL SE
8	1	142406	9044	09/10/14	\$450,000	\$462,000	1,150	7	1968	Avg	47,044	N	N	4414 256TH AVE SE
8	0	302407	9017	08/30/12	\$260,000	\$332,000	1,170	7	2007	Avg	180,774	N	N	7807 288TH AVE SE
8	0	172407	9048	12/08/14	\$475,000	\$478,000	1,340	7	1989	Avg	87,117	N	N	30525 SE 44TH ST
8	0	042307	9018	06/26/12	\$470,000	\$612,000	1,350	7	1980	Good	443,876	Y	Y	10113 UPPER PRESTON RD SE
8	4	182407	9014	07/31/13	\$479,600	\$550,000	1,470	7	1977	VGood	169,448	N	N	4520 286TH AVE SE
8	1	142406	9054	12/20/13	\$483,000	\$532,000	1,480	7	1966	Good	61,419	N	N	4605 252ND AVE SE
8	0	302407	9057	07/30/14	\$410,000	\$425,000	1,750	7	1966	Good	32,500	N	N	28621 SE PRESTON WAY
8	4	182407	9060	10/25/13	\$624,000	\$698,000	1,850	7	1967	Good	185,565	N	N	27819 SE ISSAQUAH-FALL CITY RD
8	0	282407	9034	03/25/14	\$447,500	\$480,000	1,940	7	1985	Good	50,094	N	Y	7206 PRESTON-FALL CITY RD SE
8	0	202407	9022	09/20/13	\$511,650	\$578,000	2,170	7	1973	Good	155,073	N	N	30514 SE 64TH ST
8	0	322407	9105	08/06/14	\$430,000	\$445,000	2,420	7	2007	Avg	60,984	N	N	29915 SE 82ND ST
8	0	302407	9091	03/22/12	\$475,000	\$639,000	2,430	7	2000	Good	94,525	Y	N	6510 284TH AVE SE
8	0	689330	0295	07/15/14	\$445,000	\$463,000	2,430	7	1978	Good	13,211	N	N	31102 SE 85TH PL
8	0	032307	9089	07/22/13	\$450,000	\$518,000	2,610	7	1987	Avg	47,480	N	N	10917 329TH CT SE
8	0	332407	9092	10/15/12	\$261,000	\$328,000	1,320	8	2004	Avg	48,787	N	Y	9438 312TH AVE SE
8	0	302407	9072	04/22/13	\$420,000	\$497,000	1,390	8	1969	Good	54,910	Y	N	6419 282ND AVE SE
8	0	689330	0350	06/02/14	\$439,900	\$463,000	1,410	8	1988	VGood	12,282	N	N	31017 SE 85TH PL
8	1	222406	9083	09/24/12	\$467,000	\$591,000	1,490	8	1981	VGood	30,490	N	N	24025 SE BLACK NUGGET RD
8	2	302407	9075	02/27/12	\$350,000	\$475,000	1,510	8	1977	Good	87,300	Y	N	6917 277TH WAY SE

Improved Sales Used in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	4	182407	9022	03/26/13	\$639,500	\$763,000	1,590	8	1987	Good	73,180	N	N	4051 280TH AVE SE
8	4	182407	9046	06/25/13	\$650,000	\$754,000	1,650	8	1968	Good	274,428	N	N	27605 SE ISSAQUAH-FALL CITY RD
8	1	142406	9073	09/10/13	\$525,000	\$595,000	1,670	8	1979	Good	54,389	N	N	4354 257TH PL SE
8	0	689330	0290	11/11/14	\$457,000	\$462,000	1,690	8	2002	Avg	6,375	N	N	31018 SE 85TH PL
8	4	122406	9069	08/10/12	\$655,500	\$841,000	1,710	8	1978	VGood	213,879	N	N	3925 274TH AVE SE
8	0	192407	9090	10/16/14	\$530,000	\$539,000	1,840	8	1987	Avg	45,738	Y	N	28813 SE 61ST ST
8	0	262407	9022	10/20/14	\$530,000	\$539,000	1,880	8	2007	Avg	100,623	N	N	7430 LAKE ALICE RD SE
8	0	192407	9070	06/25/14	\$455,000	\$476,000	1,900	8	1975	Avg	130,680	Y	N	28505 SE 58TH ST
8	1	222406	9108	02/07/12	\$490,000	\$669,000	1,900	8	1947	VGood	30,231	N	N	23602 SE BLACK NUGGET RD
8	0	032307	9043	05/06/14	\$491,000	\$521,000	1,970	8	2004	Avg	27,500	N	N	32604 SE 108TH ST
8	0	398030	0155	11/07/12	\$750,000	\$935,000	1,970	8	1983	Good	31,450	Y	Y	7319 LAKE ALICE RD SE
8	0	689330	0110	11/13/14	\$430,000	\$435,000	2,030	8	2003	Avg	7,770	N	N	8415 308TH PL SE
8	0	689330	0120	11/10/14	\$420,000	\$425,000	2,030	8	2003	Avg	10,782	N	N	8411 308TH PL SE
8	0	102307	9147	08/20/14	\$652,500	\$673,000	2,220	8	1989	Avg	130,244	N	N	33020 SE 114TH ST
8	0	212407	9073	05/18/12	\$500,000	\$660,000	2,330	8	1985	Good	219,106	Y	N	31130 SE 60TH ST
8	1	122406	9077	03/14/13	\$560,000	\$670,000	2,450	8	1981	Good	99,752	N	N	26417 SE 37TH ST
8	0	032307	9090	04/08/12	\$475,000	\$636,000	3,000	8	1996	Avg	77,101	N	N	10905 329TH CT SE
8	0	032307	9024	04/28/14	\$654,000	\$695,000	3,390	8	1999	Avg	56,192	N	N	10626 UPPER PRESTON RD SE
8	0	032307	9083	10/27/12	\$530,000	\$663,000	3,430	8	1979	Good	108,464	N	N	33108 SE 110TH ST
8	1	122406	9013	06/22/12	\$500,000	\$652,000	4,480	8	1990	Fair	110,207	N	N	26421 SE DUTHIE HILL RD
8	0	192407	9050	10/02/13	\$484,000	\$545,000	1,700	9	1990	Avg	381,150	Y	N	5931 290TH AVE SE
8	0	398030	0220	10/14/13	\$724,500	\$813,000	1,740	9	1987	VGood	21,851	Y	Y	7429 LAKE ALICE RD SE
8	0	172407	9013	07/18/14	\$529,000	\$550,000	1,940	9	1990	Avg	217,800	N	N	4454 308TH AVE SE
8	0	322407	9094	01/27/14	\$562,000	\$612,000	2,090	9	2003	Avg	60,112	Y	N	8207 293RD AVE SE
8	0	322407	9094	06/11/12	\$495,000	\$648,000	2,090	9	2003	Avg	60,112	Y	N	8207 293RD AVE SE
8	0	202407	9066	06/03/13	\$799,950	\$934,000	2,100	9	1990	Good	217,800	Y	N	29818 SE 58TH ST
8	0	282407	9020	09/09/13	\$435,000	\$493,000	2,170	9	1990	Avg	95,406	Y	Y	32305 SE 68TH ST
8	0	813070	0062	01/08/14	\$555,000	\$608,000	2,510	9	1978	Good	40,100	N	Y	5527 PRESTON-FALL CITY RD SE
8	4	182407	9105	04/04/12	\$592,000	\$793,000	2,660	9	1993	Avg	208,216	N	N	4607 286TH AVE SE
8	0	398030	0230	11/13/13	\$800,000	\$890,000	2,700	9	1981	Good	32,000	Y	Y	7571 LAKE ALICE RD SE
8	0	272407	9069	03/11/14	\$630,000	\$678,000	2,720	9	1989	Avg	223,898	N	N	32721 SE 76TH ST

Improved Sales Used in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	0	222407	9094	07/16/13	\$615,000	\$709,000	2,750	9	1985	Good	209,088	Y	N	5420 324TH PL SE
8	0	172407	9053	06/26/12	\$762,500	\$994,000	2,890	9	1990	VGood	223,027	Y	N	4562 308TH AVE SE
8	4	182407	9107	05/28/14	\$740,000	\$780,000	2,920	9	1998	Good	46,355	N	N	28412 SE 43RD ST
8	4	182407	9002	05/02/13	\$636,000	\$750,000	3,130	9	1999	Avg	172,387	N	N	28415 SE ISSAQUAH-FALL CITY RD
8	0	032307	9065	06/24/14	\$790,000	\$827,000	3,190	9	2010	Avg	31,450	N	N	11102 UPPER PRESTON RD SE
8	0	212407	9010	10/28/14	\$765,000	\$776,000	3,190	9	1982	Avg	324,086	Y	N	5928 308TH AVE SE
8	0	102307	9137	02/10/14	\$718,500	\$779,000	3,200	9	2007	Avg	44,880	N	N	32906 SE 115TH ST
8	0	332407	9086	02/11/13	\$625,000	\$756,000	3,780	9	1987	Avg	97,574	N	N	8331 316TH PL SE
8	0	102307	9153	09/23/13	\$710,000	\$802,000	3,890	9	2006	Avg	72,745	N	N	11227 UPPER PRESTON RD SE
8	0	262407	9028	10/27/14	\$997,950	\$1,013,000	4,270	9	2008	Avg	117,176	N	N	7426 LAKE ALICE RD SE
8	0	272407	9089	05/22/13	\$905,000	\$1,060,000	4,320	9	2003	Avg	468,112	Y	N	6821 LAKE ALICE RD SE
8	0	222407	9096	07/18/13	\$799,000	\$920,000	2,100	10	1985	VGood	209,088	Y	N	32440 SE 54TH ST
8	0	272407	9074	07/16/13	\$500,000	\$576,000	2,150	10	1991	Avg	218,671	Y	N	32814 SE 76TH ST
8	4	182407	9065	04/22/13	\$830,000	\$982,000	2,750	10	1990	Good	254,390	N	N	4323 287TH AVE SE
8	0	212407	9080	09/11/13	\$670,355	\$759,000	3,110	10	1996	Avg	218,671	N	N	31807 SE 48TH ST
8	4	122406	9074	08/06/14	\$925,000	\$958,000	3,300	10	1991	Good	101,930	N	N	3629 274TH AVE SE
8	0	102307	9035	04/14/14	\$910,000	\$971,000	3,860	10	2002	Avg	73,966	Y	N	11505 UPPER PRESTON RD SE
8	0	152407	9189	08/20/13	\$1,750,000	\$1,996,000	4,650	10	2007	Avg	306,506	Y	N	32733 SE 46TH LN
8	0	152407	9188	07/29/14	\$1,862,000	\$1,932,000	5,240	10	2006	Avg	320,917	Y	N	32750 SE 46TH LN
8	0	102307	9121	09/23/13	\$1,146,287	\$1,294,000	6,230	10	1996	Avg	113,256	Y	Y	12375 UPPER PRESTON RD SE
8	0	102307	9154	04/30/14	\$885,000	\$940,000	3,420	11	2006	Avg	43,200	N	N	11235 UPPER PRESTON RD SE
8	1	142406	9069	05/22/14	\$1,150,000	\$1,214,000	4,100	11	1996	Avg	219,542	N	N	4616 252ND AVE SE
8	1	232406	9162	01/22/13	\$1,265,000	\$1,539,000	4,160	11	1993	Avg	216,541	N	N	5411 247TH PL SE
8	0	272407	9032	07/19/13	\$1,095,000	\$1,261,000	4,400	11	2004	Avg	782,176	N	N	6540 PRESTON-FALL CITY RD SE
8	1	132406	9055	04/21/14	\$1,550,000	\$1,650,000	4,950	11	2010	Avg	218,671	N	N	26709 SE OLD BLACK NUGGET RD
8	1	132406	9023	01/29/13	\$1,370,000	\$1,663,000	5,320	11	2007	Avg	190,792	N	N	26010 SE OLD BLACK NUGGET RD
8	0	102307	9142	06/21/13	\$1,350,000	\$1,567,000	6,530	11	2000	Avg	102,366	N	N	12331 UPPER PRESTON RD SE
8	0	202407	9042	11/05/12	\$1,000,000	\$1,248,000	2,890	12	1996	Avg	217,800	N	N	5510 298TH AVE SE
8	1	232406	9161	09/24/12	\$1,120,500	\$1,417,000	4,640	12	1993	Avg	213,504	N	N	5419 247TH PL SE
8	3	252406	9097	05/09/14	\$2,238,888	\$2,372,000	6,420	12	2010	Avg	130,017	N	N	7070 270TH PL SE
8	1	232406	9159	03/26/14	\$2,240,000	\$2,401,000	6,580	12	1992	Good	204,404	N	N	24606 SE OLD BLACK NUGGET RD

Improved Sales Used in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	1	363006	0040	09/11/14	\$285,000	\$293,000	1,050	7	2005	Avg	3,088	N	N	2565 NE JARED CT
9	1	363007	0020	03/04/13	\$250,000	\$300,000	1,050	7	2005	Avg	2,679	N	N	2635 NE JARED CT
9	67	926885	0180	07/18/14	\$288,790	\$301,000	1,060	7	2008	Avg	1,237	N	N	901 5TH PL NE
9	1	362992	0070	06/14/13	\$396,000	\$461,000	1,260	7	2003	Avg	3,338	N	N	2507 NE JULEP ST
9	1	362992	0300	11/03/14	\$425,000	\$431,000	1,260	7	2003	Avg	3,000	N	N	2532 NE IVERSON LN
9	1	362992	0540	03/19/13	\$320,000	\$382,000	1,260	7	2003	Avg	2,850	N	N	2559 NE IVY WAY
9	1	362999	0020	10/02/14	\$449,500	\$459,000	1,260	7	2005	Avg	2,556	N	N	1903 25TH AVE NE
9	1	362999	0070	08/12/13	\$375,000	\$429,000	1,260	7	2005	Avg	2,925	N	N	1961 25TH AVE NE
9	1	362999	0200	07/02/12	\$329,900	\$429,000	1,260	7	2005	Avg	3,131	N	N	2467 NE KYLE CT
9	1	362999	0200	01/28/13	\$349,500	\$424,000	1,260	7	2005	Avg	3,131	N	N	2467 NE KYLE CT
9	1	362997	0750	04/11/13	\$414,000	\$491,000	1,350	7	2004	Avg	1,783	N	N	2725 NE NORTHSTAR LN
9	67	926885	0130	06/27/14	\$288,790	\$302,000	1,350	7	2008	Avg	942	N	N	924 4TH AVE NE
9	1	362997	0630	11/08/13	\$412,000	\$459,000	1,360	7	2005	Avg	1,929	N	N	2464 28TH PL NE
9	66	926885	0140	11/17/14	\$288,790	\$292,000	1,390	7	2008	Avg	745	N	N	916 4TH AVE NE
9	66	363008	0050	02/14/14	\$375,000	\$406,000	1,400	7	2005	Avg	1,701	N	N	2285 NE NATALIE WAY
9	66	363008	0120	09/19/14	\$358,000	\$367,000	1,400	7	2005	Avg	1,529	Y	N	2365 NE NATALIE WAY
9	66	363008	0130	01/20/12	\$285,000	\$392,000	1,400	7	2005	Avg	1,491	Y	N	2373 NE NATALIE WAY
9	1	362992	0170	08/28/12	\$315,000	\$402,000	1,440	7	2003	Avg	3,021	N	N	2491 NE JEWELL LN
9	67	363008	0070	07/10/14	\$348,000	\$363,000	1,500	7	2005	Avg	2,255	N	N	2309 NE NATALIE WAY
9	67	363008	0190	08/01/14	\$405,000	\$420,000	1,500	7	2005	Avg	2,314	N	N	2293 NE MARION LN
9	1	362997	0610	07/18/14	\$435,000	\$453,000	1,600	7	2005	Avg	2,375	N	N	2492 28TH PL NE
9	1	362997	0620	10/03/14	\$476,100	\$486,000	1,600	7	2005	Avg	1,836	N	N	2488 28TH PL NE
9	1	362992	0010	05/16/13	\$439,900	\$516,000	1,630	7	2003	Avg	3,055	N	N	2419 NE JULEP ST
9	1	362999	0110	06/11/14	\$475,000	\$499,000	1,630	7	2005	Avg	2,520	N	N	2009 25TH AVE NE
9	1	362999	0130	10/02/13	\$449,950	\$507,000	1,630	7	2005	Avg	2,888	N	N	2495 NE LARCHMOUNT ST
9	1	362999	0340	10/03/12	\$400,000	\$504,000	1,630	7	2005	Avg	3,348	N	N	2422 NE KEYSTONE CT
9	66	363008	0480	09/21/12	\$315,000	\$399,000	1,650	7	2005	Avg	2,676	N	N	2255 NE MARION LN
9	67	363008	0430	06/17/14	\$451,000	\$473,000	1,670	7	2005	Avg	3,315	N	N	2357 NE MARION LN
9	1	362997	0720	04/03/12	\$325,000	\$436,000	1,770	7	2005	Avg	2,667	N	N	2467 28TH PL NE
9	3	362997	0410	09/05/12	\$382,500	\$487,000	1,830	7	2004	Avg	3,076	N	N	2603 NE MAGNOLIA ST
9	3	362997	0440	02/04/13	\$460,000	\$557,000	1,830	7	2004	Avg	3,461	Y	N	2705 NE MAGNOLIA ST

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Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	3	362997	0450	09/04/14	\$500,000	\$514,000	1,830	7	2004	Avg	3,612	Y	N	2739 NE MAGNOLIA ST
9	3	362997	0460	07/19/13	\$525,000	\$604,000	1,830	7	2004	Avg	3,071	Y	N	2773 NE MAGNOLIA ST
9	3	362997	0470	09/04/12	\$429,000	\$546,000	1,830	7	2004	Avg	3,504	Y	N	2807 NE MAGNOLIA ST
9	3	362997	0510	06/03/13	\$474,000	\$553,000	1,830	7	2004	Avg	3,199	N	N	2943 NE MAGNOLIA ST
9	1	362997	0680	11/12/14	\$524,950	\$531,000	1,830	7	2005	Avg	2,856	N	N	2405 28TH PL NE
9	1	362992	0030	08/08/14	\$520,000	\$538,000	1,890	7	2003	Avg	3,006	N	N	2451 NE JULEP ST
9	1	362992	0060	07/11/12	\$410,000	\$532,000	1,890	7	2003	Avg	3,012	N	N	2499 NE JULEP ST
9	1	362992	0060	04/03/14	\$515,500	\$551,000	1,890	7	2003	Avg	3,012	N	N	2499 NE JULEP ST
9	1	362992	0490	07/12/12	\$410,000	\$531,000	1,890	7	2003	Avg	3,000	N	N	2473 NE IVY WAY
9	1	362999	0210	02/05/14	\$461,250	\$501,000	1,890	7	2005	Avg	3,280	N	N	2491 NE KYLE CT
9	1	362999	0290	02/10/12	\$370,000	\$505,000	1,890	7	2005	Avg	3,817	N	N	1904 24TH AVE NE
9	67	926885	1290	12/17/12	\$355,983	\$438,000	1,020	8	2012	Avg	1,104	N	N	304 NE DARBY LN
9	67	926885	1410	03/06/12	\$276,126	\$374,000	1,020	8	2011	Avg	1,068	N	N	364 NE DARBY LN
9	66	363005	0130	03/22/13	\$285,000	\$340,000	1,050	8	2006	Avg	1,107	N	N	2373 NE PARK DR
9	66	363000	0040	03/19/14	\$296,000	\$318,000	1,110	8	2005	Avg	1,138	Y	N	2328 NE PARK DR
9	66	363000	0100	08/27/13	\$322,900	\$367,000	1,110	8	2005	Avg	865	N	N	2352 NE PARK DR
9	66	363000	0160	08/01/12	\$253,000	\$326,000	1,110	8	2005	Avg	865	N	N	2376 NE PARK DR
9	66	363000	0170	05/24/13	\$328,000	\$384,000	1,110	8	2005	Avg	865	N	N	2380 NE PARK DR
9	66	363002	0290	07/23/13	\$360,000	\$414,000	1,120	8	2005	Avg	1,255	N	N	2447 NE PARK DR
9	66	362996	0560	06/12/12	\$265,000	\$347,000	1,150	8	2003	Avg	819	N	N	1912 17TH AVE NE
9	66	892900	0290	05/14/14	\$372,977	\$395,000	1,150	8	2014	Avg	1,618	N	N	2511 NE MULBERRY WALK
9	66	362995	0040	10/17/13	\$333,000	\$373,000	1,160	8	2003	Avg	956	N	N	1831 NE KENYON CT
9	66	362995	0080	05/31/13	\$330,000	\$386,000	1,160	8	2003	Avg	956	N	N	1857 NE KENYON CT
9	66	362995	0090	04/02/14	\$375,000	\$401,000	1,160	8	2003	Avg	956	N	N	1861 NE KENYON CT
9	66	362996	0060	09/04/14	\$362,000	\$372,000	1,160	8	2004	Avg	955	N	N	1893 NE KENYON CT
9	66	362996	0460	05/22/13	\$350,000	\$410,000	1,160	8	2004	Avg	813	N	N	2008 17TH AVE NE
9	66	363002	0060	02/19/13	\$329,900	\$398,000	1,160	8	2004	Avg	1,237	N	N	2432 NE JULEP ST
9	66	363002	0230	02/14/13	\$329,900	\$398,000	1,160	8	2005	Avg	1,616	N	N	1768 24TH AVE NE
9	67	363002	0370	09/25/13	\$350,000	\$395,000	1,160	8	2005	Avg	1,733	N	N	1763 25TH AVE NE
9	67	363002	0380	11/07/14	\$379,770	\$385,000	1,160	8	2005	Avg	1,779	N	N	1759 25TH AVE NE
9	66	363002	0390	03/29/13	\$334,000	\$398,000	1,160	8	2005	Avg	1,381	N	N	1755 25TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	67	363002	0450	10/02/13	\$355,000	\$400,000	1,160	8	2004	Avg	1,509	N	N	1731 25TH AVE NE
9	67	363002	0250	04/02/13	\$350,000	\$417,000	1,210	8	2005	Avg	1,865	N	N	2405 NE PARK DR
9	67	363002	0330	06/03/13	\$369,000	\$431,000	1,210	8	2005	Avg	1,890	N	N	2479 NE PARK DR
9	66	363005	0170	11/12/13	\$319,000	\$355,000	1,230	8	2006	Avg	1,107	N	N	2391 NE PARK DR
9	66	363005	0180	09/26/14	\$360,000	\$368,000	1,230	8	2006	Avg	1,107	N	N	2395 NE PARK DR
9	67	926885	0270	03/29/13	\$370,000	\$441,000	1,230	8	2009	Avg	1,237	N	N	867 5TH PL NE
9	67	926885	1400	09/10/12	\$341,230	\$434,000	1,230	8	2012	Avg	1,068	N	N	358 NE DARBY LN
9	67	926885	1460	03/27/14	\$406,000	\$435,000	1,230	8	2011	Avg	1,104	N	N	390 NE DARBY LN
9	67	926885	1580	03/08/12	\$335,000	\$453,000	1,230	8	2011	Avg	1,068	N	N	331 NE EATON LN
9	67	926885	1890	04/23/14	\$415,000	\$442,000	1,230	8	2010	Avg	1,104	N	N	370 NE EATON WAY
9	67	362996	0610	09/17/13	\$293,000	\$331,000	1,240	8	2003	Avg	1,163	N	N	1752 NE PARK DR
9	67	926885	1640	01/27/12	\$341,000	\$468,000	1,240	8	2012	Avg	1,104	N	N	301 NE EATON LN
9	66	362996	0810	12/18/12	\$245,000	\$301,000	1,260	8	2004	Avg	989	N	N	2013 NE KATSURA ST
9	66	363002	0040	10/07/13	\$360,000	\$405,000	1,280	8	2004	Avg	1,495	N	N	2454 NE JULEP ST
9	66	363002	0040	10/22/12	\$315,000	\$395,000	1,280	8	2004	Avg	1,495	N	N	2454 NE JULEP ST
9	3	363015	0160	08/16/13	\$437,500	\$500,000	1,320	8	2006	Avg	2,688	N	N	1999 NE KENSINGTON CT
9	67	362995	0010	08/20/14	\$470,000	\$485,000	1,360	8	2003	Avg	2,381	N	N	1807 NE KENYON CT
9	67	362995	0010	05/28/13	\$360,000	\$421,000	1,360	8	2003	Avg	2,381	N	N	1807 NE KENYON CT
9	67	362996	0080	08/01/13	\$427,000	\$490,000	1,360	8	2004	Avg	2,000	N	N	1905 NE KENYON CT
9	67	362996	0170	10/21/14	\$445,000	\$452,000	1,360	8	2004	Avg	1,960	N	N	1908 NE KENYON CT
9	67	362996	0530	04/05/13	\$373,250	\$444,000	1,370	8	2004	Avg	1,375	N	N	1936 17TH AVE NE
9	3	363015	0110	09/06/12	\$330,000	\$420,000	1,380	8	2006	Avg	3,942	N	N	2583 NE KENSINGTON CT
9	67	362996	0550	08/07/14	\$450,000	\$466,000	1,430	8	2003	Avg	1,863	Y	N	1924 17TH AVE NE
9	67	362995	0050	02/22/12	\$324,000	\$440,000	1,450	8	2003	Avg	1,947	N	N	1837 NE KENYON CT
9	67	363005	0190	11/09/12	\$325,000	\$405,000	1,450	8	2006	Avg	2,027	N	N	2397 NE PARK DR
9	66	813887	0050	12/17/13	\$374,640	\$413,000	1,450	8	2012	Avg	1,679	N	N	1395 NE PARK DR
9	66	813887	0080	11/21/12	\$325,135	\$404,000	1,450	8	2012	Avg	1,680	N	N	1419 NE PARK DR
9	66	813887	0110	04/29/13	\$340,235	\$402,000	1,450	8	2013	Avg	1,681	N	N	1443 NE PARK DR
9	66	813887	0120	05/01/13	\$331,915	\$391,000	1,450	8	2013	Avg	1,681	N	N	1451 NE PARK DR
9	66	813887	0180	01/30/13	\$338,860	\$411,000	1,450	8	2013	Avg	1,597	N	N	1406 NE HICKORY LN
9	66	813887	0240	03/05/13	\$335,390	\$403,000	1,450	8	2013	Avg	1,426	N	N	1411 NE HICKORY LN

Improved Sales Used in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	66	813887	0280	08/06/12	\$329,990	\$424,000	1,450	8	2012	Avg	1,426	N	N	1389 NE HICKORY LN
9	66	813887	0320	12/03/12	\$337,445	\$417,000	1,450	8	2013	Avg	1,426	N	N	1375 NE HICKORY LN
9	66	813887	0320	02/05/14	\$388,000	\$422,000	1,450	8	2013	Avg	1,426	N	N	1375 NE HICKORY LN
9	66	813887	0520	04/30/14	\$399,045	\$424,000	1,450	8	2014	Avg	1,426	N	N	1267 NE HICKORY LN
9	66	813887	0570	03/13/14	\$385,715	\$415,000	1,450	8	2014	Avg	1,426	N	N	1217 NE HICKORY LN
9	66	813887	0590	03/19/14	\$401,340	\$431,000	1,450	8	2014	Avg	1,426	N	N	1203 NE HICKORY LN
9	66	813887	0630	08/08/13	\$398,070	\$456,000	1,450	8	2013	Avg	1,426	N	N	1163 NE HICKORY LN
9	66	813887	0680	10/16/13	\$382,610	\$429,000	1,450	8	2013	Avg	1,426	N	N	1119 NE HICKORY LN
9	3	363015	0060	08/09/13	\$406,000	\$465,000	1,460	8	2005	Avg	3,048	N	N	2542 NE KIRKWOOD PL
9	67	363000	0010	07/17/13	\$367,506	\$423,000	1,470	8	2005	Avg	2,275	Y	N	2316 NE PARK DR
9	67	363000	0130	10/28/14	\$430,000	\$436,000	1,470	8	2005	Avg	1,703	N	N	2364 NE PARK DR
9	2	926885	0570	07/08/13	\$539,142	\$623,000	1,470	8	2013	Avg	2,014	N	N	813 4TH AVE NE
9	2	926885	0590	08/13/13	\$532,152	\$608,000	1,470	8	2013	Avg	2,188	N	N	803 4TH AVE NE
9	67	363000	0060	08/01/13	\$360,000	\$413,000	1,480	8	2005	Avg	2,250	Y	N	2336 NE PARK DR
9	67	363000	0080	06/06/14	\$450,000	\$473,000	1,480	8	2005	Avg	1,961	Y	N	2344 NE PARK DR
9	2	926885	0580	07/29/13	\$515,578	\$592,000	1,480	8	2013	Avg	1,804	N	N	809 4TH AVE NE
9	67	362995	0110	03/06/14	\$470,000	\$507,000	1,490	8	2003	Avg	2,047	N	N	1872 NE KENYON CT
9	67	362996	0660	11/20/13	\$350,000	\$389,000	1,490	8	2003	Avg	1,722	N	N	1923 18TH AVE NE
9	67	362996	0670	01/17/14	\$389,000	\$425,000	1,490	8	2003	Avg	1,831	N	N	1929 18TH AVE NE
9	67	362996	0700	02/19/14	\$402,000	\$435,000	1,490	8	2004	Avg	1,854	N	N	1931 18TH PL
9	3	362975	0100	06/24/13	\$387,500	\$450,000	1,500	8	2000	Avg	3,437	N	N	1957 12TH CT NE
9	67	363005	0030	08/01/12	\$289,000	\$372,000	1,500	8	2006	Avg	2,843	N	N	2313 NE PARK DR
9	67	363005	0060	05/25/12	\$295,000	\$389,000	1,500	8	2006	Avg	2,263	N	N	2331 NE PARK DR
9	3	363007	0270	04/24/14	\$439,950	\$468,000	1,500	8	2005	Avg	3,368	N	N	1805 28TH AVE NE
9	3	363007	0280	07/10/14	\$418,000	\$436,000	1,500	8	2005	Avg	3,608	N	N	1801 28TH AVE NE
9	2	926885	0670	06/03/13	\$520,847	\$608,000	1,500	8	2013	Avg	1,836	N	N	313 NE DENNY WAY
9	2	926885	0690	12/13/12	\$505,193	\$623,000	1,500	8	2013	Avg	1,684	N	N	301 NE DENNY WAY
9	2	926885	0700	06/20/13	\$519,950	\$604,000	1,500	8	2013	Avg	1,428	N	N	299 NE DENNY WAY
9	2	926885	0710	05/21/13	\$506,708	\$594,000	1,500	8	2013	Avg	1,428	N	N	297 NE DENNY WAY
9	2	926885	1130	06/13/12	\$514,144	\$673,000	1,500	8	2012	Avg	1,964	N	N	316 NE EAGLE WAY
9	2	926885	1210	03/16/12	\$479,950	\$647,000	1,500	8	2011	Avg	2,010	Y	N	404 NE HIGH ST

Improved Sales Used in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	67	926885	0280	02/27/14	\$450,000	\$486,000	1,520	8	2009	Avg	1,508	N	N	866 4TH AVE NE
9	67	926885	0310	06/26/13	\$440,000	\$510,000	1,520	8	2009	Avg	1,507	N	N	850 4TH AVE NE
9	67	926885	1330	01/07/13	\$415,000	\$507,000	1,520	8	2012	Avg	1,405	N	N	864 3RD AVE NE
9	67	926885	1360	08/30/12	\$400,000	\$510,000	1,520	8	2012	Avg	1,406	N	N	868 3RD AVE NE
9	67	926885	1390	10/19/12	\$409,950	\$514,000	1,520	8	2012	Avg	1,405	N	N	863 4TH AVE NE
9	67	926885	1540	02/14/12	\$399,950	\$545,000	1,520	8	2011	Avg	1,406	N	N	883 4TH AVE NE
9	67	926885	1600	04/25/12	\$407,459	\$542,000	1,520	8	2012	Avg	1,405	N	N	886 3RD AVE NE
9	67	926885	1850	07/05/12	\$375,000	\$487,000	1,520	8	2010	Avg	1,406	N	N	917 4TH AVE NE
9	67	362996	0680	09/26/14	\$395,000	\$404,000	1,540	8	2004	Avg	1,841	N	N	1952 18TH AVE NE
9	67	362996	0740	08/13/13	\$365,000	\$417,000	1,540	8	2004	Avg	1,949	Y	N	1955 18TH PL NE
9	66	363001	0020	12/29/14	\$376,000	\$376,000	1,540	8	2005	Avg	1,827	N	N	2412 NE PARK DR
9	66	363001	0040	05/23/14	\$402,000	\$424,000	1,540	8	2005	Avg	1,827	N	N	2428 NE PARK DR
9	66	363001	0090	02/08/13	\$320,000	\$387,000	1,540	8	2005	Avg	1,827	N	N	2468 NE PARK DR
9	67	892900	0090	07/02/14	\$484,998	\$507,000	1,540	8	2014	Avg	1,870	N	N	2538 NE MULBERRY WALK
9	67	892900	0140	06/23/14	\$491,234	\$514,000	1,540	8	2014	Avg	1,860	N	N	2524 NE MULBERRY WALK
9	67	892900	0150	06/19/14	\$474,572	\$497,000	1,540	8	2014	Avg	1,922	N	N	2520 NE MULBERRY WALK
9	67	892900	0200	06/04/14	\$441,699	\$465,000	1,540	8	2014	Avg	1,899	N	N	2506 NE MULBERRY WALK
9	67	892900	0240	03/19/14	\$452,558	\$486,000	1,540	8	2014	Avg	2,107	N	N	2331 25TH AVE NE
9	67	892900	0260	03/11/14	\$451,759	\$486,000	1,540	8	2014	Avg	2,178	N	N	2381 25TH AVE NE
9	66	926885	0030	07/07/14	\$420,000	\$438,000	1,540	8	2009	Avg	1,075	N	N	972 4TH AVE NE
9	67	926885	1300	10/30/12	\$427,146	\$534,000	1,540	8	2012	Avg	1,499	N	N	856 3RD AVE NE
9	66	926885	1310	10/24/12	\$384,714	\$482,000	1,540	8	2012	Avg	997	N	N	858 3RD AVE NE
9	66	926885	1320	12/10/14	\$450,000	\$452,000	1,540	8	2012	Avg	997	N	N	862 3RD AVE NE
9	66	926885	1320	12/19/12	\$385,000	\$474,000	1,540	8	2012	Avg	997	N	N	862 3RD AVE NE
9	66	926885	1370	10/01/12	\$373,648	\$471,000	1,540	8	2012	Avg	998	N	N	870 3RD AVE NE
9	66	926885	1380	10/30/12	\$369,000	\$461,000	1,540	8	2012	Avg	998	N	N	865 4TH AVE NE
9	66	926885	1440	09/06/13	\$410,000	\$465,000	1,540	8	2011	Avg	997	N	N	857 4TH AVE NE
9	66	926885	1490	04/03/13	\$416,000	\$495,000	1,540	8	2011	Avg	997	N	N	871 4TH AVE NE
9	66	926885	1550	05/04/12	\$350,000	\$464,000	1,540	8	2011	Avg	998	N	N	887 4TH AVE NE
9	66	926885	1560	01/17/12	\$359,950	\$495,000	1,540	8	2011	Avg	997	N	N	890 3RD AVE NE
9	66	926885	1610	05/14/12	\$369,950	\$489,000	1,540	8	2012	Avg	998	N	N	884 3RD AVE NE

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Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	66	926885	1620	06/08/12	\$364,000	\$477,000	1,540	8	2012	Avg	997	N	N	880 3RD AVE NE
9	67	926885	1630	06/04/14	\$520,000	\$547,000	1,540	8	2011	Avg	1,487	N	N	876 3RD AVE NE
9	66	926885	1800	05/05/14	\$415,000	\$440,000	1,540	8	2010	Avg	998	N	N	931 4TH AVE NE
9	66	926885	1860	09/18/14	\$425,000	\$436,000	1,540	8	2010	Avg	997	N	N	915 4TH AVE NE
9	67	926885	1880	03/08/13	\$430,000	\$516,000	1,540	8	2010	Avg	1,487	N	N	905 4TH AVE NE
9	2	926885	0740	02/28/13	\$474,950	\$571,000	1,580	8	2012	Avg	1,551	N	N	851 3RD AVE NE
9	3	363015	0290	10/24/12	\$345,900	\$433,000	1,590	8	2005	Avg	2,520	N	N	1972 25TH AVE NE
9	66	813887	0060	08/13/14	\$395,825	\$409,000	1,590	8	2012	Avg	1,679	N	N	1403 NE PARK DR
9	66	813887	0070	07/26/12	\$343,000	\$442,000	1,590	8	2012	Avg	1,679	N	N	1411 NE PARK DR
9	66	813887	0170	01/30/13	\$342,720	\$416,000	1,590	8	2013	Avg	1,597	N	N	1418 NE HICKORY LN
9	66	813887	0190	02/14/13	\$353,510	\$427,000	1,590	8	2013	Avg	1,597	N	N	1400 NE HICKORY LN
9	66	813887	0250	02/27/13	\$371,675	\$447,000	1,590	8	2013	Avg	1,426	N	N	1399 NE HICKORY LN
9	66	813887	0290	08/20/12	\$352,811	\$451,000	1,590	8	2012	Avg	1,426	N	N	1385 NE HICKORY LN
9	66	813887	0330	12/02/12	\$361,020	\$446,000	1,590	8	2013	Avg	1,426	N	N	1371 NE HICKORY LN
9	66	813887	0510	04/30/14	\$435,365	\$462,000	1,590	8	2014	Avg	1,426	N	N	1273 NE HICKORY LN
9	66	813887	0530	05/05/14	\$419,190	\$445,000	1,590	8	2014	Avg	1,426	N	N	1255 NE HICKORY LN
9	66	813887	0560	03/12/14	\$427,750	\$460,000	1,590	8	2014	Avg	1,426	N	N	1227 NE HICKORY LN
9	66	813887	0580	03/19/14	\$429,910	\$462,000	1,590	8	2014	Avg	1,426	N	N	1209 NE HICKORY LN
9	66	813887	0620	08/08/13	\$386,630	\$442,000	1,590	8	2013	Avg	1,426	N	N	1157 NE HICKORY LN
9	66	813887	0640	08/12/13	\$424,085	\$485,000	1,590	8	2013	Avg	1,426	N	N	1175 NE HICKORY LN
9	66	813887	0670	10/06/13	\$438,020	\$493,000	1,590	8	2013	Avg	1,426	N	N	1127 NE HICKORY LN
9	66	813887	0690	10/22/13	\$431,350	\$483,000	1,590	8	2013	Avg	1,426	N	N	1101 NE HICKORY LN
9	2	926885	0730	05/22/12	\$441,950	\$583,000	1,590	8	2012	Avg	2,034	N	N	849 3RD AVE NE
9	67	813887	0040	11/27/12	\$399,990	\$495,000	1,600	8	2012	Avg	2,341	N	N	1389 NE PARK DR
9	67	813887	0090	07/10/12	\$349,680	\$454,000	1,600	8	2012	Avg	2,228	N	N	1427 NE PARK DR
9	67	813887	0100	04/29/13	\$381,235	\$450,000	1,600	8	2013	Avg	2,228	N	N	1435 NE PARK DR
9	67	813887	0130	04/30/13	\$378,195	\$446,000	1,600	8	2013	Avg	2,230	N	N	1465 NE PARK DR
9	67	813887	0140	03/14/13	\$401,440	\$481,000	1,630	8	2013	Avg	2,118	N	N	1448 NE PARK DR
9	67	813887	0160	01/15/13	\$374,845	\$457,000	1,630	8	2013	Avg	2,519	N	N	1424 NE HICKORY LN
9	67	813887	0200	01/31/13	\$396,060	\$480,000	1,630	8	2013	Avg	2,533	N	N	1392 NE HICKORY LN
9	67	813887	0210	05/16/13	\$417,430	\$490,000	1,630	8	2013	Avg	2,642	N	N	1380 NE HICKORY LN

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Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	67	813887	0230	02/15/13	\$390,190	\$471,000	1,630	8	2013	Avg	1,891	N	N	1423 NE HICKORY LN
9	67	813887	0260	03/04/13	\$395,620	\$475,000	1,630	8	2013	Avg	2,060	N	N	1393 NE HICKORY LN
9	67	813887	0300	08/07/12	\$369,653	\$475,000	1,630	8	2012	Avg	1,891	N	N	1381 NE HICKORY LN
9	67	813887	0310	12/02/12	\$379,191	\$469,000	1,630	8	2013	Avg	1,891	N	N	1379 NE HICKORY LN
9	67	813887	0340	11/30/12	\$375,725	\$465,000	1,630	8	2013	Avg	1,891	N	N	1367 NE HICKORY LN
9	67	813887	0480	08/12/14	\$418,120	\$432,000	1,630	8	2013	Avg	2,400	N	N	1285 NE PARK DR
9	67	813887	0500	04/29/14	\$447,375	\$475,000	1,630	8	2014	Avg	1,891	N	N	1281 NE HICKORY LN
9	67	813887	0540	05/12/14	\$447,200	\$473,000	1,630	8	2014	Avg	1,891	N	N	1247 NE HICKORY LN
9	67	813887	0550	03/10/14	\$440,695	\$474,000	1,630	8	2014	Avg	1,891	N	N	1237 NE HICKORY LN
9	67	813887	0600	03/24/14	\$447,736	\$480,000	1,630	8	2014	Avg	2,737	N	N	1201 NE HICKORY LN
9	67	813887	0610	08/07/13	\$426,000	\$488,000	1,630	8	2013	Avg	1,729	N	N	1143 NE HICKORY LN
9	67	813887	0650	08/29/13	\$451,425	\$513,000	1,630	8	2013	Avg	1,746	N	N	1181 NE HICKORY LN
9	67	813887	0660	09/24/13	\$452,410	\$511,000	1,630	8	2013	Avg	1,746	N	N	1137 NE HICKORY LN
9	67	813887	0700	10/24/13	\$448,975	\$502,000	1,630	8	2013	Avg	2,028	N	N	1093 NE HICKORY LN
9	3	363003	0020	08/29/12	\$395,000	\$504,000	1,640	8	2005	Avg	3,600	N	N	2491 NE LAURELWOOD LN
9	3	363003	0160	08/16/12	\$405,000	\$519,000	1,640	8	2004	Avg	4,641	N	N	2028 25TH AVE NE
9	1	362996	0220	10/16/12	\$356,000	\$447,000	1,650	8	2004	Avg	1,978	N	N	1876 NE KINCAID WALK
9	1	362996	0330	10/22/13	\$390,000	\$437,000	1,650	8	2004	Avg	2,053	N	N	1926 NE KATSURA ST
9	2	926885	0970	07/31/12	\$479,500	\$618,000	1,650	8	2012	Avg	2,074	N	N	959 3RD AVE NE
9	2	926885	0970	01/27/14	\$569,950	\$621,000	1,650	8	2012	Avg	2,074	N	N	959 3RD AVE NE
9	2	926885	0950	02/15/12	\$465,000	\$634,000	1,680	8	2011	Avg	2,074	N	N	943 3RD AVE NE
9	2	926885	0660	01/08/13	\$501,011	\$612,000	1,690	8	2013	Avg	2,766	N	N	321 NE DENNY WAY
9	2	926885	0680	04/25/13	\$504,522	\$596,000	1,690	8	2013	Avg	2,054	N	N	303 NE DENNY WAY
9	2	926885	0720	06/26/13	\$523,646	\$607,000	1,690	8	2013	Avg	1,848	N	N	295 NE DENNY WAY
9	2	926885	0810	10/29/12	\$611,950	\$765,000	1,690	8	2012	Avg	3,219	Y	N	813 3RD PL NE
9	2	926885	1120	08/29/12	\$495,950	\$633,000	1,690	8	2012	Avg	2,090	N	N	324 NE EAGLE WAY
9	2	926885	1150	04/04/12	\$469,000	\$628,000	1,690	8	2012	Avg	2,090	N	N	332 NE EAGLE WAY
9	2	926885	1200	05/21/13	\$545,000	\$639,000	1,690	8	2011	Avg	2,607	N	N	400 NE HIGH ST
9	1	362996	0230	07/06/12	\$365,000	\$474,000	1,700	8	2003	Avg	2,048	N	N	1862 NE KINCAID WALK
9	1	362996	0320	11/28/12	\$392,000	\$485,000	1,700	8	2004	Avg	3,237	N	N	1920 NE KINCAID WALK
9	3	363003	0110	06/16/14	\$534,500	\$561,000	1,700	8	2005	Avg	3,150	N	N	2489 NE LAURELCREST LN

Improved Sales Used in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	1	363006	0070	10/21/14	\$472,500	\$480,000	1,700	8	2005	Avg	2,383	N	N	1774 25TH AVE NE
9	1	363006	0100	11/21/13	\$436,000	\$484,000	1,700	8	2005	Avg	2,429	N	N	1732 25TH AVE NE
9	3	362979	0160	07/24/14	\$524,250	\$545,000	1,710	8	1999	Avg	3,469	N	N	1421 NE IRIS ST
9	3	363003	0500	06/12/14	\$561,000	\$589,000	1,710	8	2004	Avg	4,140	N	N	2037 LARCHMOUNT DR NE
9	3	362979	0200	07/31/12	\$411,000	\$529,000	1,720	8	1999	Avg	3,502	N	N	1481 NE IRIS ST
9	67	813887	0150	03/19/13	\$387,970	\$464,000	1,720	8	2013	Avg	2,278	N	N	1440 NE HICKORY LN
9	67	813887	0220	06/04/13	\$424,015	\$495,000	1,720	8	2013	Avg	2,118	N	N	1372 NE HICKORY LN
9	67	813887	0270	08/06/12	\$355,875	\$457,000	1,720	8	2012	Avg	1,880	N	N	1391 NE HICKORY LN
9	67	813887	0490	08/13/14	\$412,380	\$426,000	1,720	8	2013	Avg	3,606	N	N	1299 NE PARK DR
9	2	926885	1030	03/15/12	\$575,000	\$776,000	1,730	8	2012	Avg	2,843	Y	N	945 3RD CT NE
9	3	363003	0280	06/25/13	\$506,000	\$587,000	1,740	8	2005	Avg	3,456	N	N	2542 LONGMIRE CT NE
9	1	363006	0180	09/20/13	\$436,000	\$493,000	1,760	8	2005	Avg	3,035	N	N	1798 25TH AVE NE
9	1	363007	0140	07/22/13	\$451,000	\$519,000	1,760	8	2005	Avg	3,194	N	N	1789 27TH LN NE
9	3	363003	0350	10/19/12	\$380,000	\$477,000	1,780	8	2004	Avg	3,603	N	N	2526 LARCHMOUNT DR NE
9	3	363003	0010	09/26/14	\$541,000	\$553,000	1,790	8	2005	Avg	4,038	N	N	2499 NE LAURELWOOD LN
9	2	926885	0870	04/25/12	\$579,000	\$770,000	1,790	8	2012	Avg	3,466	Y	N	879 3RD AVE NE
9	3	259749	0630	06/20/13	\$533,990	\$620,000	1,800	8	2013	Avg	2,887	N	N	1644 14TH PL NE
9	3	259749	0640	04/14/13	\$575,007	\$682,000	1,800	8	2013	Avg	2,935	N	N	1648 14TH PL NE
9	3	259749	0670	02/19/13	\$490,000	\$591,000	1,800	8	2012	Avg	2,772	N	N	1604 NE FALLS DR
9	3	259749	0780	03/13/13	\$506,309	\$606,000	1,800	8	2013	Avg	2,823	N	N	1672 NE FALLS DR
9	3	259749	0790	05/05/13	\$535,990	\$631,000	1,800	8	2013	Avg	2,886	N	N	1676 NE FALLS DR
9	3	259749	0800	05/30/13	\$530,990	\$621,000	1,800	8	2013	Avg	2,967	N	N	1678 NE FALLS DR
9	2	926885	0750	03/26/12	\$464,950	\$625,000	1,810	8	2012	Avg	2,336	N	N	863 3RD AVE NE
9	3	363015	0250	04/17/13	\$465,000	\$551,000	1,830	8	2005	Avg	2,861	N	N	1916 25TH AVE NE
9	2	926885	0830	02/01/13	\$634,990	\$770,000	1,830	8	2013	Avg	2,698	Y	N	877 3RD AVE NE
9	3	362983	0330	03/06/12	\$470,000	\$636,000	1,840	8	1999	Avg	3,385	N	N	1578 NE IRIS ST
9	67	363019	0040	03/26/13	\$340,000	\$406,000	1,840	8	2006	Avg	2,256	N	N	2312 NE PARK DR
9	66	362970	0020	10/14/14	\$635,000	\$647,000	1,850	8	2014	Avg	1,407	N	N	974 NE HIGH ST
9	66	362970	0050	07/08/14	\$635,000	\$662,000	1,850	8	2014	Avg	1,407	N	N	984 NE HIGH ST
9	3	362979	0150	06/24/13	\$542,000	\$629,000	1,860	8	1999	Avg	4,643	N	N	1405 NE IRIS ST
9	3	362983	0220	03/03/14	\$575,000	\$620,000	1,860	8	1999	Avg	3,008	N	N	1531 NE IRIS ST

Improved Sales Used in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	3	362983	0160	08/28/13	\$547,000	\$622,000	1,870	8	1999	Avg	5,542	N	N	1567 NE IRIS ST
9	1	362987	0020	11/14/14	\$575,000	\$581,000	1,870	8	2001	Avg	3,485	N	N	2033 NE KATSURA ST
9	2	895600	0230	12/05/12	\$460,000	\$568,000	1,870	8	2009	Avg	2,189	N	N	1764 9TH CT NE
9	66	362970	0060	11/19/14	\$635,000	\$641,000	1,890	8	2012	Avg	1,407	N	N	986 NE HIGH ST
9	66	362970	0070	08/20/14	\$635,000	\$655,000	1,890	8	2014	Avg	1,407	N	N	988 NE HIGH ST
9	2	895600	0250	09/03/14	\$615,000	\$633,000	1,890	8	2009	Avg	3,128	N	N	1746 9TH CT NE
9	67	362970	0010	07/22/14	\$670,000	\$696,000	1,910	8	2014	Avg	1,507	N	N	970 NE HIGH ST
9	67	813887	0360	11/18/13	\$466,925	\$519,000	1,910	8	2014	Avg	2,374	N	N	1095 NE PARK DR
9	67	813887	0370	12/12/13	\$503,941	\$556,000	1,910	8	2014	Avg	2,374	N	N	1103 NE PARK DR
9	66	813887	0390	12/16/13	\$493,760	\$544,000	1,910	8	2014	Avg	1,538	N	N	1125 NE PARK DR
9	67	813887	0410	12/17/13	\$483,035	\$532,000	1,910	8	2014	Avg	2,040	N	N	1151 NE PARK DR
9	67	813887	0420	06/12/14	\$505,565	\$531,000	1,910	8	2014	Avg	2,040	N	N	1175 NE PARK DR
9	66	813887	0440	06/23/14	\$506,540	\$530,000	1,910	8	2014	Avg	1,540	N	N	1213 NE PARK DR
9	66	813887	0450	06/24/14	\$512,510	\$537,000	1,910	8	2014	Avg	1,545	N	N	1239 NE PARK DR
9	67	813887	0470	07/07/14	\$494,815	\$516,000	1,910	8	2014	Avg	2,091	N	N	1271 NE PARK DR
9	3	362997	1090	04/04/14	\$575,000	\$615,000	1,920	8	2004	Avg	4,140	N	N	2366 30TH AVE NE
9	3	363011	0510	08/04/14	\$571,000	\$592,000	1,920	8	2005	Avg	3,867	N	N	3020 NE MAGNOLIA ST
9	3	363011	0620	07/16/13	\$518,000	\$597,000	1,920	8	2005	Avg	3,741	N	N	3223 NE MARQUETTE WAY
9	2	926885	0600	06/29/12	\$469,950	\$612,000	1,930	8	2011	Avg	1,959	N	N	375 NE DENNY WAY
9	2	926885	0610	08/24/12	\$449,950	\$575,000	1,930	8	2011	Avg	1,870	N	N	365 NE DENNY WAY
9	2	926885	0630	09/07/12	\$469,950	\$598,000	1,930	8	2012	Avg	2,090	N	N	347 NE DENNY WAY
9	2	926885	1110	04/25/12	\$469,950	\$625,000	1,930	8	2011	Avg	2,090	N	N	300 NE EAGLE WAY
9	1	362987	0060	07/29/13	\$545,000	\$626,000	1,940	8	2001	Avg	4,142	N	N	2081 NE KATSURA ST
9	1	362987	0120	08/28/13	\$540,000	\$614,000	1,940	8	2001	Avg	4,260	N	N	2011 NE KENILWORTH LN
9	3	363003	0440	11/08/13	\$555,000	\$618,000	1,950	8	2004	Avg	3,720	N	N	2066 25TH AVE NE
9	3	363003	0440	09/23/14	\$585,000	\$599,000	1,950	8	2004	Avg	3,720	N	N	2066 25TH AVE NE
9	3	363003	0510	06/17/13	\$545,000	\$634,000	1,950	8	2004	Avg	3,680	N	N	2043 LARCHMOUNT DR NE
9	66	813887	0380	12/11/13	\$486,270	\$537,000	1,980	8	2013	Avg	1,538	N	N	1111 NE PARK DR
9	66	813887	0400	12/12/13	\$488,770	\$539,000	1,980	8	2014	Avg	1,538	N	N	1139 NE PARK DR
9	66	813887	0430	06/18/14	\$493,770	\$518,000	1,980	8	2014	Avg	1,539	N	N	1187 NE PARK DR
9	66	813887	0460	07/01/14	\$504,460	\$527,000	1,980	8	2014	Avg	1,546	N	N	1257 NE PARK DR

Improved Sales Used in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	67	813887	0350	11/20/13	\$506,415	\$562,000	2,000	8	2013	Avg	2,040	N	N	1087 NE PARK DR
9	3	259749	0010	09/26/13	\$704,990	\$795,000	2,020	8	2013	Avg	5,112	Y	N	1695 14TH PL NE
9	3	259749	0040	06/17/13	\$699,990	\$814,000	2,020	8	2013	Avg	4,000	Y	N	1671 14TH PL NE
9	3	259749	0060	12/09/13	\$679,990	\$751,000	2,020	8	2013	Avg	4,000	Y	N	1665 14TH PL NE
9	3	259749	0080	04/05/13	\$703,782	\$837,000	2,020	8	2013	Avg	4,543	Y	N	1645 14TH PL NE
9	3	259749	0100	03/26/13	\$635,247	\$758,000	2,020	8	2013	Avg	4,189	Y	N	1635 14TH PL NE
9	3	259749	0120	02/20/13	\$596,215	\$719,000	2,020	8	2013	Avg	4,000	Y	N	1623 14TH PL NE
9	3	259749	0180	11/28/12	\$593,990	\$736,000	2,020	8	2013	Avg	3,804	Y	N	1587 14TH PL NE
9	3	259749	0240	09/23/13	\$689,990	\$779,000	2,020	8	2013	Avg	4,016	Y	N	1553 14TH PL NE
9	3	259749	0250	10/01/13	\$594,990	\$670,000	2,020	8	2013	Avg	4,543	N	N	1551 NE FALLS DR
9	3	259749	0280	11/15/13	\$548,414	\$610,000	2,020	8	2013	Avg	3,727	N	N	1573 NE FALLS DR
9	3	259749	0290	10/15/13	\$608,990	\$683,000	2,020	8	2012	Avg	4,269	N	N	1579 NE FALLS DR
9	3	259749	0390	11/25/12	\$535,969	\$664,000	2,020	8	2013	Avg	3,569	N	N	1649 NE FALLS DR
9	3	259749	0420	04/05/13	\$627,990	\$747,000	2,020	8	2013	Avg	4,246	N	N	1667 NE FALLS DR
9	3	259749	0430	02/11/13	\$577,730	\$698,000	2,020	8	2013	Avg	4,304	N	N	1673 NE FALLS DR
9	3	259749	0440	03/20/13	\$596,767	\$713,000	2,020	8	2013	Avg	3,934	N	N	1681 NE FALLS DR
9	3	259749	0450	04/22/14	\$650,000	\$692,000	2,020	8	2013	Avg	3,373	N	N	1683 NE FALLS DR
9	3	259749	0450	03/13/13	\$590,506	\$707,000	2,020	8	2013	Avg	3,373	N	N	1683 NE FALLS DR
9	3	259749	0460	04/29/13	\$618,990	\$730,000	2,020	8	2013	Avg	3,386	N	N	1687 NE FALLS DR
9	3	259749	0470	05/03/13	\$629,990	\$743,000	2,020	8	2013	Avg	3,772	N	N	1691 NE FALLS DR
9	3	259749	0480	05/23/13	\$640,040	\$750,000	2,020	8	2013	Avg	3,504	N	N	1693 NE FALLS DR
9	3	259749	0830	08/13/13	\$603,404	\$690,000	2,020	8	2012	Avg	4,762	N	N	1699 NE FALLS DR
9	3	259749	0860	09/10/13	\$595,000	\$674,000	2,020	8	2013	Avg	6,200	N	N	1705 NE FALLS DR
9	3	362997	0800	09/04/12	\$481,000	\$612,000	2,040	8	2005	Avg	4,758	N	N	2513 NE MULBERRY ST
9	1	363006	0060	04/25/14	\$518,000	\$551,000	2,040	8	2005	Avg	2,941	N	N	1788 25TH AVE NE
9	3	259749	0310	12/02/13	\$629,990	\$697,000	2,050	8	2012	Avg	4,617	N	N	1593 NE FALLS DR
9	3	259749	0610	01/14/13	\$504,296	\$615,000	2,050	8	2013	Avg	2,934	N	N	1628 14TH PL NE
9	3	259749	0620	01/23/13	\$500,453	\$609,000	2,050	8	2013	Avg	2,934	N	N	1636 14TH PL NE
9	3	259749	0660	06/24/14	\$639,888	\$670,000	2,050	8	2012	Avg	2,772	N	N	1596 NE FALLS DR
9	3	259749	0700	12/05/12	\$500,403	\$618,000	2,050	8	2013	Avg	2,772	N	N	1624 NE FALLS DR
9	3	259749	0710	12/05/12	\$512,386	\$633,000	2,050	8	2013	Avg	2,772	N	N	1630 NE FALLS DR

Improved Sales Used in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	3	259749	0750	03/03/13	\$556,990	\$669,000	2,050	8	2013	Avg	2,772	N	N	1660 NE FALLS DR
9	3	259749	0760	02/11/13	\$514,990	\$623,000	2,050	8	2013	Avg	2,772	N	N	1664 NE FALLS DR
9	3	259749	0810	05/31/13	\$586,990	\$686,000	2,050	8	2013	Avg	3,155	N	N	1682 NE FALLS DR
9	3	259749	0820	06/14/13	\$614,990	\$716,000	2,050	8	2013	Avg	4,343	N	N	1684 NE FALLS DR
9	3	363003	0070	06/16/12	\$453,500	\$593,000	2,060	8	2005	Avg	3,600	N	N	2492 NE LAURELWOOD LN
9	2	926885	0910	02/27/12	\$489,950	\$665,000	2,060	8	2011	Avg	2,307	N	N	903 3RD AVE NE
9	2	926885	0930	03/14/12	\$484,950	\$654,000	2,060	8	2011	Avg	2,074	N	N	923 3RD AVE NE
9	2	926885	0800	02/15/13	\$710,583	\$858,000	2,070	8	2012	Avg	3,260	Y	N	827 3RD PL NE
9	2	926885	0820	11/15/12	\$688,027	\$856,000	2,070	8	2012	Avg	3,131	Y	N	801 3RD PL NE
9	3	362975	0180	05/22/13	\$510,000	\$598,000	2,080	8	2000	Avg	5,176	N	N	1106 NE LAUREL CT
9	3	362976	0140	12/31/12	\$471,000	\$577,000	2,080	8	2002	Avg	3,779	N	N	1733 12TH AVE NE
9	3	362983	0150	06/18/12	\$475,000	\$621,000	2,080	8	1999	Avg	7,618	N	N	1575 NE IRIS ST
9	1	363006	0080	01/29/13	\$430,000	\$522,000	2,080	8	2005	Avg	2,700	N	N	1760 25TH AVE NE
9	1	363006	0150	04/08/13	\$450,000	\$535,000	2,080	8	2006	Avg	2,625	N	N	1755 25TH WALK NE
9	1	363007	0180	10/01/13	\$520,000	\$586,000	2,080	8	2006	Avg	2,935	N	N	1747 27TH LN NE
9	2	926885	0760	12/07/12	\$659,950	\$815,000	2,100	8	2013	Avg	3,496	Y	N	883 3RD PL NE
9	2	926885	0770	10/29/13	\$738,066	\$825,000	2,100	8	2013	Avg	2,714	Y	N	869 3RD PL NE
9	2	926885	0770	02/15/13	\$669,950	\$809,000	2,100	8	2013	Avg	2,714	Y	N	869 3RD PL NE
9	2	926885	1010	11/19/12	\$649,950	\$807,000	2,100	8	2012	Avg	2,892	Y	N	921 3RD CT NE
9	2	926885	1070	01/15/13	\$679,950	\$829,000	2,100	8	2013	Avg	3,672	Y	N	989 3RD CT NE
9	3	362979	0280	09/24/13	\$561,000	\$633,000	2,120	8	1999	Avg	3,200	N	N	1771 14TH AVE NE
9	3	362979	0330	05/18/12	\$461,000	\$609,000	2,120	8	1999	Avg	3,703	N	N	1750 14TH AVE NE
9	3	362983	0050	10/01/14	\$620,000	\$633,000	2,120	8	1999	Avg	2,970	N	N	1505 NE JADE ST
9	3	362983	0100	10/25/12	\$520,000	\$651,000	2,120	8	1999	Avg	5,091	N	N	1566 NE JADE ST
9	3	362997	0870	08/27/14	\$599,000	\$617,000	2,120	8	2005	Avg	3,640	N	N	2737 NE MULBERRY ST
9	3	362997	1210	06/12/12	\$495,000	\$648,000	2,120	8	2005	Avg	4,272	N	N	2497 31ST AVE NE
9	3	362997	1290	07/30/14	\$615,000	\$638,000	2,120	8	2004	Avg	3,720	N	N	2417 31ST AVE NE
9	3	363011	0550	02/04/14	\$561,000	\$610,000	2,120	8	2005	Avg	3,885	N	N	2930 NE MAGNOLIA ST
9	3	363011	0640	11/04/13	\$559,950	\$624,000	2,120	8	2005	Avg	3,741	N	N	3285 NE MARQUETTE WAY
9	2	926885	0980	07/02/13	\$614,000	\$711,000	2,120	8	2011	Avg	2,354	N	N	963 3RD AVE NE
9	2	926885	1710	02/28/14	\$592,000	\$639,000	2,130	8	2008	Avg	1,984	N	N	956 3RD AVE NE

Improved Sales Used in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	2	926885	1680	05/16/14	\$611,000	\$646,000	2,134	8	2008	Avg	1,984	N	N	932 3RD AVE NE
9	2	926885	0940	12/23/14	\$661,000	\$662,000	2,150	8	2011	Avg	2,074	N	N	937 3RD AVE NE
9	3	362979	0020	06/07/13	\$545,000	\$636,000	2,160	8	1999	Avg	4,216	N	N	1482 NE JADE ST
9	3	362979	0140	11/18/13	\$591,969	\$658,000	2,160	8	1999	Avg	4,409	N	N	1685 14TH AVE NE
9	3	362979	0340	05/16/13	\$518,000	\$608,000	2,160	8	1999	Avg	3,431	N	N	1796 14TH AVE NE
9	3	362983	0250	12/22/14	\$637,500	\$639,000	2,160	8	1999	Avg	4,468	N	N	1513 NE IRIS ST
9	2	926885	1220	04/02/13	\$520,000	\$619,000	2,170	8	2010	Avg	2,232	N	N	398 NE DENNY WAY
9	3	362997	0880	12/28/12	\$490,000	\$601,000	2,190	8	2005	Avg	3,640	N	N	2761 NE MULBERRY ST
9	3	362997	1270	03/15/13	\$511,000	\$612,000	2,190	8	2004	Avg	3,627	N	N	2441 31ST AVE NE
9	2	926885	0620	03/13/12	\$462,000	\$624,000	2,210	8	2011	Avg	2,090	N	N	357 NE DENNY WAY
9	2	926885	1040	01/26/12	\$635,000	\$871,000	2,210	8	2011	Avg	3,087	Y	N	951 3RD CT NE
9	2	926885	1050	04/25/12	\$650,000	\$865,000	2,210	8	2012	Avg	3,194	Y	N	967 3RD CT NE
9	2	926885	1740	07/01/14	\$629,800	\$658,000	2,220	8	2008	Avg	1,984	N	N	329 NE EAGLE WAY
9	2	926885	1760	03/22/12	\$524,950	\$707,000	2,220	8	2008	Avg	1,984	N	N	359 NE EAGLE WAY
9	2	926885	0840	04/05/13	\$609,950	\$725,000	2,230	8	2013	Avg	2,295	Y	N	873 3RD AVE NE
9	2	926885	0850	04/12/13	\$599,950	\$712,000	2,230	8	2013	Avg	2,108	Y	N	869 3RD AVE NE
9	2	926885	0860	04/23/13	\$604,950	\$715,000	2,230	8	2013	Avg	2,356	Y	N	865 3RD AVE NE
9	3	362976	0250	05/04/12	\$437,500	\$580,000	2,240	8	2002	Avg	4,950	N	N	1742 12TH AVE NE
9	3	363011	0410	09/05/14	\$598,000	\$615,000	2,260	8	2005	Avg	4,321	N	N	2995 NE MARQUETTE WAY
9	3	363011	0530	01/15/13	\$496,000	\$605,000	2,260	8	2005	Avg	3,649	N	N	2970 NE MAGNOLIA ST
9	2	926885	1060	02/19/13	\$699,950	\$844,000	2,260	8	2013	Avg	3,513	Y	N	985 3RD CT NE
9	3	363003	0290	10/17/14	\$600,000	\$611,000	2,310	8	2005	Avg	3,866	N	N	2540 LONGMIRE CT NE
9	3	363003	0380	01/12/12	\$465,000	\$641,000	2,310	8	2005	Avg	4,984	N	N	2520 LARCHMOUNT DR NE
9	3	895600	0140	06/09/14	\$713,000	\$749,000	2,320	8	2010	Avg	4,187	Y	N	1833 10TH AVE
9	3	895600	0170	10/17/13	\$605,000	\$678,000	2,320	8	2010	Avg	3,995	Y	N	1793 10TH AVE NE
9	3	895600	0200	12/13/13	\$635,000	\$700,000	2,320	8	2010	Avg	3,994	Y	N	1773 10TH AVE NE
9	2	926885	0780	09/05/12	\$639,950	\$814,000	2,340	8	2012	Avg	3,629	Y	N	855 3RD PL NE
9	2	926885	0990	12/19/12	\$659,950	\$812,000	2,340	8	2013	Avg	3,485	Y	N	901 3RD CT NE
9	2	926885	1000	12/11/12	\$659,950	\$814,000	2,340	8	2013	Avg	2,923	Y	N	913 3RD CT NE
9	3	259749	0020	08/01/13	\$709,990	\$814,000	2,350	8	2013	Avg	4,243	Y	N	1689 14TH PL NE
9	3	259749	0030	10/02/14	\$815,000	\$832,000	2,350	8	2013	Avg	4,006	Y	N	1685 14TH PL NE

Improved Sales Used in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	3	259749	0030	07/24/13	\$709,990	\$816,000	2,350	8	2013	Avg	4,006	Y	N	1685 14TH PL NE
9	3	259749	0050	08/06/13	\$719,990	\$824,000	2,350	8	2013	Avg	4,000	Y	N	1669 14TH PL NE
9	3	259749	0070	07/16/13	\$715,000	\$824,000	2,350	8	2013	Avg	4,328	Y	N	1657 14TH PL NE
9	3	259749	0090	07/15/13	\$709,990	\$818,000	2,350	8	2013	Avg	4,514	Y	N	1643 14TH PL NE
9	3	259749	0110	02/24/13	\$700,403	\$843,000	2,350	8	2013	Avg	4,000	Y	N	1627 14TH PL NE
9	3	259749	0130	02/19/13	\$687,912	\$830,000	2,350	8	2013	Avg	4,000	Y	N	1617 14TH PL NE
9	3	259749	0140	12/30/12	\$625,343	\$766,000	2,350	8	2013	Avg	4,155	Y	N	1615 14TH PL NE
9	3	259749	0160	12/12/12	\$613,550	\$756,000	2,350	8	2013	Avg	4,209	Y	N	1599 14TH PL NE
9	3	259749	0200	09/27/12	\$599,990	\$758,000	2,350	8	2013	Avg	3,815	Y	N	1575 14TH PL NE
9	3	259749	0230	08/05/13	\$699,990	\$802,000	2,350	8	2013	Avg	4,304	Y	N	1557 14TH PL NE
9	3	259749	0260	12/20/13	\$669,990	\$737,000	2,350	8	2013	Avg	4,161	N	N	1559 NE FALLS DR
9	3	259749	0270	08/05/13	\$659,990	\$756,000	2,350	8	2013	Avg	4,064	N	N	1565 NE FALLS DR
9	3	259749	0300	11/19/14	\$700,000	\$707,000	2,350	8	2012	Avg	4,975	N	N	1585 NE FALLS DR
9	3	259749	0300	10/10/13	\$676,990	\$761,000	2,350	8	2012	Avg	4,975	N	N	1585 NE FALLS DR
9	3	259749	0320	10/01/13	\$689,990	\$777,000	2,350	8	2013	Avg	3,700	N	N	1601 NE FALLS DR
9	3	259749	0380	10/08/12	\$534,680	\$673,000	2,350	8	2013	Avg	3,532	N	N	1641 NE FALLS DR
9	3	259749	0400	12/03/12	\$559,267	\$691,000	2,350	8	2013	Avg	3,607	N	N	1655 NE FALLS DR
9	3	259749	0410	01/18/13	\$584,194	\$712,000	2,350	8	2013	Avg	3,798	N	N	1661 NE FALLS DR
9	3	259749	0490	07/24/13	\$649,990	\$747,000	2,350	8	2013	Avg	4,027	N	N	1697 NE FALLS DR
9	3	259749	0840	06/20/13	\$679,990	\$790,000	2,350	8	2013	Avg	5,305	N	N	1701 NE FALLS DR
9	3	259749	0850	06/18/13	\$689,990	\$802,000	2,350	8	2013	Avg	5,291	N	N	1703 NE FALLS DR
9	3	362983	0020	10/02/12	\$480,000	\$605,000	2,380	8	1999	Avg	3,770	N	N	1515 NE JONQUIL LN
9	3	362983	0020	09/16/13	\$591,000	\$669,000	2,380	8	1999	Avg	3,770	N	N	1515 NE JONQUIL LN
9	3	362997	1180	04/04/13	\$575,000	\$684,000	2,390	8	2005	Avg	3,627	N	N	2476 30TH AVE NE
9	3	363011	0400	04/23/12	\$475,000	\$632,000	2,400	8	2005	Avg	3,841	N	N	2987 NE MARQUETTE WAY
9	3	363011	0420	03/05/13	\$539,900	\$648,000	2,400	8	2005	Avg	4,225	N	N	3021 NE MARQUETTE WAY
9	3	363011	0660	05/17/12	\$485,000	\$640,000	2,400	8	2005	Avg	4,396	N	N	3288 NE MAGNOLIA ST
9	3	895600	0120	06/14/14	\$735,000	\$771,000	2,450	8	2010	Avg	4,187	Y	N	1845 10TH AVE
9	66	989500	0020	01/17/13	\$244,000	\$297,000	850	9	2011	Avg	981	N	N	1719 9TH PL NE
9	66	989500	0050	12/28/12	\$365,000	\$448,000	870	9	2011	Avg	900	N	N	1707 9TH PL NE
9	67	989500	0030	11/15/13	\$360,000	\$400,000	900	9	2011	Avg	1,161	N	N	1723 9TH PL NE

Improved Sales Used in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	67	989500	0030	10/31/12	\$374,000	\$467,000	900	9	2011	Avg	1,161	N	N	1723 9TH PL NE
9	67	989500	0040	12/07/12	\$374,000	\$462,000	900	9	2011	Avg	1,005	N	N	1711 9TH PL NE
9	67	989500	0040	07/03/14	\$399,900	\$418,000	900	9	2011	Avg	1,005	N	N	1711 9TH PL NE
9	67	989500	0060	08/07/12	\$374,000	\$481,000	920	9	2011	Avg	1,088	N	N	1703 9TH PL NE
9	67	989500	0080	08/24/12	\$480,000	\$613,000	1,260	9	2011	Avg	1,188	N	N	1735 9TH PL NE
9	67	989500	0090	12/07/12	\$475,000	\$586,000	1,260	9	2011	Avg	1,188	N	N	1731 9TH PL NE
9	67	989500	0100	05/16/12	\$485,000	\$641,000	1,260	9	2011	Avg	1,232	N	N	1727 9TH PL NE
9	67	363024	0050	01/03/14	\$480,000	\$526,000	1,580	9	2007	Avg	1,425	N	N	1153 NE HIGH ST
9	66	363024	0020	05/21/14	\$556,000	\$587,000	1,600	9	2007	Avg	1,168	N	N	1117 NE HIGH ST
9	66	363024	0030	05/15/12	\$381,550	\$504,000	1,600	9	2007	Avg	1,168	N	N	1129 NE HIGH ST
9	3	363012	0240	07/11/12	\$375,000	\$486,000	1,620	9	2007	Avg	4,935	N	N	2581 22ND AVE NE
9	67	363024	0080	03/21/13	\$470,000	\$561,000	1,660	9	2007	Avg	1,427	N	N	1189 NE HIGH ST
9	3	363012	0050	06/25/14	\$565,000	\$591,000	1,670	9	2005	Avg	4,008	N	N	2114 NE NELSON LN
9	3	363012	0320	07/09/12	\$370,000	\$480,000	1,670	9	2005	Avg	4,049	N	N	2052 NE NATALIE WAY
9	66	363024	0100	04/25/14	\$537,000	\$571,000	1,710	9	2007	Avg	1,283	N	N	1174 NE PARK DR
9	66	363024	0110	02/06/12	\$356,000	\$487,000	1,710	9	2007	Avg	1,285	N	N	1162 NE PARK DR
9	3	362991	0720	06/27/12	\$460,000	\$599,000	1,840	9	2003	Avg	3,200	N	N	2017 31ST LN NE
9	3	362991	0700	05/06/13	\$502,500	\$592,000	1,890	9	2005	Avg	3,200	N	N	2055 31ST LN NE
9	67	363013	0030	01/28/13	\$467,500	\$568,000	1,890	9	2006	Avg	3,280	N	N	2586 NE PARK DR
9	67	363013	0140	08/29/12	\$458,000	\$584,000	1,890	9	2006	Avg	3,708	N	N	2557 NE PARK DR
9	67	363013	0010	07/14/14	\$650,000	\$677,000	1,910	9	2006	Avg	4,363	N	N	2562 NE PARK DR
9	67	363013	0060	06/06/13	\$546,201	\$637,000	1,910	9	2006	Avg	3,828	N	N	2598 NE PARK DR
9	67	363013	0080	11/01/13	\$574,000	\$641,000	1,910	9	2006	Avg	3,291	N	N	2626 NE PARK DR
9	67	363013	0090	11/26/12	\$485,000	\$601,000	1,910	9	2006	Avg	3,150	N	N	2640 NE PARK DR
9	67	363013	0130	11/12/14	\$663,000	\$671,000	1,910	9	2006	Avg	5,125	N	N	2698 NE PARK DR
9	3	362991	0730	01/13/13	\$511,000	\$623,000	1,930	9	2003	Avg	4,057	N	N	2011 31ST LN NE
9	3	362993	0190	02/01/12	\$450,000	\$616,000	1,980	9	2003	Avg	3,640	N	N	2315 29TH AVE NE
9	3	362993	0190	02/19/14	\$580,000	\$628,000	1,980	9	2003	Avg	3,640	N	N	2315 29TH AVE NE
9	3	362980	0350	12/09/13	\$518,500	\$573,000	2,010	9	1999	Avg	3,349	N	N	1422 NE KATSURA ST
9	3	362980	0390	07/09/13	\$540,000	\$624,000	2,010	9	1999	Avg	3,349	N	N	1454 NE KATSURA ST
9	3	895600	0350	09/03/14	\$605,000	\$622,000	2,010	9	2008	Avg	3,667	N	N	1717 11TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	3	895600	0460	07/12/12	\$470,000	\$609,000	2,010	9	2009	Avg	3,200	N	N	1783 11TH AVE NE
9	3	362991	0820	08/14/12	\$458,000	\$587,000	2,020	9	2004	Avg	3,280	N	N	2129 32ND AVE NE
9	3	895600	0100	11/21/14	\$695,000	\$702,000	2,030	9	2008	Avg	4,713	Y	N	1857 10TH AVE NE
9	3	362991	0540	09/09/13	\$555,100	\$629,000	2,040	9	2005	Avg	3,000	N	N	2056 30TH LN NE
9	3	362980	0270	05/08/13	\$555,000	\$653,000	2,080	9	2000	Avg	3,728	N	N	1954 14TH CT NE
9	3	362980	0130	04/19/13	\$530,000	\$627,000	2,100	9	1999	Avg	4,691	N	N	1405 NE KATSURA ST
9	3	362980	0320	07/24/13	\$536,000	\$616,000	2,100	9	1999	Avg	4,127	N	N	1906 14TH CT NE
9	3	362991	0470	07/29/14	\$590,000	\$612,000	2,110	9	2004	Avg	3,870	N	N	3110 NE LOGAN ST
9	3	362980	0230	03/23/13	\$525,000	\$627,000	2,120	9	2000	Avg	4,772	N	N	1983 14TH CT NE
9	3	362980	0100	10/28/14	\$520,000	\$528,000	2,160	9	1999	Avg	4,297	N	N	1423 NE KATSURA ST
9	3	362992	0600	05/16/14	\$619,500	\$655,000	2,170	9	2003	Avg	5,000	N	N	1778 26TH AVE NE
9	3	362992	1480	08/21/13	\$586,000	\$668,000	2,170	9	2004	Avg	4,524	N	N	1889 30TH AVE NE
9	3	895600	0550	06/18/12	\$492,500	\$643,000	2,190	9	2009	Avg	3,579	N	N	1893 11TH AVE NE
9	3	362991	0160	04/13/12	\$470,000	\$628,000	2,200	9	2004	Avg	4,153	N	N	2047 29TH LN NE
9	3	362991	0410	04/06/12	\$468,200	\$627,000	2,200	9	2005	Avg	3,589	N	N	2176 32ND AVE NE
9	3	363012	0260	09/11/12	\$489,950	\$622,000	2,260	9	2007	Avg	4,225	N	N	2615 22ND AVE NE
9	3	363012	0420	10/01/12	\$530,000	\$669,000	2,260	9	2006	Avg	3,640	N	N	2054 NE NOBLE ST
9	3	363012	0590	10/08/13	\$629,000	\$707,000	2,270	9	2006	Avg	3,444	N	N	2039 NE NEWTON LN
9	3	363017	0030	03/30/12	\$480,000	\$644,000	2,280	9	2006	Avg	4,740	N	N	2359 23RD LN NE
9	3	362991	0110	04/04/12	\$505,000	\$677,000	2,290	9	2005	Avg	5,206	N	N	2107 29TH LN NE
9	3	362991	0110	07/15/14	\$670,000	\$698,000	2,290	9	2005	Avg	5,206	N	N	2107 29TH LN NE
9	3	363012	0330	07/16/13	\$553,000	\$637,000	2,290	9	2005	Avg	3,507	N	N	2058 NE NATALIE WAY
9	3	363012	0330	07/08/14	\$630,000	\$657,000	2,290	9	2005	Avg	3,507	N	N	2058 NE NATALIE WAY
9	3	363012	0450	09/06/12	\$527,000	\$670,000	2,290	9	2006	Avg	3,869	N	N	2102 NE NOBLE ST
9	3	363012	0480	06/02/14	\$653,000	\$688,000	2,290	9	2006	Avg	3,475	N	N	2154 NE NOBLE ST
9	3	363012	0570	02/21/13	\$530,000	\$639,000	2,290	9	2006	Avg	3,444	N	N	2071 NE NEWTON LN
9	3	362998	0650	07/26/12	\$509,900	\$658,000	2,310	9	2005	Avg	4,076	N	N	3471 NE MONTEREY LN
9	3	362998	0890	06/18/12	\$489,500	\$640,000	2,310	9	2004	Avg	3,900	N	N	3440 NE MADISON WAY
9	3	362998	0630	05/19/13	\$600,000	\$704,000	2,330	9	2005	Avg	4,606	N	N	3483 NE MEADOW WAY
9	3	362998	0860	07/07/14	\$680,000	\$710,000	2,330	9	2005	Avg	3,920	N	N	3452 NE MADISON WAY
9	3	362998	0920	07/15/14	\$645,000	\$672,000	2,330	9	2004	Avg	3,917	N	N	3424 NE MADISON WAY

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Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	3	363012	0220	01/17/14	\$610,000	\$666,000	2,330	9	2006	Avg	3,740	N	N	2181 NE NATALIE WAY
9	3	362991	0780	04/25/13	\$575,000	\$679,000	2,340	9	2006	Avg	3,244	N	N	2059 32ND AVE NE
9	3	363012	0290	06/28/12	\$508,000	\$661,000	2,340	9	2007	Avg	3,556	N	N	2173 NE NOBLE ST
9	3	363012	0310	10/17/13	\$615,000	\$689,000	2,340	9	2007	Avg	4,140	N	N	2162 NE NATALIE WAY
9	3	363012	0510	06/11/13	\$559,000	\$651,000	2,340	9	2006	Avg	4,907	N	N	2189 NE NEWTON LN
9	3	895600	0450	04/30/13	\$550,000	\$649,000	2,350	9	2008	Avg	3,200	N	N	1777 11TH AVE NE
9	3	895600	0520	05/28/13	\$539,950	\$632,000	2,350	9	2008	Avg	3,200	N	N	1879 11TH AVE NE
9	3	362980	0260	07/17/13	\$495,000	\$570,000	2,360	9	2000	Avg	4,220	N	N	1978 14TH CT NE
9	3	363022	0240	10/05/12	\$587,888	\$741,000	2,390	9	2012	Avg	3,202	N	N	2170 NE MORGAN LN
9	3	363022	0250	07/16/13	\$695,000	\$801,000	2,390	9	2012	Avg	4,076	N	N	2174 NE MORGAN LN
9	3	363022	0250	08/13/12	\$623,000	\$799,000	2,390	9	2012	Avg	4,076	N	N	2174 NE MORGAN LN
9	3	362998	0740	03/23/14	\$625,000	\$671,000	2,400	9	2004	Avg	4,695	N	N	3420 NE MARION LN
9	3	362992	1320	07/31/12	\$536,500	\$691,000	2,410	9	2003	Avg	5,000	N	N	1741 24TH AVE NE
9	3	362998	0680	05/22/12	\$505,000	\$666,000	2,410	9	2006	Avg	3,533	N	N	3453 NE MONTEREY LN
9	3	362998	0820	05/07/13	\$595,000	\$700,000	2,410	9	2005	Avg	4,000	N	N	3462 NE MARION LN
9	3	362998	0870	05/21/13	\$575,000	\$674,000	2,410	9	2005	Avg	4,088	N	N	3450 NE MADISON WAY
9	3	362998	0900	01/07/13	\$525,000	\$642,000	2,410	9	2004	Avg	4,063	N	N	3436 NE MADISON WAY
9	3	363022	0220	08/24/12	\$585,000	\$747,000	2,410	9	2012	Avg	4,573	N	N	2166 NE MORGAN LN
9	3	363022	0220	09/23/14	\$775,000	\$793,000	2,410	9	2012	Avg	4,573	N	N	2166 NE MORGAN LN
9	3	363022	0340	02/23/12	\$597,500	\$812,000	2,410	9	2011	Avg	3,825	N	N	2200 NE MORGAN LN
9	3	362991	0600	11/16/12	\$506,000	\$629,000	2,430	9	2003	Avg	3,000	N	N	2166 30TH LN NE
9	3	362976	0010	04/26/12	\$530,000	\$705,000	2,460	9	2003	Avg	4,564	N	N	1790 11TH AVE NE
9	4	363020	0560	01/02/13	\$574,500	\$703,000	2,460	9	2006	Avg	3,600	N	N	2952 NE DAVIS LOOP
9	3	362998	0670	04/11/12	\$510,000	\$682,000	2,470	9	2006	Avg	3,881	N	N	3461 NE MONTEREY LN
9	4	363020	0430	05/14/14	\$773,000	\$818,000	2,470	9	2007	Avg	3,600	N	N	1462 29TH PL NE
9	3	362976	0080	06/20/12	\$510,000	\$666,000	2,490	9	2003	Avg	4,050	N	N	1746 11TH AVE NE
9	3	362976	0110	08/21/14	\$634,000	\$654,000	2,490	9	2003	Avg	4,904	N	N	1722 11TH AVE NE
9	3	362991	0240	05/05/14	\$705,380	\$748,000	2,490	9	2003	Avg	4,343	N	N	3111 NE LARKSPUR LN
9	3	362991	0210	11/03/14	\$699,950	\$709,000	2,510	9	2003	Avg	4,106	N	N	3037 NE LARKSPUR LN
9	3	362997	0090	10/14/14	\$680,000	\$693,000	2,520	9	2004	Avg	5,000	N	N	3185 NE MULBERRY ST
9	3	363022	0210	05/03/12	\$599,285	\$795,000	2,520	9	2011	Avg	3,316	N	N	2162 NE MORGAN LN

Improved Sales Used in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	4	363020	0640	07/17/13	\$735,000	\$847,000	2,540	9	2009	Avg	5,760	N	N	2918 NE DAVIS LOOP
9	4	363020	0640	10/30/14	\$759,990	\$771,000	2,540	9	2009	Avg	5,760	N	N	2918 NE DAVIS LOOP
9	3	362991	0200	08/13/12	\$552,000	\$708,000	2,560	9	2003	Avg	4,903	N	N	3011 NE LARKSPUR LN
9	3	363022	0300	04/26/12	\$599,742	\$798,000	2,560	9	2012	Avg	4,017	N	N	2188 NE MORGAN LN
9	4	363020	0420	07/12/13	\$725,000	\$836,000	2,570	9	2007	Avg	3,600	N	N	1458 29TH PL NE
9	4	363020	0480	06/12/14	\$680,000	\$714,000	2,570	9	2007	Avg	3,600	N	N	1474 29TH PL NE
9	4	363020	0530	09/11/12	\$580,000	\$737,000	2,570	9	2007	Avg	4,961	N	N	1492 29TH PL NE
9	3	363017	0010	10/01/13	\$699,800	\$788,000	2,580	9	2006	Avg	8,221	N	N	2395 23RD LN NE
9	4	363020	0410	05/07/12	\$580,000	\$769,000	2,580	9	2007	Avg	6,599	N	N	1456 29TH PL NE
9	4	363020	0520	04/19/13	\$639,900	\$758,000	2,580	9	2007	Avg	5,787	N	N	1486 29TH PL NE
9	3	363022	0260	09/07/12	\$599,742	\$763,000	2,580	9	2012	Avg	3,244	N	N	2178 NE MORGAN LN
9	3	363022	0280	10/02/12	\$605,000	\$763,000	2,580	9	2012	Avg	2,925	N	N	2184 NE MORGAN LN
9	3	363022	0290	05/08/12	\$599,760	\$794,000	2,580	9	2012	Avg	3,651	N	N	2186 NE MORGAN LN
9	3	363022	0320	05/29/12	\$595,000	\$783,000	2,580	9	2011	Avg	3,650	N	N	2196 NE MORGAN LN
9	3	363022	0230	11/08/12	\$601,000	\$749,000	2,610	9	2013	Avg	3,246	N	N	2168 NE MORGAN LN
9	3	362976	0370	08/14/12	\$552,500	\$708,000	2,630	9	2003	Avg	5,280	N	N	1148 NE KATSURA ST
9	3	362991	0220	01/24/13	\$605,000	\$736,000	2,640	9	2005	Avg	4,798	N	N	3061 NE LARKSPUR LN
9	3	362991	0320	06/16/12	\$552,000	\$722,000	2,640	9	2005	Avg	3,600	N	N	2048 32ND AVE NE
9	3	362991	0150	12/04/13	\$670,000	\$741,000	2,660	9	2004	Avg	4,336	N	N	2059 29TH LN NE
9	3	362992	1120	10/03/14	\$765,000	\$781,000	2,660	9	2003	Avg	5,043	Y	N	1693 28TH AVE NE
9	3	362992	1160	05/08/14	\$753,888	\$799,000	2,660	9	2003	Avg	5,500	Y	N	1669 28TH AVE NE
9	3	362997	0280	10/17/13	\$673,000	\$754,000	2,660	9	2004	Avg	5,001	N	N	3170 NE NORTON LN
9	3	362997	0350	09/06/13	\$640,000	\$726,000	2,660	9	2004	Avg	4,977	N	N	3143 NE NORTON LN
9	3	363022	0060	07/29/14	\$818,000	\$849,000	2,670	9	2007	Avg	4,615	N	N	2548 22ND CT NE
9	3	363022	0140	06/13/14	\$795,000	\$835,000	2,670	9	2007	Avg	3,250	N	N	2140 NE MORGAN LN
9	3	362993	0170	05/14/14	\$723,000	\$765,000	2,700	9	2004	Avg	4,004	N	N	2372 29TH PL NE
9	3	363022	0050	04/25/14	\$795,000	\$845,000	2,700	9	2007	Avg	4,536	N	N	2552 22ND CT NE
9	3	362992	0580	03/19/13	\$614,000	\$734,000	2,710	9	2004	Avg	5,000	N	N	1802 26TH AVE NE
9	3	362992	1310	12/20/12	\$590,000	\$725,000	2,710	9	2003	Avg	5,000	N	N	1753 24TH AVE NE
9	3	362992	1330	02/06/13	\$590,000	\$714,000	2,710	9	2003	Avg	5,000	N	N	1729 24TH AVE NE
9	3	362992	1300	09/23/13	\$625,000	\$706,000	2,720	9	2003	Avg	5,000	N	N	1765 24TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	3	362993	0060	10/20/13	\$591,250	\$662,000	2,730	9	2003	Avg	3,813	N	N	2845 NE LOGAN ST
9	3	363022	0180	07/08/14	\$812,000	\$847,000	2,750	9	2007	Avg	3,634	N	N	2154 NE MORGAN LN
9	3	362991	0500	12/10/13	\$688,000	\$759,000	2,770	9	2005	Avg	4,382	N	N	3034 NE LOGAN ST
9	3	363022	0270	10/30/12	\$620,500	\$776,000	2,770	9	2013	Avg	2,974	N	N	2180 NE MORGAN LN
9	3	362988	0240	06/01/12	\$615,000	\$808,000	2,800	9	2005	Avg	4,182	N	N	2178 30TH AVE NE
9	3	362991	0080	05/08/13	\$620,000	\$730,000	2,800	9	2004	Avg	4,142	N	N	2921 NE LOGAN ST
9	3	363012	0910	10/24/14	\$745,000	\$757,000	2,810	9	2006	Avg	5,024	N	N	2026 NE NEWTON LN
9	3	363012	0910	11/26/12	\$595,000	\$737,000	2,810	9	2006	Avg	5,024	N	N	2026 NE NEWTON LN
9	3	362997	0130	07/10/14	\$735,000	\$766,000	2,820	9	2004	Avg	8,159	N	N	3265 NE MULBERRY ST
9	3	362997	0240	11/03/14	\$690,000	\$699,000	2,820	9	2004	Avg	5,001	N	N	3187 NE MAGNOLIA ST
9	3	363012	0990	06/25/12	\$550,000	\$717,000	2,820	9	2006	Avg	5,482	N	N	2190 NE NEWTON LN
9	4	363016	0130	08/02/12	\$635,000	\$817,000	2,830	9	2005	Avg	6,312	Y	N	1615 24TH AVE NE
9	3	362998	0490	02/23/12	\$600,000	\$815,000	2,840	9	2004	Avg	4,400	Y	N	2421 34TH AVE NE
9	3	362986	0090	06/25/12	\$582,000	\$759,000	2,850	9	2000	Avg	8,275	N	N	2049 16TH CT NE
9	4	363016	0100	01/16/13	\$680,000	\$829,000	2,850	9	2006	Avg	5,925	Y	N	1635 24TH AVE NE
9	3	362988	0254	05/10/12	\$587,500	\$778,000	2,860	9	2005	Avg	3,284	N	N	2048 30TH AVE NE
9	3	362998	0030	03/20/13	\$717,250	\$857,000	2,870	9	2006	Avg	4,400	Y	N	2539 34TH AVE NE
9	3	362998	0080	12/10/14	\$725,000	\$729,000	2,870	9	2006	Avg	5,118	N	N	3412 NE MEADOW WAY
9	3	362992	1060	07/15/14	\$825,000	\$859,000	2,890	9	2003	Avg	5,110	Y	N	1729 28TH AVE NE
9	3	362997	0040	05/13/13	\$685,000	\$805,000	2,890	9	2004	Avg	7,120	N	N	3075 NE MULBERRY ST
9	4	363020	0500	08/07/14	\$809,500	\$838,000	2,890	9	2007	Avg	3,600	N	N	1478 29TH PL NE
9	4	363018	0240	07/11/14	\$808,900	\$843,000	2,900	9	2006	Avg	5,901	N	N	1488 24TH AVE NE
9	3	362997	0110	06/21/12	\$591,000	\$771,000	2,910	9	2004	Avg	5,000	N	N	3221 NE MULBERRY ST
9	3	362998	0230	11/06/12	\$625,000	\$779,000	2,930	9	2005	Avg	4,800	N	N	2544 35TH AVE NE
9	3	362998	0370	04/04/14	\$730,000	\$781,000	2,930	9	2005	Avg	4,802	N	N	3471 NE MADISON WAY
9	3	362998	0760	07/01/13	\$660,000	\$764,000	2,940	9	2004	Avg	4,082	N	N	3434 NE MARION LN
9	3	362998	0780	09/18/14	\$710,000	\$728,000	2,940	9	2004	Avg	4,232	N	N	3442 NE MARION LN
9	3	363012	0760	03/02/12	\$580,000	\$786,000	2,950	9	2006	Avg	6,655	N	N	2519 20TH AVE NE
9	3	362998	0240	07/30/13	\$713,000	\$818,000	2,960	9	2005	Avg	4,800	N	N	2530 35TH AVE NE
9	3	363011	0220	10/12/14	\$785,000	\$800,000	2,960	9	2005	Avg	4,750	N	N	3194 NE MARQUETTE WAY
9	3	362997	0930	11/11/14	\$670,000	\$678,000	2,980	9	2005	Avg	3,730	N	N	2481 30TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	3	363011	0080	09/09/13	\$736,000	\$834,000	2,980	9	2005	Avg	8,244	Y	N	2629 30TH CT NE
9	3	363011	0120	04/25/13	\$670,000	\$792,000	2,980	9	2006	Avg	6,114	N	N	2620 30TH CT NE
9	3	363011	0180	06/20/12	\$539,900	\$705,000	2,980	9	2005	Avg	4,750	N	N	3106 NE MARQUETTE WAY
9	3	363011	0240	10/08/13	\$711,000	\$799,000	2,980	9	2006	Avg	4,750	N	N	3262 NE MARQUETTE WAY
9	3	362997	0060	01/02/13	\$625,000	\$765,000	2,990	9	2004	Avg	5,000	N	N	3119 NE MULBERRY ST
9	3	362992	1080	06/18/12	\$630,000	\$823,000	3,010	9	2003	Avg	5,110	Y	N	1717 28TH AVE NE
9	3	362997	0250	06/26/12	\$605,000	\$788,000	3,010	9	2005	Avg	6,202	N	N	3199 NE MAGNOLIA ST
9	3	363012	0690	08/01/14	\$750,000	\$778,000	3,010	9	2007	Avg	5,325	N	N	2081 NE NELSON LN
9	3	363004	0010	08/30/12	\$610,000	\$778,000	3,020	9	2005	Avg	5,000	N	N	1701 24TH AVE NE
9	4	363020	0630	08/05/14	\$805,000	\$834,000	3,020	9	2009	Avg	3,600	N	N	2924 NE DAVIS LOOP
9	3	362997	0210	08/19/12	\$595,000	\$761,000	3,030	9	2004	Avg	5,001	N	N	3145 NE MAGNOLIA ST
9	3	363011	0100	02/05/14	\$766,000	\$832,000	3,030	9	2006	Avg	10,154	N	N	2644 30TH CT NE
9	3	363011	0210	02/07/14	\$738,000	\$801,000	3,030	9	2006	Avg	4,750	N	N	3172 NE MARQUETTE WAY
9	4	363016	0320	05/23/12	\$616,800	\$813,000	3,050	9	2006	Avg	6,150	Y	N	1645 25TH AVE NE
9	3	362998	0350	12/09/14	\$753,000	\$757,000	3,060	9	2005	Avg	8,167	N	N	3485 NE MADISON WAY
9	3	363012	0710	08/13/13	\$750,000	\$857,000	3,060	9	2007	Avg	5,240	N	N	2049 NE NELSON LN
9	3	363012	0980	03/18/14	\$759,500	\$816,000	3,060	9	2006	Avg	5,000	N	N	2164 NE NEWTON LN
9	3	363012	1060	12/17/14	\$740,000	\$743,000	3,060	9	2007	Avg	4,777	N	N	2624 22ND AVE NE
9	4	363018	0400	06/26/14	\$826,000	\$864,000	3,060	9	2006	Avg	7,140	N	N	2415 NE DAPHNE ST
9	4	363016	0300	04/11/13	\$657,000	\$780,000	3,120	9	2006	Avg	5,000	N	N	1636 24TH AVE NE
9	4	363016	0270	07/24/13	\$692,500	\$796,000	3,160	9	2006	Avg	5,000	N	N	1616 24TH AVE NE
9	3	363012	0700	05/13/14	\$757,000	\$801,000	3,190	9	2007	Avg	5,283	N	N	2065 NE NELSON LN
9	3	363012	0800	06/26/13	\$720,000	\$835,000	3,190	9	2005	Avg	5,392	N	N	2585 20TH AVE NE
9	3	363012	0800	01/29/14	\$755,000	\$822,000	3,190	9	2005	Avg	5,392	N	N	2585 20TH AVE NE
9	3	363012	0940	07/18/12	\$595,000	\$770,000	3,190	9	2006	Avg	5,000	N	N	2076 NE NEWTON LN
9	4	363018	0150	03/12/13	\$807,500	\$967,000	3,200	9	2006	Avg	4,582	Y	N	1513 24TH AVE NE
9	3	362987	0320	07/03/13	\$668,000	\$773,000	3,210	9	2001	Avg	5,101	N	N	2050 NE KATSURA ST
9	4	363016	0200	02/21/14	\$864,000	\$935,000	3,220	9	2006	Avg	5,000	Y	N	1553 24TH AVE NE
9	3	362986	0160	10/28/14	\$825,000	\$837,000	3,230	9	2002	Avg	5,260	N	N	1994 16TH CT NE
9	3	363011	0130	03/20/13	\$695,000	\$830,000	3,230	9	2006	Avg	7,150	N	N	2608 30TH CT NE
9	3	363012	0780	07/27/12	\$600,000	\$774,000	3,230	9	2006	Avg	5,440	N	N	2551 20TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	3	363012	0960	07/18/14	\$715,000	\$744,000	3,230	9	2006	Avg	5,000	N	N	2128 NE NEWTON LN
9	4	363018	0480	03/31/14	\$851,300	\$911,000	3,240	9	2007	Avg	5,471	N	N	2483 NE DAPHNE ST
9	3	362992	0850	05/17/13	\$706,000	\$829,000	3,260	9	2003	Avg	5,608	N	N	1714 28TH AVE NE
9	3	363012	0720	02/04/14	\$735,000	\$799,000	3,310	9	2007	Avg	5,198	N	N	2033 NE NELSON LN
9	3	363012	0880	07/01/13	\$710,000	\$822,000	3,310	9	2005	Avg	5,558	N	N	2711 20TH AVE NE
9	3	363012	0970	09/22/14	\$770,000	\$788,000	3,310	9	2006	Avg	5,000	N	N	2146 NE NEWTON LN
9	3	363012	1090	12/05/12	\$661,000	\$817,000	3,340	9	2006	Avg	6,370	N	N	2582 22ND AVE NE
9	4	363018	0310	06/23/13	\$770,000	\$894,000	3,350	9	2006	Avg	5,107	N	N	1516 24TH AVE NE
9	3	363012	0770	04/22/13	\$661,500	\$782,000	3,370	9	2006	Avg	5,465	N	N	2537 20TH AVE NE
9	4	363018	0340	11/04/14	\$825,000	\$836,000	3,370	9	2006	Avg	5,000	N	N	1528 24TH AVE NE
9	4	363018	0340	05/30/12	\$600,000	\$789,000	3,370	9	2006	Avg	5,000	N	N	1528 24TH AVE NE
9	4	363018	0380	07/25/14	\$890,900	\$925,000	3,420	9	2006	Avg	6,233	N	N	1546 24TH AVE NE
9	3	362997	0370	10/23/12	\$677,950	\$849,000	3,470	9	2004	Avg	7,047	N	N	2410 31ST AVE NE
9	3	363011	0270	10/18/13	\$731,000	\$819,000	3,490	9	2006	Avg	8,108	N	N	2586 33RD AVE NE
9	3	363011	0290	07/09/13	\$756,000	\$873,000	3,490	9	2005	Avg	5,000	N	N	2550 33RD AVE NE
9	3	362992	1140	10/30/14	\$856,000	\$868,000	3,620	9	2003	Avg	5,500	Y	N	1681 28TH AVE NE
9	4	363018	0210	12/05/13	\$870,000	\$962,000	3,630	9	2006	Avg	5,775	Y	N	1489 24TH AVE NE
9	4	363018	0230	04/22/13	\$850,000	\$1,005,000	3,660	9	2006	Avg	9,430	Y	N	1483 24TH AVE NE
9	2	363009	0040	03/23/12	\$569,900	\$767,000	2,160	10	2007	Avg	2,147	N	N	1785 28TH AVE NE
9	4	363020	0180	02/05/13	\$626,146	\$758,000	2,460	10	2011	Avg	5,000	N	N	1474 26TH AVE NE
9	2	363009	0120	03/15/12	\$588,000	\$793,000	2,480	10	2006	Avg	2,324	Y	N	1761 28TH AVE NE
9	2	363009	0070	04/22/14	\$665,000	\$708,000	2,510	10	2006	Avg	2,147	N	N	1777 28TH AVE NE
9	2	363009	0090	07/12/12	\$575,000	\$745,000	2,540	10	2006	Avg	2,147	N	N	1771 28TH AVE NE
9	4	363020	0140	06/13/12	\$647,678	\$848,000	2,570	10	2012	Avg	3,825	N	N	1447 26TH AVE NE
9	5	363021	0280	03/12/12	\$907,078	\$1,225,000	2,660	10	2012	Avg	9,242	N	N	3493 NE HARRISON ST
9	4	363020	0120	11/04/13	\$700,000	\$781,000	2,710	10	2009	Avg	3,400	N	N	1461 26TH AVE NE
9	3	362987	0380	01/04/13	\$587,000	\$718,000	2,860	10	2000	Avg	14,200	Y	N	1718 NE KATSURA ST
9	4	363020	0710	12/11/13	\$957,500	\$1,057,000	2,900	10	2007	Avg	6,450	Y	N	2473 NE DAVIS LOOP
9	4	363020	0100	03/25/14	\$725,000	\$777,000	2,930	10	2009	Avg	3,400	N	N	1477 26TH AVE NE
9	4	363020	0850	04/03/13	\$759,500	\$904,000	2,970	10	2007	Avg	6,154	N	N	1410 29TH CT NE
9	4	363020	1070	03/03/14	\$817,000	\$881,000	2,970	10	2006	Avg	5,217	N	N	2981 NE DAVIS LOOP

Improved Sales Used in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	4	363016	0610	07/16/14	\$765,000	\$796,000	2,980	10	2006	Avg	5,000	N	N	1638 25TH AVE NE
9	4	363020	0160	01/26/12	\$738,419	\$1,013,000	3,040	10	2012	Avg	5,000	N	N	1458 26TH AVE NE
9	4	363020	0170	02/11/13	\$699,950	\$846,000	3,040	10	2012	Avg	5,000	N	N	1466 26TH AVE NE
9	4	363020	0190	07/17/13	\$752,000	\$866,000	3,040	10	2011	Avg	5,000	N	N	1478 26TH AVE NE
9	4	363020	0800	12/17/13	\$811,000	\$893,000	3,130	10	2007	Avg	5,039	N	N	2689 NE DAVIS LOOP
9	4	363020	1060	04/24/14	\$855,000	\$909,000	3,130	10	2006	Avg	5,365	N	N	2977 NE DAVIS LOOP
9	3	362989	0150	06/01/12	\$950,742	\$1,249,000	3,160	10	2004	Avg	5,909	Y	N	1677 30TH AVE NE
9	3	362989	0190	01/27/14	\$1,010,000	\$1,100,000	3,180	10	2004	Avg	6,002	Y	N	1645 30TH AVE NE
9	4	363018	0670	03/08/13	\$767,000	\$920,000	3,270	10	2007	Avg	4,500	N	N	2855 NE DAPHNE ST
9	3	362989	0080	08/28/12	\$691,100	\$882,000	3,310	10	2004	Avg	5,941	Y	N	1733 30TH AVE NE
9	3	362989	0130	04/04/14	\$1,225,500	\$1,311,000	3,320	10	2003	Avg	6,574	Y	N	1693 30TH AVE NE
9	3	362989	0180	04/25/14	\$1,220,000	\$1,297,000	3,350	10	2004	Avg	6,021	Y	N	1653 30TH AVE NE
9	3	362989	0050	04/01/14	\$938,000	\$1,004,000	3,370	10	2004	Avg	6,221	Y	N	1757 30TH AVE NE
9	4	363020	0090	06/12/13	\$840,000	\$978,000	3,460	10	2008	Avg	4,500	N	N	1479 26TH AVE NE
9	4	363016	0390	09/19/13	\$910,000	\$1,029,000	3,510	10	2006	Avg	6,541	Y	N	1585 25TH AVE NE
9	4	363018	0500	10/06/14	\$1,150,000	\$1,173,000	3,520	10	2007	Avg	6,218	Y	N	2420 NE DAPHNE ST
9	4	363018	0590	08/07/12	\$790,000	\$1,015,000	3,520	10	2006	Avg	5,500	N	N	2603 NE DAPHNE ST
9	4	363016	0430	03/06/12	\$850,000	\$1,150,000	3,630	10	2006	Avg	6,615	Y	N	1539 25TH AVE NE
9	4	363018	0610	04/26/12	\$815,000	\$1,084,000	3,670	10	2007	Avg	6,261	N	N	2657 NE DAPHNE ST
9	4	363018	0610	04/19/13	\$835,000	\$988,000	3,670	10	2007	Avg	6,261	N	N	2657 NE DAPHNE ST
9	4	363020	0900	06/30/14	\$950,000	\$993,000	3,670	10	2007	Avg	7,680	N	N	2913 NE DAVIS LOOP
9	4	363018	0520	06/10/12	\$848,000	\$1,111,000	3,680	10	2008	Avg	6,107	Y	N	2440 NE DAPHNE ST
9	3	362987	0420	09/12/14	\$970,000	\$995,000	3,780	10	2001	Avg	20,023	Y	N	1670 NE KATSURA ST
9	3	362994	0200	06/14/13	\$877,000	\$1,020,000	3,830	10	2004	Avg	9,231	N	N	1802 30TH AVE NE
9	4	363020	1000	04/04/13	\$745,000	\$886,000	3,850	10	2007	Avg	6,877	N	N	2951 DAYTON CT NE
9	4	363020	1090	03/17/14	\$970,000	\$1,042,000	3,850	10	2006	Avg	7,233	N	N	2989 NE DAVIS LOOP
9	4	363020	0780	05/22/14	\$1,051,000	\$1,110,000	3,860	10	2007	Avg	5,474	N	N	2649 NE DAVIS LOOP
9	4	363020	0960	08/26/14	\$1,060,000	\$1,092,000	3,880	10	2007	Avg	9,979	N	N	2937 DAYTON CT NE
9	4	363020	0760	09/03/13	\$870,000	\$988,000	3,890	10	2008	Avg	7,210	N	N	2591 NE DAVIS LOOP
9	5	363021	0470	10/17/13	\$1,250,000	\$1,401,000	2,630	11	2013	Avg	13,362	Y	N	3168 NE HARRISON DR
9	5	363021	0080	04/24/14	\$1,500,000	\$1,596,000	2,810	11	2013	Avg	11,472	Y	N	1783 HARRISON CT NE

Improved Sales Used in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	4	363016	0710	11/05/14	\$1,154,700	\$1,170,000	3,030	11	2006	Avg	6,785	Y	N	1553 26TH CT NE
9	4	362992	1240	07/28/14	\$970,000	\$1,007,000	3,060	11	2004	Avg	5,906	Y	N	1621 28TH AVE NE
9	5	363014	0040	04/15/13	\$1,290,035	\$1,529,000	3,100	11	2013	Avg	11,461	Y	N	3036 NE HARRISON DR
9	4	363020	0310	05/08/13	\$1,100,000	\$1,295,000	3,150	11	2007	Avg	6,000	Y	N	1475 29TH PL NE
9	4	363020	0350	02/25/14	\$1,160,000	\$1,253,000	3,150	11	2007	Avg	6,000	Y	N	1461 29TH PL NE
9	4	362992	1210	04/25/12	\$935,000	\$1,244,000	3,330	11	2005	Avg	5,500	Y	N	1639 28TH AVE NE
9	5	363014	0150	05/13/13	\$1,135,000	\$1,334,000	3,330	11	2013	Avg	10,220	N	N	3019 NE HARRISON DR
9	4	362992	1250	12/10/12	\$917,000	\$1,131,000	3,370	11	2005	Avg	5,500	Y	N	1615 28TH AVE NE
9	4	362992	0980	09/06/13	\$825,000	\$936,000	3,380	11	2006	Avg	7,113	N	N	1636 28TH AVE NE
9	4	363020	0270	10/10/14	\$1,190,000	\$1,213,000	3,380	11	2006	Avg	9,032	N	N	1489 29TH PL NE
9	4	363020	0340	10/01/14	\$1,258,000	\$1,285,000	3,400	11	2007	Avg	6,000	Y	N	1465 29TH PL NE
9	5	363021	0170	02/12/13	\$1,299,000	\$1,570,000	3,410	11	2012	Avg	16,375	N	N	3566 NE HARRISON DR
9	4	363016	0020	09/13/13	\$1,150,000	\$1,302,000	3,430	11	2006	Avg	6,698	Y	N	2700 NE DAPHNE ST
9	4	362992	0990	06/23/14	\$905,000	\$948,000	3,440	11	2006	Avg	7,661	N	N	1630 28TH AVE NE
9	4	363020	0390	09/21/12	\$960,000	\$1,215,000	3,470	11	2008	Avg	7,671	Y	N	1449 29TH PL NE
9	4	362992	1604	02/12/13	\$800,000	\$967,000	3,520	11	2006	Avg	6,088	N	N	1586 30TH AVE NE
9	4	363016	0010	10/15/12	\$1,075,000	\$1,350,000	3,560	11	2006	Avg	7,987	Y	N	2734 NE DAPHNE ST
9	4	363016	0040	04/25/14	\$1,180,000	\$1,255,000	3,660	11	2007	Avg	6,000	Y	N	2638 NE DAPHNE ST
9	5	363021	0250	12/11/13	\$1,299,253	\$1,434,000	3,680	11	2013	Avg	10,529	Y	N	1740 HARRISON WAY NE
9	4	362992	1000	11/21/14	\$950,000	\$959,000	3,700	11	2006	Avg	7,051	N	N	1624 28TH AVE NE
9	4	363020	0300	07/25/14	\$1,238,000	\$1,286,000	3,820	11	2007	Avg	6,000	Y	N	1479 29TH PL NE
9	4	363018	0040	07/24/13	\$1,075,000	\$1,236,000	3,830	11	2007	Avg	6,879	Y	N	1523 24TH CT NE
9	4	363020	0840	02/17/12	\$885,000	\$1,205,000	3,860	11	2007	Avg	10,712	N	N	1408 29TH CT NE
9	4	362992	1430	04/08/14	\$1,100,000	\$1,175,000	3,870	11	2006	Avg	8,494	Y	N	2880 NE DAPHNE ST
9	5	363014	0030	08/08/14	\$1,700,000	\$1,760,000	4,050	11	2014	Avg	11,938	Y	N	3028 NE HARRISON DR
9	5	363014	0160	02/04/13	\$962,019	\$1,166,000	4,080	11	2013	Avg	15,168	N	N	3013 NE HARRISON DR
9	5	363021	0230	04/26/13	\$1,200,000	\$1,417,000	4,280	11	2007	Avg	9,601	Y	N	1756 HARRISON WAY NE
9	5	363014	0010	01/26/13	\$1,230,000	\$1,495,000	4,320	11	2012	Avg	18,039	N	N	3006 NE HARRISON DR
9	5	363021	0190	06/06/14	\$1,470,000	\$1,546,000	4,400	11	2013	Avg	9,716	Y	N	1788 HARRISON WAY NE
9	5	363021	0160	06/03/14	\$1,427,000	\$1,502,000	4,640	11	2008	Avg	13,152	N	N	3560 NE HARRISON DR
9	5	363021	0300	04/30/13	\$1,175,000	\$1,386,000	4,670	11	2007	Avg	11,046	Y	N	3489 NE HARRISON ST

Improved Sales Used in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	5	363021	0310	02/16/12	\$1,425,000	\$1,941,000	5,030	11	2008	Avg	11,229	Y	N	1755 HARRISON WAY NE
9	5	363021	0450	03/12/13	\$1,698,000	\$2,034,000	2,500	12	2012	Avg	12,577	Y	N	3234 NE HARRISON DR
9	5	362994	0020	12/26/12	\$1,335,000	\$1,638,000	2,960	12	2005	Avg	15,977	Y	N	3052 NE HARRISON ST
10	2	785321	0050	07/07/14	\$339,000	\$354,000	1,450	7	2004	Avg	3,748	N	N	7617 SE ORCHARD DR
10	2	785215	0140	10/07/14	\$381,000	\$389,000	1,470	7	2003	Avg	3,999	N	N	35207 SE RIDGE ST
10	2	785205	0070	11/01/13	\$330,000	\$368,000	1,540	7	1999	Avg	3,222	N	N	7730 DOUGLAS AVE SE
10	2	785205	0220	08/08/14	\$345,000	\$357,000	1,540	7	1999	Avg	3,237	N	N	7908 DOUGLAS AVE SE
10	2	785206	0090	06/07/13	\$328,000	\$382,000	1,540	7	2000	Avg	3,658	N	N	34735 SE RIDGE ST
10	2	785206	0120	12/06/13	\$355,500	\$393,000	1,540	7	2000	Avg	3,675	N	N	34725 SE RIDGE ST
10	2	785206	0230	07/19/13	\$334,000	\$385,000	1,540	7	2000	Avg	3,405	N	N	34632 SE KINSEY ST
10	2	785205	0210	08/28/13	\$345,000	\$392,000	1,590	7	1999	Avg	3,248	N	N	7906 DOUGLAS AVE SE
10	2	785206	0220	07/05/13	\$338,000	\$391,000	1,590	7	2000	Avg	3,959	N	N	34630 SE KINSEY ST
10	2	785206	0220	05/18/12	\$267,500	\$353,000	1,590	7	2000	Avg	3,959	N	N	34630 SE KINSEY ST
10	2	785206	0370	08/11/14	\$355,000	\$367,000	1,590	7	2000	Avg	4,242	N	N	34802 SE KINSEY ST
10	2	785206	0490	07/09/14	\$356,000	\$371,000	1,590	7	2000	Avg	3,411	N	N	7817 INGRAM LN SE
10	2	785206	0550	07/19/13	\$343,500	\$395,000	1,590	7	2000	Avg	4,746	N	N	7831 INGRAM LN SE
10	2	785332	0950	10/23/14	\$412,500	\$419,000	1,680	7	2007	Avg	5,246	N	N	8908 SWENSON AVE SE
10	2	785215	0050	02/10/14	\$382,900	\$415,000	1,700	7	2003	Avg	4,088	N	N	35105 SE RIDGE ST
10	2	785215	0120	05/20/14	\$384,000	\$406,000	1,700	7	2003	Avg	4,000	N	N	35131 SE RIDGE ST
10	2	785215	0180	05/03/13	\$364,500	\$430,000	1,700	7	2003	Avg	4,000	N	N	35223 SE RIDGE ST
10	2	785215	0200	09/23/14	\$389,950	\$399,000	1,700	7	2003	Avg	6,396	N	N	35231 SE RIDGE ST
10	2	785215	0400	04/16/14	\$380,000	\$405,000	1,700	7	2003	Avg	5,020	N	N	35316 SE KINSEY ST
10	2	785215	0430	07/30/13	\$350,000	\$402,000	1,700	7	2003	Avg	5,663	N	N	35302 SE KINSEY ST
10	2	785218	0490	03/29/13	\$350,000	\$417,000	1,700	7	2004	Avg	3,982	N	N	36407 SE FOREST ST
10	2	785218	0590	03/20/14	\$367,000	\$394,000	1,700	7	2004	Avg	4,787	N	N	36426 SE WOODY CREEK LN
10	2	785336	0490	02/19/13	\$350,000	\$422,000	1,708	7	2009	Avg	15,415	N	N	34905 SE KELLER ST
10	2	785327	0940	09/05/14	\$389,000	\$400,000	1,720	7	2005	Avg	4,515	N	N	6511 DOUGLAS AVE SE
10	2	785218	0060	08/01/13	\$375,000	\$430,000	1,740	7	2005	Avg	3,727	N	N	7814 FISHER AVE SE
10	2	785336	0580	08/29/12	\$396,280	\$505,000	1,740	7	2012	Avg	6,709	N	N	9329 HEBNER AVE SE
10	2	785330	0080	04/25/12	\$318,000	\$423,000	1,750	7	2006	Avg	5,250	N	N	33909 SE STROUF ST
10	2	785330	1140	03/27/12	\$295,000	\$396,000	1,750	7	2006	Avg	5,000	N	N	33729 SE SORENSON ST

Improved Sales Used in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	2	785336	0800	10/09/12	\$411,835	\$518,000	1,760	7	2013	Avg	5,873	N	N	9425 MCBANE AVE SE
10	2	785336	0730	05/01/12	\$410,610	\$545,000	1,800	7	2012	Avg	7,016	N	N	9330 HEBNER AVE SE
10	2	785330	2190	12/17/14	\$388,500	\$390,000	1,890	7	2006	Avg	5,395	N	N	34314 SE CARMICHAEL ST
10	2	785332	0540	01/31/14	\$397,500	\$432,000	1,950	7	2007	Avg	4,455	N	N	35314 SE SWENSON ST
10	2	785332	1110	08/13/14	\$409,000	\$423,000	1,950	7	2007	Avg	7,263	N	N	9026 VENN AVE SE
10	2	785336	0610	11/26/12	\$397,215	\$492,000	1,950	7	2013	Avg	5,653	N	N	9411 HEBNER AVE SE
10	2	785336	0620	07/01/14	\$425,000	\$444,000	1,950	7	2009	Avg	5,689	N	N	9415 HEBNER AVE SE
10	2	785336	0780	12/27/12	\$381,250	\$468,000	1,950	7	2013	Avg	5,866	N	N	9415 MCBANE AVE SE
10	2	785336	0880	09/28/12	\$378,345	\$478,000	1,950	7	2012	Avg	5,867	N	N	9404 MCBANE AVE SE
10	2	785215	0410	04/24/14	\$415,000	\$441,000	1,960	7	2003	Avg	5,062	N	N	35312 SE KINSEY ST
10	2	785215	0530	09/11/14	\$425,000	\$436,000	1,960	7	2003	Avg	4,709	N	N	35208 SE KINSEY ST
10	2	785323	0610	09/06/13	\$384,000	\$436,000	1,960	7	2004	Avg	6,756	N	N	7809 MELROSE LN SE
10	2	785323	0700	07/18/13	\$370,000	\$426,000	1,960	7	2004	Avg	4,205	N	N	7830 CORTLAND AVE SE
10	2	785327	0850	06/26/12	\$317,000	\$413,000	1,960	7	2005	Avg	4,575	N	N	6401 DOUGLAS AVE SE
10	2	785330	0340	10/22/13	\$399,000	\$447,000	1,960	7	2006	Avg	5,046	N	N	33828 SE ODELL ST
10	2	785330	0690	04/27/12	\$280,000	\$372,000	1,960	7	2007	Avg	4,400	N	N	33824 SE MCCULLOUGH ST
10	2	785330	0760	02/24/14	\$360,000	\$389,000	1,960	7	2006	Avg	4,400	N	N	33819 SE ODELL ST
10	2	785330	0770	06/09/14	\$410,000	\$431,000	1,960	7	2006	Avg	4,400	N	N	33823 SE ODELL ST
10	2	785330	0820	12/06/12	\$319,950	\$395,000	1,960	7	2006	Avg	4,400	N	N	33911 SE ODELL ST
10	2	785330	1030	02/24/12	\$309,000	\$420,000	1,960	7	2006	Avg	4,766	N	N	33903 SE SORENSON ST
10	2	785330	1930	10/09/14	\$405,000	\$413,000	1,960	7	2006	Avg	6,997	N	N	34002 SE CARMICHAEL ST
10	2	785215	0220	06/03/14	\$432,000	\$455,000	1,970	7	2003	Good	4,036	N	N	35305 SE RIDGE ST
10	2	785215	0290	12/17/12	\$350,000	\$431,000	1,970	7	2003	Avg	5,454	N	N	35333 SE RIDGE ST
10	2	785218	0650	07/18/14	\$419,000	\$436,000	1,970	7	2004	Avg	4,058	N	N	36514 SE WOODY CREEK LN
10	2	785321	0110	11/04/13	\$369,500	\$412,000	1,970	7	2004	Avg	4,960	N	N	36705 SE GRAVENSTEIN CT
10	2	785321	0130	08/15/13	\$385,000	\$440,000	1,970	7	2004	Avg	3,773	N	N	36701 SE GRAVENSTEIN CT
10	2	785321	0160	11/15/13	\$373,000	\$415,000	1,970	7	2004	Avg	3,184	N	N	36706 SE GRAVENSTEIN CT
10	2	785321	0190	07/22/13	\$421,000	\$484,000	1,970	7	2004	Avg	3,469	N	N	36712 SE GRAVENSTEIN CT
10	2	785336	0710	06/01/12	\$377,800	\$496,000	1,970	7	2011	Avg	5,866	N	N	9408 HEBNER AVE SE
10	2	785336	1120	07/29/14	\$530,000	\$550,000	1,970	7	2011	Avg	6,295	N	N	9415 TEMPLETON AVE SE
10	2	785321	0150	07/26/12	\$305,000	\$393,000	1,990	7	2004	Avg	3,171	N	N	36704 SE GRAVENSTEIN CT

Improved Sales Used in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	2	785327	0970	07/18/13	\$410,000	\$472,000	2,020	7	2005	Avg	4,618	N	N	6521 DOUGLAS AVE SE
10	2	785213	0510	10/27/13	\$380,000	\$425,000	2,040	7	2003	Avg	4,969	N	N	7324 SILENT CREEK AVE SE
10	2	785330	0510	03/04/14	\$415,000	\$448,000	2,060	7	2006	Avg	4,578	N	N	7030 STROUF AVE SE
10	2	785330	0620	03/19/13	\$350,000	\$418,000	2,060	7	2006	Avg	4,413	N	N	33918 SE MCCULLOUGH ST
10	2	785330	0710	05/02/13	\$379,900	\$448,000	2,060	7	2006	Avg	4,400	N	N	33818 SE MCCULLOUGH ST
10	2	785330	2130	06/04/14	\$418,500	\$440,000	2,060	7	2007	Avg	4,399	N	N	34222 SE CARMICHAEL ST
10	2	785330	2160	03/27/14	\$415,000	\$445,000	2,060	7	2006	Avg	4,362	N	N	34302 SE CARMICHAEL ST
10	2	785332	0550	08/05/14	\$425,000	\$440,000	2,070	7	2007	Avg	4,427	N	N	35318 SE SWENSON ST
10	2	785332	0990	02/03/12	\$291,000	\$398,000	2,070	7	2007	Avg	7,253	N	N	35325 SE SWENSON ST
10	2	785323	0720	09/10/14	\$368,000	\$378,000	2,080	7	2004	Avg	4,307	N	N	7826 CORTLAND AVE SE
10	2	785323	0720	07/27/12	\$293,000	\$378,000	2,080	7	2004	Avg	4,307	N	N	7826 CORTLAND AVE SE
10	2	785330	0580	12/21/12	\$325,000	\$399,000	2,090	7	2006	Avg	4,400	N	N	33907 SE MCCULLOUGH ST
10	2	785200	0050	03/06/14	\$382,000	\$412,000	2,120	7	1998	Avg	5,491	N	N	7024 AUTUMN AVE SE
10	2	785200	0130	05/16/12	\$359,000	\$474,000	2,120	7	1998	Avg	7,667	N	N	7208 AUTUMN AVE SE
10	2	785200	0300	04/24/12	\$374,000	\$498,000	2,120	7	1998	Avg	7,910	N	N	7243 AUTUMN AVE SE
10	2	785203	0960	11/06/14	\$437,500	\$443,000	2,120	7	2000	Avg	4,500	N	N	34515 COTTONWOOD DR SE
10	2	785213	0090	05/28/13	\$405,000	\$474,000	2,120	7	2002	Avg	4,171	N	N	7213 DOUGLAS AVE SE
10	2	785213	0800	05/13/14	\$435,000	\$460,000	2,140	7	2002	Avg	6,355	N	N	7125 SILENT CREEK AVE SE
10	2	785200	0500	07/02/14	\$480,000	\$502,000	2,160	7	1998	Avg	7,737	N	N	7007 AUTUMN AVE SE
10	2	785330	0900	07/18/14	\$429,900	\$447,000	2,170	7	2007	Avg	5,219	N	N	33819 SE TIBBITS ST
10	2	785330	1240	07/17/14	\$443,500	\$462,000	2,170	7	2006	Avg	5,866	N	N	33822 SE SORENSON ST
10	2	785323	0590	10/29/14	\$435,000	\$441,000	2,190	7	2004	Avg	6,578	N	N	7801 MELROSE LN SE
10	2	785332	0640	03/27/12	\$320,000	\$430,000	2,190	7	2007	Avg	7,907	N	N	8809 SWENSON AVE SE
10	2	785332	1150	11/03/14	\$452,000	\$458,000	2,190	7	2007	Avg	6,896	N	N	35313 SE VENN ST
10	2	785336	0600	01/31/13	\$410,000	\$497,000	2,190	7	2010	Avg	5,630	N	N	9407 HEBNER AVE SE
10	2	785336	1170	02/12/13	\$441,000	\$533,000	2,190	7	2011	Avg	6,000	N	N	9513 TEMPLETON AVE SE
10	2	785336	1000	01/27/14	\$446,000	\$486,000	2,200	7	2011	Avg	4,945	N	N	9422 POINT AVE SE
10	2	785330	2360	04/05/13	\$395,000	\$470,000	2,210	7	2006	Avg	5,000	N	N	34006 SE SORENSON ST
10	2	785323	0570	09/15/14	\$440,000	\$451,000	2,230	7	2004	Avg	5,800	N	N	7721 MELROSE LN SE
10	2	785323	0620	03/06/13	\$325,000	\$390,000	2,230	7	2004	Avg	6,116	N	N	7813 MELROSE LN SE
10	2	785327	0830	08/05/14	\$445,000	\$461,000	2,230	7	2005	Avg	7,934	N	N	6323 DOUGLAS AVE SE

Improved Sales Used in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	2	785213	0640	06/02/14	\$432,500	\$455,000	2,240	7	2002	Avg	6,396	N	N	7311 SILENT CREEK AVE SE
10	2	785213	0680	06/19/13	\$400,000	\$465,000	2,240	7	2002	Avg	7,569	N	N	7303 SILENT CREEK AVE SE
10	2	785213	0720	10/09/14	\$452,500	\$461,000	2,240	7	2002	Avg	7,791	N	N	7223 SILENT CREEK AVE SE
10	2	785215	0370	07/24/12	\$398,000	\$514,000	2,240	7	2003	Avg	5,829	Y	N	35328 SE KINSEY ST
10	2	785203	0330	09/03/14	\$480,000	\$494,000	2,270	7	1999	Avg	4,488	N	N	7524 COTTONWOOD DR SE
10	2	785330	0650	08/22/14	\$425,000	\$438,000	2,270	7	2006	Avg	4,400	N	N	33906 SE MCCULLOUGH ST
10	2	785327	0880	03/18/14	\$460,000	\$494,000	2,300	7	2005	Avg	3,746	N	N	6411 DOUGLAS AVE SE
10	2	785203	0400	06/18/14	\$425,000	\$446,000	2,320	7	2000	Avg	4,002	N	N	7430 COTTONWOOD DR SE
10	2	785330	1830	05/29/13	\$391,000	\$457,000	2,320	7	2006	Avg	7,261	N	N	34031 SE INDIAN PLUM ST
10	2	785330	2180	06/17/13	\$399,950	\$465,000	2,320	7	2006	Avg	5,375	N	N	34310 SE CARMICHAEL ST
10	2	785218	0100	07/08/13	\$385,000	\$445,000	2,340	7	2006	Avg	4,710	N	N	7819 COBBLE AVE SE
10	2	785218	0420	04/15/14	\$425,000	\$453,000	2,340	7	2004	Avg	3,982	N	N	36501 SE FOREST ST
10	2	785218	0580	05/01/14	\$425,000	\$451,000	2,340	7	2004	Avg	4,638	N	N	36422 SE WOODY CREEK LN
10	2	785321	0180	10/02/14	\$428,000	\$437,000	2,340	7	2004	Avg	3,466	N	N	36710 SE GRAVENSTEIN CT
10	2	785327	1060	03/08/13	\$375,000	\$450,000	2,340	7	2005	Avg	4,557	N	N	6530 SILENT CREEK AVE SE
10	2	785218	0260	06/03/13	\$338,800	\$396,000	2,350	7	2004	Avg	4,456	N	N	36426 SE FOREST ST
10	2	785200	0110	09/03/14	\$441,500	\$454,000	2,360	7	1998	Avg	4,670	N	N	7114 AUTUMN AVE SE
10	2	785200	0150	08/12/13	\$385,000	\$440,000	2,360	7	1998	Avg	4,127	N	N	7216 AUTUMN AVE SE
10	2	785203	0110	03/12/13	\$359,950	\$431,000	2,360	7	1999	Avg	4,653	Y	N	7527 DOUGLAS AVE SE
10	2	785218	0330	07/22/13	\$415,000	\$477,000	2,360	7	2003	Avg	4,833	N	N	36522 SE FOREST ST
10	2	785218	0340	09/30/14	\$430,000	\$439,000	2,360	7	2003	Avg	6,699	N	N	36526 SE FOREST ST
10	2	785218	0690	08/19/13	\$419,500	\$479,000	2,360	7	2004	Avg	4,744	N	N	36530 SE WOODY CREEK LN
10	2	785323	0430	05/29/13	\$436,000	\$510,000	2,360	7	2004	Avg	4,829	N	N	7821 CORTLAND AVE SE
10	2	785203	0230	12/11/13	\$348,000	\$384,000	2,370	7	2000	Avg	4,539	N	N	34516 COTTONWOOD DR SE
10	2	785323	0270	08/04/14	\$435,000	\$451,000	2,370	7	2004	Avg	6,082	N	N	37127 SE GALA CT
10	2	785210	0120	07/19/13	\$416,000	\$479,000	2,380	7	2001	Avg	5,131	N	N	34520 SE JAY CT
10	2	785330	2200	06/18/13	\$472,000	\$549,000	2,380	7	2010	Avg	9,053	N	N	6605 SALMON BERRY CT SE
10	2	785203	0460	02/02/12	\$325,000	\$445,000	2,390	7	2000	Avg	5,316	N	N	34529 SE LINDEN LOOP
10	2	785213	0430	08/06/14	\$425,000	\$440,000	2,390	7	2002	Avg	5,021	N	N	7310 COTTONWOOD DR SE
10	2	785327	1170	08/15/12	\$329,950	\$423,000	2,390	7	2005	Avg	4,110	N	N	6418 SILENT CREEK AVE SE
10	2	785213	0060	10/05/12	\$350,000	\$441,000	2,400	7	2002	Avg	3,736	N	N	7233 DOUGLAS AVE SE

Improved Sales Used in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	2	785203	0280	08/15/12	\$320,000	\$410,000	2,410	7	2000	Avg	4,004	N	N	34530 COTTONWOOD DR SE
10	2	785203	0310	06/18/14	\$440,000	\$461,000	2,410	7	2000	Avg	4,780	N	N	34604 COTTONWOOD DR SE
10	2	785203	0350	11/26/12	\$330,000	\$409,000	2,410	7	2000	Avg	3,987	N	N	7518 COTTONWOOD DR SE
10	2	785332	0250	09/20/14	\$480,000	\$492,000	2,410	7	2009	Avg	4,656	N	N	35002 SE SWENSON ST
10	2	785332	1090	10/01/14	\$450,000	\$460,000	2,410	7	2007	Avg	4,293	N	N	9018 VENN AVE SE
10	2	785200	0010	05/27/14	\$455,600	\$480,000	2,420	7	1998	Avg	8,252	N	N	7006 AUTUMN AVE SE
10	2	785200	0060	01/31/14	\$411,000	\$447,000	2,420	7	1998	Avg	5,598	N	N	7028 AUTUMN AVE SE
10	2	785200	0220	04/25/14	\$390,000	\$415,000	2,420	7	1998	Avg	4,567	N	N	7244 AUTUMN AVE SE
10	2	785200	0340	06/25/14	\$482,000	\$504,000	2,420	7	1998	Avg	7,307	N	N	7221 AUTUMN AVE SE
10	2	785200	0580	02/26/14	\$464,000	\$501,000	2,420	7	1998	Avg	7,891	N	N	6924 AUTUMN AVE SE
10	2	785203	0160	09/14/12	\$378,000	\$480,000	2,420	7	1999	Avg	3,710	N	N	7623 DOUGLAS AVE SE
10	2	785336	0720	09/08/14	\$485,000	\$498,000	2,430	7	2011	Avg	5,867	N	N	9404 HEBNER AVE SE
10	2	785336	1230	05/16/14	\$480,000	\$508,000	2,430	7	2009	Avg	5,000	N	N	35015 SE TERRACE ST
10	2	785330	1220	09/10/14	\$425,000	\$436,000	2,440	7	2007	Avg	5,088	N	N	33814 SE SORENSON ST
10	2	785330	2220	03/08/13	\$379,000	\$455,000	2,440	7	2006	Avg	6,638	N	N	6529 SALMON BERRY CT SE
10	2	785200	0450	02/26/13	\$391,000	\$470,000	2,460	7	1998	Avg	7,766	N	N	7027 AUTUMN AVE SE
10	2	785200	0550	06/09/12	\$368,500	\$483,000	2,460	7	1998	Avg	9,672	Y	N	6923 AUTUMN AVE SE
10	2	785203	0180	08/21/12	\$350,000	\$448,000	2,460	7	1999	Avg	3,707	N	N	7629 DOUGLAS AVE SE
10	2	785330	0810	05/29/13	\$420,000	\$491,000	2,460	7	2006	Avg	4,400	N	N	33907 SE ODELL ST
10	2	785330	2140	05/24/14	\$440,500	\$465,000	2,460	7	2007	Avg	4,399	N	N	34226 SE CARMICHAEL ST
10	2	785213	0410	10/27/14	\$450,000	\$457,000	2,480	7	2002	Avg	5,647	N	N	7302 COTTONWOOD DR SE
10	2	785218	0900	05/14/13	\$409,000	\$480,000	2,480	7	2004	Avg	6,430	N	N	36317 SE WOODY CREEK LN
10	2	785218	0920	04/01/14	\$439,000	\$470,000	2,480	7	2004	Avg	6,294	N	N	36309 SE WOODY CREEK LN
10	2	785323	0090	01/03/12	\$330,000	\$456,000	2,480	7	2004	Avg	5,279	N	N	7720 MELROSE LN SE
10	2	785323	0110	04/02/14	\$445,000	\$476,000	2,480	7	2004	Avg	6,088	N	N	7728 MELROSE LN SE
10	2	785323	0160	02/12/14	\$435,000	\$472,000	2,480	7	2004	Avg	5,399	N	N	7818 MELROSE LN SE
10	2	785323	0300	05/03/13	\$415,000	\$489,000	2,480	7	2004	Avg	6,757	N	N	37027 SE GALA CT
10	2	785326	0040	04/19/13	\$380,000	\$450,000	2,480	7	2005	Avg	4,500	Y	N	37103 SE STEWART ST
10	2	785326	0070	11/18/13	\$403,000	\$448,000	2,480	7	2005	Avg	5,680	Y	N	37027 SE STEWART ST
10	2	785323	0400	11/20/12	\$365,000	\$453,000	2,530	7	2004	Avg	4,500	N	N	7833 CORTLAND AVE SE
10	2	785332	0470	06/11/14	\$516,000	\$542,000	2,550	7	2007	Avg	8,698	N	N	8812 VENN AVE SE

Improved Sales Used in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	2	785332	1180	12/22/14	\$465,000	\$466,000	2,550	7	2008	Avg	6,405	N	N	9027 VENN AVE SE
10	2	785332	1180	04/24/12	\$319,900	\$426,000	2,550	7	2008	Avg	6,405	N	N	9027 VENN AVE SE
10	2	785332	1260	09/08/14	\$492,000	\$505,000	2,550	7	2007	Avg	6,382	N	N	8923 VENN AVE SE
10	2	785332	1270	02/17/14	\$482,500	\$522,000	2,550	7	2007	Avg	7,657	N	N	8919 VENN AVE SE
10	2	785215	0680	04/18/14	\$443,300	\$472,000	2,560	7	2002	Avg	4,295	N	N	34907 SE RIDGE ST
10	2	785330	0140	04/18/12	\$340,000	\$453,000	2,570	7	2006	Avg	6,933	N	N	33815 SE STROUF ST
10	2	785330	1270	04/02/14	\$449,950	\$481,000	2,570	7	2007	Avg	5,904	N	N	33908 SE SORENSON ST
10	2	785330	2170	10/11/12	\$362,000	\$455,000	2,570	7	2006	Avg	4,377	N	N	34306 SE CARMICHAEL ST
10	2	785323	0440	06/27/12	\$334,000	\$435,000	2,590	7	2004	Avg	4,738	N	N	7817 CORTLAND AVE SE
10	2	785327	1290	01/04/13	\$420,000	\$514,000	2,590	7	2005	Avg	4,921	N	N	6429 SILENT CREEK AVE SE
10	2	785213	0080	09/25/14	\$444,500	\$455,000	2,600	7	2002	Avg	4,724	N	N	7217 DOUGLAS AVE SE
10	2	785327	1070	09/11/12	\$398,000	\$506,000	2,600	7	2005	Avg	4,557	N	N	6526 SILENT CREEK AVE SE
10	2	785327	1210	03/12/14	\$445,000	\$479,000	2,600	7	2005	Avg	6,939	N	N	6402 SILENT CREEK AVE SE
10	2	785330	2270	08/22/14	\$412,750	\$426,000	2,600	7	2006	Avg	5,712	N	N	6628 QUIGLEY AVE SE
10	2	785213	0620	05/29/14	\$485,000	\$511,000	2,610	7	2003	Avg	7,074	N	N	7315 SILENT CREEK AVE SE
10	2	785213	0650	06/30/14	\$465,000	\$486,000	2,610	7	2003	Avg	4,889	N	N	7309 SILENT CREEK AVE SE
10	2	785213	0780	04/28/14	\$430,000	\$457,000	2,610	7	2002	Avg	4,240	N	N	7129 SILENT CREEK AVE SE
10	2	785203	0220	02/18/14	\$448,000	\$485,000	2,620	7	2000	Avg	5,130	N	N	34512 COTTONWOOD DR SE
10	2	785203	0420	03/23/14	\$449,950	\$483,000	2,620	7	2000	Good	4,000	N	N	7422 COTTONWOOD DR SE
10	2	785336	0770	11/14/12	\$439,390	\$547,000	2,620	7	2013	Avg	5,866	N	N	9411 MCBANE AVE SE
10	2	785210	0150	06/25/14	\$459,000	\$480,000	2,640	7	2001	Avg	6,895	N	N	34529 SE JAY CT
10	2	785210	0190	08/27/12	\$390,000	\$498,000	2,640	7	2001	Avg	4,961	N	N	34511 SE JAY CT
10	2	785213	0200	06/20/12	\$412,000	\$538,000	2,640	7	2003	Avg	4,693	N	N	7119 CRANBERRY CT SE
10	2	785203	0450	03/21/13	\$350,000	\$418,000	2,660	7	2000	Avg	5,997	N	N	34531 SE LINDEN LOOP
10	2	785203	0490	12/13/12	\$420,000	\$518,000	2,660	7	2000	Avg	5,286	N	N	34504 SE LINDEN LOOP
10	2	785323	0330	01/13/14	\$420,000	\$459,000	2,690	7	2004	Avg	7,489	N	N	7927 CORTLAND AVE SE
10	2	785326	0240	09/17/13	\$418,000	\$473,000	2,710	7	2005	Avg	4,500	N	N	7114 ALLMAN AVE SE
10	2	785336	0480	08/08/12	\$446,500	\$574,000	2,710	7	2011	Avg	9,248	N	N	34901 SE KELLER ST
10	2	785336	0480	09/04/14	\$540,000	\$555,000	2,710	7	2011	Avg	9,248	N	N	34901 SE KELLER ST
10	2	785336	0590	01/23/12	\$420,000	\$577,000	2,710	7	2011	Avg	5,619	N	N	9403 HEBNER AVE SE
10	2	785336	0640	08/13/12	\$415,000	\$532,000	2,710	7	2012	Avg	5,761	N	N	9425 HEBNER AVE SE

Improved Sales Used in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	2	785336	0690	12/03/13	\$460,000	\$509,000	2,710	7	2010	Avg	5,866	N	N	9416 HEBNER AVE SE
10	2	785336	0700	08/17/12	\$430,000	\$551,000	2,710	7	2012	Avg	5,866	N	N	9412 HEBNER AVE SE
10	2	785336	0750	03/29/13	\$480,000	\$572,000	2,710	7	2011	Avg	5,867	N	N	9403 MCBANE AVE SE
10	2	785336	0820	09/09/14	\$544,999	\$560,000	2,710	7	2009	Avg	6,937	N	N	9502 MCBANE AVE SE
10	2	785336	0860	07/25/12	\$439,900	\$568,000	2,710	7	2012	Avg	5,866	N	N	9412 MCBANE AVE SE
10	2	785218	0210	10/04/13	\$435,000	\$490,000	2,720	7	2004	Avg	4,456	N	N	36406 SE FOREST ST
10	2	785218	0230	09/11/12	\$385,000	\$489,000	2,720	7	2003	Avg	4,456	N	N	36414 SE FOREST ST
10	2	785218	0240	08/29/12	\$330,000	\$421,000	2,720	7	2003	Avg	4,456	N	N	36418 SE FOREST ST
10	2	785218	0350	12/06/13	\$396,000	\$438,000	2,720	7	2003	Avg	6,347	N	N	36529 SE FOREST ST
10	2	785218	0370	04/01/13	\$413,000	\$492,000	2,720	7	2003	Avg	5,654	N	N	36521 SE FOREST ST
10	2	785330	0120	05/01/14	\$489,900	\$520,000	2,720	7	2006	Avg	5,250	N	N	33823 SE STROUF ST
10	2	785330	0170	03/02/14	\$490,000	\$529,000	2,720	7	2006	Avg	7,894	N	N	7103 STROUF AVE SE
10	2	785330	1200	02/16/13	\$464,900	\$561,000	2,720	7	2006	Avg	5,425	N	N	33806 SE SORENSON ST
10	2	785323	0140	02/23/14	\$470,000	\$508,000	2,730	7	2004	Avg	5,399	N	N	7804 MELROSE LN SE
10	2	785329	0020	07/30/13	\$489,950	\$562,000	2,740	7	2006	Avg	7,191	N	N	6325 SILENT CREEK AVE SE
10	2	785203	0750	02/14/13	\$377,000	\$455,000	2,760	7	2000	Avg	9,416	N	N	7513 FERN AVE SE
10	2	785330	1740	11/06/13	\$465,000	\$518,000	2,770	7	2006	Avg	6,196	N	N	33926 SE INDIAN PLUM ST
10	2	785330	1750	05/20/13	\$426,300	\$500,000	2,770	7	2006	Avg	5,435	N	N	33930 SE INDIAN PLUM ST
10	2	785330	1800	10/09/13	\$469,990	\$528,000	2,770	7	2006	Avg	8,583	N	N	34022 SE INDIAN PLUM ST
10	2	785213	0450	08/14/12	\$420,000	\$538,000	2,780	7	2002	Avg	5,095	N	N	7311 COTTONWOOD DR SE
10	2	785218	0150	05/07/13	\$414,000	\$487,000	2,830	7	2003	Avg	4,421	N	N	36304 SE FOREST ST
10	2	785210	0060	06/04/13	\$475,000	\$554,000	2,880	7	2001	Avg	6,111	N	N	7902 SE STELLER WAY
10	2	785218	0740	05/08/13	\$440,000	\$518,000	2,880	7	2003	Avg	6,434	N	N	36527 SE WOODY CREEK LN
10	2	785329	0090	11/18/14	\$515,000	\$520,000	2,890	7	2006	Avg	7,306	N	N	6225 SILENT CREEK AVE SE
10	2	785330	2370	05/05/14	\$499,000	\$529,000	2,910	7	2006	Avg	6,479	N	N	34002 SE SORENSON ST
10	2	785330	2370	10/04/12	\$399,000	\$503,000	2,910	7	2006	Avg	6,479	N	N	34002 SE SORENSON ST
10	2	785329	0130	01/09/14	\$495,000	\$542,000	2,960	7	2006	Avg	7,865	N	N	6209 SILENT CREEK AVE SE
10	2	785213	0550	09/16/14	\$530,000	\$543,000	3,020	7	2002	Avg	6,788	N	N	7329 SILENT CREEK AVE SE
10	2	785336	1160	02/04/14	\$549,950	\$598,000	3,080	7	2010	Avg	6,000	N	N	9507 TEMPLETON AVE SE
10	2	785332	0940	02/13/13	\$395,000	\$477,000	3,090	7	2007	Avg	5,387	N	N	8904 SWENSON AVE SE
10	2	785330	0070	08/18/14	\$539,950	\$558,000	3,100	7	2006	Avg	5,250	N	N	33913 SE STROUF ST

Improved Sales Used in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	2	785330	0240	09/05/12	\$385,000	\$490,000	3,100	7	2006	Avg	5,000	N	N	6927 STROUF AVE SE
10	2	785330	1760	05/18/12	\$352,500	\$465,000	3,130	7	2006	Avg	5,198	N	N	34006 SE INDIAN PLUM ST
10	2	785330	2210	08/05/13	\$507,829	\$582,000	3,170	7	2006	Avg	8,117	N	N	6601 SALMON BERRY CT SE
10	2	785218	0870	07/03/13	\$495,000	\$573,000	3,210	7	2004	Avg	6,614	N	N	36403 SE WOODY CREEK LN
10	2	785327	1280	11/07/14	\$550,000	\$557,000	3,280	7	2005	Avg	4,792	N	N	6427 SILENT CREEK AVE SE
10	1	785334	0780	05/29/14	\$441,605	\$465,000	980	8	2014	Avg	4,512	Y	N	9305 MERRITT AVE SE
10	1	785334	0790	06/04/14	\$416,024	\$438,000	980	8	2014	Avg	2,385	N	N	9303 MERRITT AVE SE
10	1	785334	0800	06/04/14	\$427,574	\$450,000	980	8	2014	Avg	2,435	N	N	9301 MERRITT AVE SE
10	1	785334	0810	06/09/14	\$420,000	\$441,000	980	8	2014	Avg	2,485	N	N	9225 MERRITT AVE SE
10	1	785334	0820	06/10/14	\$423,312	\$445,000	980	8	2014	Avg	2,531	Y	N	9223 MERRITT AVE SE
10	1	785334	0830	06/06/14	\$450,274	\$474,000	980	8	2014	Avg	3,762	Y	N	9221 MERRITT AVE SE
10	1	785334	0740	03/27/12	\$353,990	\$476,000	1,120	8	2012	Avg	4,227	Y	N	9219 MITTEN AVE SE
10	1	785334	0750	07/17/12	\$354,990	\$459,000	1,120	8	2012	Avg	2,952	Y	N	9217 MITTEN AVE SE
10	1	785334	0760	07/19/12	\$355,162	\$459,000	1,120	8	2012	Avg	3,054	Y	N	9215 MITTEN AVE SE
10	1	785334	0770	04/10/12	\$357,265	\$478,000	1,120	8	2012	Avg	4,353	Y	N	9213 MITTEN AVE SE
10	1	785334	0880	10/24/13	\$329,000	\$368,000	1,240	8	2013	Avg	1,649	N	N	9203 MERRITT AVE SE
10	1	785334	1030	02/12/14	\$325,000	\$352,000	1,240	8	2013	Avg	1,555	Y	N	9103 MERRITT AVE SE
10	1	785334	0900	05/09/13	\$294,645	\$347,000	1,410	8	2013	Avg	2,048	N	N	9129 MERRITT AVE SE
10	1	785334	0910	05/13/13	\$286,990	\$337,000	1,410	8	2013	Avg	1,649	N	N	9127 MERRITT AVE SE
10	6	386270	0240	02/19/13	\$314,950	\$380,000	1,480	8	2011	Avg	1,654	N	N	37701 SE FURY ST
10	6	386270	0250	02/26/13	\$314,950	\$379,000	1,480	8	2011	Avg	1,654	N	N	37705 SE FURY ST
10	6	386270	0260	01/16/14	\$322,446	\$352,000	1,480	8	2014	Avg	1,654	N	N	37709 SE FURY ST
10	6	386270	0270	01/21/14	\$332,397	\$363,000	1,480	8	2014	Avg	1,593	N	N	37713 SE FURY ST
10	6	386270	0280	12/09/13	\$326,852	\$361,000	1,480	8	2013	Avg	1,593	N	N	37717 SE FURY ST
10	6	386270	0290	12/10/13	\$336,135	\$371,000	1,480	8	2013	Avg	2,780	N	N	33772 SE FURY ST
10	6	386270	0230	08/30/12	\$311,800	\$398,000	1,530	8	2011	Avg	1,654	N	N	37629 SE FURY ST
10	1	785334	0590	12/18/12	\$330,315	\$406,000	1,530	8	2012	Avg	3,631	N	N	9313 MITTEN AVE SE
10	6	386271	0090	08/26/14	\$417,000	\$430,000	1,570	8	2014	Avg	4,926	N	N	37429 SE FURY ST
10	1	785334	0370	05/20/13	\$300,000	\$352,000	1,620	8	2008	Avg	3,072	N	N	34714 SE JACOBIA ST
10	1	785334	0490	06/17/14	\$386,000	\$405,000	1,620	8	2008	Avg	3,196	N	N	34619 SE JEFFS ST
10	1	785334	0510	07/22/13	\$352,000	\$405,000	1,620	8	2008	Avg	2,891	N	N	34627 SE JEFFS ST

Improved Sales Used in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	1	785334	0650	12/06/12	\$324,000	\$400,000	1,620	8	2008	Avg	2,378	Y	N	9301 MITTEN AVE SE
10	3	785217	0690	09/19/13	\$358,500	\$405,000	1,630	8	2003	Avg	3,304	N	N	6512 WEST CREST VIEW LOOP SE
10	1	785334	0530	03/26/14	\$325,500	\$349,000	1,630	8	2008	Avg	1,936	N	N	34711 SE JEFFS ST
10	1	785334	0700	02/21/14	\$379,950	\$411,000	1,630	8	2008	Avg	1,902	Y	N	9308 MITTEN AVE SE
10	6	386270	0150	04/23/12	\$301,000	\$401,000	1,650	8	2011	Avg	3,572	N	N	7511 BETTER WAY LOOP SE
10	6	386270	0160	02/14/12	\$295,000	\$402,000	1,650	8	2011	Avg	4,996	N	N	7509 BETTER WAY LOOP SE
10	6	386271	0010	11/08/13	\$343,516	\$383,000	1,650	8	2013	Avg	4,777	N	N	37527 SE FURY ST
10	6	386271	0020	11/01/13	\$344,150	\$384,000	1,650	8	2013	Avg	4,663	N	N	37523 SE FURY ST
10	6	386271	0110	02/06/14	\$391,261	\$425,000	1,650	8	2014	Avg	3,084	Y	N	37423 SE FURY ST
10	6	386271	0120	02/03/14	\$372,893	\$405,000	1,650	8	2014	Avg	3,202	Y	N	37421 SE FURY ST
10	1	785334	0390	09/03/13	\$347,500	\$395,000	1,650	8	2008	Avg	2,394	N	N	34710 SE JACOBIA ST
10	1	785334	0660	08/06/14	\$382,000	\$396,000	1,650	8	2008	Avg	2,710	Y	N	9227 MITTEN AVE SE
10	3	785202	0370	05/31/13	\$375,000	\$438,000	1,680	8	2001	Avg	3,970	N	N	7609 DOGWOOD LN SE
10	6	386270	0210	09/19/13	\$404,431	\$457,000	1,700	8	2013	Avg	2,703	N	N	7429 BETTER WAY LOOP SE
10	6	386271	0230	08/07/14	\$414,875	\$430,000	1,700	8	2014	Avg	3,191	N	N	37528 SE FURY ST
10	1	785334	0430	11/19/14	\$378,000	\$382,000	1,700	8	2009	Avg	2,513	N	N	34618 SE JACOBIA ST
10	1	785334	0580	07/16/12	\$297,000	\$384,000	1,730	8	2008	Avg	4,136	Y	N	34721 SE JEFFS ST
10	3	785202	0760	11/01/14	\$399,000	\$405,000	1,740	8	2000	Avg	3,690	N	N	7406 DOGWOOD LN SE
10	1	785334	0610	05/22/12	\$307,990	\$406,000	1,750	8	2012	Avg	2,731	N	N	9309 MITTEN AVE SE
10	3	785209	0020	08/28/13	\$405,000	\$461,000	1,760	8	2000	Avg	3,979	N	N	7421 THOMPSON AVE SE
10	1	785334	0030	10/17/13	\$372,515	\$418,000	1,760	8	2013	Avg	1,721	Y	N	9126 MERRITT AVE SE
10	1	785334	0040	09/24/13	\$374,580	\$423,000	1,760	8	2013	Avg	1,721	Y	N	9128 MERRITT AVE SE
10	1	785334	0890	10/24/13	\$399,885	\$447,000	1,760	8	2013	Avg	2,864	N	N	9201 MERRITT AVE SE
10	1	785334	0950	02/12/14	\$410,000	\$445,000	1,760	8	2011	Avg	3,236	Y	N	9119 MERRITT AVE SE
10	1	785334	1040	12/17/13	\$404,105	\$445,000	1,760	8	2013	Avg	3,345	Y	N	9101 MERRITT AVE SE
10	1	785334	0870	10/16/13	\$430,310	\$483,000	1,770	8	2013	Avg	3,697	N	N	9205 MERRITT AVE SE
10	1	785334	0920	05/17/13	\$390,000	\$458,000	1,770	8	2013	Avg	3,504	Y	N	9125 MERRITT AVE SE
10	1	785334	0930	09/17/13	\$390,000	\$441,000	1,770	8	2011	Avg	3,198	Y	N	9123 MERRITT AVE SE
10	1	785334	1020	12/16/13	\$404,915	\$446,000	1,770	8	2013	Avg	3,706	Y	N	9105 MERRITT AVE SE
10	6	386270	0170	10/02/13	\$399,900	\$450,000	1,780	8	2011	Avg	6,561	N	N	7507 BETTER WAY LOOP SE
10	6	386271	0190	02/03/14	\$400,000	\$435,000	1,790	8	2014	Avg	3,663	N	N	37520 SE FURY ST

Improved Sales Used in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	6	386271	0200	10/21/13	\$391,081	\$438,000	1,790	8	2013	Avg	3,754	N	N	37522 SE FURY ST
10	6	386271	0200	09/25/14	\$414,000	\$424,000	1,790	8	2013	Avg	3,754	N	N	37522 SE FURY ST
10	6	386271	0250	09/26/13	\$365,005	\$412,000	1,790	8	2013	Avg	2,835	N	N	37532 SE FURY ST
10	1	785334	0090	08/25/12	\$359,990	\$460,000	1,790	8	2012	Avg	1,721	Y	N	9210 MERRITT AVE SE
10	6	386270	0180	10/23/12	\$352,000	\$441,000	1,800	8	2012	Avg	3,238	N	N	7505 BETTER WAY LOOP SE
10	6	386270	0190	04/12/12	\$350,209	\$468,000	1,800	8	2012	Avg	3,093	N	N	7503 BETTER WAY LOOP SE
10	6	386270	0200	12/17/12	\$354,000	\$436,000	1,800	8	2013	Avg	3,210	N	N	7501 BETTER WAY LOOP SE
10	6	386271	0030	11/06/13	\$400,093	\$446,000	1,800	8	2013	Avg	4,357	N	N	37521 SE FURY ST
10	6	386271	0040	01/28/14	\$387,480	\$422,000	1,800	8	2013	Avg	3,705	N	N	37519 SE FURY ST
10	6	386271	0080	01/14/14	\$377,187	\$412,000	1,800	8	2013	Avg	2,911	N	N	37505 SE FURY ST
10	6	386271	0100	02/04/14	\$405,663	\$441,000	1,800	8	2014	Avg	3,916	Y	N	37425 SE FURY ST
10	6	386271	0160	07/14/14	\$410,839	\$428,000	1,800	8	2014	Avg	4,048	N	N	37508 SE FURY ST
10	6	386271	0210	05/20/14	\$409,316	\$432,000	1,800	8	2014	Avg	3,168	N	N	37524 SE FURY ST
10	6	386271	0240	11/07/14	\$407,969	\$413,000	1,800	8	2014	Avg	3,393	N	N	37530 SE FURY ST
10	6	386271	0260	10/08/14	\$414,950	\$423,000	1,800	8	2014	Avg	3,331	N	N	37602 SE FURY ST
10	1	785334	0620	12/17/12	\$328,955	\$405,000	1,810	8	2012	Avg	2,992	N	N	9307 MITTEN AVE SE
10	1	785334	0020	09/23/13	\$382,820	\$432,000	1,820	8	2013	Avg	1,719	Y	N	2154 MERRITT AVE SE
10	1	785334	0050	09/30/13	\$390,690	\$440,000	1,820	8	2013	Avg	1,722	Y	N	9202 MERRITT AVE SE
10	1	785334	0080	06/06/12	\$348,915	\$458,000	1,820	8	2012	Avg	1,721	Y	N	9208 MERRITT AVE
10	1	785334	0110	06/03/13	\$382,990	\$447,000	1,820	8	2012	Avg	1,721	Y	N	9214 MERRITT AVE
10	1	785334	0600	08/03/12	\$320,000	\$412,000	1,820	8	2012	Avg	2,523	N	N	9311 MITTEN AVE SE
10	1	785334	0230	02/13/13	\$390,000	\$471,000	1,830	8	2010	Avg	1,999	Y	N	9312 MERRITT AVE SE
10	1	785334	0300	04/26/13	\$377,500	\$446,000	1,850	8	2010	Avg	4,613	Y	N	34810 SE JACOBIA ST
10	3	785217	0620	11/28/12	\$390,000	\$483,000	1,870	8	2003	Avg	4,186	N	N	6612 WEST CREST VIEW LOOP SE
10	1	785334	0070	08/20/12	\$360,000	\$461,000	1,870	8	2012	Avg	2,406	Y	N	9206 MERRITT AVE
10	1	785334	0120	03/01/12	\$372,000	\$504,000	1,870	8	2012	Avg	2,646	Y	N	9216 MERRITT AVE
10	3	785202	0730	08/14/12	\$380,000	\$487,000	1,890	8	2000	Avg	4,009	N	N	7414 DOGWOOD LN SE
10	3	785217	0700	02/11/14	\$400,000	\$434,000	1,950	8	2003	Avg	3,369	N	N	6508 WEST CREST VIEW LOOP SE
10	3	785217	0830	04/02/14	\$387,000	\$414,000	1,950	8	2003	Avg	3,234	N	N	6529 EAST CREST VIEW LOOP SE
10	2	785336	1310	12/15/14	\$425,000	\$427,000	1,950	8	2012	Avg	5,000	N	N	35121 SE TERRACE ST
10	2	785336	1310	06/06/12	\$394,900	\$518,000	1,950	8	2012	Avg	5,000	N	N	35121 SE TERRACE ST

Improved Sales Used in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	2	785336	1350	02/03/12	\$392,420	\$537,000	1,950	8	2012	Avg	5,000	N	N	35209 SE TERRACE ST
10	1	785334	0010	09/17/13	\$418,700	\$474,000	1,960	8	2013	Avg	3,044	Y	N	9122 MERRITT AVE SE
10	1	785334	0060	09/30/13	\$413,170	\$466,000	1,960	8	2013	Avg	2,595	Y	N	9204 MERRITT AVE SE
10	3	785217	0650	08/05/14	\$431,500	\$447,000	1,970	8	2003	Avg	3,237	N	N	6526 WEST CREST VIEW LOOP SE
10	2	785336	0160	06/20/12	\$448,350	\$585,000	1,970	8	2011	Avg	5,443	N	N	35010 SE BRINKLEY ST
10	2	785336	1260	05/01/12	\$389,900	\$518,000	1,970	8	2011	Avg	5,000	N	N	35027 SE TERRACE ST
10	3	785337	0600	06/08/12	\$447,995	\$587,000	1,970	8	2012	Avg	6,552	N	N	9030 JACOBIA AVE SE
10	3	785322	1010	10/29/14	\$467,000	\$474,000	1,990	8	2004	Avg	4,978	N	N	36225 SE ISLEY ST
10	2	785336	0130	02/11/14	\$440,000	\$477,000	2,000	8	2011	Avg	5,414	N	N	34926 SE BRINKLEY ST
10	2	785336	0130	01/30/12	\$379,995	\$521,000	2,000	8	2011	Avg	5,414	N	N	34926 SE BRINKLEY ST
10	2	785336	1030	02/15/12	\$379,995	\$518,000	2,000	8	2011	Avg	6,634	N	N	9415 RAINES AVE SE
10	2	785336	1400	02/02/12	\$374,995	\$513,000	2,000	8	2011	Avg	4,750	N	N	35303 SE TERRACE ST
10	6	386270	0040	08/16/12	\$389,950	\$500,000	2,020	8	2011	Avg	3,789	N	N	7420 BETTER WAY LOOP SE
10	3	785211	0150	04/22/14	\$471,000	\$501,000	2,020	8	2002	Avg	5,661	N	N	7023 CURTIS DR SE
10	3	785211	0160	09/02/14	\$447,000	\$460,000	2,020	8	2002	Avg	5,848	N	N	7005 CURTIS DR SE
10	3	785211	0210	07/22/13	\$425,000	\$489,000	2,020	8	2001	Avg	5,493	N	N	6925 CURTIS DR SE
10	3	785322	0610	07/29/14	\$457,000	\$474,000	2,050	8	2004	Avg	5,694	Y	N	36320 SE ISLEY ST
10	3	785202	0440	04/11/13	\$445,000	\$528,000	2,070	8	2001	Avg	5,250	N	N	7630 DOGWOOD LN SE
10	3	785204	0110	09/08/14	\$423,700	\$435,000	2,070	8	1999	Avg	3,986	N	N	7324 DOUGLAS AVE SE
10	3	785202	0550	07/05/13	\$445,750	\$515,000	2,100	8	1999	Avg	3,843	N	N	35514 SE KINSEY ST
10	3	785202	0640	10/20/14	\$470,000	\$478,000	2,100	8	1999	Avg	4,700	N	N	7415 DOGWOOD LN SE
10	3	785202	0660	05/09/14	\$505,000	\$535,000	2,100	8	1999	Avg	5,824	Y	N	7447 DOGWOOD LN SE
10	3	785214	0320	06/24/13	\$440,500	\$511,000	2,160	8	2003	Avg	4,540	N	N	6820 ELDERBERRY AVE SE
10	3	785202	0530	04/09/12	\$412,000	\$551,000	2,190	8	1999	Avg	4,365	N	N	35517 SE KINSEY ST
10	3	785202	0530	03/24/14	\$465,000	\$499,000	2,190	8	1999	Avg	4,365	N	N	35517 SE KINSEY ST
10	2	785336	1430	03/17/12	\$410,645	\$554,000	2,200	8	2012	Avg	4,352	N	N	35315 SE TERRACE ST
10	3	785337	0590	06/07/12	\$454,914	\$597,000	2,200	8	2012	Avg	6,200	N	N	9026 JACOBIA AVE SE
10	3	785202	0790	06/27/14	\$490,000	\$513,000	2,230	8	2000	Avg	5,348	N	N	7332 DOGWOOD LN SE
10	3	785204	0150	12/04/13	\$425,000	\$470,000	2,230	8	2000	Avg	3,986	N	N	7306 DOUGLAS AVE SE
10	3	785209	0110	11/20/12	\$389,000	\$483,000	2,230	8	2000	Avg	3,761	N	N	7319 THOMPSON AVE SE
10	3	785214	0040	08/25/14	\$507,250	\$523,000	2,270	8	2003	Avg	5,536	N	N	6915 ELDERBERRY AVE SE

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Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	3	785214	0040	08/07/12	\$406,500	\$522,000	2,270	8	2003	Avg	5,536	N	N	6915 ELDERBERRY AVE SE
10	3	785214	0150	12/10/12	\$400,000	\$493,000	2,270	8	2003	Avg	5,450	N	N	6729 ELDERBERRY AVE SE
10	3	785322	0910	09/15/14	\$485,000	\$497,000	2,270	8	2004	Avg	7,887	Y	N	36327 SE ISLEY ST
10	3	785322	0690	09/12/14	\$470,000	\$482,000	2,280	8	2004	Avg	6,134	N	N	36420 SE ISLEY ST
10	3	785337	0620	03/01/12	\$461,677	\$626,000	2,280	8	2011	Avg	6,000	N	N	9114 JACOBIA AVE SE
10	3	785211	0070	06/08/14	\$567,500	\$597,000	2,300	8	2001	Avg	7,398	N	N	7114 THOMPSON AVE SE
10	3	785331	0720	06/17/14	\$479,500	\$503,000	2,300	8	2008	Avg	4,637	N	N	34625 SE LEITZ ST
10	3	785325	0140	06/05/13	\$469,900	\$548,000	2,320	8	2005	Avg	7,229	N	N	6916 SILENT CREEK AVE SE
10	3	785211	0020	04/16/12	\$401,000	\$535,000	2,380	8	2002	Avg	7,355	N	N	7024 THOMPSON AVE SE
10	3	785211	0050	06/25/14	\$574,000	\$601,000	2,380	8	2002	Avg	6,832	N	N	7108 THOMPSON AVE SE
10	3	785201	0350	08/27/12	\$405,000	\$517,000	2,400	8	1998	Avg	6,798	N	N	7306 FAIRWAY AVE SE
10	3	785201	0380	01/14/13	\$434,000	\$529,000	2,400	8	1998	Avg	5,829	N	N	7240 FAIRWAY AVE SE
10	3	785201	0960	10/22/12	\$420,000	\$526,000	2,400	8	1998	Avg	5,800	N	N	7033 FAIRWAY AVE SE
10	3	785201	0980	07/22/13	\$450,000	\$518,000	2,400	8	1998	Avg	5,817	N	N	7023 FAIRWAY AVE SE
10	3	785201	0990	06/05/12	\$422,000	\$554,000	2,400	8	1998	Avg	5,818	N	N	7017 FAIRWAY AVE SE
10	3	785219	0280	02/20/13	\$484,500	\$584,000	2,410	8	2004	Avg	6,658	N	N	6818 SILENT CREEK AVE SE
10	3	785219	0300	02/24/14	\$465,000	\$503,000	2,410	8	2004	Avg	6,658	N	N	6826 SILENT CREEK AVE SE
10	2	785327	0690	09/17/14	\$501,125	\$514,000	2,410	8	2005	Avg	6,721	N	N	34423 SE COCHRANE ST
10	3	785209	0170	05/01/12	\$391,000	\$519,000	2,420	8	2000	Avg	4,270	N	N	7221 THOMPSON AVE SE
10	3	785209	0200	08/13/13	\$415,000	\$474,000	2,420	8	2000	Avg	4,205	N	N	7207 THOMPSON AVE SE
10	3	785209	0860	07/11/13	\$434,950	\$502,000	2,420	8	2000	Avg	4,209	N	N	34805 SE BURROWS WAY
10	3	785325	0210	08/16/13	\$550,230	\$628,000	2,420	8	2005	Avg	7,753	N	N	7018 SILENT CREEK AVE SE
10	3	785331	0640	04/05/13	\$477,000	\$567,000	2,420	8	2008	Avg	8,173	N	N	8805 SWENSON DR SE
10	3	785209	0810	11/19/14	\$515,000	\$520,000	2,430	8	2001	Avg	4,203	N	N	34825 SE BURROWS WAY
10	3	785219	0530	08/30/12	\$455,000	\$580,000	2,430	8	2004	Avg	5,806	N	N	7027 COOK CT SE
10	3	785219	0620	09/13/13	\$470,000	\$532,000	2,430	8	2004	Avg	5,750	N	N	7005 COOK CT SE
10	2	785336	1250	09/09/13	\$459,000	\$520,000	2,430	8	2011	Avg	5,000	N	N	35023 SE TERRACE ST
10	3	785202	0540	08/28/13	\$477,000	\$543,000	2,460	8	1999	Avg	4,256	N	N	35518 SE KINSEY ST
10	3	785338	0060	05/21/13	\$485,000	\$568,000	2,460	8	2009	Avg	3,989	N	N	9404 FRONTIER AVE SE
10	3	785338	0110	07/03/13	\$485,000	\$561,000	2,460	8	2010	Avg	4,460	N	N	9420 FRONTIER AVE SE
10	3	785204	0210	12/19/12	\$389,449	\$479,000	2,470	8	1999	Avg	3,811	N	N	7206 DOUGLAS AVE SE

Improved Sales Used in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	3	785204	0210	06/17/14	\$449,950	\$472,000	2,470	8	1999	Avg	3,811	N	N	7206 DOUGLAS AVE SE
10	3	785214	0260	03/04/13	\$445,000	\$534,000	2,470	8	2003	Avg	6,386	N	N	6720 ELDERBERRY AVE SE
10	3	785340	0040	04/19/12	\$421,990	\$563,000	2,470	8	2011	Avg	4,098	Y	N	34325 SE JACOBIA ST
10	3	785325	0170	12/17/13	\$516,500	\$569,000	2,480	8	2005	Avg	6,695	N	N	7002 SILENT CREEK AVE SE
10	3	785340	0200	02/11/13	\$478,900	\$579,000	2,480	8	2011	Avg	4,229	N	N	9322 NYE AVE SE
10	3	785338	0100	07/25/13	\$500,000	\$575,000	2,490	8	2010	Avg	4,599	N	N	9416 FRONTIER AVE SE
10	3	785341	0170	02/27/13	\$448,148	\$539,000	2,490	8	2013	Avg	6,537	N	N	9126 NYE AVE SE
10	3	785341	0250	03/20/13	\$476,981	\$570,000	2,490	8	2013	Avg	4,999	Y	N	34227 SE JACOBIA ST
10	3	785202	0510	12/21/12	\$425,000	\$522,000	2,500	8	1999	Avg	4,033	N	N	35507 SE KINSEY ST
10	3	785209	0180	05/21/12	\$423,000	\$558,000	2,500	8	2000	Avg	4,270	N	N	7215 THOMPSON AVE SE
10	3	785209	0180	08/04/14	\$538,500	\$558,000	2,500	8	2000	Avg	4,270	N	N	7215 THOMPSON AVE SE
10	3	785209	0820	07/29/14	\$539,900	\$560,000	2,500	8	2001	Avg	4,203	N	N	34821 SE BURROWS WAY
10	3	785338	0010	04/19/13	\$460,000	\$545,000	2,500	8	2010	Avg	4,691	Y	N	9310 FRONTIER AVE SE
10	3	785340	0070	11/29/12	\$424,703	\$526,000	2,500	8	2012	Avg	4,121	Y	N	34315 SE JACOBIA ST
10	3	785341	0200	11/27/12	\$414,722	\$514,000	2,500	8	2013	Avg	4,537	N	N	9202 NYE AVE SE
10	3	785341	0220	10/17/12	\$419,088	\$526,000	2,500	8	2012	Avg	5,122	N	N	9210 NYE AVE SE
10	3	785341	0230	11/08/12	\$419,894	\$523,000	2,500	8	2012	Avg	5,352	N	N	9214 NYE AVE SE
10	3	785341	0240	12/11/12	\$417,762	\$515,000	2,500	8	2013	Avg	4,885	Y	N	34229 SE JACOBIA ST
10	3	785341	0280	12/13/12	\$456,360	\$562,000	2,500	8	2013	Avg	5,487	Y	N	34221 SE JACOBIA ST
10	3	785338	0180	09/23/13	\$485,000	\$548,000	2,510	8	2010	Avg	4,359	N	N	9429 ELM AVE SE
10	3	785211	0250	01/18/12	\$450,000	\$619,000	2,520	8	2001	Avg	6,829	N	N	6926 CURTIS DR SE
10	3	785340	0060	10/11/12	\$425,000	\$535,000	2,520	8	2012	Avg	4,027	Y	N	34319 SE JACOBIA ST
10	3	785340	0110	08/22/12	\$422,612	\$540,000	2,520	8	2012	Avg	4,701	N	N	9216 NYE AVE SE
10	3	785340	0150	05/10/12	\$418,637	\$554,000	2,520	8	2012	Avg	3,801	N	N	9302 NYE AVE SE
10	3	785340	0190	02/25/13	\$475,244	\$572,000	2,520	8	2011	Avg	3,958	N	N	9318 NYE AVE SE
10	3	785341	0270	03/21/13	\$456,028	\$545,000	2,520	8	2013	Avg	5,300	Y	N	34223 SE JACOBIA ST
10	3	785341	0290	01/17/13	\$466,854	\$569,000	2,520	8	2013	Avg	7,376	Y	N	34219 SE JACOBIA ST
10	2	785336	1080	01/22/14	\$440,000	\$480,000	2,530	8	2011	Avg	7,798	N	N	9416 RAINES AVE SE
10	3	785338	0260	05/22/13	\$475,000	\$557,000	2,530	8	2010	Avg	3,600	N	N	34413 SE NYE ST
10	3	785340	0020	03/16/12	\$414,990	\$560,000	2,540	8	2012	Avg	4,382	Y	N	34329 SE JACOBIA ST
10	3	785340	0050	02/18/12	\$407,490	\$555,000	2,540	8	2011	Avg	4,026	Y	N	34321 SE JACOBIA ST

Improved Sales Used in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	3	785340	0090	01/04/13	\$434,595	\$532,000	2,540	8	2012	Avg	4,349	Y	N	34307 SE JACOBIA ST
10	3	785340	0100	09/10/12	\$420,183	\$534,000	2,540	8	2012	Avg	4,398	Y	N	34303 SE JACOBIA ST
10	3	785340	0120	07/12/12	\$433,146	\$561,000	2,540	8	2012	Avg	4,539	N	N	9220 NYE AVE SE
10	3	785340	0130	08/01/12	\$427,609	\$551,000	2,540	8	2012	Avg	3,804	N	N	9224 NYE AVE SE
10	3	785340	0140	11/21/12	\$424,342	\$527,000	2,540	8	2012	Avg	3,800	N	N	9228 NYE AVE SE
10	3	785340	0160	06/18/12	\$424,990	\$555,000	2,540	8	2012	Avg	3,801	N	N	9306 NYE AVE SE
10	3	785340	0170	08/20/12	\$414,896	\$531,000	2,540	8	2012	Avg	3,801	N	N	9310 NYE AVE SE
10	3	785340	0180	05/02/13	\$446,830	\$527,000	2,540	8	2012	Avg	3,852	N	N	9314 NYE AVE SE
10	3	785340	0210	04/23/13	\$485,508	\$574,000	2,540	8	2013	Avg	5,539	N	N	9326 NYE AVE SE
10	3	785341	0180	02/19/13	\$428,984	\$517,000	2,540	8	2013	Avg	4,637	N	N	9128 NYE AVE SE
10	3	785341	0190	12/04/12	\$428,549	\$530,000	2,540	8	2013	Avg	4,559	N	N	9130 NYE AVE SE
10	3	785341	0210	02/20/13	\$428,296	\$516,000	2,540	8	2013	Avg	4,712	N	N	9206 NYE AVE SE
10	3	785341	0260	03/07/13	\$477,390	\$573,000	2,540	8	2013	Avg	5,149	Y	N	34225 SE JACOBIA ST
10	3	785201	0330	01/20/12	\$400,000	\$550,000	2,550	8	1998	Avg	5,827	N	N	7318 FAIRWAY AVE SE
10	3	785201	0950	10/20/14	\$543,500	\$553,000	2,550	8	1998	Avg	5,835	N	N	7101 FAIRWAY AVE SE
10	3	785340	0080	12/18/12	\$430,004	\$529,000	2,550	8	2012	Avg	4,261	Y	N	34311 SE JACOBIA ST
10	3	785202	0320	06/28/12	\$459,000	\$598,000	2,580	8	2000	Avg	5,431	N	N	7619 DOGWOOD LN SE
10	3	785211	0140	07/18/14	\$552,250	\$575,000	2,580	8	2002	Avg	5,823	N	N	7027 CURTIS DR SE
10	2	785336	0250	07/10/14	\$592,000	\$617,000	2,580	8	2012	Avg	5,000	N	N	35120 SE BRINKLEY ST
10	3	785209	0750	07/25/12	\$455,000	\$587,000	2,590	8	2001	Avg	5,756	N	N	7232 HOFF AVE SE
10	3	785209	0750	07/21/14	\$576,000	\$599,000	2,590	8	2001	Avg	5,756	N	N	7232 HOFF AVE SE
10	3	785209	0770	02/05/14	\$542,000	\$589,000	2,590	8	2001	Avg	5,756	N	N	7310 HOFF AVE SE
10	3	785219	0240	04/24/12	\$431,000	\$574,000	2,590	8	2004	Avg	6,000	N	N	6732 SILENT CREEK AVE SE
10	2	785336	1060	05/04/12	\$465,000	\$617,000	2,590	8	2012	Avg	7,650	N	N	9503 RAINES AVE SE
10	3	785211	0080	04/01/14	\$540,000	\$578,000	2,600	8	2002	Avg	7,486	N	N	7120 THOMPSON AVE SE
10	3	785211	0400	10/09/13	\$525,000	\$590,000	2,600	8	2001	Avg	6,729	N	N	7114 CURTIS DR SE
10	3	785211	0380	07/03/14	\$605,000	\$632,000	2,610	8	2001	Avg	6,405	N	N	7102 CURTIS DR SE
10	2	785336	1440	08/01/12	\$439,995	\$566,000	2,610	8	2012	Avg	4,350	N	N	35321 SE TERRACE ST
10	2	785327	0360	04/04/13	\$492,000	\$585,000	2,620	8	2005	Avg	6,115	N	N	6218 DOUGLAS AVE SE
10	2	785336	0320	12/31/12	\$486,730	\$596,000	2,630	8	2010	Avg	5,449	N	N	9328 POINT AVE SE
10	2	785336	0320	02/20/14	\$607,000	\$657,000	2,630	8	2010	Avg	5,449	N	N	9328 POINT AVE SE

Improved Sales Used in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	3	785322	0530	05/01/14	\$500,000	\$531,000	2,640	8	2004	Avg	4,735	Y	N	7508 PINNACLE PL SE
10	3	785322	0530	10/23/13	\$471,275	\$527,000	2,640	8	2004	Avg	4,735	Y	N	7508 PINNACLE PL SE
10	3	785322	0880	10/31/12	\$425,000	\$531,000	2,650	8	2004	Avg	8,203	N	N	36409 SE ISLEY ST
10	3	785322	0970	05/28/14	\$515,000	\$543,000	2,680	8	2004	Avg	7,178	N	N	36307 SE ISLEY ST
10	2	785336	0230	03/14/12	\$479,900	\$648,000	2,700	8	2011	Avg	5,000	N	N	35114 SE BRINKLEY ST
10	2	785336	0240	08/12/13	\$600,000	\$686,000	2,700	8	2011	Avg	5,000	N	N	35118 SE BRINKLEY ST
10	2	785336	0420	02/10/12	\$510,440	\$697,000	2,700	8	2012	Avg	8,118	Y	N	34910 SE KELLER ST
10	2	785336	0470	02/06/13	\$500,475	\$606,000	2,700	8	2013	Avg	6,403	Y	N	35002 SE KELLER ST
10	3	785219	0550	06/24/13	\$540,000	\$626,000	2,710	8	2004	Avg	6,038	N	N	7023 COOK CT SE
10	2	785336	0220	09/05/12	\$485,000	\$617,000	2,710	8	2011	Avg	5,000	N	N	35110 SE BRINKLEY ST
10	2	785336	1270	08/01/12	\$437,765	\$564,000	2,710	8	2012	Avg	5,000	N	N	35105 SE TERRACE ST
10	2	785336	1280	03/01/13	\$429,265	\$516,000	2,710	8	2013	Avg	5,000	N	N	35109 SE TERRACE ST
10	2	785336	1290	02/04/13	\$436,295	\$529,000	2,710	8	2013	Avg	5,000	N	N	35113 SE TERRACE ST
10	2	785336	1300	10/08/12	\$441,982	\$556,000	2,710	8	2013	Avg	5,000	N	N	35117 SE TERRACE ST
10	2	785336	1320	03/30/12	\$428,380	\$575,000	2,710	8	2012	Avg	5,000	N	N	35125 SE TERRACE ST
10	2	785336	1340	05/21/12	\$442,770	\$584,000	2,710	8	2012	Avg	5,000	N	N	35205 SE TERRACE ST
10	2	785336	1360	07/21/12	\$456,625	\$590,000	2,710	8	2012	Avg	5,000	N	N	35215 SE TERRACE ST
10	2	785336	0080	04/16/12	\$485,025	\$647,000	2,720	8	2011	Avg	5,984	N	N	34906 SE BRINKLEY ST
10	2	785336	0150	02/15/12	\$454,995	\$620,000	2,720	8	2011	Avg	5,443	N	N	35006 SE BRINKLEY ST
10	2	785336	0190	03/17/12	\$439,000	\$592,000	2,720	8	2011	Avg	5,250	N	N	35024 SE BRINKLEY ST
10	2	785336	1410	05/30/14	\$545,000	\$574,000	2,720	8	2012	Avg	4,738	N	N	35307 SE TERRACE ST
10	2	785336	1410	05/12/12	\$465,295	\$616,000	2,720	8	2012	Avg	4,738	N	N	35307 SE TERRACE ST
10	3	785202	0310	03/04/14	\$534,950	\$577,000	2,740	8	2000	Avg	5,665	N	N	7623 DOGWOOD LN SE
10	3	785219	0050	06/26/14	\$620,000	\$649,000	2,740	8	2004	Avg	6,875	N	N	6731 SILENT CREEK AVE SE
10	2	785336	0310	03/28/13	\$524,900	\$626,000	2,750	8	2010	Avg	6,805	N	N	35220 SE BRINKLEY ST
10	2	785336	0400	07/09/12	\$498,640	\$647,000	2,750	8	2012	Avg	7,037	Y	N	34902 SE KELLER ST
10	3	785322	1030	08/08/12	\$446,000	\$573,000	2,760	8	2004	Avg	5,278	Y	N	36217 SE ISLEY ST
10	2	785327	0740	09/17/14	\$632,500	\$648,000	2,760	8	2005	Avg	7,254	N	N	34420 SE DIO ST
10	2	785329	0150	11/19/12	\$525,000	\$652,000	2,790	8	2006	Avg	9,196	Y	N	34312 SE BURKE ST
10	2	785327	0720	01/24/14	\$638,000	\$695,000	2,820	8	2005	Avg	7,277	N	N	34428 SE DIO ST
10	2	785327	0750	05/10/13	\$591,000	\$695,000	2,820	8	2005	Avg	7,250	N	N	34416 SE DIO ST

Improved Sales Used in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	3	785214	0100	10/07/14	\$569,000	\$580,000	2,830	8	2003	Avg	10,954	N	N	6823 ELDERBERRY AVE SE
10	3	785214	0240	08/16/13	\$538,000	\$614,000	2,830	8	2004	Avg	8,451	N	N	34410 SE CARMICHAEL ST
10	2	785329	0260	05/23/13	\$597,900	\$700,000	2,840	8	2006	Avg	7,383	N	N	34330 SE COCHRANE ST
10	3	785322	0630	06/14/13	\$453,000	\$527,000	2,860	8	2004	Avg	11,298	N	N	36324 SE ISLEY ST
10	3	785322	0670	09/18/14	\$540,000	\$553,000	2,860	8	2004	Avg	8,935	N	N	36408 SE ISLEY ST
10	3	785322	0700	08/29/13	\$475,000	\$540,000	2,860	8	2004	Avg	8,781	N	N	36422 SE ISLEY ST
10	3	785322	0710	05/06/13	\$460,000	\$542,000	2,860	8	2004	Avg	8,254	Y	N	36424 SE ISLEY ST
10	2	785329	0160	04/17/13	\$599,000	\$710,000	2,870	8	2006	Avg	6,687	Y	N	34316 SE BURKE ST
10	3	785322	0750	05/03/12	\$421,000	\$559,000	2,890	8	2004	Avg	11,842	Y	N	36506 SE ISLEY ST
10	3	785201	0340	04/03/12	\$375,000	\$503,000	2,910	8	1998	Avg	5,827	N	N	7312 FAIRWAY AVE SE
10	3	785201	0840	07/29/14	\$595,000	\$617,000	2,910	8	1998	Avg	7,287	N	N	7251 FAIRWAY AVE SE
10	3	785201	1010	08/02/13	\$562,000	\$644,000	2,910	8	1998	Avg	6,381	N	N	7005 FAIRWAY AVE SE
10	3	785201	1040	05/21/14	\$589,000	\$622,000	2,910	8	1998	Avg	5,776	Y	N	6907 FAIRWAY AVE SE
10	3	785219	0410	06/26/14	\$600,000	\$628,000	2,910	8	2004	Avg	8,016	N	N	35023 SE CURTIS DR
10	3	785219	0440	01/07/14	\$585,000	\$641,000	2,910	8	2005	Avg	6,186	N	N	35011 CURTIS DR SE
10	2	785327	0480	07/01/13	\$567,000	\$656,000	2,910	8	2006	Avg	6,324	N	N	34402 SE BURKE ST
10	2	785327	0470	12/12/13	\$600,000	\$662,000	2,920	8	2005	Avg	6,254	N	N	34406 SE BURKE ST
10	3	785325	0090	09/29/14	\$681,000	\$696,000	2,930	8	2004	Avg	5,130	N	N	6917 SILENT CREEK AVE SE
10	3	785325	0090	07/25/12	\$593,000	\$765,000	2,930	8	2004	Avg	5,130	N	N	6917 SILENT CREEK AVE SE
10	3	785322	1180	07/23/13	\$570,000	\$655,000	2,950	8	2004	Avg	7,695	Y	N	7618 HUCKLEBERRY WAY SE
10	3	785202	0260	09/11/13	\$555,000	\$629,000	2,960	8	2001	Avg	6,534	Y	N	7645 DOGWOOD LN SE
10	3	785219	0430	02/27/12	\$462,200	\$627,000	2,970	8	2005	Avg	5,936	N	N	35015 SE CURTIS DR
10	3	785219	0450	07/19/13	\$590,000	\$679,000	2,970	8	2005	Avg	7,561	N	N	35009 CURTIS DR SE
10	3	785322	0580	06/18/13	\$491,000	\$571,000	2,970	8	2004	Avg	10,599	Y	N	7520 PINNACLE PL SE
10	3	785322	1060	03/14/13	\$492,000	\$589,000	2,980	8	2004	Avg	6,600	Y	N	7513 PINNACLE PL SE
10	3	785219	0230	07/02/13	\$610,000	\$706,000	2,990	8	2004	Avg	6,701	N	N	6726 SILENT CREEK AVE SE
10	2	785336	0430	08/08/12	\$561,870	\$722,000	3,010	8	2012	Avg	5,000	Y	N	34914 SE KELLER ST
10	2	785336	1330	11/05/12	\$486,495	\$607,000	3,060	8	2013	Avg	5,000	N	N	35129 SE TERRACE ST
10	2	785336	0180	02/13/12	\$502,145	\$685,000	3,230	8	2011	Avg	5,418	N	N	35020 SE BRINKLEY ST
10	2	785336	0330	03/15/13	\$525,000	\$628,000	3,230	8	2011	Avg	9,589	N	N	34907 SE BRINKLEY ST
10	2	785336	1420	08/26/14	\$569,950	\$587,000	3,230	8	2012	Avg	5,899	N	N	35311 SE TERRACE ST

Improved Sales Used in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	2	785336	1420	06/11/12	\$499,995	\$655,000	3,230	8	2012	Avg	5,899	N	N	35311 SE TERRACE ST
10	2	785336	1370	05/09/12	\$499,995	\$662,000	3,310	8	2012	Avg	6,500	N	N	35221 SE TERRACE ST
10	2	785336	1370	05/02/14	\$555,000	\$589,000	3,310	8	2012	Avg	6,500	N	N	35221 SE TERRACE ST
10	3	785337	0070	06/25/14	\$538,000	\$563,000	1,930	9	2014	Avg	5,506	N	N	34716 SE MERRITT ST
10	3	785342	0480	06/18/14	\$536,751	\$563,000	1,930	9	2013	Avg	6,360	N	N	9206 ASH AVE SE
10	3	785335	0210	08/16/13	\$515,000	\$588,000	2,260	9	2013	Avg	8,878	Y	N	35818 SE KENDALL PEAK ST
10	3	785341	0010	02/19/13	\$484,488	\$584,000	2,310	9	2013	Avg	5,176	N	N	9215 NYE AVE SE
10	3	785342	0190	12/09/13	\$576,703	\$637,000	2,310	9	2014	Avg	5,254	N	N	34121 SE ASH ST
10	3	785342	0290	07/09/14	\$520,336	\$543,000	2,310	9	2014	Avg	4,852	N	N	34227 SE ASH ST
10	3	785342	0370	02/21/14	\$509,893	\$552,000	2,310	9	2014	Avg	5,027	N	N	34206 SE ASH ST
10	3	785341	0110	05/01/13	\$505,192	\$596,000	2,330	9	2013	Avg	5,848	N	N	34209 SE NYE ST
10	3	785322	0470	09/15/14	\$615,000	\$631,000	2,350	9	2005	Avg	7,980	Y	N	7424 PINNACLE PL SE
10	3	785322	0510	05/07/12	\$525,000	\$696,000	2,350	9	2005	Avg	8,464	Y	N	7502 PINNACLE PL SE
10	3	785217	0370	05/16/14	\$522,500	\$553,000	2,370	9	2003	Avg	7,875	N	N	6430 EAST CREST VIEW LOOP SE
10	3	785217	0430	01/24/12	\$370,000	\$508,000	2,370	9	2003	Avg	5,333	N	N	6526 SE CREST VIEW LOOP SE
10	3	785342	0120	12/18/13	\$507,000	\$558,000	2,370	9	2013	Avg	6,092	N	N	9119 ASH AVE SE
10	3	785337	0320	11/20/12	\$567,966	\$705,000	2,380	9	2013	Avg	5,463	Y	N	9208 BRINKLEY AVE SE
10	3	785335	0270	02/04/14	\$664,900	\$723,000	2,400	9	2014	Avg	9,626	Y	N	35720 SE KENDALL PEAK ST
10	3	785342	0180	09/23/13	\$522,115	\$589,000	2,400	9	2013	Avg	6,301	N	N	34119 SE ASH ST
10	3	785337	0310	07/30/13	\$660,500	\$758,000	2,420	9	2012	Avg	5,457	Y	N	9212 BRINKLEY AVE SE
10	3	785339	0140	03/08/13	\$607,942	\$729,000	2,420	9	2013	Avg	5,579	Y	N	9425 SATTERLEE AVE SE
10	3	785337	0400	09/23/13	\$662,457	\$748,000	2,440	9	2013	Avg	4,935	Y	N	9112 BRINKLEY AVE SE
10	3	785335	0220	01/29/13	\$519,900	\$631,000	2,450	9	2013	Avg	5,750	Y	N	35814 SE KENDALL PEAK ST
10	3	785337	0300	02/21/13	\$556,210	\$670,000	2,450	9	2013	Avg	5,172	Y	N	9216 BRINKLEY AVE SE
10	3	785337	0350	12/14/12	\$564,158	\$695,000	2,450	9	2013	Avg	4,900	Y	N	9128 BRINKLEY AVE SE
10	3	785337	0370	02/20/13	\$542,390	\$654,000	2,450	9	2013	Avg	4,900	Y	N	9122 BRINKLEY AVE SE
10	3	785339	0110	03/07/13	\$578,130	\$694,000	2,450	9	2013	Avg	6,946	Y	N	34019 SE MAHONIA ST
10	3	785339	0120	12/13/12	\$595,062	\$733,000	2,450	9	2013	Avg	9,042	Y	N	34015 SE MAHONIA ST
10	3	785201	0740	07/24/13	\$530,000	\$609,000	2,480	9	1998	Avg	6,009	N	N	7124 CHANTICLEER AVE SE
10	3	785332	0050	03/29/12	\$440,000	\$591,000	2,490	9	2009	Avg	5,860	N	N	8825 NORMAN AVE SE
10	3	785341	0020	10/18/12	\$456,158	\$572,000	2,490	9	2013	Avg	5,515	N	N	9213 NYE AVE SE

Improved Sales Used in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	3	785341	0070	01/05/13	\$462,435	\$566,000	2,490	9	2013	Avg	6,511	N	N	9125 NYE AVE SE
10	3	785341	0120	04/12/13	\$476,537	\$565,000	2,490	9	2013	Avg	6,075	N	N	34211 SE NYE ST
10	3	785341	0120	03/27/14	\$557,500	\$597,000	2,490	9	2013	Avg	6,075	N	N	34211 SE NYE ST
10	3	785341	0160	02/01/13	\$501,511	\$608,000	2,490	9	2013	Avg	7,784	Y	N	34227 SE NYE ST
10	3	785342	0200	11/12/13	\$556,518	\$619,000	2,490	9	2013	Avg	4,527	N	N	34125 SE ASH ST
10	3	785342	0380	11/05/13	\$537,484	\$599,000	2,490	9	2013	Avg	4,941	N	N	34202 SE ASH ST
10	3	785342	0430	05/09/13	\$508,229	\$598,000	2,490	9	2013	Avg	5,169	Y	N	9112 ASH AVE SE
10	3	785337	0330	08/01/12	\$549,861	\$708,000	2,500	9	2012	Avg	5,465	Y	N	9204 BRINKLEY AVE SE
10	3	785337	0340	11/07/12	\$583,254	\$727,000	2,500	9	2012	Avg	5,317	Y	N	9130 BRINKLEY AVE SE
10	3	785337	0360	12/11/12	\$602,566	\$743,000	2,500	9	2013	Avg	4,900	Y	N	9126 BRINKLEY AVE SE
10	3	785337	0380	04/29/13	\$614,550	\$725,000	2,500	9	2013	Avg	5,050	Y	N	9120 BRINKLEY AVE SE
10	3	785337	0390	05/21/13	\$617,382	\$724,000	2,500	9	2013	Avg	5,070	Y	N	9116 BRINKLEY AVE SE
10	3	785337	0410	07/15/13	\$614,995	\$709,000	2,500	9	2012	Avg	4,900	Y	N	9108 BRINKLEY AVE SE
10	3	785338	0310	10/01/14	\$530,000	\$541,000	2,500	9	2011	Avg	5,044	N	N	9404 ELM AVE SE
10	3	785338	0340	03/05/12	\$455,000	\$616,000	2,500	9	2011	Avg	4,648	N	N	9414 ELM AVE SE
10	3	785340	0230	06/16/14	\$575,000	\$603,000	2,500	9	2011	Avg	6,854	N	N	9321 NYE AVE SE
10	3	785341	0050	10/22/12	\$467,176	\$585,000	2,500	9	2013	Avg	6,481	N	N	9201 NYE AVE SE
10	3	785341	0140	02/26/13	\$522,410	\$629,000	2,500	9	2013	Avg	5,948	N	N	34219 SE NYE ST
10	3	785342	0360	03/04/14	\$548,283	\$591,000	2,500	9	2014	Avg	5,096	N	N	34210 SE ASH ST
10	3	785342	0410	07/18/13	\$507,920	\$585,000	2,500	9	2013	Avg	5,350	Y	N	34120 SE ASH ST
10	3	785342	0450	05/19/14	\$575,000	\$608,000	2,500	9	2013	Avg	4,945	N	N	9120 ASH AVE SE
10	3	785342	0450	05/16/13	\$524,825	\$616,000	2,500	9	2013	Avg	4,945	N	N	9120 ASH AVE SE
10	3	785338	0360	05/17/12	\$455,000	\$601,000	2,510	9	2012	Avg	4,844	N	N	9422 ELM AVE SE
10	3	785335	0180	05/24/12	\$573,375	\$755,000	2,520	9	2011	Avg	5,730	Y	N	6305 WHITAKER LN SE
10	3	785341	0100	06/03/13	\$478,951	\$559,000	2,520	9	2013	Avg	7,409	N	N	34205 SE NYE ST
10	3	785337	0200	05/08/14	\$586,610	\$622,000	2,540	9	2014	Avg	7,096	N	N	9209 BRINKLEY AVE SE
10	3	785337	0210	12/05/13	\$535,265	\$592,000	2,540	9	2013	Avg	6,867	N	N	9213 BRINKLEY AVE SE
10	3	785337	0560	07/11/14	\$583,576	\$608,000	2,540	9	2014	Avg	5,132	N	N	9119 JACOBIA AVE SE
10	3	785342	0320	04/09/14	\$537,653	\$574,000	2,540	9	2013	Avg	8,797	Y	N	34226 SE ASH ST
10	3	785336	0010	11/27/13	\$556,856	\$617,000	2,550	9	2014	Avg	5,277	N	N	9129 JACOBIA AVE SE
10	3	785337	0240	03/09/13	\$521,275	\$625,000	2,550	9	2013	Avg	6,494	Y	N	9225 BRINKLEY AVE SE

Improved Sales Used in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	3	785337	0280	07/16/14	\$625,670	\$651,000	2,550	9	2012	Avg	8,196	Y	N	9313 BRINKLEY AVE SE
10	3	785338	0490	05/29/12	\$430,000	\$566,000	2,550	9	2008	Avg	5,916	N	N	34225 SE ELM ST
10	3	785342	0230	06/06/14	\$542,285	\$570,000	2,550	9	2013	Avg	4,647	N	N	34203 SE ASH ST
10	3	785342	0280	06/10/14	\$523,298	\$550,000	2,550	9	2014	Avg	4,500	N	N	34221 SE ASH ST
10	3	785342	0310	02/27/14	\$579,433	\$626,000	2,550	9	2013	Avg	6,996	Y	N	34307 SE ASH ST
10	3	785342	0340	05/05/14	\$515,236	\$546,000	2,550	9	2013	Avg	5,432	Y	N	34218 SE ASH ST
10	3	785322	0090	03/25/13	\$495,000	\$591,000	2,560	9	2004	Avg	8,791	N	N	7712 GREENRIDGE CT SE
10	3	785337	0250	12/23/14	\$625,000	\$626,000	2,570	9	2012	Avg	6,854	Y	N	9229 BRINKLEY AVE SE
10	3	785337	0250	06/01/12	\$499,990	\$657,000	2,570	9	2012	Avg	6,854	Y	N	9229 BRINKLEY AVE SE
10	3	785342	0130	09/27/13	\$537,135	\$606,000	2,590	9	2013	Avg	6,556	N	N	9117 ASH AVE SE
10	3	785202	0020	09/06/13	\$599,900	\$681,000	2,630	9	2003	Avg	5,850	Y	N	7308 HEATHER AVE SE
10	3	785202	0210	12/18/13	\$611,000	\$673,000	2,630	9	2000	Avg	5,192	N	N	7614 HEATHER AVE SE
10	3	785331	0390	08/05/13	\$515,000	\$590,000	2,630	9	2008	Avg	5,394	N	N	34910 SE MOFFAT ST
10	3	785331	0390	11/27/12	\$484,000	\$600,000	2,630	9	2008	Avg	5,394	N	N	34910 SE MOFFAT ST
10	3	785331	0450	06/06/14	\$589,500	\$620,000	2,630	9	2008	Avg	6,326	N	N	34919 SE MOFFAT ST
10	3	785337	0190	05/13/14	\$590,394	\$625,000	2,630	9	2014	Avg	8,861	N	N	9205 BRINKLEY AVE SE
10	3	785337	0230	07/19/13	\$516,351	\$594,000	2,630	9	2013	Avg	6,899	N	N	9221 BRINKLEY AVE SE
10	3	785337	0270	12/11/12	\$488,235	\$602,000	2,630	9	2013	Avg	6,687	Y	N	9309 BRINKLEY AVE SE
10	3	785337	0570	02/04/14	\$588,292	\$639,000	2,630	9	2014	Avg	5,280	N	N	9121 JACOBIA AVE SE
10	3	785335	0290	04/17/13	\$650,000	\$770,000	2,640	9	2011	Avg	7,040	Y	N	35712 SE KENDALL PEAK ST
10	3	785335	0290	02/29/12	\$630,000	\$854,000	2,640	9	2011	Avg	7,040	Y	N	35712 SE KENDALL PEAK ST
10	3	785343	0740	08/12/14	\$533,160	\$551,000	2,640	9	2014	Avg	6,651	N	N	34020 SE MOSES ST
10	3	785336	0030	08/08/13	\$559,050	\$640,000	2,650	9	2013	Avg	5,158	N	N	9209 JACOBIA AVE SE
10	3	785324	0500	07/19/13	\$550,000	\$633,000	2,660	9	2005	Avg	7,226	N	N	35901 SE SANDALEE CT
10	3	785338	0370	06/07/12	\$460,000	\$603,000	2,660	9	2012	Avg	4,948	N	N	9426 ELM AVE SE
10	3	785336	0040	08/05/13	\$542,182	\$621,000	2,680	9	2013	Avg	5,196	N	N	9213 JACOBIA AVE SE
10	3	785337	0020	10/14/14	\$591,975	\$603,000	2,680	9	2014	Avg	5,250	N	N	9015 BRINKLEY AVE SE
10	3	785340	0240	05/14/14	\$569,916	\$603,000	2,680	9	2011	Avg	5,371	N	N	9319 NYE AVE SE
10	3	785337	0060	06/23/14	\$631,798	\$662,000	2,690	9	2014	Avg	5,500	N	N	34712 SE MERRITT ST
10	3	785332	0030	11/24/14	\$515,000	\$519,000	2,700	9	2009	Avg	5,150	N	N	8903 NORMAN AVE SE
10	3	785332	0200	08/20/12	\$462,850	\$592,000	2,700	9	2010	Avg	6,269	N	N	8830 NORMAN AVE SE

Improved Sales Used in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	3	785341	0060	01/07/13	\$479,770	\$586,000	2,700	9	2013	Avg	6,283	N	N	9129 NYE AVE SE
10	3	785341	0130	06/13/13	\$500,920	\$583,000	2,700	9	2013	Avg	6,017	N	N	34215 SE NYE ST
10	3	785338	0300	03/22/12	\$442,772	\$596,000	2,710	9	2011	Avg	4,982	N	N	9400 ELM AVE SE
10	3	785338	0380	03/20/12	\$439,230	\$592,000	2,710	9	2011	Avg	5,565	N	N	9430 ELM AVE SE
10	3	785342	0220	12/06/13	\$548,080	\$606,000	2,710	9	2014	Avg	4,647	N	N	34129 SE ASH ST
10	3	785209	0270	02/25/14	\$679,000	\$734,000	2,720	9	2001	Avg	6,285	N	N	7200 CURTIS DR SE
10	3	785324	0200	05/16/14	\$619,000	\$655,000	2,720	9	2005	Avg	6,439	Y	N	6516 DENNY PEAK DR SE
10	3	785343	0570	12/02/14	\$691,900	\$697,000	2,730	9	2014	Avg	4,576	N	N	34230 SE MOSES ST
10	3	785338	0330	04/05/12	\$437,000	\$585,000	2,740	9	2011	Avg	4,618	N	N	9410 ELM AVE SE
10	3	785322	0180	08/14/12	\$485,000	\$622,000	2,750	9	2005	Avg	10,058	Y	N	7733 GREENRIDGE CT SE
10	3	785322	0110	05/10/12	\$480,000	\$635,000	2,760	9	2004	Avg	8,494	N	N	7716 GREENRIDGE CT SE
10	3	785322	0160	01/14/13	\$480,000	\$585,000	2,760	9	2004	Avg	8,454	Y	N	7730 GREENRIDGE CT SE
10	3	785341	0080	03/19/13	\$502,902	\$601,000	2,760	9	2013	Avg	8,524	N	N	9121 NYE AVE SE
10	3	785342	0300	07/01/14	\$532,349	\$556,000	2,760	9	2014	Avg	5,258	N	N	34303 SE ASH ST
10	3	785342	0420	08/05/13	\$539,178	\$618,000	2,760	9	2013	Avg	5,272	Y	N	34116 SE ASH ST
10	3	785201	0790	10/07/13	\$580,000	\$652,000	2,770	9	1998	Avg	6,476	N	N	7139 LAUREL AVE SE
10	3	785338	0390	11/09/12	\$460,000	\$573,000	2,770	9	2012	Avg	5,419	N	N	9504 ELM AVE SE
10	3	785341	0030	12/05/12	\$474,517	\$586,000	2,770	9	2013	Avg	6,110	N	N	9209 NYE AVE SE
10	3	785341	0040	04/03/13	\$498,690	\$593,000	2,770	9	2013	Avg	6,784	N	N	9205 NYE AVE SE
10	3	785341	0090	03/25/13	\$537,956	\$642,000	2,770	9	2013	Avg	8,734	N	N	34203 SE NYE ST
10	3	785341	0150	07/03/13	\$490,485	\$567,000	2,770	9	2013	Avg	5,645	N	N	34223 SE NYE ST
10	3	785342	0210	12/02/13	\$557,865	\$617,000	2,770	9	2014	Avg	4,592	N	N	34127 SE ASH ST
10	3	785342	0240	03/05/14	\$553,822	\$597,000	2,770	9	2013	Avg	4,647	N	N	34207 SE ASH ST
10	3	785342	0330	03/03/14	\$522,929	\$564,000	2,770	9	2013	Avg	5,610	Y	N	34222 SE ASH ST
10	3	785342	0350	05/12/14	\$534,837	\$566,000	2,770	9	2014	Avg	5,271	N	N	34214 SE ASH ST
10	3	785342	0400	10/16/13	\$560,325	\$628,000	2,770	9	2013	Avg	4,888	Y	N	34126 SE ASH ST
10	3	785342	0440	07/18/13	\$557,821	\$642,000	2,770	9	2013	Avg	5,162	N	N	9116 ASH AVE SE
10	3	785322	0210	09/22/14	\$563,500	\$577,000	2,780	9	2004	Avg	7,838	Y	N	7721 GREENRIDGE CT SE
10	3	785335	0280	01/28/14	\$689,900	\$751,000	2,780	9	2014	Avg	6,499	Y	N	35716 SE KENDALL PEAK ST
10	3	785335	0310	09/27/13	\$750,000	\$846,000	2,780	9	2013	Avg	15,770	Y	N	35696 SE KENDALL PEAK ST
10	3	785338	0400	09/25/12	\$465,140	\$588,000	2,780	9	2012	Avg	5,213	N	N	9508 ELM AVE SE

Improved Sales Used in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	3	785342	0110	10/03/14	\$594,866	\$607,000	2,780	9	2013	Avg	6,000	N	N	9121 ASH AVE SE
10	3	785342	0170	02/03/14	\$542,550	\$590,000	2,780	9	2013	Avg	8,023	N	N	34117 SE ASH ST
10	3	785201	0770	08/01/12	\$515,800	\$664,000	2,790	9	1998	Avg	6,177	N	N	7125 LAUREL AVE SE
10	3	785342	0390	11/21/13	\$592,167	\$657,000	2,790	9	2013	Avg	4,809	N	N	34130 SE ASH ST
10	3	785211	0730	03/13/14	\$605,000	\$651,000	2,810	9	2000	Avg	8,111	N	N	34828 RHODODENDRON DR SE
10	3	785338	0460	06/17/13	\$525,000	\$610,000	2,820	9	2009	Avg	5,765	N	N	34307 SE ELM ST
10	3	785339	0090	09/26/12	\$494,557	\$625,000	2,840	9	2012	Avg	5,500	N	N	34027 SE MAHONIA ST
10	3	785339	0160	08/31/12	\$568,154	\$724,000	2,840	9	2012	Avg	5,639	Y	N	9325 SATTERLEE AVE SE
10	3	785339	0230	06/21/12	\$485,787	\$634,000	2,840	9	2012	Avg	3,806	N	N	9426 SATTERLEE AVE SE
10	3	785340	0300	11/21/13	\$612,969	\$680,000	2,840	9	2013	Avg	5,426	N	N	9221 NYE AVE SE
10	3	785342	0030	10/11/13	\$604,751	\$679,000	2,840	9	2013	Avg	6,556	N	N	9225 ASH AVE SE
10	3	785342	0090	03/20/14	\$564,973	\$607,000	2,840	9	2013	Avg	6,373	N	N	9129 ASH AVE SE
10	3	785342	0500	08/12/13	\$533,655	\$610,000	2,840	9	2013	Avg	6,600	N	N	9214 ASH AVE SE
10	3	785339	0150	08/03/12	\$593,491	\$764,000	2,850	9	2012	Avg	6,377	Y	N	9327 SATTERLEE AVE SE
10	3	785339	0170	11/29/12	\$508,000	\$629,000	2,850	9	2013	Avg	6,028	Y	N	9326 SATTERLEE AVE SE
10	3	785342	0070	06/25/13	\$545,466	\$633,000	2,850	9	2013	Avg	8,312	N	N	9209 ASH AVE SE
10	3	785342	0150	10/25/13	\$550,000	\$615,000	2,850	9	2013	Avg	9,167	N	N	9111 ASH AVE SE
10	3	785322	0520	04/29/13	\$500,000	\$590,000	2,870	9	2005	Avg	8,611	Y	N	7504 PINNACLE PL SE
10	3	785335	0100	03/23/12	\$537,950	\$724,000	2,880	9	2011	Avg	6,835	N	N	35920 SE KENDALL PEAK ST
10	3	785335	0250	03/19/12	\$536,000	\$722,000	2,880	9	2011	Avg	9,253	Y	N	35728 SE KENDALL PEAK ST
10	3	785211	0610	01/22/14	\$615,000	\$671,000	2,910	9	2001	Good	6,846	N	N	34923 RHODODENDRON DR SE
10	3	785340	0250	06/04/14	\$610,000	\$642,000	2,910	9	2012	Avg	5,260	N	N	9315 NYE AVE SE
10	3	785322	1330	03/26/13	\$548,000	\$654,000	2,920	9	2004	Avg	6,000	Y	N	7508 SNOWBERRY AVE SE
10	3	785322	1330	12/03/14	\$675,000	\$679,000	2,920	9	2004	Avg	6,000	Y	N	7508 SNOWBERRY AVE SE
10	3	785342	0140	10/07/13	\$564,670	\$635,000	2,920	9	2013	Avg	7,524	N	N	9113 ASH AVE SE
10	3	785335	0140	10/10/12	\$655,000	\$824,000	2,930	9	2012	Avg	9,545	Y	N	6215 WHITAKER LN SE
10	3	785335	0300	02/13/13	\$655,000	\$791,000	2,930	9	2012	Avg	8,069	Y	N	35704 SE KENDALL PEAK ST
10	3	785338	0480	05/29/14	\$650,880	\$686,000	2,930	9	2008	Avg	6,050	N	N	34229 SE ELM ST
10	3	785335	0060	04/07/12	\$525,000	\$703,000	2,940	9	2010	Avg	5,500	N	N	35921 SE KENDALL PEAK ST
10	3	785343	0560	12/16/14	\$714,990	\$718,000	2,940	9	2014	Avg	5,537	N	N	34304 SE MOSES ST
10	3	785201	0680	07/10/13	\$600,000	\$693,000	2,950	9	1998	Avg	10,129	N	N	7314 CHANTICLEER AVE SE

Improved Sales Used in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	3	785201	0710	06/16/14	\$669,000	\$702,000	2,950	9	1998	Avg	7,884	N	N	7220 CHANTICLEER AVE SE
10	3	785201	0780	11/15/13	\$589,000	\$655,000	2,950	9	1999	Avg	6,072	N	N	7131 LAUREL AVE SE
10	3	785339	0070	12/19/12	\$550,000	\$676,000	2,950	9	2012	Avg	9,713	N	N	34105 SE MAHONIA ST
10	3	785328	0430	04/19/13	\$673,200	\$797,000	2,960	9	2006	Avg	5,600	Y	N	6907 OAKMONT AVE SE
10	3	785339	0210	09/24/12	\$541,242	\$685,000	2,960	9	2013	Avg	5,528	Y	N	9420 SATTERLEE AVE SE
10	3	785339	0240	12/13/12	\$550,395	\$678,000	2,960	9	2013	Avg	6,798	N	N	34104 SE MAHONIA ST
10	3	785340	0290	12/06/12	\$534,781	\$660,000	2,960	9	2013	Avg	5,307	N	N	9225 NYE AVE SE
10	3	785342	0010	07/12/13	\$622,018	\$718,000	2,960	9	2013	Avg	9,428	N	N	34120 SE MAHONIA ST
10	3	785342	0050	08/12/13	\$575,756	\$658,000	2,960	9	2013	Avg	8,994	N	N	9217 ASH AVE SE
10	3	785342	0100	06/23/14	\$633,634	\$664,000	2,960	9	2014	Avg	6,000	N	N	9125 ASH AVE SE
10	3	785342	0490	04/02/14	\$631,094	\$675,000	2,960	9	2013	Avg	6,522	N	N	9210 ASH AVE SE
10	3	785342	0510	01/16/14	\$650,265	\$710,000	2,960	9	2013	Avg	6,567	N	N	9218 ASH AVE SE
10	3	785342	0540	10/30/13	\$604,515	\$675,000	2,960	9	2013	Avg	5,500	N	N	9226 ASH AVE SE
10	3	785201	0820	03/12/13	\$568,000	\$680,000	2,970	9	1999	Avg	7,686	N	N	7215 LAUREL AVE SE
10	3	785211	0440	07/10/13	\$630,000	\$727,000	2,980	9	2000	Avg	11,998	Y	N	34922 RHODODENDRON DR SE
10	3	785211	0690	05/22/14	\$622,500	\$657,000	2,980	9	2000	Avg	8,107	N	N	34823 RHODODENDRON DR SE
10	3	785342	0160	12/04/13	\$575,000	\$636,000	2,980	9	2013	Avg	10,354	N	N	34115 SE ASH ST
10	3	785211	0740	11/12/14	\$645,500	\$653,000	2,990	9	2000	Avg	8,622	N	N	34904 RHODODENDRON DR SE
10	3	785217	0510	06/06/12	\$485,000	\$636,000	2,990	9	2003	Avg	5,126	N	N	6704 EAST CREST VIEW LOOP SE
10	3	785335	0230	04/22/14	\$693,000	\$738,000	2,990	9	2010	Avg	5,750	Y	N	35810 SE KENDALL PEAK ST
10	3	785211	0540	05/27/13	\$629,088	\$736,000	3,000	9	2001	Avg	10,318	N	N	35011 RHODODENDRON DR SE
10	3	785335	0110	04/03/12	\$554,990	\$744,000	3,000	9	2011	Avg	7,028	N	N	35918 SE KENDALL PEAK ST
10	3	785328	0680	12/18/13	\$720,000	\$793,000	3,020	9	2006	Avg	5,245	Y	N	6827 PINEHURST AVE SE
10	3	785339	0040	04/13/12	\$524,990	\$701,000	3,020	9	2012	Avg	5,500	N	N	34119 SE MAHONIA ST
10	3	785217	0110	05/15/12	\$470,000	\$621,000	3,030	9	2003	Avg	5,269	N	N	6625 WEST CREST VIEW LOOP SE
10	3	785335	0010	05/20/13	\$610,000	\$715,000	3,030	9	2012	Avg	6,612	N	N	36017 SE KENDALL PEAK ST
10	3	785336	0020	10/28/13	\$610,322	\$682,000	3,030	9	2013	Avg	5,211	N	N	9205 JACOBIA AVE SE
10	3	785336	0050	10/17/13	\$644,815	\$723,000	3,030	9	2013	Avg	5,278	N	N	9219 JACOBIA AVE SE
10	3	785337	0220	09/30/13	\$594,621	\$670,000	3,030	9	2014	Avg	7,314	N	N	9217 BRINKLEY AVE SE
10	3	785337	0260	06/01/12	\$522,500	\$687,000	3,030	9	2012	Avg	6,752	Y	N	9305 BRINKLEY AVE SE
10	3	785337	0260	07/11/14	\$635,000	\$662,000	3,030	9	2012	Avg	6,752	Y	N	9305 BRINKLEY AVE SE

Improved Sales Used in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	3	785337	0580	01/15/14	\$613,683	\$671,000	3,030	9	2013	Avg	5,281	N	N	8125 JACOBIA AVE SE
10	3	785209	0360	04/23/14	\$765,000	\$814,000	3,040	9	2001	Avg	6,871	Y	N	7318 CURTIS DR SE
10	3	785209	0370	08/22/12	\$750,000	\$959,000	3,040	9	2001	Avg	7,483	Y	N	7322 CURTIS DR SE
10	3	785211	0680	08/14/12	\$585,000	\$750,000	3,060	9	2001	Avg	8,660	N	N	34827 RHODODENDRON DR SE
10	3	785324	0660	08/20/14	\$650,000	\$671,000	3,060	9	2004	Avg	7,831	Y	N	35913 SE KALEETAN LOOP
10	3	785322	1320	07/10/13	\$606,000	\$700,000	3,100	9	2004	Avg	5,974	Y	N	7502 SNOWBERRY AVE SE
10	3	785322	1360	08/26/14	\$686,000	\$707,000	3,100	9	2004	Avg	6,000	Y	N	7522 SNOWBERRY AVE SE
10	3	785324	0560	09/03/14	\$585,000	\$602,000	3,110	9	2005	Avg	6,479	N	N	35912 SE KALEETAN LOOP
10	3	785328	0170	04/09/12	\$535,000	\$716,000	3,110	9	2006	Avg	8,627	N	N	36110 SE TURNBERRY ST
10	3	785327	0090	06/05/13	\$630,000	\$735,000	3,120	9	2005	Avg	7,999	N	N	34701 SE CARMICHAEL LOOP
10	3	785328	0610	11/17/14	\$709,950	\$717,000	3,130	9	2006	Avg	6,293	Y	N	6904 PINEHURST AVE SE
10	3	785328	0640	08/16/13	\$725,000	\$828,000	3,130	9	2006	Avg	6,790	Y	N	6914 PINEHURST AVE SE
10	3	785324	0620	05/02/12	\$545,000	\$723,000	3,140	9	2004	Avg	8,350	Y	N	35903 SE KALEETAN LOOP
10	3	785324	0720	03/13/13	\$540,000	\$647,000	3,140	9	2004	Avg	6,015	Y	N	6805 DENNY PEAK DR SE
10	3	785202	0160	11/07/13	\$689,000	\$768,000	3,160	9	2001	Avg	7,156	Y	N	7520 HEATHER AVE SE
10	3	785217	0140	06/07/13	\$613,000	\$715,000	3,180	9	2003	Avg	5,438	N	N	6609 WEST CREST VIEW LOOP SE
10	3	785217	0200	04/09/13	\$575,000	\$683,000	3,180	9	2004	Avg	5,379	N	N	6515 WEST CREST VIEW LOOP SE
10	3	785217	0290	01/11/13	\$515,000	\$629,000	3,180	9	2004	Avg	7,996	Y	N	35722 SE CREST VIEW LOOP SE
10	3	785324	0190	04/11/14	\$680,000	\$726,000	3,180	9	2005	Avg	6,508	Y	N	6522 DENNY PEAK DR SE
10	3	785324	0390	09/15/13	\$540,000	\$611,000	3,180	9	2005	Avg	7,320	N	N	6523 DENNY PEAK DR SE
10	3	785342	0470	06/06/13	\$600,271	\$700,000	3,180	9	2013	Avg	5,548	N	N	9128 ASH AVE SE
10	3	785202	0250	06/02/14	\$725,995	\$764,000	3,190	9	2001	Avg	7,869	Y	N	7704 HEATHER AVE SE
10	3	785331	0350	12/03/13	\$570,000	\$630,000	3,190	9	2006	Avg	4,998	N	N	34805 SE BYBEE ST
10	3	785331	0380	12/11/14	\$587,000	\$590,000	3,190	9	2006	Avg	8,737	N	N	34725 SE BYBEE ST
10	3	785331	0460	06/06/12	\$535,000	\$702,000	3,190	9	2008	Avg	5,703	N	N	34917 SE MOFFAT ST
10	3	785331	0750	09/17/12	\$457,000	\$579,000	3,190	9	2006	Avg	6,640	N	N	34619 SE LEITZ ST
10	3	785217	0280	05/04/12	\$500,000	\$663,000	3,200	9	2004	Avg	8,083	Y	N	35718 SE CREST VIEW LOOP SE
10	3	785324	0250	11/25/13	\$689,000	\$764,000	3,200	9	2005	Avg	10,260	Y	N	6422 DENNY PEAK DR SE
10	3	785328	0370	11/14/14	\$805,000	\$814,000	3,200	9	2006	Avg	7,810	N	N	6923 OAKMONT AVE SE
10	3	785328	0690	09/12/14	\$775,000	\$795,000	3,200	9	2006	Avg	4,918	Y	N	6825 PINEHURST AVE SE
10	3	785331	0580	05/14/13	\$599,900	\$705,000	3,200	9	2008	Avg	5,834	N	N	8826 MCINTOSH CT SE

Improved Sales Used in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	3	785335	0170	05/16/14	\$675,000	\$714,000	3,200	9	2009	Avg	6,455	N	N	6227 WHITAKER LN SE
10	3	785322	0300	07/11/12	\$535,000	\$694,000	3,210	9	2004	Avg	8,886	N	N	7611 SNOWBERRY AVE SE
10	3	785322	1410	08/29/12	\$535,000	\$682,000	3,210	9	2004	Avg	8,974	Y	N	7628 SNOWBERRY AVE SE
10	3	785327	0050	06/18/13	\$566,500	\$658,000	3,210	9	2005	Avg	7,559	N	N	34704 SE CARMICHAEL LOOP
10	3	785328	0350	05/12/14	\$809,000	\$856,000	3,210	9	2006	Avg	6,324	N	N	6927 OAKMONT AVE SE
10	3	785331	0850	02/21/14	\$510,000	\$552,000	3,210	9	2006	Avg	7,041	Y	N	34614 SE LEITZ ST
10	3	785335	0260	10/24/12	\$615,000	\$770,000	3,210	9	2012	Avg	9,356	Y	N	35724 SE KENDALL PEAK ST
10	3	785340	0310	09/24/13	\$605,086	\$683,000	3,210	9	2013	Avg	6,023	N	N	9217 NYE AVE SE
10	3	785202	0240	10/23/14	\$740,000	\$752,000	3,220	9	2001	Avg	7,312	Y	N	7632 HEATHER AVE SE
10	3	785338	0580	02/12/14	\$646,967	\$702,000	3,220	9	2014	Avg	5,500	N	N	9302 ASH AVE SE
10	3	785339	0080	07/18/12	\$537,646	\$695,000	3,220	9	2012	Avg	5,500	N	N	34101 SE MAHONIA ST
10	3	785339	0180	08/08/12	\$546,414	\$702,000	3,220	9	2012	Avg	6,516	Y	N	9330 SATTERLEE AVE SE
10	3	785339	0220	04/18/13	\$639,264	\$757,000	3,220	9	2013	Avg	5,470	N	N	9424 SATTERLEE AVE SE
10	3	785339	0260	02/26/13	\$566,310	\$681,000	3,220	9	2013	Avg	5,741	N	N	34116 SE MAHONIA ST
10	3	785342	0040	05/16/13	\$591,651	\$695,000	3,220	9	2013	Avg	8,744	N	N	9221 ASH AVE SE
10	3	785342	0080	10/07/13	\$621,451	\$699,000	3,220	9	2013	Avg	6,837	N	N	9207 ASH AVE SE
10	3	785342	0530	10/17/13	\$647,194	\$726,000	3,220	9	2013	Avg	6,057	N	N	9224 ASH AVE SE
10	3	785217	0560	10/22/12	\$515,000	\$645,000	3,230	9	2003	Avg	5,548	N	N	6728 CREST VIEW AVE SE
10	3	785324	0470	03/26/13	\$530,000	\$632,000	3,230	9	2005	Avg	7,689	N	N	6615 DENNY PEAK DR SE
10	3	785331	0010	08/27/12	\$498,500	\$636,000	3,240	9	2007	Avg	7,003	N	N	8521 BYBEE CT SE
10	3	785331	0090	11/08/12	\$510,000	\$636,000	3,240	9	2007	Avg	5,300	N	N	8602 LEITZ AVE SE
10	3	785331	0150	07/22/14	\$625,000	\$650,000	3,240	9	2007	Avg	5,324	N	N	34901 SE LEITZ ST
10	3	785331	0200	08/29/12	\$470,100	\$600,000	3,240	9	2007	Avg	6,454	N	N	34811 SE LEITZ ST
10	3	785331	0330	11/21/13	\$560,000	\$622,000	3,240	9	2007	Avg	8,010	N	N	34811 SE BYBEE ST
10	3	785331	0480	02/02/14	\$641,900	\$698,000	3,240	9	2008	Avg	6,041	N	N	34913 SE MOFFAT ST
10	3	785201	0660	09/19/13	\$585,000	\$661,000	3,250	9	1999	Avg	7,958	N	N	7307 CHANTICLEER AVE SE
10	3	785322	1390	03/14/12	\$535,000	\$722,000	3,250	9	2004	Avg	6,000	Y	N	7608 SNOWBERRY AVE SE
10	3	785331	0180	12/04/12	\$497,500	\$615,000	3,250	9	2007	Avg	6,091	N	N	34819 SE LEITZ ST
10	3	785343	0180	07/16/14	\$699,188	\$728,000	3,250	9	2014	Avg	5,478	N	N	9219 SATTERLEE AVE SE
10	3	785217	0150	10/16/13	\$625,000	\$701,000	3,260	9	2003	Avg	5,785	N	N	6603 WEST CREST VIEW LOOP SE
10	3	785217	0310	11/12/13	\$645,000	\$718,000	3,260	9	2003	Avg	8,877	Y	N	35730 SE CREST VIEW LOOP SE

Improved Sales Used in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	3	785330	1540	03/21/13	\$630,000	\$753,000	3,260	9	2007	Avg	16,446	N	N	34002 SE SALAL ST
10	3	785335	0090	06/04/14	\$648,000	\$682,000	3,290	9	2008	Avg	6,203	N	N	35924 SE KENDALL PEAK ST
10	3	785335	0150	03/27/12	\$599,950	\$806,000	3,290	9	2011	Avg	8,731	N	N	6219 WHITAKER LN SE
10	3	785331	0400	01/08/13	\$513,400	\$627,000	3,310	9	2008	Avg	5,451	N	N	34912 SE MOFFAT ST
10	3	785331	0590	05/29/14	\$658,000	\$694,000	3,310	9	2008	Avg	6,166	N	N	8830 MCINTOSH CT SE
10	3	785338	0590	05/16/14	\$645,000	\$682,000	3,320	9	2010	Avg	5,500	N	N	9306 ASH AVE SE
10	3	785324	0370	03/27/13	\$584,000	\$696,000	3,330	9	2005	Avg	7,260	N	N	6509 DENNY PEAK DR SE
10	3	785331	0290	04/27/12	\$460,000	\$612,000	3,330	9	2006	Avg	7,131	N	N	34818 SE LEITZ ST
10	3	785339	0060	03/14/12	\$562,000	\$758,000	3,380	9	2012	Avg	6,824	N	N	34109 SE MAHONIA ST
10	3	785339	0100	08/29/12	\$569,262	\$726,000	3,380	9	2012	Avg	6,110	N	N	34023 SE MAHONIA ST
10	3	785339	0100	02/04/14	\$668,000	\$726,000	3,380	9	2012	Avg	6,110	N	N	34023 SE MAHONIA ST
10	3	785339	0200	09/19/12	\$580,442	\$735,000	3,380	9	2012	Avg	5,999	Y	N	9416 SATTERLEE AVE SE
10	3	785328	0540	01/21/14	\$680,000	\$742,000	3,390	9	2006	Avg	6,940	Y	N	6818 PINEHURST AVE SE
10	3	785328	0550	05/28/14	\$700,000	\$738,000	3,390	9	2006	Avg	5,099	Y	N	6820 PINEHURST AVE SE
10	3	785328	0620	09/20/12	\$610,500	\$773,000	3,390	9	2006	Avg	5,805	Y	N	6908 PINEHURST AVE SE
10	3	785328	0620	12/12/14	\$689,000	\$692,000	3,390	9	2006	Avg	5,805	Y	N	6908 PINEHURST AVE SE
10	3	785328	0570	06/04/14	\$765,000	\$805,000	3,400	9	2006	Avg	5,104	Y	N	6824 PINEHURST AVE SE
10	3	785337	0040	04/29/14	\$663,587	\$705,000	3,400	9	2014	Avg	6,124	N	N	34704 SE MERRITT ST
10	3	785340	0260	05/13/14	\$660,000	\$699,000	3,400	9	2012	Avg	5,196	N	N	9311 NYE AVE SE
10	3	785340	0280	12/02/13	\$645,948	\$715,000	3,400	9	2013	Avg	5,221	N	N	9303 NYE AVE SE
10	3	785342	0020	03/13/13	\$632,121	\$757,000	3,400	9	2013	Avg	7,367	N	N	9229 ASH AVE SE
10	3	785342	0060	04/04/13	\$591,468	\$703,000	3,400	9	2013	Avg	8,769	N	N	9213 ASH AVE SE
10	3	785342	0460	08/05/13	\$617,134	\$707,000	3,400	9	2013	Avg	5,203	N	N	9124 ASH AVE SE
10	3	785342	0520	06/20/13	\$633,058	\$735,000	3,400	9	2013	Avg	6,162	N	N	9220 ASH AVE SE
10	3	785332	0361	11/09/12	\$545,000	\$679,000	3,430	9	2009	Avg	6,792	N	N	35126 SE SWENSON ST
10	3	785324	0430	02/01/13	\$526,000	\$638,000	3,450	9	2005	Avg	8,809	N	N	35907 SE KENNEDY CT
10	3	785324	0510	06/19/13	\$589,000	\$684,000	3,450	9	2005	Avg	8,496	N	N	35905 SE SANDALEE CT
10	3	785324	0530	06/25/13	\$600,000	\$696,000	3,450	9	2005	Avg	9,209	N	N	35913 SE SANDALEE CT
10	3	785327	0200	10/21/14	\$672,500	\$684,000	3,470	9	2005	Avg	6,651	N	N	34612 SE CARMICHAEL LOOP
10	3	785327	0180	09/25/12	\$560,000	\$708,000	3,530	9	2005	Avg	8,127	N	N	34618 SE CARMICHAEL LOOP
10	3	785328	0280	04/08/14	\$705,000	\$753,000	3,530	9	2006	Avg	9,940	Y	N	6917 ARDMORE AVE SE

Improved Sales Used in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	3	785330	1400	05/20/14	\$625,000	\$660,000	3,550	9	2007	Avg	8,048	N	N	6519 SWORD FERN AVE SE
10	3	785330	1570	06/17/13	\$618,000	\$718,000	3,550	9	2006	Avg	10,968	N	N	34014 SE SALAL ST
10	3	785322	0150	09/14/12	\$530,000	\$673,000	3,560	9	2004	Avg	9,752	Y	N	7726 GREENRIDGE CT SE
10	3	785331	0440	02/13/12	\$585,000	\$798,000	3,600	9	2008	Avg	10,264	N	N	34921 SE MOFFAT ST
10	3	785201	0670	07/09/14	\$692,500	\$722,000	3,710	9	1999	Avg	7,984	N	N	7313 CHANTICLEER AVE SE
10	3	785328	0040	11/29/12	\$616,500	\$763,000	3,880	9	2006	Avg	9,883	Y	N	36203 SE TURNBERRY ST
10	3	785328	0130	03/14/12	\$606,625	\$819,000	3,880	9	2006	Avg	8,330	N	N	36014 SE TURNBERRY ST
10	3	785324	0100	09/02/14	\$772,500	\$795,000	3,890	9	2004	Avg	9,130	Y	N	6708 DENNY PEAK DR SE
10	3	785328	0070	05/28/13	\$695,000	\$813,000	3,940	9	2006	Avg	8,147	Y	N	36117 SE TURNBERRY ST
10	3	785330	1520	09/03/14	\$695,000	\$715,000	3,940	9	2007	Avg	9,780	N	N	33924 SE SALAL ST
10	3	785330	1390	08/21/14	\$688,000	\$710,000	4,000	9	2007	Avg	9,309	N	N	6521 SWORD FERN AVE SE
10	3	785330	1560	06/25/14	\$762,000	\$798,000	4,000	9	2007	Avg	15,253	N	N	34010 SE SALAL ST
10	3	785331	0190	07/16/13	\$647,000	\$746,000	4,010	9	2007	Avg	5,832	N	N	34815 SE LEITZ ST
10	3	785331	0930	05/14/13	\$567,000	\$666,000	4,010	9	2007	Avg	6,442	N	N	34630 SE LEITZ ST
10	3	785324	0140	12/09/14	\$785,000	\$789,000	4,110	9	2004	Avg	8,328	Y	N	6616 DENNY PEAK DR SE
10	3	785324	0140	09/09/12	\$639,000	\$812,000	4,110	9	2004	Avg	8,328	Y	N	6616 DENNY PEAK DR SE
10	3	785324	0270	03/27/14	\$750,000	\$804,000	4,110	9	2005	Avg	13,602	Y	N	6414 DENNY PEAK DR SE
10	3	785331	1050	04/21/14	\$730,000	\$777,000	4,110	9	2008	Avg	7,045	N	N	34714 SE BYBEE ST
10	3	785331	0080	12/18/13	\$687,500	\$757,000	4,150	9	2007	Avg	5,471	N	N	8526 LEITZ AVE SE
10	3	785328	0100	04/23/14	\$735,000	\$782,000	4,310	9	2006	Avg	8,254	Y	N	36105 SE TURNBERRY ST
10	3	785338	0520	11/04/13	\$599,000	\$668,000	2,760	10	2009	Avg	7,342	N	N	9419 ASH AVE SE
10	3	785322	0320	05/01/12	\$619,950	\$823,000	3,050	10	2004	Avg	7,851	N	N	7601 SNOWBERRY AVE SE
10	4	785198	0080	07/02/12	\$650,000	\$845,000	3,200	10	2003	Avg	12,800	Y	N	6757 CASCADE AVE SE
10	3	785338	0530	09/05/12	\$575,000	\$732,000	3,270	10	2009	Avg	6,058	Y	N	9415 ASH AVE SE
10	3	785338	0640	12/03/12	\$585,000	\$723,000	3,270	10	2010	Avg	5,531	Y	N	9326 ASH AVE SE
10	4	785201	0200	05/22/12	\$670,000	\$883,000	3,290	10	1999	Avg	9,170	Y	N	7216 LAUREL AVE SE
10	4	785201	0290	07/10/14	\$720,000	\$751,000	3,340	10	1999	Avg	8,930	Y	N	35423 SE ENGLISH ST
10	4	785201	0120	01/17/13	\$683,000	\$832,000	3,360	10	2001	Avg	9,170	Y	N	7102 LAUREL AVE SE
10	4	785199	0420	07/09/13	\$670,000	\$774,000	3,430	10	1999	Avg	10,115	N	N	6616 CASCADE LN SE
10	4	785201	0260	11/06/12	\$550,000	\$686,000	3,450	10	1999	Avg	7,865	Y	N	35517 SE ENGLISH ST
10	4	785199	0460	02/29/12	\$594,000	\$805,000	3,480	10	2001	Avg	9,521	Y	N	6706 CASCADE AVE SE

Improved Sales Used in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	4	785212	0030	08/08/14	\$723,000	\$748,000	3,510	10	2001	Avg	9,263	N	N	6615 AZALEA WAY SE
10	4	785212	0140	06/10/14	\$695,000	\$730,000	3,510	10	2001	Avg	9,364	N	N	34819 SE GARDEN CT
10	4	785212	0230	11/13/14	\$852,000	\$862,000	3,530	10	2003	Avg	12,765	N	N	6618 AZALEA WAY SE
10	3	785322	0460	02/06/12	\$635,000	\$868,000	3,530	10	2006	Avg	10,493	Y	N	7420 PINNACLE PL SE
10	4	785199	0350	02/22/13	\$598,800	\$721,000	3,570	10	1999	Avg	10,339	N	N	6535 FAIRWAY AVE SE
10	4	785212	0210	02/10/14	\$792,250	\$860,000	3,570	10	2003	Avg	10,230	N	N	6728 AZALEA WAY SE
10	5	785216	0250	10/24/14	\$942,500	\$958,000	3,570	10	2006	Avg	14,408	Y	N	36224 SE SAINT ANDREWS LN
10	4	785207	0010	09/18/12	\$642,000	\$814,000	3,580	10	2003	Avg	11,181	N	N	6421 FAIRWAY PL SE
10	3	785322	0390	05/02/14	\$785,000	\$833,000	3,660	10	2006	Avg	11,995	Y	N	7425 SNOWBERRY AVE SE
10	4	785208	0100	02/20/14	\$740,000	\$801,000	3,670	10	2001	Avg	10,293	Y	N	35212 AUGUSTA PL SE
10	4	785212	0120	06/20/14	\$725,000	\$760,000	3,690	10	2001	Avg	8,837	N	N	34803 SE GARDEN CT
10	4	785199	0060	03/21/14	\$780,000	\$837,000	3,720	10	1999	Avg	13,002	Y	N	6627 CASCADE AVE SE
10	4	785199	0260	08/13/12	\$780,000	\$1,000,000	3,740	10	1999	Good	18,222	Y	N	6702 FAIRWAY AVE SE
10	3	785322	0440	07/10/13	\$794,442	\$917,000	3,860	10	2006	Avg	10,994	Y	N	7416 PINNACLE PL SE
10	4	785199	0240	07/17/14	\$771,150	\$803,000	3,950	10	2001	Avg	12,320	Y	N	6622 FAIRWAY AVE SE
10	5	785216	0090	03/19/12	\$730,000	\$984,000	3,950	10	2004	Avg	16,489	N	N	7211 SAINT ANDREWS LN SE
10	4	785198	0170	05/23/12	\$850,000	\$1,120,000	4,060	10	2001	Avg	20,806	Y	N	6916 CASCADE AVE SE
10	4	785208	0060	05/14/13	\$840,000	\$987,000	4,170	10	2001	Avg	10,642	Y	N	35124 AUGUSTA PL SE
10	5	785216	0060	06/19/13	\$880,000	\$1,022,000	4,210	10	2004	Avg	16,478	Y	N	7133 SAINT ANDREWS LN SE
10	4	785198	0030	04/16/13	\$765,000	\$906,000	4,420	10	2001	Avg	12,238	Y	N	7101 CASCADE AVE SE
10	5	785216	0310	08/14/14	\$1,010,000	\$1,044,000	3,430	11	2005	Avg	15,877	Y	N	7122 SAINT ANDREWS LN SE
10	4	785198	0110	08/29/12	\$899,900	\$1,148,000	3,540	11	2003	Avg	15,822	Y	N	6766 CASCADE AVE SE
10	4	785201	0150	10/15/12	\$727,500	\$914,000	3,590	11	2003	Avg	9,170	Y	N	7124 LAUREL AVE SE
10	4	785198	0100	06/05/14	\$1,075,000	\$1,131,000	4,070	11	2001	Avg	17,811	Y	N	6758 CASCADE AVE SE
10	4	785207	0060	07/31/14	\$1,145,000	\$1,188,000	4,370	11	2001	Avg	18,361	N	N	35214 PALMETER LN
10	4	785198	0230	08/23/13	\$1,215,000	\$1,384,000	4,610	11	2001	Avg	19,070	Y	N	7009 EAGLE LAKE DR
10	4	785198	0260	07/30/14	\$1,110,000	\$1,152,000	4,750	11	2001	Avg	12,231	Y	N	7102 CASCADE AVE SE
10	4	785207	0080	07/25/12	\$889,000	\$1,147,000	4,780	11	2005	Avg	14,149	Y	N	35206 PALMETER LN
10	4	785207	0210	05/27/14	\$1,149,000	\$1,212,000	4,950	11	2004	Avg	11,533	Y	N	6310 FAIRWAY PL SE
10	5	785216	0220	10/09/13	\$1,300,000	\$1,461,000	4,080	12	2006	Avg	13,178	Y	N	36309 SE SAINT ANDREWS LN
10	5	785216	0130	06/19/12	\$1,225,000	\$1,600,000	5,880	12	2005	Avg	18,866	Y	N	36211 SE SAINT ANDREWS LN

Improved Sales Removed in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	0	027810	0025	12/31/12	\$255,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	0	032307	9043	05/01/14	\$491,000	RELOCATION - SALE TO SERVICE
8	0	032307	9076	01/12/12	\$240,000	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
8	0	032307	9101	04/16/14	\$1,337,294	QUIT CLAIM DEED; NO MARKET EXPOSURE
8	0	102307	9038	05/30/13	\$655,000	IMP. COUNT > 1
8	0	102307	9056	08/16/12	\$88,000	DOR RATIO; NON-REPRESENTATIVE SALE
8	0	102307	9064	07/02/13	\$265,576	GOV'T TO GOV'T; NO MARKET EXPOSURE; RECEIVERSHIP OR TRUSTEE; EXEMPT EXCISE TAX
8	0	102307	9072	01/12/12	\$286,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	102307	9073	05/20/12	\$445,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
8	0	102307	9078	06/20/13	\$200,000	NON-REPRESENTATIVE SALE
8	1	122406	9010	12/19/12	\$475,000	NON-REPRESENTATIVE SALE
8	1	142406	9048	04/02/12	\$1,140,000	OPEN SPACE
8	1	142406	9049	04/11/14	\$295,001	AUCTION SALE; NO MARKET EXPOSURE; BANKRUPTCY RECEIVER TRUSTEE
8	1	142406	9056	08/05/14	\$1,350,000	OBSERVATION OUTSIDE THE NORM; DIAGNOSTIC OUTLIER
8	0	152407	9093	08/27/14	\$275,000	DIAGNOSTIC OUTLIER; RETENTION EXCLUSION FOR THE SAMPLE SET
8	0	162407	9088	08/11/14	\$415,000	NON-NORMAL DISTRIBUTION; DIAGNOSTIC OUTLIER
8	0	172407	9019	10/06/14	\$358,104	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	4	182407	9019	06/20/13	\$665,000	OPEN SPACE
8	4	182407	9031	10/09/12	\$430,000	NON-REPRESENTATIVE SALE
8	4	182407	9045	08/08/13	\$975,000	OPEN SPACE
8	4	182407	9050	11/19/14	\$700,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
8	4	182407	9050	07/08/13	\$1,169,553	NO MARKET EXPOSURE; BANKRUPTCY, RECEIVERSHIP OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	4	182407	9080	01/30/13	\$390,000	NON-REPRESENTATIVE SALE
8	4	182407	9102	04/14/14	\$445,000	MODEL DEVELOPMENT EXCLUSION; DIAGNOSTIC OUTLIER
8	0	192407	9030	02/16/13	\$622,000	IMP. COUNT > 1
8	0	192407	9030	02/15/13	\$622,000	IMP. COUNT > 1; RELOCATION - SALE TO SERVICE
8	0	192407	9065	10/23/12	\$192,500	OPEN SPACE; NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
8	0	202407	9035	06/05/14	\$685,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
8	0	202407	9047	06/03/14	\$485,000	OPEN SPACE; OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
8	0	202407	9062	08/01/14	\$757,000	OPEN SPACE; OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE

Improved Sales Removed in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	0	212407	9032	01/24/14	\$956,400	NON-REPRESENTATIVE SALE
8	0	212407	9043	08/17/12	\$303,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	212407	9084	06/13/12	\$440,000	OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE
8	1	222406	9050	08/29/12	\$579,000	IMP. COUNT > 1
8	1	222406	9128	04/17/14	\$800,000	SALE DATA DOES NOT MATCH ASSESSED VALUE; NO MARKET EXPOSURE
8	2	252406	9067	11/19/12	\$375,000	RETENTION EXCLUSION FOR THE SAMPLE SET; DIAGNOSTIC OUTLIER
8	0	262407	9026	08/22/13	\$894,000	IMP. COUNT > 1
8	0	272407	9046	06/12/13	\$539,800	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
8	0	272407	9046	03/12/13	\$399,501	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
8	0	272407	9051	05/07/13	\$630,000	OPEN SPACE
8	0	272407	9057	11/04/14	\$569,824	NON REPRESENTATIVE;SHORT SALE
8	0	272407	9061	10/10/14	\$610,000	SALE DATA DOES NOT MATCHED ASSESSED VALUE
8	0	272407	9065	06/28/13	\$179,000	DOR RATIO; NO MARKET EXPOSURE
8	0	272407	9075	09/18/14	\$749,950	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
8	0	282407	9023	05/22/14	\$300,000	ANOMALY DETECTION; DIAGNOSTIC OUTLIER
8	0	292407	9029	10/23/13	\$210,000	IMP CHARACTERISTICS CHANGED SALE; NO MARKET EXPOSURE
8	0	292407	9034	09/25/14	\$332,220	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
8	0	292407	9044	07/23/14	\$865,000	IMP. COUNT > 1
8	0	292407	9054	07/13/12	\$685,000	IMP CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
8	0	292407	9060	05/21/13	\$450,000	OPEN SPACE
8	0	302407	9063	07/01/14	\$850,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	0	322407	9058	03/28/13	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	322407	9063	06/13/14	\$259,000	EASEMENT; NO MARKET EXPOSURE
8	0	322407	9083	02/21/12	\$291,000	NON-REPRESENTATIVE SALE; SHORT SALE
8	2	328130	0130	06/05/13	\$40,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K; FULL SALE PRICE NOT REPORTED
8	0	332407	9042	07/29/14	\$865,000	IMP. COUNT > 1; OPEN SPACE; TIMBER AND FOREST LAND
8	0	332407	9045	12/10/13	\$215,000	PERCENT COMPLETE; GOV'T TO GOV'T; NO MARKET EXPOSURE
8	0	332407	9089	11/21/14	\$1,335,000	OBSERVATION OUTSIDE THE NORM; DIAGNOSTIC OUTLIER
8	0	398030	0045	09/05/13	\$385,000	OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	398030	0280	09/27/12	\$397,000	FORCED SALE; QUIT CLAIM DEED; SELLING OR BUYING COSTS AFFECTING SALE PRICE

Improved Sales Removed in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	0	398030	0285	06/12/13	\$133,750	DOR RATIO; OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K; IMP. CHAR CHANGED SINCE SALE
8	0	398030	0371	09/26/14	\$142,000	PREVIOUS IMP. VALUE <= 25K
8	0	689330	0015	04/12/12	\$222,800	DIAGNOSTIC OUTLIER; RETENTION EXCLUSION FOR THE SAMPLE SET
8	0	689330	0080	06/25/14	\$140,000	NO MARKET EXPOSURE; CORPORATE AFFILIATES
8	0	689330	0085	08/26/14	\$229,950	AUCTION SALE; NO MARKET EXPOSURE; BANKRUPTCY RECEIVER TRUSTEE
8	0	689330	0315	08/21/14	\$524,498	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	689350	0010	03/01/12	\$250,199	NON-NORMAL DISTRIBUTION; DIAGNOSTIC OUTLIER
8	0	813170	0435	10/24/13	\$336,200	NON-REPRESENTATIVE SALE; STATEMENT TO DOR
9	3	259749	0450	04/22/14	\$650,000	RELOCATION - SALE TO SERVICE
9	3	262406	9040	10/09/13	\$749,990	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
9	66	362970	0090	08/19/14	\$635,000	PERCENT COMPLETE
9	66	362970	0100	09/04/14	\$635,000	PERCENT COMPLETE
9	66	362970	0110	09/10/14	\$635,000	PERCENT COMPLETE
9	67	362970	0120	10/14/14	\$669,950	PERCENT COMPLETE
9	3	362975	0130	10/10/12	\$283,300	NON-REPRESENTATIVE SALE
9	3	362976	0130	08/29/13	\$511,000	RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
9	3	362976	0130	11/13/13	\$490,399	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
9	3	362980	0060	03/17/14	\$457,000	NON-REPRESENTATIVE SALE
9	3	362983	0070	09/12/13	\$491,000	NON-REPRESENTATIVE SALE
9	3	362983	0160	04/12/13	\$556,871	NO MARKET EXPOSURE; RECEIVERSHIP OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	3	362983	0330	03/06/12	\$510,000	RELOCATION - SALE TO SERVICE; NO MARKET EXPOSURE
9	3	362989	0190	06/06/14	\$1,300,000	MODEL DEVELOPMENT EXCLUSION; DIAGNOSTIC OUTLIER
9	3	362991	0080	12/21/12	\$480,588	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
9	3	362991	0110	07/14/14	\$670,000	RELOCATION - SALE TO SERVICE
9	3	362991	0680	01/06/12	\$410,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
9	3	362991	0720	06/22/12	\$460,000	RELOCATION - SALE TO SERVICE
9	3	362991	0820	07/26/12	\$458,000	NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE
9	3	362992	0840	12/27/12	\$600,000	RETENTION EXCLUSION FOR THE SAMPLE SET; DIAGNOSTIC OUTLIER
9	3	362992	1330	01/19/13	\$590,000	RELOCATION - SALE TO SERVICE
9	4	362992	1410	07/30/14	\$882,200	AUCTION SALE; NO MARKET EXPOSURE; BANKRUPTCY RECEIVER TRUSTEE

Improved Sales Removed in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	3	362992	1482	06/18/13	\$4,310	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
9	66	362995	0140	10/06/14	\$333,750	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	66	362995	0180	07/09/12	\$291,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
9	66	362995	0180	11/20/12	\$270,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR
9	1	362995	0240	10/02/14	\$498,700	CONDO WITH GARAGE, MOORAGE, OR STORAGE
9	1	362996	0010	08/26/14	\$518,000	MULTI-PARCEL SALE
9	67	362996	0030	11/09/12	\$280,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
9	66	362996	0100	12/17/13	\$296,370	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
9	66	362996	0150	05/02/14	\$373,000	MULTI-PARCEL SALE; CONDO WITH GARAGE, MOORAGE, OR STORAGE
9	1	362996	0190	10/28/14	\$489,000	MULTI-PARCEL SALE; CONDO WITH GARAGE, MOORAGE, OR STORAGE
9	1	362996	0350	10/29/14	\$499,000	MULTI-PARCEL SALE
9	67	362996	0610	05/14/13	\$211,700	BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
9	67	362996	0670	12/02/13	\$318,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
9	67	362996	0770	06/11/12	\$213,500	MULTI-PARCEL SALE
9	3	362997	0420	02/28/12	\$305,472	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
9	3	362997	0420	05/30/12	\$336,000	GOV'T TO NON-GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
9	1	362997	0750	02/06/13	\$325,000	IMP CHARACTERISTICS CHANGED SINCE SALE
9	3	362997	1120	07/17/12	\$412,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
9	3	362998	0370	12/17/13	\$310,150	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; RELATED PARTY, FRIEND, OR NEIGHBOR
9	3	362998	0370	12/11/13	\$279,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
9	3	362998	0630	04/13/13	\$600,000	RELOCATION - SALE TO SERVICE
9	3	362998	0650	07/24/12	\$509,900	RELOCATION - SALE TO SERVICE
9	1	362999	0180	08/05/14	\$535,000	ANOMALY DETECTION; DIAGNOSTIC OUTLIER
9	1	362999	0190	09/06/12	\$399,900	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
9	1	362999	0210	04/24/13	\$473,787	GOV'T TO GOV'T; NO MARKET EXPOSURE; RECEIVERSHIP/TRUSTEE; EXEMPT FROM EXCISE TAX
9	1	362999	0230	08/09/12	\$390,000	OBSERVATION OUTSIDE THE NORM; DIAGNOSTIC OUTLIER
9	1	362999	0280	06/23/14	\$497,000	DIAGNOSTIC OUTLIER; RETENTION EXCLUSION FOR THE SAMPLE SET
9	67	363000	0090	12/20/12	\$266,000	NON-NORMAL DISTRIBUTION; DIAGNOSTIC OUTLIER
9	66	363002	0220	05/06/12	\$253,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
9	66	363002	0300	05/17/12	\$247,000	MODEL DEVELOPMENT EXCLUSION; DIAGNOSTIC OUTLIER

Improved Sales Removed in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	66	363002	0300	01/13/12	\$403,180	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
9	67	363005	0050	03/01/13	\$250,000	NON-REPRESENTATIVE SALE
9	66	363005	0130	12/13/12	\$333,059	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
9	66	363005	0170	02/23/12	\$220,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
9	1	363006	0100	08/29/12	\$340,000	GOV'T TO GOV'T; MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
9	1	363006	0100	03/14/12	\$452,081	NO MARKET EXPOSURE; RECEIVER OR TRUSTEE; GOV'T TO GOV'T; MULTI-PARCEL SALE
9	1	363006	0120	02/16/12	\$413,000	MULTI-PARCEL SALE
9	1	363006	0190	01/23/12	\$381,000	GOV'T TO NON-GOV'T; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
9	1	363006	0300	09/25/14	\$349,000	MULTI-PARCEL SALE
9	1	363007	0120	04/18/12	\$225,000	DOR RATIO; NON-REPRESENTATIVE SALE; SHORT SALE
9	67	363008	0010	02/12/13	\$270,000	RETENTION EXCLUSION FOR THE SAMPLE SET; DIAGNOSTIC OUTLIER
9	2	363009	0110	10/18/14	\$690,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
9	3	363011	0270	07/15/13	\$647,082	NO MARKET EXPOSURE; BANKRUPTCY; CORPORATE AFFILIATES; EXEMPT FROM EXCISE TAX
9	3	363011	0370	06/24/14	\$420,000	ANOMALY DETECTION; DIAGNOSTIC OUTLIER
9	3	363011	0430	02/27/12	\$355,000	NON-NORMAL DISTRIBUTION; DIAGNOSTIC OUTLIER
9	3	363011	0590	03/20/12	\$375,300	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
9	3	363011	0640	11/04/13	\$559,950	RELOCATION - SALE TO SERVICE
9	3	363012	0080	02/27/13	\$455,000	OBSERVATION OUTSIDE THE NORM; DIAGNOSTIC OUTLIER
9	3	363012	0470	01/11/12	\$440,000	DIAGNOSTIC OUTLIER; RETENTION EXCLUSION FOR THE SAMPLE SET
9	3	363012	0690	07/28/14	\$750,000	RELOCATION - SALE TO SERVICE
9	3	363012	0910	10/31/14	\$745,000	RELOCATION - SALE TO SERVICE
9	3	363012	0940	07/12/12	\$595,000	RELOCATION - SALE TO SERVICE
9	3	363012	1030	06/20/12	\$530,000	NON-NORMAL DISTRIBUTION; DIAGNOSTIC OUTLIER
9	67	363013	0030	10/17/12	\$375,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
9	67	363013	0130	10/06/14	\$552,501	AUCTION SALE; NO MARKET EXPOSURE; BANKRUPTCY RECEIVER TRUSTEE
9	67	363013	0300	08/08/13	\$395,000	MODEL DEVELOPMENT EXCLUSION; DIAGNOSTIC OUTLIER
9	3	363015	0060	05/17/13	\$446,807	GOV'T TO GOV'T; NO MARKET EXPOSURE; BANKRUPTCY, RECEIVERSHIP OR TRUSTEE
9	3	363015	0060	04/24/13	\$446,807	NO MARKET EXPOSURE; BANKRUPTCY, RECEIVERSHIP OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	3	363015	0080	12/26/12	\$295,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
9	3	363015	0210	04/12/13	\$399,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	3	363015	0250	01/23/13	\$451,927	GOV'T TO GOV'T; NO MARKET EXPOSURE; RECEIVERSHIP/TRUSTEE; EXEMPT FROM EXCISE TAX
9	4	363016	0300	01/16/13	\$550,993	NO MARKET EXPOSURE; BANKRUPTCY; CORPORATE AFFILIATES; EXEMPT FROM EXCISE TAX
9	4	363016	0430	03/06/12	\$850,000	RELOCATION - SALE TO SERVICE
9	4	363016	0710	11/04/14	\$1,154,700	RELOCATION - SALE TO SERVICE
9	3	363017	0030	03/30/12	\$480,000	RELOCATION - SALE TO SERVICE
9	3	363017	0050	06/03/13	\$448,298	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
9	4	363020	0080	08/07/14	\$775,000	RETENTION EXCLUSION FOR THE SAMPLE SET; DIAGNOSTIC OUTLIER
9	4	363020	0350	02/25/14	\$1,160,000	RELOCATION - SALE TO SERVICE
9	4	363020	0500	07/15/14	\$809,500	RELOCATION - SALE TO SERVICE
9	4	363020	0710	07/09/13	\$771,000	AUCTION SALE; BANKRUPTCY; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
9	5	363021	0160	06/03/14	\$1,427,000	RELOCATION - SALE TO SERVICE
9	3	363022	0060	07/18/14	\$818,000	RELOCATION - SALE TO SERVICE
9	3	679085	0110	12/16/14	\$1,059,616	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
9	3	679085	0120	12/01/14	\$1,075,667	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
9	67	813887	0010	09/29/14	\$422,179	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE; BUILDER OR DEVELOPER SALES
9	66	813887	0020	09/23/14	\$377,070	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
9	67	813887	0030	09/24/14	\$415,080	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
9	67	892900	0010	08/22/14	\$484,990	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
9	66	892900	0020	08/25/14	\$403,196	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
9	66	892900	0030	08/21/14	\$419,990	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
9	67	892900	0040	08/20/14	\$462,608	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
9	67	892900	0050	09/04/14	\$439,990	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
9	66	892900	0060	10/04/14	\$351,358	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
9	66	892900	0070	09/16/14	\$374,372	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
9	67	892900	0080	09/05/14	\$498,703	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
9	66	892900	0100	07/03/14	\$372,145	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	66	892900	0110	07/01/14	\$352,809	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	66	892900	0120	06/27/14	\$365,776	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	66	892900	0130	07/08/14	\$357,562	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	66	892900	0160	06/16/14	\$348,677	SALES DATA DOES NOT MATCH ASSESSED VALUE

Improved Sales Removed in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	66	892900	0170	06/16/14	\$357,186	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	66	892900	0180	06/09/14	\$326,859	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	66	892900	0190	06/05/14	\$307,012	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	67	892900	0210	04/09/14	\$456,961	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	67	892900	0230	08/07/14	\$513,762	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	66	892900	0250	03/13/14	\$316,703	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	67	892900	0270	05/12/14	\$453,246	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	66	892900	0280	05/19/14	\$386,591	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	67	892900	0300	05/15/14	\$412,454	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	67	892900	0310	07/02/14	\$456,525	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	66	892900	0320	07/14/14	\$403,397	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	66	892900	0330	07/29/14	\$404,763	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	67	892900	0340	08/26/14	\$451,990	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	67	892900	0350	08/04/14	\$472,217	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	66	892900	0360	08/05/14	\$413,565	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	66	892900	0370	08/07/14	\$412,697	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	67	892900	0380	08/05/14	\$479,990	SALES DATA DOES NOT MATCH ASSESSED VALUE
9	3	895600	0460	06/18/12	\$470,000	RELOCATION - SALE TO SERVICE
9	66	926885	0030	07/07/14	\$420,000	CORRECTION DEED
9	66	926885	0120	08/07/13	\$264,000	AFFORDABLE HOUSING SALES
9	67	926885	0260	03/04/14	\$276,000	AFFORDABLE HOUSING SALES
9	67	926885	0310	06/10/13	\$440,000	RELOCATION - SALE TO SERVICE
9	67	926885	0330	06/10/13	\$200,000	AFFORDABLE HOUSING SALES
9	66	926885	0360	01/23/13	\$107,506	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
9	67	926885	0380	07/02/13	\$293,800	AFFORDABLE HOUSING SALES
9	67	926885	0410	04/02/13	\$277,926	AFFORDABLE HOUSING SALES; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
9	67	926885	0410	10/17/13	\$216,500	GOV'T TO NON-GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
9	67	926885	0410	03/27/13	\$305,454	NO MARKET EXPOSURE; BANKRUPTCY, RECEIVERSHIP OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	67	926885	0430	07/30/13	\$313,612	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
9	67	926885	0430	12/23/13	\$264,160	GOV'T TO NON-GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	66	926885	0470	05/10/13	\$220,000	AFFORDABLE HOUSING SALES
9	67	926885	0490	03/11/14	\$273,000	AFFORDABLE HOUSING SALES
9	2	926885	0640	11/26/12	\$445,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
9	2	926885	0970	01/11/14	\$569,950	RELOCATION - SALE TO SERVICE
9	67	926885	1340	10/30/12	\$279,950	ANOMALY DETECTION; DIAGNOSTIC OUTLIER
9	67	926885	1350	01/25/13	\$284,950	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
9	67	926885	1520	12/05/12	\$281,000	OBSERVATION OUTSIDE THE NORM; DIAGNOSTIC OUTLIER
9	67	926885	1530	04/04/13	\$294,950	DIAGNOSTIC OUTLIER; RETENTION EXCLUSION FOR THE SAMPLE SET
9	67	926885	1590	02/11/13	\$284,950	NON-NORMAL DISTRIBUTION; DIAGNOSTIC OUTLIER
9	66	926885	1620	06/12/14	\$360,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	67	926885	1830	09/23/13	\$300,995	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
10	6	386271	0050	11/13/14	\$437,718	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
10	6	386271	0060	08/27/14	\$419,663	PERCENT COMPLETE
10	6	386271	0070	08/27/14	\$423,929	PERCENT COMPLETE
10	6	386271	0130	09/24/14	\$415,150	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE; BUILDER OR DEVELOPER SALES
10	4	785198	0280	09/16/14	\$927,775	NO MARKET EXPOSURE;BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	4	785198	0320	01/10/12	\$649,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	4	785199	0120	07/01/14	\$925,000	MODEL DEVELOPMENT EXCLUSION; DIAGNOSTIC OUTLIER
10	2	785200	0020	03/06/12	\$308,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR
10	2	785200	0480	01/20/12	\$315,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	3	785201	0430	05/07/14	\$320,000	NON-REPRESENTATIVE SALE
10	3	785201	0710	06/16/14	\$669,000	RELOCATION - SALE TO SERVICE
10	3	785201	0730	02/22/12	\$410,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	3	785202	0080	12/10/14	\$535,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
10	3	785202	0110	09/05/13	\$516,000	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
10	3	785202	0220	04/30/12	\$450,000	NON-REPRESENTATIVE SALE; SHORT SALE
10	3	785202	0520	09/11/13	\$370,000	NON-REPRESENTATIVE SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
10	3	785202	0580	07/24/14	\$375,000	RETENTION EXCLUSION FOR THE SAMPLE SET; DIAGNOSTIC OUTLIER
10	3	785204	0040	07/13/12	\$352,000	NON-REPRESENTATIVE SALE; SHORT SALE
10	3	785204	0160	03/26/12	\$330,000	NON-REPRESENTATIVE SALE

Improved Sales Removed in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	2	785206	0120	07/16/13	\$318,977	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
10	2	785206	0450	10/25/13	\$315,057	BANKRUPTCY, RECEIVERSHIP OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
10	2	785206	0450	04/01/14	\$335,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR
10	4	785207	0080	07/25/12	\$889,000	RELOCATION - SALE TO SERVICE
10	3	785209	0040	08/30/12	\$330,000	NON-REPRESENTATIVE SALE; SHORT SALE
10	3	785209	0090	04/26/13	\$350,000	NON-REPRESENTATIVE SALE; SHORT SALE
10	3	785209	0140	02/21/12	\$292,500	GOV'T TO NON-GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	3	785209	0260	07/20/12	\$487,500	RELATED PARTY, FRIEND, OR NEIGHBOR
10	3	785209	0750	07/25/12	\$455,000	RELOCATION - SALE TO SERVICE
10	3	785211	0220	01/23/12	\$92,250	DOR RATIO; QUIT CLAIM DEED; CORPORATE AFFILIATES
10	3	785211	0360	06/10/14	\$385,000	NON REPRESENTATIVE SALE; SHORT SALE
10	3	785211	0530	09/06/12	\$560,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	3	785211	0590	10/15/12	\$480,000	NON-REPRESENTATIVE SALE; SHORT SALE
10	2	785213	0470	04/19/12	\$410,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
10	2	785213	0610	03/08/13	\$85,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); RELATED PARTY, FRIEND, OR NEIGHBOR
10	2	785213	0610	11/13/13	\$48,250	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
10	2	785213	0650	06/25/14	\$465,000	RELOCATION - SALE TO SERVICE
10	3	785214	0150	12/03/12	\$400,000	RELOCATION - SALE TO SERVICE
10	2	785215	0050	04/29/13	\$337,171	GOV'T TO GOV'T; NO MARKET EXPOSURE; RECEIVERSHIP/TRUSTEE; EXEMPT FROM EXCISE TAX
10	2	785215	0090	01/24/12	\$270,000	NON-REPRESENTATIVE SALE
10	2	785215	0640	03/19/13	\$304,000	AUCTION SALE; BANKRUPTCY; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
10	2	785215	0720	09/22/14	\$10,000	DOR RATIO; CORRECTION DEED
10	2	785215	0720	09/22/14	\$405,000	FULL SALES PRICE NOT REPORTED
10	5	785216	0130	06/18/12	\$1,225,000	RELOCATION - SALE TO SERVICE
10	5	785216	0200	02/12/14	\$685,750	SELLING OR BUYING COSTS AFFECTING SALE PRICE; BANKRUPTCY - RECEIVER OR TRUSTEE; QCD
10	5	785216	0290	08/03/12	\$805,000	NON-REPRESENTATIVE SALE; SHORT SALE
10	3	785217	0250	08/22/12	\$410,000	NON-REPRESENTATIVE SALE; SHORT SALE
10	3	785217	0650	07/30/14	\$431,500	RELOCATION - SALE TO SERVICE; STATEMENT TO DOR
10	2	785218	0280	06/05/12	\$319,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	2	785218	0410	02/04/13	\$315,000	ANOMALY DETECTION; DIAGNOSTIC OUTLIER

Improved Sales Removed in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	2	785218	0870	05/18/12	\$364,000	NON-REPRESENTATIVE SALE; SHORT SALE
10	3	785219	0220	06/12/12	\$358,000	NON-REPRESENTATIVE SALE; SHORT SALE
10	3	785219	0450	07/18/13	\$590,000	RELOCATION - SALE TO SERVICE
10	3	785219	0580	05/27/12	\$517,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
10	2	785321	0100	08/24/12	\$260,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	2	785321	0150	03/29/12	\$245,100	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
10	2	785321	0190	07/18/13	\$421,000	RELOCATION - SALE TO SERVICE; NO MARKET EXPOSURE
10	3	785322	0160	01/14/13	\$480,000	RELOCATION - SALE TO SERVICE
10	3	785322	0330	10/06/14	\$730,000	OBSERVATION OUTSIDE THE NORM; DIAGNOSTIC OUTLIER
10	3	785322	0710	11/05/12	\$389,000	NON-REPRESENTATIVE SALE; SHORT SALE
10	3	785322	0710	05/06/13	\$460,000	RELOCATION - SALE TO SERVICE
10	3	785322	0720	01/23/13	\$350,000	NON-REPRESENTATIVE SALE; SHORT SALE
10	3	785322	0980	04/25/13	\$325,000	NON-REPRESENTATIVE SALE; SHORT SALE
10	3	785322	1040	02/14/13	\$380,000	NON-REPRESENTATIVE SALE; SHORT SALE
10	3	785322	1360	07/31/14	\$686,000	RELOCATION - SALE TO SERVICE
10	2	785323	0090	01/03/12	\$330,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE; RELOCATION - SALE TO SERVICE
10	2	785323	0190	04/25/13	\$310,000	NON-REPRESENTATIVE SALE; SHORT SALE
10	2	785323	0490	03/22/13	\$315,000	DIAGNOSTIC OUTLIER; RETENTION EXCLUSION FOR THE SAMPLE SET
10	2	785323	0610	10/08/14	\$101,570	DOR RATIO
10	3	785324	0100	09/03/14	\$772,500	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
10	3	785324	0140	12/09/14	\$785,000	RELOCATION - SALE TO SERVICE
10	3	785324	0150	02/05/13	\$530,000	NON-REPRESENTATIVE SALE; SHORT SALE
10	3	785324	0440	10/16/12	\$470,000	NON-REPRESENTATIVE SALE; SHORT SALE
10	3	785324	0690	01/09/12	\$385,100	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
10	3	785324	0690	02/27/12	\$462,000	NO MARKET EXPOSURE
10	3	785325	0090	07/05/12	\$593,000	RELOCATION - SALE TO SERVICE
10	3	785325	0200	01/21/12	\$425,000	NON-REPRESENTATIVE SALE; SHORT SALE
10	3	785327	0070	07/20/12	\$480,000	NON-REPRESENTATIVE SALE; SHORT SALE
10	2	785327	0620	06/18/12	\$575,000	NON-NORMAL DISTRIBUTION; DIAGNOSTIC OUTLIER
10	2	785327	1280	05/13/13	\$418,600	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE

Improved Sales Removed in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	3	785328	0070	05/28/13	\$695,000	RELOCATION - SALE TO SERVICE
10	3	785328	0140	02/27/12	\$461,111	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	3	785328	0350	01/03/14	\$676,700	NO MARKET EXPOSURE; RECEIVERSHIP OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	3	785328	0490	12/22/14	\$633,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
10	3	785328	0540	01/21/14	\$680,000	RELOCATION - SALE TO SERVICE
10	3	785328	0620	09/18/12	\$610,500	RELOCATION - SALE TO SERVICE
10	3	785328	0640	08/13/13	\$725,000	RELOCATION - SALE TO SERVICE
10	3	785328	0690	09/12/14	\$775,000	RELOCATION - SALE TO SERVICE
10	2	785329	0080	04/19/12	\$319,000	NON-REPRESENTATIVE SALE; SHORT SALE
10	2	785330	0620	07/17/13	\$280,000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
10	2	785330	0760	08/05/13	\$386,355	GOV'T TO GOV'T; NO MARKET EXPOSURE; RECEIVERSHIP/TRUSTEE; EXEMPT FROM EXCISE TAX
10	3	785330	1430	06/26/12	\$485,000	NON-REPRESENTATIVE SALE; SHORT SALE
10	3	785330	1550	03/23/12	\$470,000	NON-REPRESENTATIVE SALE; SHORT SALE
10	2	785330	1810	08/20/14	\$345,000	NON REPRESENTATIVE ; SHORT SALE
10	2	785330	1910	06/26/13	\$278,000	MODEL DEVELOPMENT EXCLUSION; DIAGNOSTIC OUTLIER
10	2	785330	1940	06/20/13	\$335,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
10	2	785330	2040	08/31/12	\$300,000	NON-REPRESENTATIVE SALE; SHORT SALE
10	2	785330	2080	09/18/12	\$285,000	NON-REPRESENTATIVE SALE; SHORT SALE
10	2	785330	2360	01/15/13	\$380,229	GOV'T TO GOV'T; NO MARKET EXPOSURE; RECEIVERSHIP/TRUSTEE; EXEMPT FROM EXCISE TAX
10	2	785330	2450	12/19/12	\$268,500	NON-REPRESENTATIVE SALE; SHORT SALE
10	3	785331	0180	08/22/12	\$420,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
10	3	785331	0380	07/07/14	\$511,000	AUCTION SALE; NO MARKET EXPOSURE;BANKRUPTCY RECEIVER TRUSTEE
10	3	785331	0580	05/14/13	\$599,900	RELOCATION - SALE TO SERVICE
10	3	785332	0050	03/29/12	\$440,000	RELOCATION - SALE TO SERVICE
10	2	785332	0430	11/28/12	\$305,600	RETENTION EXCLUSION FOR THE SAMPLE SET; DIAGNOSTIC OUTLIER
10	2	785332	0640	02/07/12	\$480,116	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
10	2	785332	0940	09/12/12	\$449,100	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
10	2	785332	1270	10/22/13	\$522,185	GOV'T TO GOV'T; NO MARKET EXPOSURE; RECEIVERSHIP/TRUSTEE; EXEMPT FROM EXCISE TAX
10	1	785334	0330	09/11/14	\$384,205	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
10	1	785334	0340	09/22/14	\$387,005	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE

Improved Sales Removed in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	1	785334	0350	09/23/14	\$356,055	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE; BUILDER OR DEVELOPER SALES
10	1	785334	0360	09/24/14	\$391,150	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE; BUILDER OR DEVELOPER SALES
10	3	785335	0130	01/04/12	\$691,842	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
10	2	785336	0130	02/11/14	\$440,000	NO MARKET EXPOSURE; RELATED PARTY/FRIEND/NEIGHBOR; RELOCATION - SALE TO SERVICE
10	2	785336	0200	11/20/13	\$231,170	DOR RATIO; NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE; QUIT CLAIM DEED
10	2	785336	0300	09/04/14	\$540,000	ANOMALY DETECTION; DIAGNOSTIC OUTLIER
10	2	785336	0330	03/16/13	\$525,000	RELOCATION - SALE TO SERVICE
10	2	785336	1160	01/25/14	\$549,950	RELOCATION - SALE TO SERVICE
10	3	785337	0010	07/16/14	\$615,725	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
10	3	785337	0050	08/13/14	\$572,083	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
10	3	785337	0150	09/25/14	\$616,728	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
10	3	785337	0160	08/12/14	\$577,455	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
10	3	785337	0170	07/30/14	\$573,150	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
10	3	785337	0180	07/02/14	\$626,855	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
10	3	785337	0420	08/13/14	\$632,722	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
10	3	785337	0430	09/08/14	\$619,663	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
10	3	785337	0440	11/21/14	\$637,850	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
10	3	785337	0540	10/14/14	\$555,703	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE; BUILDER OR DEVELOPER SALES
10	3	785337	0550	10/23/14	\$584,617	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE; BUILDER OR DEVELOPER SALES
10	3	785338	0310	09/29/14	\$530,000	RELOCATION - SALE TO SERVICE
10	3	785338	0510	06/03/14	\$575,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
10	3	785338	0590	05/16/14	\$645,000	RELOCATION - SALE TO SERVICE
10	3	785340	0220	09/26/14	\$589,410	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
10	3	785340	0270	12/18/14	\$620,000	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
10	3	785341	0120	03/24/14	\$557,500	RELOCATION - SALE TO SERVICE
10	3	785342	0250	07/16/14	\$519,907	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
10	3	785342	0260	10/03/14	\$537,893	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE; BUILDER OR DEVELOPER SALES
10	3	785342	0270	07/15/14	\$526,854	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
10	3	785343	0040	09/09/14	\$714,400	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE; BUILDER OR DEVELOPER SALES
10	3	785343	0060	08/12/14	\$602,845	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE

Improved Sales Removed in This Annual Update Analysis

Area 075 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	3	785343	0140	11/20/14	\$755,330	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
10	3	785343	0150	08/11/14	\$670,302	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
10	3	785343	0160	08/12/14	\$706,745	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
10	3	785343	0200	08/15/14	\$661,979	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
10	3	785343	0210	09/04/14	\$561,605	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
10	3	785343	0230	08/11/14	\$631,143	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
10	3	785343	0240	10/01/14	\$614,738	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
10	3	785343	0250	08/01/14	\$680,931	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
10	3	785343	0260	09/11/14	\$627,086	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
10	3	785343	0270	09/03/14	\$574,871	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
10	0	785343	0280	08/13/14	\$583,632	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
10	3	785343	0300	09/22/14	\$678,700	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE; BUILDER OR DEVELOPER SALES
10	3	785343	0320	10/03/14	\$674,371	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
10	0	785343	0330	10/02/14	\$556,670	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
10	3	785343	0340	08/12/14	\$498,650	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
10	3	785343	0350	08/07/14	\$530,825	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
10	3	785343	0360	08/08/14	\$547,280	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
10	3	785343	0370	07/30/14	\$527,515	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
10	3	785343	0390	08/13/14	\$512,875	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
10	3	785343	0510	10/13/14	\$556,010	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE; BUILDER OR DEVELOPER SALES
10	3	785343	0580	09/04/14	\$575,405	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
10	3	785343	0650	11/03/14	\$639,177	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
10	3	785343	0660	09/10/14	\$616,200	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
10	3	785343	0720	09/02/14	\$602,225	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
10	3	785343	0730	09/10/14	\$509,255	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE

Vacant Sales Used in this Annual Update Analysis

Area 075

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
8	0	102307	9005	08/09/14	\$215,000	118,715	N	Y
8	1	132406	9025	02/19/13	\$230,000	436,906	N	N
8	1	132406	9034	08/24/12	\$320,000	784,941	N	N
8	1	142406	9018	12/12/13	\$519,000	1,151,726	N	N
8	1	142406	9056	06/18/13	\$270,000	61,419	N	N
8	4	182407	9070	01/22/14	\$329,000	433,857	N	N
8	4	182407	9072	03/27/14	\$275,000	108,464	N	N
8	0	192407	9015	11/18/13	\$250,000	380,714	N	N
8	0	202407	9013	09/07/12	\$185,000	216,493	Y	N
8	0	212407	9005	09/24/13	\$265,000	970,081	N	N
8	0	212407	9054	06/18/14	\$180,000	247,325	Y	N
8	0	212407	9086	07/13/12	\$210,000	642,945	N	N
8	0	212407	9096	06/30/14	\$225,000	397,267	N	N
8	0	212407	9104	06/02/14	\$450,000	734,857	N	N
8	1	222406	9135	09/20/13	\$255,000	101,586	N	N
8	0	222407	9089	11/14/14	\$129,000	218,235	N	Y
8	1	232406	9142	05/28/13	\$225,000	187,733	N	N
8	1	242406	9037	09/09/14	\$210,000	89,298	N	N
8	3	252406	9083	11/07/12	\$350,000	95,832	N	N
8	3	252406	9084	01/23/13	\$400,000	112,384	N	N
8	3	252406	9094	09/05/12	\$495,000	85,726	N	N
8	3	252406	9098	02/25/14	\$299,950	108,220	N	N
8	3	252406	9099	09/10/12	\$245,000	95,970	N	N
8	3	252406	9101	06/23/14	\$280,000	83,200	N	N
8	3	252406	9101	09/04/12	\$250,000	83,200	N	N
8	3	252406	9104	07/07/14	\$440,000	113,260	N	N
8	3	252406	9114	03/20/14	\$435,000	123,710	N	N
8	3	252406	9123	09/04/12	\$225,000	87,991	N	N
8	0	282407	9030	03/24/14	\$100,000	39,735	N	Y
8	0	322407	9067	07/17/13	\$198,000	214,315	N	N
8	0	813170	0165	09/20/13	\$50,000	33,534	N	N



King County

Department of Assessments

Vacant Sales Used in this Annual Update Analysis

Area 075

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
9	5	362994	0060	08/08/14	\$555,000	15,000	Y	N
9	5	362994	0060	09/20/13	\$550,000	15,000	Y	N
9	5	362994	0090	10/18/13	\$525,000	14,978	Y	N
9	5	362994	0100	12/31/13	\$500,000	15,674	Y	N
9	5	362994	0110	07/09/13	\$354,000	16,620	N	N
9	5	362994	0130	02/28/13	\$313,600	16,369	N	N
9	5	362994	0130	05/07/12	\$275,000	16,369	N	N
9	5	362994	0140	06/09/12	\$310,000	16,186	N	N
9	5	363014	0050	10/18/13	\$455,000	11,880	Y	N
9	5	363014	0060	05/27/14	\$525,000	12,474	Y	N
9	5	363014	0070	10/02/13	\$465,000	13,967	Y	N
9	5	363014	0080	05/13/14	\$520,000	19,616	Y	N
9	5	363014	0090	12/30/13	\$340,000	12,534	N	N
9	5	363014	0100	05/27/14	\$315,000	11,099	N	N
9	5	363021	0030	03/11/14	\$500,000	15,618	Y	N
9	5	363021	0060	06/09/12	\$393,000	11,759	Y	N
9	5	363021	0070	05/08/12	\$381,000	11,279	Y	N
9	5	363021	0080	02/06/12	\$325,000	11,472	Y	N
9	5	363021	0090	10/18/12	\$395,000	11,270	Y	N
9	5	363021	0140	03/07/13	\$414,000	12,483	Y	N
9	5	363021	0180	08/27/13	\$338,000	15,424	Y	N
9	5	363021	0270	05/23/13	\$307,000	15,616	N	N
9	5	363021	0320	07/12/12	\$375,000	9,600	Y	N
9	5	363021	0360	07/01/14	\$385,000	17,028	Y	N
9	5	363021	0380	06/06/12	\$320,000	17,156	Y	N
9	5	363021	0390	09/25/13	\$440,000	17,511	Y	N
9	5	363021	0400	02/25/13	\$425,000	14,473	Y	N
9	5	363021	0410	02/19/13	\$440,000	16,549	Y	N
9	5	363021	0420	06/20/12	\$425,000	18,812	Y	N
9	5	363021	0430	10/24/12	\$400,000	13,459	Y	N
9	5	363021	0510	11/13/12	\$440,000	15,444	Y	N



King County

Department of Assessments

Vacant Sales Used in this Annual Update Analysis

Area 075

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
9	5	363021	0520	05/21/12	\$420,000	18,468	Y	N
9	5	363021	0530	07/26/12	\$500,000	29,262	Y	N
9	5	363021	0540	05/22/13	\$550,000	30,338	Y	N
10	5	785216	0020	06/10/13	\$290,000	17,503	Y	N

Vacant Sales Removed in this Annual Update Analysis

Area 075

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	0	032307	9091	05/07/12	\$60,000	NO MARKET EXPOSURE
8	1	132406	9038	05/29/12	\$355,000	NON-GOV'T TO GOV'T; NO MARKET EXPOSURE
8	0	202407	9065	05/02/12	\$80,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
8	0	212407	9054	03/28/14	\$291,736	NO MARKET EXPOSURE; RECEIVERSHIP OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	212407	9086	03/16/12	\$220,417	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	1	222406	9109	04/06/12	\$217,000	SEGREGATION AND/OR MERGER
8	0	222407	9089	11/07/12	\$111,971	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	3	252406	9091	12/16/13	\$504,000	NON-REPRESENTATIVE SALE
9	5	363021	0260	12/11/13	\$299,950	BUILDER OR DEVELOPER SALES;
9	5	363021	0340	05/01/12	\$300,000	NON-REPRESENTATIVE SALE;
9	5	363021	0350	05/01/12	\$280,000	NON-REPRESENTATIVE SALE;
9	5	363021	0420	04/02/14	\$530,000	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE-DATA NOT PICKED UP
9	2	926885	1140	05/16/12	\$479,950	IMPROVED PROPERTY
10	1	785334	0100	09/21/12	\$325,000	BUILDER OR DEVELOPER SALES
10	1	785334	0940	11/19/12	\$274,990	BUILDER OR DEVELOPER SALES
10	3	785337	0030	12/18/14	\$577,107	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE-DATA NOT PICKED UP
10	3	785337	0140	12/31/14	\$592,588	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE-DATA NOT PICKED UP
10	3	785343	0050	12/05/14	\$657,089	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE-DATA NOT PICKED UP
10	3	785343	0070	11/11/14	\$663,890	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE-DATA NOT PICKED UP
10	3	785343	0220	12/15/14	\$568,000	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE-DATA NOT PICKED UP
10	3	785343	0290	10/23/14	\$667,760	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE-DATA NOT PICKED UP
10	3	785343	0310	11/11/14	\$692,085	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE-DATA NOT PICKED UP
10	3	785343	0400	11/18/14	\$571,175	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE-DATA NOT PICKED UP
10	3	785343	0430	12/29/14	\$554,850	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE-DATA NOT PICKED UP
10	3	785343	0440	12/22/14	\$540,405	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE-DATA NOT PICKED UP
10	3	785343	0450	10/24/14	\$557,975	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE-DATA NOT PICKED UP
10	3	785343	0460	10/22/14	\$555,085	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE-DATA NOT PICKED UP
10	3	785343	0470	11/24/14	\$530,560	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE-DATA NOT PICKED UP
10	3	785343	0500	12/01/14	\$557,310	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE-DATA NOT PICKED UP
10	3	785343	0590	11/04/14	\$643,608	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE-DATA NOT PICKED UP

Vacant Sales Removed in this Annual Update Analysis

Area 075

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	3	785343	0600	12/03/14	\$604,623	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE-DATA NOT PICKED UP
10	3	785343	0640	12/04/14	\$641,035	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE-DATA NOT PICKED UP
10	3	785343	0670	12/02/14	\$635,870	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE-DATA NOT PICKED UP
10	3	785343	0680	12/09/14	\$615,140	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE-DATA NOT PICKED UP
10	3	785343	0700	12/03/14	\$620,595	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE-DATA NOT PICKED UP
10	3	785343	0710	11/18/14	\$576,955	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE-DATA NOT PICKED UP
10	3	785344	0130	11/20/14	\$676,639	SALE DATA DOES NOT MATCH ASSESSED DATA-NEW HOUSE SALE-DATA NOT PICKED UP

Mobile Home Sales Used in this Annual Update Analysis

Area 075

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
8	0	102307	9099	09/04/13	\$230,000	1,056	3	1993	5	33,755	N	12230 UPPER PRESTON RD SE
8	0	282407	9057	07/12/12	\$225,000	1,144	3	1985	4	83,199	N	7129 PRESTON-FALL CITY RD SE
8	0	202407	9016	01/23/12	\$224,200	1,344	3	1987	4	208,216	N	30324 SE 64TH ST
8	0	102307	9144	11/11/14	\$390,000	1,456	4	1984	6	54,014	N	32920 SE 115TH ST
8	0	689330	0105	06/11/13	\$250,000	1,649	4	2001	4	15,800	N	8432 308TH AVE SE
8	0	172407	9046	03/11/14	\$275,000	1,809	3	1983	4	36,509	N	30627 SE ISSAQUAH-FALL CITY RD
8	0	102307	9104	09/18/13	\$309,000	2,230	3	1993	6	34,850	N	33306 SE 124TH ST

Mobile Home Sales Removed in this Annual Update Analysis

Area 075

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	2	252406	9065	07/30/12	\$87,668	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
8	0	689330	0105	04/02/13	\$250,000	MOBILE HOME; NO MARKET EXPOSURE
8	1	142406	9075	08/28/12	\$31,845	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	0	102307	9104	06/11/13	\$200,000	MOBILE HOME; NON-REPRESENTATIVE SALE; SHORT SALE

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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

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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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



Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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

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

Scope of Work Performed:

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

Certification:

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

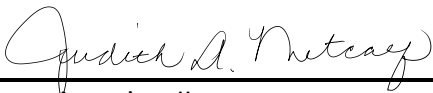
- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present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

None

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

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

- Annual Update Model Development and Report Preparation
- Sales Verification



Appraiser II

7/31/15

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
Assessor

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