

# Executive Summary

## East West Seattle, Georgetown and South Park - Area 018

### Annual Update

#### Characteristics Based Market Adjustment for 2014 Assessment Roll

**Previous Physical Inspection:** 2008

**Number of Improved Sales:** 400

**Range of Sale Dates:** 1/1/2011 – 1/1/2014 Sales were time adjusted to 1/1/2014

#### Sales - Improved Valuation Change Summary:

	Land	Improvements	Total	Mean Sale Price	Ratio	COD
<b>2013 Value</b>	\$107,400	\$133,200	\$240,600			12.37%
<b>2014 Value</b>	\$107,400	\$187,100	\$294,500	\$321,700	92.7%	11.53%
<b>\$ Change</b>	+\$0	+\$53,900	+\$53,900			
<b>% Change</b>	+0.0%	+40.5%	+22.4%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2014 COD of 11.53% is an improvement from the previous COD of 12.37%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards.

#### Population - Improved Parcel Summary Data:

	Land	Improvements	Total
<b>2013 Value</b>	\$110,500	\$106,600	\$217,100
<b>2014 Value</b>	\$110,500	\$150,800	\$261,300
<b>% Change</b>	+0.0%	+41.5%	+20.4%

**Number of one to three unit residences in the population:** 4,276

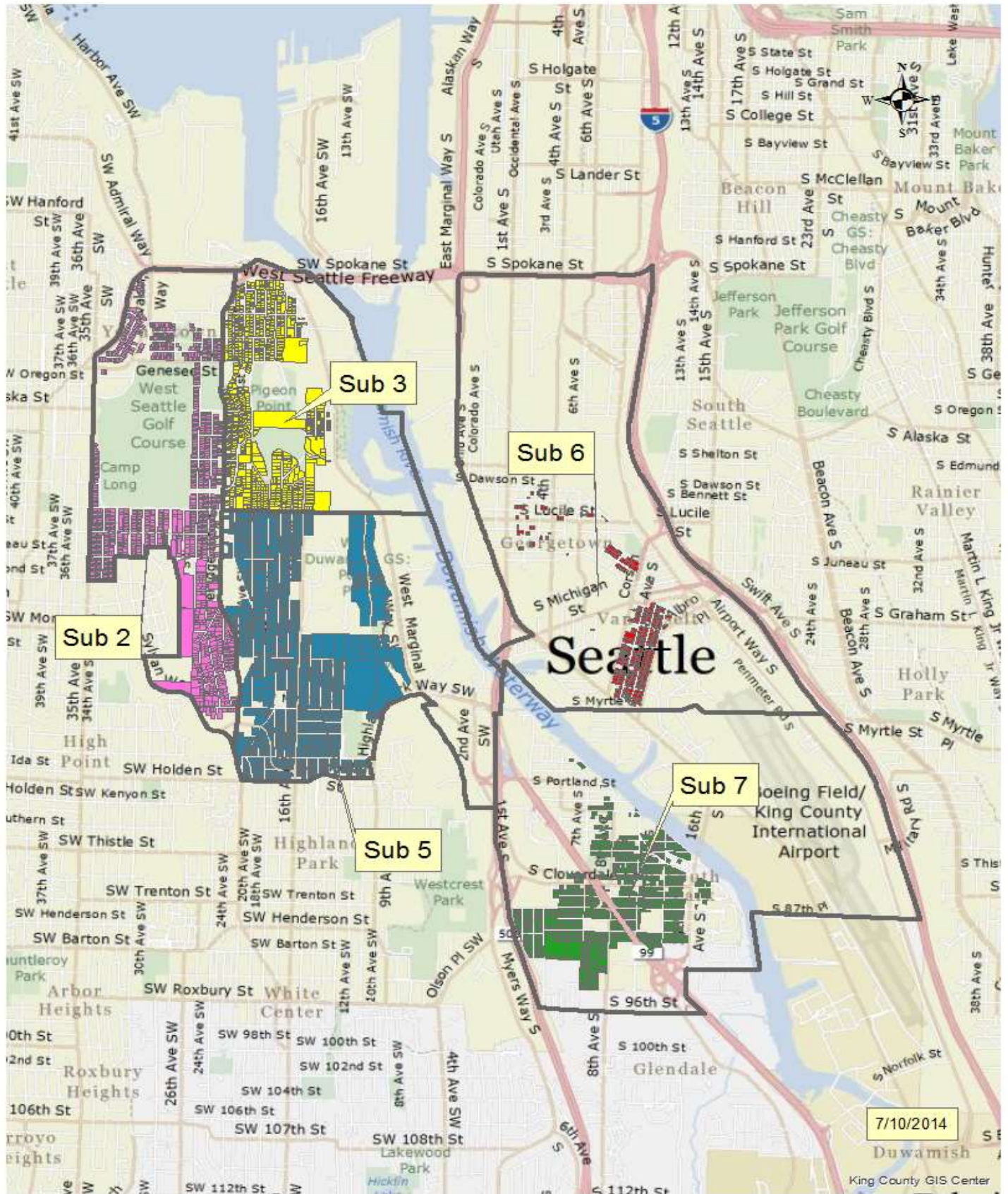
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area.

The four variables are:

Parcels in sub area 5 with grade less than 8 and condition less than very good and present use not Townhouse. Townhouses located in sub areas 3, 5 and 6. Homes built before 1921 which have not been renovated in sub area 7 and with grade less than 8. Parcels in sub areas 2, 3 and 6 with grade less than 7 and condition less than good which are single family.

These four groups were generally at higher assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.

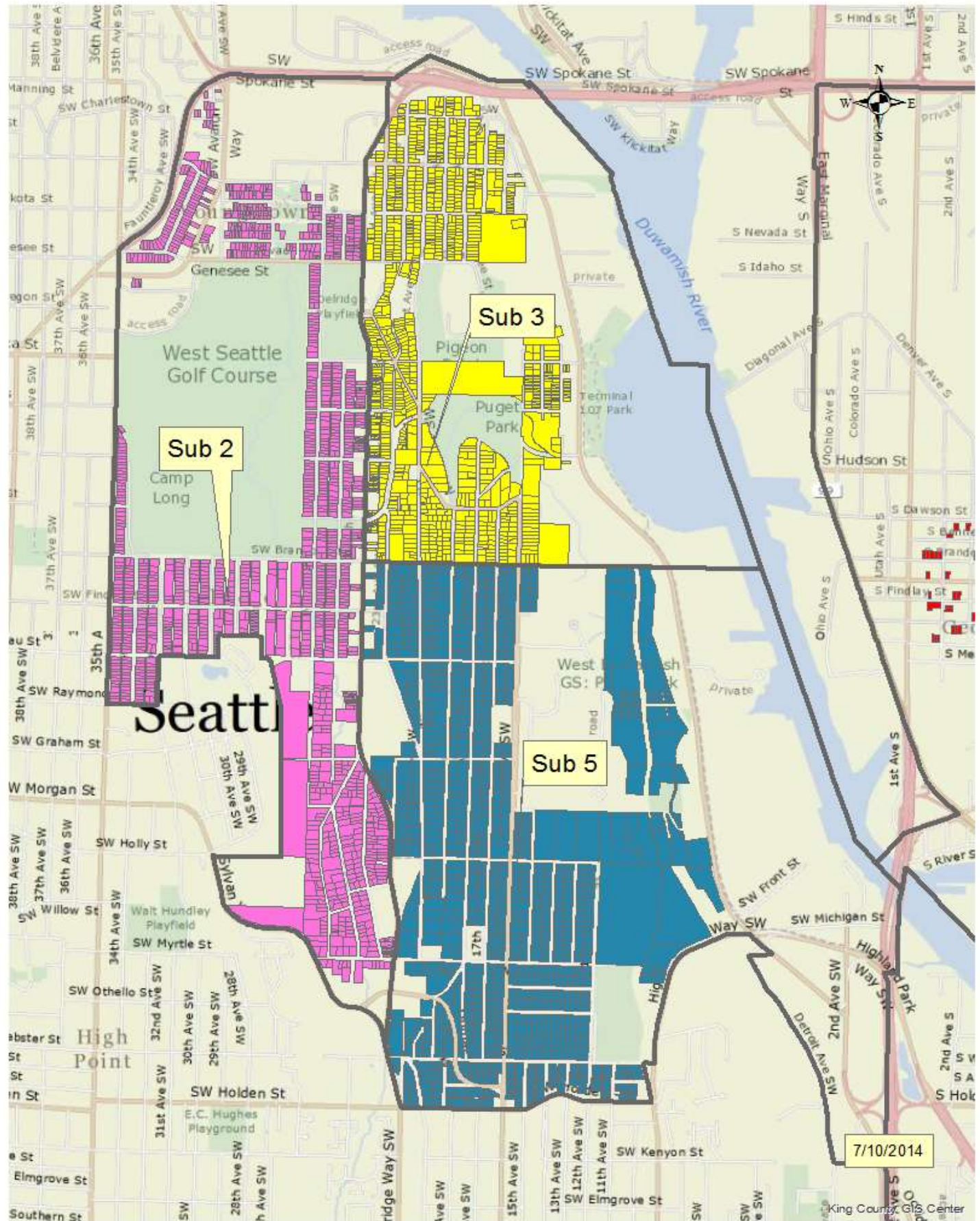
## Area 018 - Map



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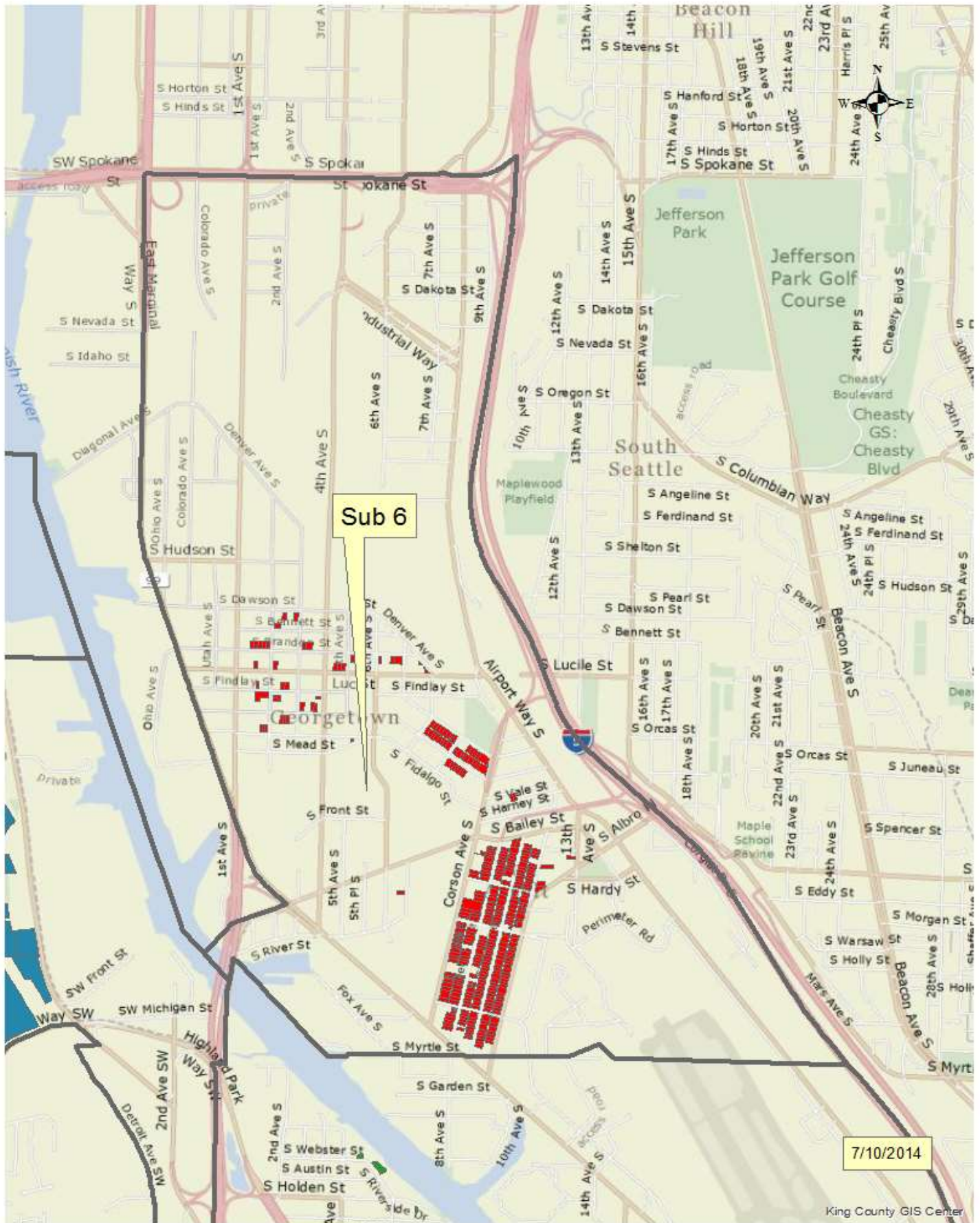


## Area 018 - Sub Area 2, 3 and 5 Map



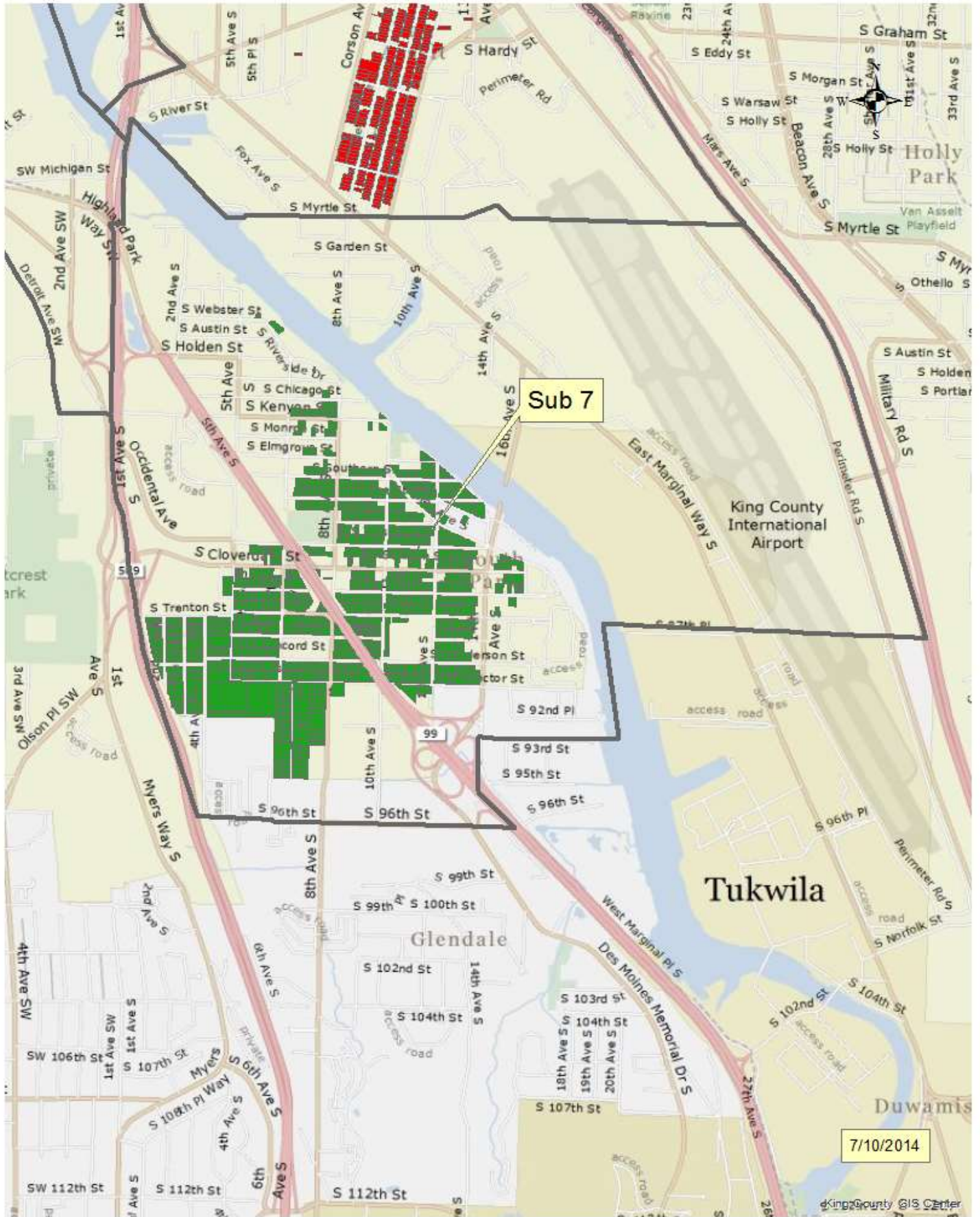


## Area 018 – Sub Area 6 Map





## Area 018 – Sub Area 7 Map



## Area 018 - Model Adjustments

### 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
<b>+26.12%</b>	2,292	54%

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
<b>Sub5Grade&lt;8Cond&lt;VeryGood&amp;PresentUse&lt;&gt;Townhouse</b>	+13.94%	55	1020	5%
<b>Townhouse (Sub 3, 5 and 6)</b>	+15.51%	25	148	17%
<b>Sub7YrBltRen&lt;1921Grade&lt;8</b>	+7.14%	16	267	6%
<b>LowGrade&lt;7Subs2,3,6Cond&lt;Good&amp;PresentUse=SingleFamily</b>	+13.51%	36	549	7%

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

Generally these parcels were at a higher assessment level than the rest of the population. Parcels in sub area 5 with grade less than 8 and condition less than very good and present use not Townhouse. Townhouses located in sub areas 3, 5 and 6. Homes built before 1921 which have not been renovated in sub area 7 and with grade less than 8. Parcels in sub areas 2, 3 and 6 with grade less than 7 and condition less than good which are single family. This model corrects for these strata differences.

# Annual Update Process

**Effective Date of Appraisal: January 1, 2014**

**Date of Appraisal Report: July 9, 2014**

## Sales Screening for Improved Parcel Analysis

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

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2013
5. Existing residences where the data for 2013 is significantly different than the data for 2014 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of \$25,000 or less posted for the 2013 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

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

## Land Update

Analysis indicates land values are at or below current market levels as of 1/1/2014. Sales for 2014 indicate an upward trend in land prices. No additional adjustment to land value is required.

## 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 several characteristic-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area.

The four variables are:

Parcels in sub area 5 with grade less than 8 and condition less than very good and present use not Townhouse. Townhouses located in sub areas 3, 5 and 6.

Homes built before 1921 which have not been renovated in sub area 7 and with grade less than 8.

Parcels in sub areas 2, 3 and 6 with grade less than 7 and condition less than good which are single family. These four groups were generally at higher assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.

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These four groups were generally at higher assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 400 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2014. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

The derived adjustment formula is:

$$\begin{aligned} 2014 \text{ Total Value} = & 2013 \text{ Total Value} * (1 - 0.06) / (.745308 + 7.965469E- \\ & 02 * \text{Sub5Grade} < 8 \text{Cond} < \text{VeryGoodPresentUse} < \text{>townhouse} + 6.848101E- \\ & 02 * \text{TownhouseSubs3,5,6} + .1320814 * \text{Sub7YrBltRen} < 1921 \text{Grade} < 8 + 8.283975E- \\ & 02 * \text{LowGrade} < 7 \text{Subs2,3,6Cond} < \text{GoodPresentUse} = \text{SingleFamily}) \end{aligned}$$

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

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

## Mobile Home Update

Area 018 has two mobile homes in the population. There were no recent fair market sales of mobile homes; therefore mobile homes were adjusted by the factor derived by the variable LowGrade<7Subs2,3,6Cond<GoodPresentUse=SingleFamily which is 13.51%.

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * 1.1351\%$$
$$2014 \text{ Improvements Value} = 2014 \text{ Total Value} \text{ minus } 2014 \text{ Land Value}$$

## Results

The resulting assessment level is 0.927. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2014 assessment year (taxes payable in 2015) results in an average total change from the 2013 assessments of +20.4%. This increase is due partly to market changes over time and the previous assessment levels.



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

### Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (2013 Land Value + Previous Improvement Value) \* 1.224.
- 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. (2013 Land Value + Previous Improvement Value) \* 1.224.
- 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.

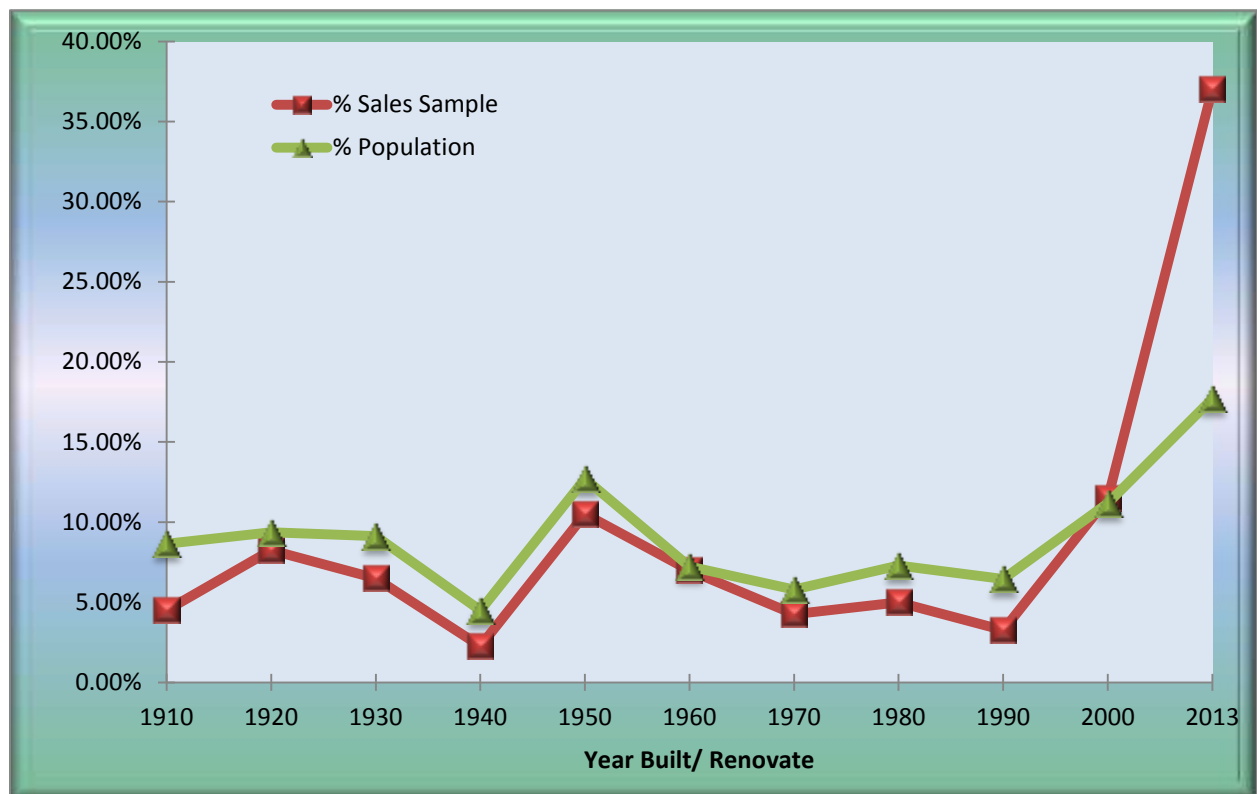
## Sales Sample Representation of Population Year Built or Renovated

**Sales Sample**

Year Built/Ren	Frequency	% Sales Sample
1910	18	4.50%
1920	33	8.25%
1930	26	6.50%
1940	9	2.25%
1950	42	10.50%
1960	28	7.00%
1970	17	4.25%
1980	20	5.00%
1990	13	3.25%
2000	46	11.50%
2013	148	37.00%
	400	

**Population**

Year Built/Ren	Frequency	% Population
1910	370	8.65%
1920	401	9.38%
1930	390	9.12%
1940	192	4.49%
1950	543	12.70%
1960	309	7.23%
1970	248	5.80%
1980	312	7.30%
1990	276	6.45%
2000	478	11.18%
2013	757	17.70%
	4,276	



Sales of new homes built over the last few years are over represented in this sample.

This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.



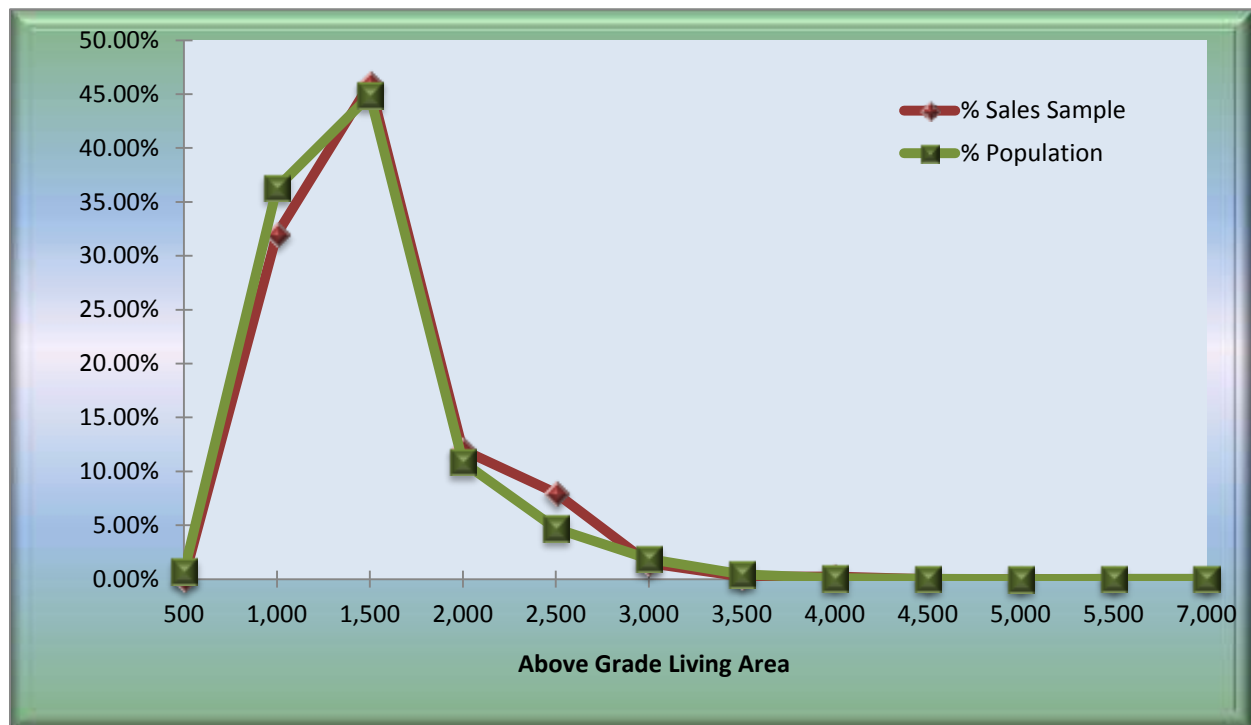
## Sales Sample Representation of Population Above Grade Living Area

**Sales Sample**

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	128	32.00%
1,500	184	46.00%
2,000	48	12.00%
2,500	32	8.00%
3,000	6	1.50%
3,500	1	0.25%
4,000	1	0.25%
4,500	0	0.00%
5,000	0	0.00%
5,500	0	0.00%
7,000	0	0.00%
400		

**Population**

AGLA	Frequency	% Population
500	31	0.72%
1,000	1,553	36.32%
1,500	1,920	44.90%
2,000	465	10.87%
2,500	201	4.70%
3,000	80	1.87%
3,500	19	0.44%
4,000	4	0.09%
4,500	1	0.02%
5,000	0	0.00%
5,500	1	0.02%
7,000	1	0.02%
4,276		



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

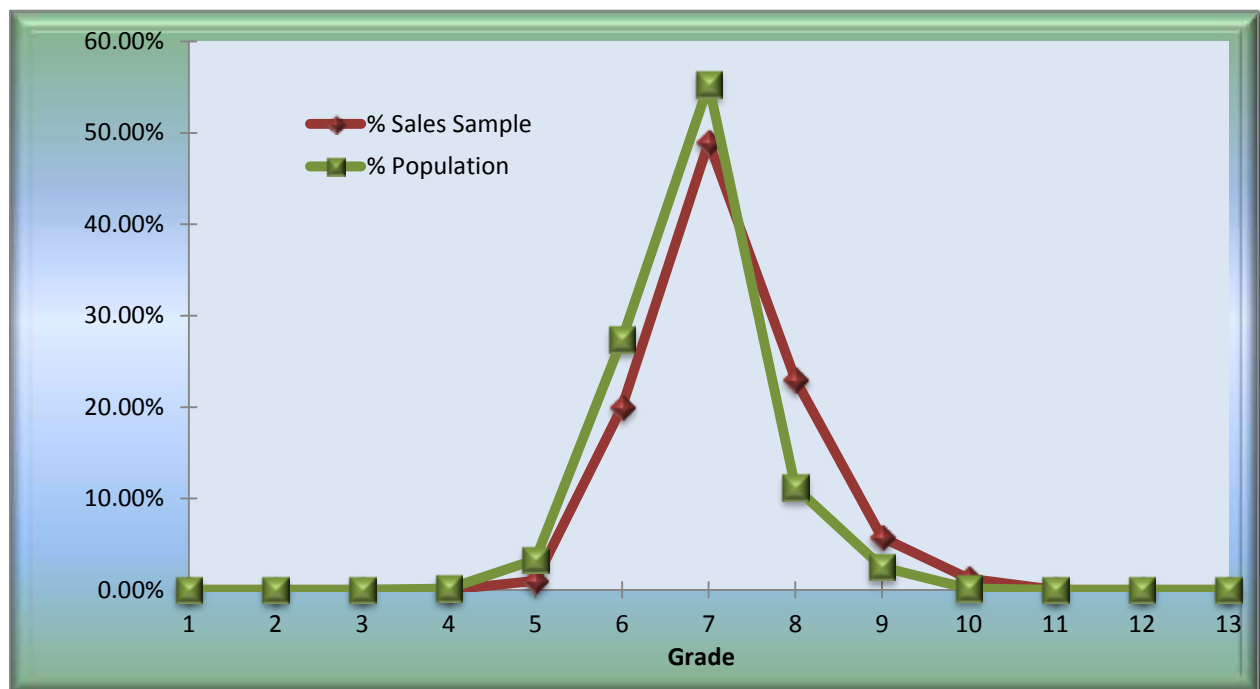
## Sales Sample Representation of Population Building Grade

**Sales Sample**

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	4	1.00%
6	80	20.00%
7	196	49.00%
8	92	23.00%
9	23	5.75%
10	5	1.25%
11	0	0.00%
12	0	0.00%
13	0	0.00%
400		

**Population**

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	6	0.14%
5	141	3.30%
6	1,173	27.43%
7	2,364	55.29%
8	479	11.20%
9	107	2.50%
10	6	0.14%
11	0	0.00%
12	0	0.00%
13	0	0.00%
4,276		



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 018 Market Value Changes Over Time

In a changing market, recognition of a sales trend to adjust a population of sold properties to a common date is required to allow for value differences over time between a range of sales dates and the assessment date. The following chart shows the % time adjustment required for sales to reflect the indicated market value as of the assessment date, **January 1, 2014**.

For example, a sale of \$475,000 which occurred on October 1, 2012 would be adjusted by the time trend factor of 1.192, resulting in an adjusted value of \$566,000 ( $\$475,000 \times 1.192 = \$566,200$ ) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.160	16.0%
2/1/2011	1.170	17.0%
3/1/2011	1.177	17.7%
4/1/2011	1.186	18.6%
5/1/2011	1.193	19.3%
6/1/2011	1.199	19.9%
7/1/2011	1.204	20.4%
8/1/2011	1.209	20.9%
9/1/2011	1.213	21.3%
10/1/2011	1.216	21.6%
11/1/2011	1.219	21.9%
12/1/2011	1.220	22.0%
1/1/2012	1.221	22.1%
2/1/2012	1.221	22.1%
3/1/2012	1.220	22.0%
4/1/2012	1.218	21.8%
5/1/2012	1.216	21.6%
6/1/2012	1.213	21.3%
7/1/2012	1.209	20.9%
8/1/2012	1.204	20.4%
9/1/2012	1.198	19.8%
10/1/2012	1.192	19.2%
11/1/2012	1.184	18.4%
12/1/2012	1.176	17.6%
1/1/2013	1.168	16.8%
2/1/2013	1.158	15.8%
3/1/2013	1.148	14.8%
4/1/2013	1.137	13.7%
5/1/2013	1.125	12.5%
6/1/2013	1.112	11.2%
7/1/2013	1.099	9.9%
8/1/2013	1.084	8.4%
9/1/2013	1.069	6.9%
10/1/2013	1.053	5.3%
11/1/2013	1.036	3.6%
12/1/2013	1.019	1.9%
1/1/2014	1.000	0.0%

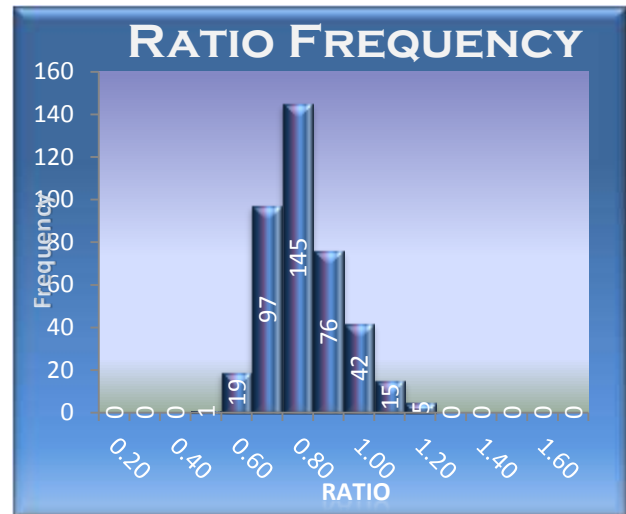
The time adjustment formula for Area 018 is:  $(.745308 - 4.757551E-04 * \text{SaleDay} - 3.311581E-07 * \text{SaleDaySq} + 7.965469E-02 * 0.1375 + 6.848101E-02 * 0.0625 + .1320814 * 0.04 + 8.283975E-02 * 0.09) / (.745308 + 7.965469E-02 * 0.1375 + 6.848101E-02 * 0.0625 + .1320814 * 0.04 + 8.283975E-02 * 0.09)$   
SaleDay = SaleDate - 41640  
SaleDaySq = (SaleDate - 41640)^2



# Annual Update Ratio Study Report (Before) – 2013 Assessments

<b>District: WC / Team: 2</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: East West Seattle, Georgetown and South Park</b>	<b>1/1/2013</b>	<b>7/9/2014</b>	<b>1/2011 - 12/2013</b>
<b>Area Number: 18</b>	<b>Appr ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
	<b>SKEN</b>	<b>1 to 3 Unit Residences</b>	<b>YES</b>

<b>SAMPLE STATISTICS</b>	
<i>Sample size (n)</i>	400
<i>Mean Assessed Value</i>	240,600
<i>Mean Adj. Sales Price</i>	321,700
<i>Standard Deviation AV</i>	74,318
<i>Standard Deviation SP</i>	119,953
<b>ASSESSMENT LEVEL</b>	
<i>Arithmetic Mean Ratio</i>	0.773
<i>Median Ratio</i>	0.753
<i>Weighted Mean Ratio</i>	0.748
<b>UNIFORMITY</b>	
<i>Lowest ratio</i>	0.483
<i>Highest ratio:</i>	1.173
<i>Coefficient of Dispersion</i>	12.37%
<i>Standard Deviation</i>	0.120
<i>Coefficient of Variation</i>	15.55%
<i>Price Related Differential (PRD)</i>	1.034
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
<i>Lower limit</i>	0.741
<i>Upper limit</i>	0.768
<b>95% Confidence: Mean</b>	
<i>Lower limit</i>	0.762
<i>Upper limit</i>	0.785
<b>SAMPLE SIZE EVALUATION</b>	
<i>N (population size)</i>	4276
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.120
<b>Recommended minimum:</b>	23
<i>Actual sample size:</i>	400
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
<i># ratios below mean:</i>	226
<i># ratios above mean:</i>	174
<i>z:</i>	2.600
<b>Conclusion:</b>	<b>Non-normal</b>



## COMMENTS:

1 to 3 Unit Residences throughout Area 018

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

## Annual Update Ratio Study Report (After) – 2014 Assessments

District: WC / Team: 2		Appr. Date:	Date of Report:	Sales Dates:
Area Name: East West Seattle, Georgetown and South Park		1/1/2014	7/9/2014	1/2011 - 12/2013
Area Number: 18		Appr. ID:	Property Type:	Adjusted for time?
		SKEN	1 to 3 Unit	YES
SAMPLE STATISTICS				
Sample size (n)		400		
Mean Assessed Value		294,500		
Mean Sales Price		321,700		
Standard Deviation AV		98,521		
Standard Deviation SP		119,953		
ASSESSMENT LEVEL				
Arithmetic Mean Ratio		0.939		
Median Ratio		0.927		
Weighted Mean Ratio		0.915		
UNIFORMITY				
Lowest ratio		0.609		
Highest ratio:		1.476		
Coefficient of Dispersion		11.53%		
Standard Deviation		0.139		
Coefficient of Variation		14.81%		
Price Related Differential (PRD)		1.025		
RELIABILITY				
95% Confidence: Median				
Lower limit		0.910		
Upper limit		0.940		
95% Confidence: Mean				
Lower limit		0.925		
Upper limit		0.952		
SAMPLE SIZE EVALUATION				
N (population size)		4276		
B (acceptable error - in decimal)		0.05		
S (estimated from this sample)		0.139		
Recommended minimum:		31		
Actual sample size:		400		
Conclusion:		OK		
NORMALITY				
Binomial Test				
# ratios below mean:		217		
# ratios above mean:		183		
z:		1.700		
Conclusion:		Normal*		
*i.e. no evidence of non-normality				

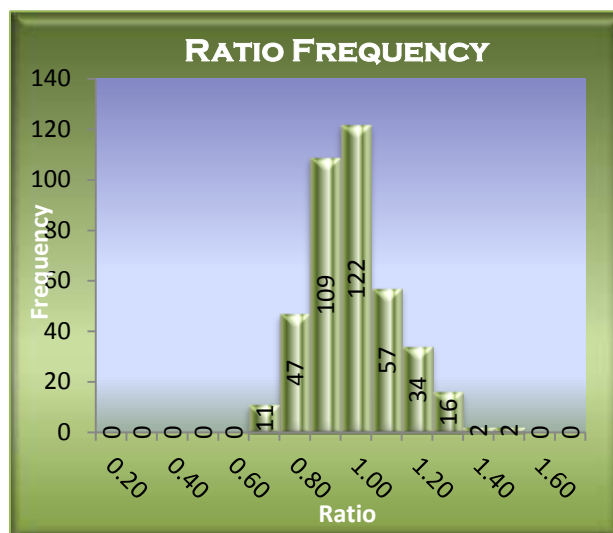
### RATIO FREQUENCY

Ratio	Frequency
0.60	11
0.70	47
0.80	109
0.90	122
1.00	57
1.10	34
1.20	16
1.30	2
1.40	2
1.50	0
1.60	0

COMMENTS:

1 to 3 Unit Residences throughout Area 018

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



### COMMENTS:

1 to 3 Unit Residences throughout Area 018

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



## Improved Sales Used in This Annual Update Analysis

### Area 018 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	177260	0445	10/29/13	\$185,000	\$192,000	530	5	1913	Avg	5,480	N	N	4749 26TH AVE SW
2	0	343850	2160	06/24/11	\$205,000	\$247,000	550	6	2011	Avg	4,761	N	N	6727 23RD AVE SW
2	0	177310	0525	04/01/13	\$225,000	\$256,000	560	6	1941	VGood	4,800	N	N	4800 25TH AVE SW
2	0	928480	1040	12/11/13	\$175,000	\$177,000	640	6	1938	Avg	5,750	Y	N	5441 30TH AVE SW
2	0	928480	0015	07/27/11	\$180,000	\$218,000	640	6	1994	Avg	2,498	N	N	5407 26TH AVE SW
2	0	343850	2360	06/17/11	\$180,000	\$216,000	640	6	1947	Avg	7,837	N	N	6917 23RD AVE SW
2	0	929730	0975	11/12/13	\$308,000	\$317,000	640	6	1941	Avg	4,800	N	N	4144 32ND AVE SW
2	0	177260	0160	02/02/12	\$155,000	\$189,000	670	6	1920	Good	5,480	N	N	5027 26TH AVE SW
2	0	789160	0160	10/14/11	\$190,000	\$231,000	680	6	1907	Avg	2,500	N	N	4102 25TH AVE SW
2	0	731240	0225	05/21/13	\$207,000	\$231,000	710	6	1915	Avg	4,840	Y	N	5440 34TH AVE SW
2	0	177310	0825	09/24/13	\$253,000	\$267,000	720	6	1910	VGood	6,750	N	N	5036 25TH AVE SW
2	0	929730	1165	11/26/13	\$289,000	\$295,000	720	6	1947	Avg	4,000	N	N	4055 32ND AVE SW
2	0	731240	0216	12/31/13	\$305,000	\$305,000	720	6	1947	Avg	6,292	Y	N	5432 34TH AVE SW
2	0	177260	0275	05/25/12	\$230,000	\$279,000	740	6	1918	Good	4,800	N	N	5004 26TH AVE SW
2	0	815060	0231	03/05/13	\$305,000	\$350,000	750	6	1947	VGood	5,280	N	N	3202 SW RAYMOND ST
2	0	731240	0420	11/06/13	\$200,000	\$207,000	770	6	1950	Avg	4,840	N	N	5649 34TH AVE SW
2	0	928480	0035	07/19/13	\$183,500	\$200,000	780	6	1951	Avg	5,750	N	N	5417 26TH AVE SW
2	0	929730	0965	01/07/13	\$360,000	\$420,000	790	6	1918	Avg	4,880	Y	N	3166 SW GENESEE ST
2	0	177310	0200	06/16/11	\$260,000	\$312,000	800	6	1918	Good	4,800	N	N	4720 25TH AVE SW
2	0	177310	0185	08/13/13	\$238,000	\$257,000	810	6	1940	Avg	4,800	N	N	4732 25TH AVE SW
2	0	731240	0280	02/27/12	\$226,500	\$276,000	820	6	2011	Avg	4,840	N	N	5457 32ND AVE SW
2	0	177310	1870	11/28/12	\$257,000	\$303,000	830	6	1952	VGood	4,800	N	N	5612 25TH AVE SW
2	0	929780	0005	04/02/13	\$175,000	\$199,000	850	6	1951	Avg	4,840	N	N	5256 35TH AVE SW
2	0	343850	2362	09/27/11	\$185,000	\$225,000	910	6	1950	Avg	5,450	N	N	6901 23RD AVE SW
2	0	935800	0560	02/15/13	\$190,000	\$219,000	940	6	1906	Avg	2,550	N	N	2835 SW YANCY ST
2	0	798540	0470	11/08/12	\$217,400	\$257,000	940	6	1947	VGood	4,500	N	N	2307 SW MYRTLE ST
2	0	177310	0645	07/19/11	\$240,000	\$290,000	960	6	1955	Good	9,600	N	N	5035 25TH AVE SW
2	0	798540	0400	09/23/11	\$265,000	\$322,000	980	6	1942	Avg	7,875	N	N	2431 SW MYRTLE ST
2	0	860540	0020	10/30/13	\$165,000	\$171,000	1,010	6	1972	Avg	6,300	N	N	6512 23RD AVE SW

## Improved Sales Used in This Annual Update Analysis

### Area 018 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	177260	0635	07/13/11	\$194,600	\$235,000	1,010	6	1992	Avg	5,440	N	N	4521 26TH AVE SW
2	0	177260	0325	02/22/13	\$270,200	\$311,000	1,010	6	1918	Avg	5,480	N	N	4825 26TH AVE SW
2	0	343850	2046	11/14/11	\$192,000	\$234,000	1,030	6	1945	Good	8,216	N	N	6715 DELRIDGE WAY SW
2	0	798540	0410	02/09/12	\$230,000	\$281,000	1,290	6	1930	Avg	21,298	N	N	2423 SW MYRTLE ST
2	0	929780	0010	03/21/13	\$325,000	\$371,000	730	7	2002	Avg	4,840	N	N	5252 35TH AVE SW
2	0	177310	0800	12/18/13	\$325,000	\$328,000	750	7	2009	Avg	4,800	N	N	5056 25TH AVE SW
2	0	935800	1246	09/23/13	\$224,000	\$237,000	770	7	1920	Good	2,550	N	N	4107 28TH AVE SW
2	0	935800	1635	08/23/11	\$262,885	\$319,000	790	7	1998	Avg	2,550	N	N	2840 SW NEVADA ST
2	0	177260	0410	05/03/12	\$283,000	\$344,000	820	7	1955	Good	9,600	N	N	4814 26TH AVE SW
2	0	177260	0205	11/18/11	\$359,000	\$438,000	820	7	2011	Avg	4,800	N	N	5060 26TH AVE SW
2	0	357430	0235	07/15/13	\$175,000	\$191,000	830	7	1915	Avg	5,000	N	N	4131 DELRIDGE WAY SW
2	0	177310	1111	03/21/13	\$189,950	\$217,000	830	7	2007	Avg	1,275	N	N	5234 A 25TH AVE SW
2	0	935800	1330	06/05/13	\$303,100	\$337,000	840	7	2000	Avg	2,550	N	N	2845 SW DAKOTA ST
2	0	929730	1200	01/24/13	\$250,000	\$290,000	850	7	1951	Good	4,000	N	N	4125 32ND AVE SW
2	0	929730	1050	02/23/12	\$270,000	\$329,000	860	7	2011	Avg	4,800	Y	N	4040 32ND AVE SW
2	0	929730	1751	10/07/13	\$303,000	\$318,000	870	7	1951	Avg	4,860	Y	N	3119 SW GENESEE ST
2	0	929730	1175	06/04/13	\$379,950	\$422,000	870	7	1953	Good	4,000	Y	N	4107 32ND AVE SW
2	0	789160	0225	12/11/13	\$248,500	\$252,000	880	7	1919	Fair	5,000	N	N	4123 DELRIDGE WAY SW
2	0	177260	0175	03/19/12	\$189,500	\$231,000	900	7	1918	Avg	5,480	N	N	5015 26TH AVE SW
2	0	798540	0405	08/12/13	\$320,000	\$345,000	920	7	1930	VGood	5,004	N	N	2421 SW MYRTLE ST
2	0	929730	1255	03/30/12	\$360,000	\$439,000	920	7	1925	Good	4,400	N	N	3224 SW GENESEE ST
2	0	343850	1402	06/28/11	\$369,000	\$444,000	920	7	1926	Good	5,828	N	N	5934 26TH AVE SW
2	0	928480	2775	10/15/13	\$296,000	\$309,000	930	7	2013	Avg	8,625	N	N	5609 26TH AVE SW
2	0	929730	1765	08/29/12	\$339,600	\$407,000	960	7	1923	Avg	4,800	N	N	3211 SW GENESEE ST
2	0	177310	0815	03/08/12	\$207,000	\$252,000	1,010	7	1941	Avg	7,650	N	N	5044 25TH AVE SW
2	0	731240	0350	03/13/13	\$323,000	\$369,000	1,020	7	1921	VGood	4,840	N	N	5652 35TH AVE SW
2	0	177260	0565	03/28/13	\$268,500	\$306,000	1,030	7	2012	Avg	4,800	N	N	4716 26TH AVE SW
2	0	815060	0140	05/21/13	\$407,000	\$455,000	1,030	7	1927	VGood	4,840	N	N	5909 34TH AVE SW
2	0	343850	2137	10/28/11	\$270,000	\$329,000	1,050	7	1981	Avg	11,000	N	N	6568 24TH AVE SW

## Improved Sales Used in This Annual Update Analysis

### Area 018 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	928480	1340	04/19/12	\$195,000	\$237,000	1,060	7	1981	Avg	8,625	Y	N	5412 32ND AVE SW
2	0	928480	1600	04/18/12	\$210,000	\$256,000	1,060	7	1981	Avg	5,750	Y	N	5633 31ST AVE SW
2	0	928480	1245	11/12/13	\$284,990	\$293,000	1,060	7	1981	Good	5,750	Y	N	5427 31ST AVE SW
2	0	177310	1655	06/13/13	\$328,051	\$363,000	1,090	7	1959	VGood	8,400	N	N	5643 25TH AVE SW
2	0	343850	2283	05/09/12	\$235,000	\$286,000	1,110	7	1979	Avg	7,100	N	N	6765 25TH AVE SW
2	0	928480	1915	11/16/12	\$265,000	\$313,000	1,120	7	1928	Avg	5,750	Y	N	5655 30TH AVE SW
2	0	343850	2325	05/09/12	\$199,000	\$242,000	1,130	7	1991	VGood	5,443	N	N	6917 24TH AVE SW
2	0	343850	2116	07/12/12	\$244,000	\$295,000	1,130	7	2000	Avg	7,827	N	N	6369 23RD AVE SW
2	0	929730	1010	02/22/13	\$405,000	\$466,000	1,140	7	1957	Good	4,800	Y	N	4118 32ND AVE SW
2	0	343850	2142	09/18/13	\$335,000	\$355,000	1,150	7	1991	Good	6,299	N	N	6565 23RD AVE SW
2	0	343850	1431	02/20/13	\$267,500	\$308,000	1,160	7	1972	Avg	16,081	N	N	5976 26TH AVE SW
2	0	815060	0160	01/26/11	\$275,000	\$321,000	1,166	7	1927	Avg	4,840	Y	N	5904 34TH AVE SW
2	0	929780	0135	10/23/13	\$338,660	\$353,000	1,170	7	1952	Avg	4,840	N	N	5014 35TH AVE SW
2	0	929780	0110	02/27/12	\$367,000	\$448,000	1,170	7	1928	Good	4,840	N	N	5032 35TH AVE SW
2	0	928480	0850	07/11/12	\$240,000	\$290,000	1,190	7	1978	Avg	5,750	N	N	5436 30TH AVE SW
2	0	177260	0348	08/09/13	\$375,000	\$405,000	1,210	7	1992	Avg	5,480	N	N	4805 26TH AVE SW
2	0	343850	1328	11/11/11	\$235,000	\$287,000	1,220	7	2009	Avg	1,804	N	N	5937 DELRIDGE WAY SW
2	0	343850	1333	01/26/11	\$225,500	\$263,000	1,240	7	2009	Avg	2,250	N	N	5955 DELRIDGE WAY SW
2	0	343850	1332	12/17/13	\$285,000	\$288,000	1,240	7	2009	Avg	2,306	N	N	5953 DELRIDGE WAY SW
2	0	928480	0976	05/31/13	\$327,000	\$364,000	1,250	7	1978	Good	5,750	N	N	5411 30TH AVE SW
2	0	343850	1990	01/18/13	\$199,000	\$231,000	1,300	7	1960	Good	5,670	N	N	6365 DELRIDGE WAY SW
2	0	343850	1419	06/14/12	\$375,000	\$454,000	1,300	7	2004	Avg	7,178	N	N	5950 26TH AVE SW
2	0	935800	1204	07/09/13	\$275,000	\$301,000	1,310	7	2000	Avg	1,832	N	N	4105 A 26TH AVE SW
2	0	177310	1665	03/01/13	\$225,900	\$259,000	1,320	7	1988	Avg	4,320	N	N	5658 26TH AVE SW
2	0	928480	1260	04/26/11	\$299,000	\$356,000	1,350	7	1981	VGood	5,750	Y	N	5437 31ST AVE SW
2	0	928480	1095	08/16/13	\$315,000	\$339,000	1,350	7	1981	VGood	5,750	N	N	5412 31ST AVE SW
2	0	177310	0418	09/30/12	\$190,000	\$226,000	1,360	7	2007	Avg	1,261	N	N	4835C DELRIDGE WAY SW
2	0	928480	2865	11/05/13	\$329,000	\$340,000	1,360	7	1966	VGood	5,750	N	N	5653 26TH AVE SW
2	0	935800	1340	02/16/13	\$300,000	\$346,000	1,440	7	1986	Avg	2,550	N	N	2849 SW DAKOTA ST



## Improved Sales Used in This Annual Update Analysis

### Area 018 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	789160	0140	10/05/13	\$335,000	\$352,000	1,460	7	1992	VGood	2,500	N	N	2507 SW DAKOTA ST
2	0	177310	0170	07/13/12	\$395,000	\$477,000	1,460	7	1991	Avg	4,800	N	N	4744 25TH AVE SW
2	0	789160	0075	10/10/13	\$353,651	\$371,000	1,520	7	1907	Good	4,600	N	N	4123 25TH AVE SW
2	0	343850	2212	01/24/11	\$205,000	\$239,000	1,560	7	1972	Avg	12,406	N	N	6747 24TH AVE SW
2	0	935800	1615	04/04/13	\$325,000	\$369,000	1,630	7	1998	Avg	2,550	N	N	2848 SW NEVADA ST
2	0	343850	2047	11/29/11	\$284,250	\$347,000	1,800	7	1994	Good	6,909	N	N	6704 23RD AVE SW
2	0	177310	0320	09/04/13	\$409,500	\$437,000	1,820	7	2010	Avg	6,000	N	N	4817 25TH AVE SW
2	0	731240	0255	11/18/13	\$399,950	\$410,000	1,950	7	2013	Avg	4,836	N	N	5435 32ND AVE SW
2	0	731240	0432	12/17/13	\$364,000	\$367,000	1,970	7	1992	Avg	4,839	Y	N	5600 34TH AVE SW
2	0	935800	1297	11/19/12	\$195,000	\$230,000	820	8	2006	Avg	1,051	N	N	2829 A SW DAKOTA ST
2	0	357430	0126	01/23/11	\$180,800	\$211,000	830	8	2004	Avg	1,324	N	N	4132 A 25TH AVE SW
2	0	935800	1421	03/13/12	\$232,000	\$283,000	960	8	2009	Avg	1,145	N	N	2828 A SW ADAMS ST
2	0	935800	1422	11/28/11	\$246,450	\$301,000	960	8	2009	Avg	1,139	N	N	2828 B SW ADAMS ST
2	0	929730	1106	07/01/11	\$499,000	\$601,000	960	8	1940	VGood	6,500	Y	N	4009 32ND AVE SW
2	0	177310	0150	11/20/13	\$249,900	\$256,000	980	8	2007	Avg	1,190	N	N	2408 SW EDMUNDS ST
2	0	177310	0432	04/02/13	\$260,000	\$295,000	1,000	8	2006	Avg	1,603	N	N	4839 C DELRIDGE WAY
2	0	935800	2285	08/16/12	\$310,000	\$372,000	1,060	8	2012	Avg	1,401	N	N	2833 A SW NEVADA ST
2	0	935800	2270	09/05/12	\$320,500	\$384,000	1,060	8	2012	Avg	1,412	N	N	2831 A SW NEVADA ST
2	0	935800	2271	08/03/12	\$319,000	\$384,000	1,080	8	2012	Avg	1,292	N	N	2831 B SW NEVADA ST
2	0	935800	2286	08/14/12	\$323,500	\$389,000	1,080	8	2012	Avg	1,302	N	N	2833 SW NEVADA ST
2	0	935800	1567	06/17/13	\$325,000	\$359,000	1,090	8	2008	Avg	1,274	N	N	2843 A SW ADAMS ST
2	0	935800	1403	12/07/11	\$275,500	\$336,000	1,100	8	2009	Avg	1,468	N	N	2836 B SW ADAMS ST
2	0	935800	1413	05/02/11	\$294,500	\$351,000	1,100	8	2009	Avg	1,468	N	N	2832 B SW ADAMS ST
2	0	935800	1536	08/19/13	\$340,000	\$366,000	1,140	8	2007	Avg	1,071	N	N	2823 B SW ADAMS ST
2	0	935800	1577	07/16/13	\$350,000	\$382,000	1,150	8	2008	Avg	1,510	N	N	2847 A SW ADAMS ST
2	0	935800	1216	05/24/11	\$215,000	\$257,000	1,180	8	2000	Avg	2,124	N	N	4111 26TH AVE SW
2	0	343850	2449	08/03/12	\$210,000	\$253,000	1,200	8	2006	Avg	1,004	N	N	7053 DELRIDGE WAY SW
2	0	343850	2447	12/26/12	\$240,000	\$281,000	1,200	8	2006	Avg	988	N	N	7051 DELRIDGE WAY SW
2	0	935800	1534	04/09/12	\$280,000	\$341,000	1,200	8	2007	Avg	1,461	N	N	2823 A SW ADAMS ST

## Improved Sales Used in This Annual Update Analysis

### Area 018 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	177310	1290	09/24/13	\$370,000	\$391,000	1,220	8	2001	Avg	4,383	N	N	5454 26TH AVE SW
2	0	935800	1402	08/03/11	\$290,000	\$351,000	1,240	8	2009	Avg	1,478	N	N	2836 A SW ADAMS ST
2	0	935800	1410	11/02/11	\$288,400	\$351,000	1,260	8	2009	Avg	1,337	N	N	2834 SW ADAMS ST
2	0	815060	0030	04/13/11	\$318,000	\$378,000	1,270	8	1930	Good	4,840	N	N	5922 35TH AVE SW
2	0	935800	1444	04/26/12	\$269,900	\$328,000	1,280	8	2006	Avg	1,612	N	N	2816 B SW ADAMS ST
2	0	177260	0250	12/18/12	\$365,000	\$428,000	1,280	8	1998	Avg	4,800	N	N	5024 26TH AVE SW
2	0	789160	0161	08/05/13	\$440,000	\$476,000	1,300	8	2013	Avg	2,500	N	N	4106 25TH AVE SW
2	0	343850	2441	03/04/13	\$250,000	\$287,000	1,380	8	2006	Avg	1,613	N	N	2202 SW MYRTLE ST
2	0	928480	2212	11/17/11	\$325,000	\$396,000	1,430	8	1999	Avg	5,750	N	N	5626 29TH AVE SW
2	0	935800	0625	09/05/13	\$419,000	\$447,000	1,470	8	2005	Avg	2,308	N	N	2856 SW DAKOTA ST
2	0	935800	1530	07/23/13	\$410,000	\$446,000	1,480	8	2007	Avg	1,817	N	N	2825 SW ADAMS ST
2	0	929780	0125	07/11/13	\$405,000	\$443,000	1,540	8	1961	Avg	4,840	N	N	5022 35TH AVE SW
2	0	177310	0690	07/02/12	\$380,000	\$459,000	1,620	8	2008	Avg	7,920	N	N	5069 25TH AVE SW
2	0	815060	0020	06/19/12	\$328,800	\$398,000	1,740	8	1991	Avg	4,840	N	N	5914 35TH AVE SW
2	0	928480	2055	01/27/13	\$475,000	\$551,000	1,820	8	1972	VGood	11,500	Y	N	5607 29TH AVE SW
2	0	177310	1205	06/19/12	\$417,000	\$505,000	1,830	8	2013	Good	4,800	N	N	5401 25TH AVE SW
2	0	177310	0665	10/21/13	\$457,000	\$476,000	2,030	8	2013	Avg	4,800	N	N	5047 25TH AVE SW
2	0	935800	0675	07/23/12	\$380,000	\$458,000	2,180	8	1971	Avg	5,100	N	N	2826 SW DAKOTA ST
2	0	928480	1770	08/11/11	\$390,000	\$472,000	2,540	8	2007	Avg	5,912	Y	N	5650 31ST AVE SW
2	0	929730	1070	06/21/13	\$675,000	\$745,000	2,830	8	1998	Avg	4,800	Y	N	4018 32ND AVE SW
2	0	815060	0075	09/03/13	\$429,950	\$459,000	1,780	9	1928	VGood	4,840	N	N	5958 35TH AVE SW
2	0	177260	0500	03/21/13	\$520,000	\$593,000	2,270	9	2013	Avg	5,480	N	N	4707 26TH AVE SW
2	0	929730	1250	10/01/13	\$702,000	\$739,000	2,390	9	2013	Avg	4,800	N	N	3220 SW GENESEE ST
2	0	928480	1970	11/10/11	\$683,000	\$833,000	2,490	10	2010	Avg	8,625	Y	N	5628 30TH AVE
2	0	928480	1985	07/03/13	\$709,000	\$778,000	2,980	10	2008	Avg	5,750	Y	N	5632 30TH AVE SW
2	12	327860	0030	08/06/12	\$355,000	\$427,000	2,130	8	2006	Avg	2,660	N	N	5650 30TH AVE SW
2	12	327860	0010	06/11/13	\$381,000	\$422,000	2,130	8	2006	Avg	2,661	N	N	5640 30TH AVE SW
2	99	929730	2030	01/24/12	\$368,200	\$450,000	1,440	8	2009	Avg	2,110	N	N	3275 SW AVALON WAY
2	99	929730	0853	02/15/13	\$345,000	\$398,000	1,000	9	2008	Avg	1,109	N	N	3026 B SW AVALON WAY

## Improved Sales Used in This Annual Update Analysis

### Area 018 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	177360	0744	10/14/13	\$157,953	\$165,000	760	5	1930	Avg	6,100	N	N	4571 21ST AVE SW
3	0	343850	0297	03/22/13	\$155,000	\$177,000	900	5	1920	Avg	10,912	N	N	5202 23RD AVE SW
3	0	177360	0680	11/13/13	\$185,000	\$190,000	550	6	1935	Good	4,800	Y	N	4527 21ST AVE SW
3	0	315760	0190	10/22/13	\$280,000	\$292,000	560	6	1918	VGood	2,500	N	N	4131 20TH AVE SW
3	0	343850	0184	08/02/12	\$155,000	\$187,000	580	6	1928	Avg	6,399	N	N	5203 18TH AVE SW
3	0	754730	0200	06/25/12	\$217,500	\$263,000	720	6	1945	Avg	5,000	N	N	4023 19TH AVE SW
3	0	754730	0055	08/26/11	\$210,000	\$255,000	850	6	1962	Avg	5,000	N	N	4024 21ST AVE SW
3	0	754730	0175	02/28/13	\$231,000	\$265,000	880	6	1928	Avg	5,000	N	N	4024 20TH AVE SW
3	0	754730	0315	09/17/13	\$170,000	\$180,000	910	6	1913	Avg	4,500	N	N	4022 19TH AVE SW
3	0	177360	0355	10/03/12	\$155,000	\$185,000	980	6	1942	Avg	4,950	Y	N	4754 COTTAGE PL SW
3	0	177360	0150	06/08/11	\$200,000	\$240,000	790	7	1989	Avg	4,920	Y	N	2304 SW ALASKA ST
3	0	343850	0332	07/19/13	\$226,000	\$246,000	800	7	2008	Avg	1,410	N	N	2308 SW BRANDON ST
3	0	244460	0545	03/28/13	\$415,000	\$472,000	800	7	1912	VGood	4,600	N	N	4057 21ST AVE SW
3	0	343850	0300	07/19/13	\$306,520	\$334,000	810	7	1928	VGood	23,939	Y	N	5303 21ST AVE SW
3	0	177310	0276	03/14/13	\$151,900	\$174,000	830	7	2006	Avg	1,020	N	N	4720 B DELRIDGE WAY
3	0	315760	0445	09/27/12	\$259,000	\$309,000	860	7	1971	Good	3,700	N	N	4121 19TH AVE SW
3	0	315760	0140	07/17/13	\$265,000	\$289,000	860	7	1913	Good	5,000	N	N	4153 20TH AVE SW
3	0	177360	0620	08/15/12	\$346,800	\$417,000	880	7	2012	Avg	5,400	Y	N	4742 22ND AVE SW
3	0	343850	0276	01/27/12	\$215,100	\$263,000	890	7	1966	Good	5,625	N	N	5018 PUGET BLVD SW
3	0	788150	0435	01/15/12	\$189,900	\$232,000	930	7	1908	Good	5,000	Y	N	4028 23RD AVE SW
3	0	343850	0170	01/04/12	\$205,000	\$250,000	1,050	7	1978	Avg	6,565	N	N	5243 17TH AVE SW
3	0	343850	0168	10/14/11	\$242,000	\$295,000	1,060	7	1977	VGood	7,488	N	N	5231 17TH AVE SW
3	0	343850	0167	07/29/13	\$247,000	\$268,000	1,060	7	1977	Avg	7,040	N	N	5228 18TH AVE SW
3	0	343850	0268	07/31/12	\$240,000	\$289,000	1,080	7	1962	Avg	8,320	N	N	4803 21ST AVE SW
3	0	754780	0200	07/15/11	\$245,000	\$296,000	1,100	7	1913	Avg	5,321	N	N	4043 19TH AVE SW
3	0	343850	0227	08/06/13	\$325,000	\$352,000	1,140	7	1964	VGood	5,397	N	N	5302 21ST AVE SW
3	0	177310	0964	08/15/11	\$229,950	\$278,000	1,160	7	2007	Avg	1,286	N	N	5030 C DELRIDGE WAY
3	0	177310	0968	08/15/11	\$230,000	\$279,000	1,160	7	2007	Avg	1,286	N	N	5030 A DELRIDGE WAY
3	0	177360	0670	08/15/11	\$230,000	\$279,000	1,190	7	1963	Avg	9,600	N	N	4517 21ST AVE SW

## Improved Sales Used in This Annual Update Analysis

### Area 018 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	315760	0425	12/27/13	\$354,000	\$355,000	1,210	7	1971	VGood	5,000	N	N	4129 19TH AVE SW
3	0	177310	0535	07/27/11	\$187,500	\$227,000	1,220	7	2010	Avg	1,270	N	N	4852 B DELRIDGE WAY
3	0	177310	0538	07/27/11	\$187,500	\$227,000	1,220	7	2010	Avg	1,270	N	N	4852 A DELRIDGE WAY
3	0	177310	0971	08/28/12	\$247,000	\$296,000	1,220	7	2009	Avg	1,283	N	N	5024 A DELRIDGE WAY
3	0	177310	0973	12/18/13	\$282,000	\$284,000	1,220	7	2009	Avg	1,283	N	N	5024 C DELRIDGE WAY
3	0	177310	0537	02/01/11	\$215,000	\$251,000	1,260	7	2010	Avg	1,130	N	N	4854 B DELRIDGE WAY
3	0	177310	0536	05/17/11	\$215,000	\$257,000	1,260	7	2010	Avg	1,130	N	N	4854 A DELRIDGE WAY
3	0	343850	0246	05/16/13	\$200,000	\$224,000	1,330	7	1978	Good	6,660	N	N	1928 SW BRANDON ST
3	0	754730	1690	06/27/11	\$340,000	\$409,000	1,380	7	2010	Avg	5,400	N	N	3810 19TH AVE SW
3	0	343850	0196	02/01/13	\$280,000	\$324,000	1,400	7	1962	Avg	6,651	N	N	5255 18TH AVE SW
3	0	754730	0320	11/18/11	\$298,000	\$363,000	1,430	7	2005	Avg	5,000	N	N	4028 19TH AVE SW
3	0	788150	0450	01/24/11	\$303,000	\$354,000	1,440	7	2003	Avg	2,500	Y	N	4027 22ND AVE SW
3	0	343850	0051	06/19/13	\$400,000	\$442,000	1,460	7	1955	VGood	10,810	N	N	4823 18TH AVE SW
3	0	343850	0157	08/27/12	\$312,000	\$374,000	1,470	7	1992	Good	7,054	N	N	5223 17TH AVE SW
3	0	177360	0345	06/17/13	\$366,500	\$405,000	1,600	7	2000	Avg	4,950	Y	N	4741 23RD AVE SW
3	0	343850	0176	12/28/11	\$249,302	\$304,000	1,720	7	1938	Avg	8,400	N	N	5260 18TH AVE SW
3	0	315760	0385	03/25/13	\$401,714	\$458,000	1,900	7	1996	Avg	5,000	N	N	4149 19TH AVE SW
3	0	754730	1195	12/15/11	\$307,500	\$375,000	2,040	7	1910	Avg	10,000	N	N	3814 20TH AVE SW
3	0	177360	0495	12/07/11	\$315,000	\$384,000	850	8	2011	Avg	4,120	Y	N	4734 23RD AVE SW
3	0	177360	0495	12/07/12	\$375,000	\$441,000	850	8	2011	Avg	4,120	Y	N	4734 23RD AVE SW
3	0	177310	0560	05/23/11	\$189,250	\$227,000	1,080	8	2009	Avg	1,150	N	N	4832 A DELRIDGE WAY
3	0	177310	0561	03/03/11	\$199,000	\$234,000	1,080	8	2009	Avg	1,150	N	N	4832 B DELRIDGE WAY
3	0	177310	0560	06/25/12	\$225,000	\$272,000	1,080	8	2009	Avg	1,150	N	N	4832 A DELRIDGE WAY
3	0	177310	0561	03/08/13	\$236,500	\$271,000	1,080	8	2009	Avg	1,150	N	N	4832 B DELRIDGE WAY
3	0	177310	0562	06/06/13	\$279,000	\$310,000	1,080	8	2009	Avg	1,250	N	N	4834 B DELRIDGE WAY
3	0	177310	0565	10/15/13	\$279,900	\$293,000	1,080	8	2009	Avg	1,150	N	N	4828 A DELRIDGE WAY
3	0	177310	0563	07/23/13	\$285,000	\$310,000	1,080	8	2009	Avg	1,250	N	N	4834 A DELRIDGE WAY
3	0	177310	0531	03/15/13	\$289,000	\$330,000	1,080	8	2009	Avg	1,190	N	N	2322 SW HUDSON ST
3	0	177310	0533	04/15/13	\$295,000	\$334,000	1,080	8	2009	Avg	1,210	N	N	2314 SW HUDSON ST



## Improved Sales Used in This Annual Update Analysis

### Area 018 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	177310	0302	08/20/12	\$286,500	\$344,000	1,130	8	2008	Avg	1,008	N	N	2319 SW ALASKA ST
3	0	242403	9027	12/13/12	\$367,500	\$431,000	1,160	8	1963	Good	8,690	N	N	4752 21ST AVE SW
3	0	343850	0286	06/22/11	\$360,000	\$433,000	1,250	8	2007	Avg	8,002	N	N	5070 23RD AVE SW
3	0	343850	0038	05/29/13	\$368,000	\$410,000	1,250	8	2008	Avg	7,538	N	N	4856 18TH AVE SW
3	0	343850	0320	10/11/11	\$340,290	\$414,000	1,260	8	2007	Avg	8,003	N	N	5062 23RD AVE SW
3	0	788150	0404	11/29/12	\$435,000	\$512,000	1,290	8	2008	Avg	2,500	Y	N	4012 23RD AVE SW
3	0	315760	0323	08/29/12	\$380,000	\$455,000	1,380	8	2008	Avg	2,500	N	N	4142 20TH AVE SW
3	0	343850	0313	06/09/11	\$353,500	\$424,000	1,410	8	2008	Avg	2,205	N	N	4848 PUGET BLVD SW
3	0	177360	0715	03/05/13	\$426,000	\$489,000	1,460	8	1953	VGood	8,000	Y	N	4551 21ST AVE SW
3	0	177360	0035	11/15/11	\$402,700	\$491,000	1,640	8	2011	Avg	5,500	Y	N	4406 23RD AVE SW
3	0	177360	0350	02/14/12	\$425,000	\$519,000	1,670	8	2010	Avg	4,950	Y	N	4745 23RD AVE SW
3	0	343850	0317	02/01/11	\$390,000	\$456,000	1,680	8	2009	Avg	2,630	N	N	4840 PUGET BLVD SW
3	0	754730	1050	06/18/12	\$511,500	\$619,000	1,720	8	2005	Avg	5,300	N	N	3928 19TH AVE SW
3	0	343850	0260	12/10/12	\$389,950	\$458,000	1,930	8	2012	Avg	5,006	N	N	1926 B SW BRANDON ST
3	0	343850	0247	01/15/13	\$397,000	\$462,000	1,930	8	2012	Avg	5,026	N	N	1920 A SW BRANDON ST
3	0	343850	0250	05/15/13	\$429,950	\$481,000	2,040	8	2013	Avg	5,027	N	N	1920 C SW BRANDON ST
3	0	343850	0242	04/09/13	\$429,950	\$487,000	2,050	8	2013	Avg	5,026	N	N	1920 SW BRANDON ST
3	0	343850	0262	07/25/13	\$479,950	\$522,000	2,050	8	2013	Avg	4,901	N	N	1918 A SW BRANDON ST
3	0	754730	1438	01/03/13	\$482,500	\$563,000	2,090	8	1990	Avg	5,000	N	N	3810 21ST AVE SW
3	0	796660	0069	07/18/11	\$435,000	\$525,000	2,580	8	2011	Avg	4,819	Y	N	3649 22ND AVE SW
3	0	343850	0218	10/25/12	\$367,500	\$436,000	2,640	8	2005	Avg	5,587	N	N	1915 SW DAWSON ST
3	0	754730	1470	02/25/11	\$460,000	\$541,000	2,020	9	1990	VGood	7,500	N	N	3818 21ST AVE SW
3	0	177360	0250	06/25/12	\$629,950	\$762,000	2,120	9	2012	Avg	4,829	N	N	4528 23RD AVE SW
3	0	177360	0263	08/24/12	\$624,950	\$750,000	2,200	9	2012	Avg	4,751	Y	N	4532 23RD AVE SW
3	0	177360	0255	10/22/12	\$569,800	\$676,000	2,230	9	2012	Avg	5,221	N	N	4524 23RD AVE SW
3	0	754730	1444	05/21/13	\$490,000	\$547,000	2,260	9	1991	VGood	5,000	N	N	3836 21ST AVE SW
3	0	754730	1295	09/24/13	\$610,000	\$645,000	2,350	9	2013	Avg	3,755	N	N	1906 SW ANDOVER ST
3	0	754730	1290	08/22/13	\$620,000	\$666,000	2,350	9	2013	Avg	3,755	N	N	3857 19TH AVE SW
3	0	894180	0120	01/14/13	\$530,000	\$617,000	2,970	9	1991	Avg	11,000	Y	N	5270 16TH AVE SW

## Improved Sales Used in This Annual Update Analysis

### Area 018 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	177360	0260	06/03/12	\$600,000	\$727,000	3,170	9	2012	Avg	4,745	Y	N	4536 23RD AVE SW
3	0	789210	0205	12/13/12	\$668,500	\$784,000	1,920	10	2007	Avg	5,000	Y	N	4135 21ST AVE SW
3	0	343850	0290	08/17/11	\$545,000	\$660,000	1,930	10	2009	Avg	5,571	N	N	5088 23RD AVE SW
3	0	343850	0290	11/01/12	\$560,000	\$663,000	1,930	10	2009	Avg	5,571	N	N	5088 23RD AVE SW
3	1	754730	0850	04/22/13	\$225,000	\$254,000	910	6	1916	Avg	5,000	Y	N	3856 18TH AVE SW
3	1	754730	0930	10/17/11	\$249,900	\$304,000	740	7	1915	Good	3,700	N	N	3827 17TH AVE SW
3	99	284870	0050	07/17/13	\$253,900	\$277,000	720	6	2007	Avg	1,215	N	N	3823 DELRIDGE WAY SW
3	99	284870	0060	04/17/13	\$205,000	\$232,000	960	6	1917	Avg	4,125	N	N	3831 23RD AVE SW
3	99	754730	0605	06/19/12	\$145,000	\$176,000	1,040	7	1919	Avg	6,550	N	N	4019 16TH AVE SW
5	0	343850	1610	10/16/13	\$163,000	\$170,000	670	6	1951	Good	3,750	N	N	6512 DELRIDGE WAY SW
5	0	783180	0205	05/17/13	\$130,000	\$145,000	680	6	1917	Fair	6,650	N	N	1611 SW WEBSTER ST
5	0	343850	3191	01/05/12	\$160,000	\$195,000	730	6	1949	Avg	4,500	N	N	1614 SW WEBSTER ST
5	0	343850	1541	11/25/13	\$165,000	\$169,000	770	6	1991	Avg	4,200	N	N	6339 22ND AVE SW
5	0	242820	0200	02/04/13	\$171,000	\$198,000	820	6	1946	Avg	11,550	N	N	6552 16TH AVE SW
5	0	343850	2642	10/03/13	\$165,000	\$174,000	850	6	1948	Fair	8,712	N	N	7055 18TH AVE SW
5	0	343850	3172	11/29/12	\$149,950	\$176,000	860	6	1942	Avg	5,244	N	N	7309 16TH AVE SW
5	0	343850	2662	12/09/13	\$218,000	\$221,000	890	6	1939	Avg	10,120	N	N	6730 18TH AVE SW
5	0	643740	0050	03/29/11	\$224,000	\$265,000	910	6	1949	Avg	7,203	N	N	1253 SW OTHELLO ST
5	0	211270	1165	07/07/11	\$156,950	\$189,000	980	6	1947	Avg	3,600	N	N	7540 16TH AVE SW
5	0	211270	1165	02/14/13	\$187,500	\$216,000	980	6	1947	Avg	3,600	N	N	7540 16TH AVE SW
5	0	343850	3131	09/26/13	\$220,000	\$232,000	980	6	1947	Avg	9,180	N	N	7109 16TH AVE SW
5	0	211270	1085	04/07/11	\$246,000	\$292,000	980	6	1918	Good	8,000	N	N	7515 15TH AVE SW
5	0	343850	1030	08/19/13	\$245,000	\$263,000	1,060	6	1950	Avg	7,174	N	N	5914 21ST AVE SW
5	0	343850	2673	02/08/13	\$220,000	\$254,000	1,130	6	1948	Avg	9,120	N	N	6763 17TH AVE SW
5	0	211270	1125	10/18/13	\$310,000	\$324,000	1,200	6	1918	VGood	4,000	N	N	7545 15TH AVE SW
5	0	343850	3161	09/17/12	\$235,000	\$281,000	1,280	6	1942	Good	5,360	N	N	7301 16TH AVE SW
5	0	343850	1542	12/14/11	\$149,000	\$182,000	1,340	6	1987	Avg	2,895	N	N	6346 DELRIDGE WAY SW
5	0	211470	1010	08/20/12	\$240,000	\$288,000	710	7	1922	VGood	4,760	N	N	7534 12TH AVE SW
5	0	343850	1620	09/12/13	\$374,500	\$398,000	820	7	1952	VGood	5,145	N	N	6545 21ST AVE SW

## Improved Sales Used in This Annual Update Analysis

### Area 018 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	0	211270	1115	02/17/12	\$144,900	\$177,000	890	7	1926	Avg	4,000	N	N	7537 15TH AVE SW
5	0	343850	0862	05/09/12	\$200,000	\$243,000	990	7	1977	Avg	6,827	N	N	5915 17TH AVE SW
5	0	343850	2992	09/24/13	\$249,500	\$264,000	1,010	7	1968	Avg	6,552	N	N	6762 14TH AVE SW
5	0	948400	0010	10/04/12	\$194,000	\$231,000	1,050	7	1966	Avg	5,200	N	N	7351 20TH AVE SW
5	0	211430	0040	05/03/13	\$260,000	\$292,000	1,050	7	1966	Good	7,423	N	N	7153 18TH AVE SW
5	0	343850	0406	12/18/12	\$239,000	\$280,000	1,060	7	1977	Avg	9,767	N	N	5431 21ST AVE SW
5	0	783180	0431	05/11/11	\$239,975	\$287,000	1,060	7	1961	Good	7,800	N	N	7514 21ST AVE SW
5	0	343850	3049	01/05/11	\$220,000	\$255,000	1,070	7	1956	Avg	8,236	N	N	6701 12TH AVE SW
5	0	242820	0201	10/14/13	\$265,000	\$277,000	1,080	7	1946	Good	7,615	N	N	6558 16TH AVE SW
5	0	343850	0730	08/01/13	\$307,000	\$333,000	1,080	7	1978	Good	5,244	N	N	5402 17TH AVE SW
5	0	863850	0250	04/06/12	\$172,000	\$209,000	1,100	7	1998	Avg	8,505	N	N	1294 SW ORCHARD ST
5	0	343850	0380	05/09/12	\$240,000	\$292,000	1,120	7	2000	Avg	5,000	N	N	5406 23RD AVE SW
5	0	643740	0071	12/16/11	\$299,950	\$366,000	1,130	7	1993	Avg	9,952	N	N	1233 SW OTHELLO ST
5	0	343850	1076	07/11/13	\$350,000	\$383,000	1,160	7	1995	Avg	25,065	N	N	6014 21ST AVE SW
5	0	343850	2584	04/24/13	\$413,000	\$466,000	1,160	7	1993	VGood	5,062	N	N	6719 18TH AVE SW
5	0	343850	3212	09/17/13	\$321,550	\$341,000	1,180	7	1992	Avg	7,130	N	N	7109 17TH AVE SW
5	0	343850	2883	07/03/13	\$317,500	\$349,000	1,190	7	1980	Good	7,200	N	N	6712 15TH AVE SW
5	0	783180	0146	09/10/13	\$226,500	\$241,000	1,210	7	1965	Avg	5,200	N	N	1708 SW HOLDEN ST
5	0	343850	2976	08/05/13	\$160,000	\$173,000	1,230	7	1965	Avg	7,020	N	N	6733 13TH AVE SW
5	0	343850	3034	01/29/13	\$250,000	\$290,000	1,270	7	1932	Avg	5,310	N	N	1306 SW MYRTLE ST
5	0	783180	0420	03/20/13	\$260,000	\$297,000	1,280	7	1960	Avg	5,500	N	N	1905 SW WEBSTER ST
5	0	211270	1000	08/16/13	\$170,000	\$183,000	1,290	7	1969	Avg	4,000	N	N	7548 15TH AVE SW
5	0	343850	3244	09/11/12	\$200,000	\$239,000	1,300	7	1947	Avg	7,548	N	N	7315 17TH AVE SW
5	0	783180	0268	07/16/12	\$265,500	\$320,000	1,300	7	1992	Avg	5,350	N	N	1716 SW AUSTIN ST
5	0	783180	0070	06/13/12	\$163,500	\$198,000	1,340	7	1927	Fair	5,850	N	N	1617 SW AUSTIN ST
5	0	343850	3011	02/28/11	\$254,000	\$299,000	1,350	7	1954	Avg	7,137	N	N	7018 14TH AVE SW
5	0	643740	0103	10/23/13	\$310,000	\$323,000	1,360	7	1947	VGood	7,440	N	N	7351 12TH AVE SW
5	0	343850	0477	10/29/12	\$235,000	\$279,000	1,420	7	1995	Avg	7,000	N	N	5650 23RD AVE SW
5	0	168390	0040	02/27/12	\$240,000	\$293,000	1,440	7	1997	Avg	5,150	N	N	6334 17TH AVE SW

## Improved Sales Used in This Annual Update Analysis

### Area 018 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	0	211430	0010	08/19/13	\$419,000	\$451,000	1,450	7	1993	Good	10,787	N	N	7343 18TH AVE SW
5	0	211270	1030	11/14/13	\$292,500	\$301,000	1,460	7	1926	Avg	4,000	N	N	7524 15TH AVE SW
5	0	343850	0620	09/21/11	\$280,000	\$340,000	1,490	7	1992	Good	5,029	N	N	5601 18TH AVE SW
5	0	343850	0623	05/14/13	\$260,000	\$291,000	1,560	7	2002	Avg	5,017	N	N	5467 18TH AVE SW
5	0	343850	0580	07/15/13	\$270,000	\$295,000	1,670	7	1995	Good	10,069	N	N	1813 SW BRANDON ST
5	0	168390	0070	05/18/11	\$235,000	\$281,000	1,710	7	1995	Avg	9,300	N	N	6348 17TH AVE SW
5	0	211430	0110	06/19/13	\$265,000	\$293,000	1,730	7	1960	Good	6,750	N	N	7135 18TH AVE SW
5	0	343850	0394	08/24/12	\$255,000	\$306,000	1,790	7	2005	Avg	10,960	N	N	5422 23RD AVE SW
5	0	211470	0385	11/29/12	\$343,000	\$404,000	1,800	7	1922	VGood	4,000	N	N	918 SW HOLDEN ST
5	0	343850	0652	05/13/13	\$370,000	\$414,000	1,830	7	2002	VGood	10,480	N	N	5649 18TH AVE SW
5	0	343850	2750	06/08/11	\$269,000	\$323,000	1,920	7	1943	Avg	9,691	N	N	7003 16TH AVE SW
5	0	343850	3147	11/01/13	\$275,000	\$285,000	2,050	7	2003	Avg	6,064	N	N	7138 17TH AVE SW
5	0	211520	0145	05/11/11	\$220,000	\$263,000	2,210	7	1920	Good	5,400	N	N	928 SW AUSTIN ST
5	0	783180	0355	11/19/12	\$345,000	\$407,000	980	8	1960	VGood	13,800	Y	N	7534 20TH AVE SW
5	0	343850	2971	07/25/13	\$243,000	\$264,000	1,150	8	1963	Avg	7,020	N	N	6721 13TH AVE SW
5	0	211470	0988	06/17/13	\$240,000	\$265,000	1,180	8	2006	Avg	1,305	N	N	7621 11TH AVE SW
5	0	211470	0990	10/28/13	\$285,000	\$296,000	1,180	8	2006	Avg	1,815	N	N	7617 11TH AVE SW
5	0	643740	0182	06/21/12	\$303,000	\$367,000	1,190	8	1979	VGood	7,320	N	N	1520 SW WEBSTER ST
5	0	783180	0445	12/21/12	\$300,000	\$351,000	1,300	8	1950	VGood	6,026	N	N	7532 21ST AVE SW
5	0	783180	0265	04/15/13	\$322,650	\$365,000	1,300	8	1991	Avg	4,985	N	N	1700 SW AUSTIN ST
5	0	211270	0990	06/26/12	\$239,000	\$289,000	1,380	8	1955	Avg	8,200	N	N	1406 SW HOLDEN ST
5	0	211430	0150	09/26/13	\$250,000	\$264,000	1,450	8	2000	Avg	7,740	N	N	7217 DUMAR WAY SW
5	0	343850	0395	09/01/11	\$340,000	\$412,000	1,490	8	2001	Avg	9,950	Y	N	5421 21ST AVE SW
5	0	863850	0046	04/30/13	\$355,000	\$400,000	1,640	8	2009	Avg	5,628	N	N	1219 SW MYRTLE ST
5	0	211430	0220	10/16/12	\$275,000	\$327,000	1,840	8	2001	Avg	6,780	N	N	7315 DUMAR WAY SW
5	0	343850	2842	06/04/13	\$384,000	\$427,000	2,160	8	2007	Avg	7,200	N	N	7008 16TH AVE SW
5	0	343850	3152	06/04/13	\$425,000	\$472,000	2,430	8	2003	Avg	6,064	N	N	7211 16TH AVE SW
5	0	211430	0020	11/05/12	\$315,000	\$373,000	3,590	8	2006	Avg	24,140	N	N	7321 18TH AVE SW
6	0	346880	0310	07/17/12	\$172,500	\$208,000	750	6	1933	Fair	4,000	N	N	6933 ELLIS AVE S



## Improved Sales Used in This Annual Update Analysis

### Area 018 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
6	0	346880	0215	06/28/11	\$267,500	\$322,000	830	6	1949	Avg	6,000	N	N	6656 FLORA AVE S
6	0	273410	0395	11/07/13	\$189,500	\$196,000	1,020	6	1910	Avg	4,000	N	N	6238 CARLETON AVE S
6	0	273410	0545	04/05/12	\$220,000	\$268,000	680	7	1944	Good	4,000	N	N	6401 FLORA AVE S
6	0	346880	0345	02/27/13	\$309,500	\$356,000	830	7	1919	Good	4,000	N	N	6942 FLORA AVE S
6	0	273410	0885	07/25/11	\$279,000	\$337,000	860	7	1905	Avg	4,000	N	N	6621 FLORA AVE S
6	0	273410	0620	06/25/13	\$315,000	\$347,000	1,080	7	1941	Avg	5,720	N	N	1021 S BAILEY ST
6	0	273410	0550	09/06/13	\$300,000	\$320,000	1,110	7	1910	VGood	6,000	N	N	6265 FLORA AVE S
6	0	346880	0145	07/09/13	\$306,500	\$336,000	1,200	7	1927	Avg	4,000	N	N	6733 ELLIS AVE S
6	0	346880	0040	11/07/12	\$310,000	\$367,000	1,250	7	1997	Avg	4,000	N	N	6627 ELLIS AVE S
6	0	273410	0327	09/25/12	\$175,000	\$209,000	1,260	7	2002	Avg	1,361	N	N	6630 A CORSON AVE S
6	0	273410	0332	09/10/12	\$185,000	\$221,000	1,260	7	2002	Avg	1,361	N	N	6624 A CORSON AVE S
6	0	346580	0010	10/15/12	\$275,000	\$327,000	1,650	8	1942	Avg	4,840	N	N	6245 CARLETON AVE S
6	11	000180	0107	04/12/13	\$255,000	\$289,000	650	6	1944	Avg	5,500	N	N	836 S ORCAS ST
6	11	172280	0838	11/04/13	\$265,000	\$274,000	680	7	2007	Avg	1,013	N	N	737 C S HOMER ST
6	11	172280	0895	08/08/13	\$315,000	\$340,000	1,160	9	2008	Avg	1,461	N	N	812 B S ORCAS ST
6	99	346780	0040	05/20/11	\$205,000	\$245,000	880	7	1950	Avg	6,314	N	N	6306 ELLIS AVE S
7	0	788360	4010	12/09/11	\$162,000	\$198,000	900	5	1910	Good	6,000	N	N	828 S SULLIVAN ST
7	0	788360	3450	03/08/13	\$160,000	\$183,000	760	6	1929	Avg	6,250	N	N	814 S ROSE ST
7	0	788360	5520	06/08/13	\$203,975	\$226,000	770	6	1916	Avg	12,000	N	N	808 S DIRECTOR ST
7	0	788360	6017	02/05/13	\$158,000	\$183,000	820	6	1954	Good	12,000	Y	N	1010 S TRENTON ST
7	0	788360	7266	10/03/13	\$158,000	\$166,000	850	6	1945	Fair	5,880	N	N	8412 12TH AVE S
7	0	788360	8521	08/02/12	\$138,000	\$166,000	860	6	1912	Avg	9,000	N	N	1238 S HENDERSON ST
7	0	218500	0570	10/10/11	\$190,000	\$231,000	880	6	1937	Avg	9,441	N	N	1040 S SOUTHERN ST
7	0	788360	6430	12/24/13	\$113,000	\$114,000	960	6	1955	Avg	8,040	N	N	1041 S SULLIVAN ST
7	0	788360	3805	09/08/11	\$164,500	\$200,000	1,060	6	1960	Good	4,500	N	N	812 S THISTLE ST
7	0	788360	4675	03/19/13	\$203,100	\$232,000	1,060	6	1907	Good	4,500	N	N	839 S DONOVAN ST
7	0	788360	1085	02/08/13	\$139,800	\$162,000	1,130	6	1908	Avg	9,000	N	N	502 S DONOVAN ST
7	0	788360	2895	11/18/11	\$180,000	\$220,000	1,240	6	1990	Avg	6,000	N	N	706 S DONOVAN ST
7	0	243320	0157	02/28/13	\$159,000	\$183,000	1,260	6	1941	Avg	5,400	N	N	9201 8TH AVE S

## Improved Sales Used in This Annual Update Analysis

### Area 018 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
7	0	788360	2055	10/23/12	\$164,900	\$196,000	1,370	6	1943	Avg	6,000	N	N	524 S DIRECTOR ST
7	0	788360	1350	10/03/12	\$150,000	\$179,000	1,480	6	1908	Good	6,000	N	N	506 S TRENTON ST
7	0	788360	2265	11/20/13	\$205,500	\$211,000	650	7	1929	Good	3,600	N	N	746 S DIRECTOR ST
7	0	788360	4725	03/06/13	\$140,000	\$160,000	680	7	2012	Avg	4,410	N	N	8719 10TH AVE S
7	0	788360	8435	12/16/13	\$155,000	\$157,000	780	7	1942	Avg	6,000	N	N	1224 S CONCORD ST
7	0	243320	0015	10/16/13	\$175,000	\$183,000	790	7	1916	Avg	4,999	N	N	9141 7TH AVE S
7	0	001300	2424	03/23/12	\$194,900	\$238,000	820	7	2007	Avg	2,550	N	N	9044 3RD AVE S
7	0	788360	5580	06/03/13	\$150,000	\$167,000	840	7	1999	Avg	3,000	N	N	1007 S HENDERSON ST
7	0	788360	6815	02/16/12	\$145,000	\$177,000	930	7	1957	Avg	6,000	N	N	1016 S SULLIVAN ST
7	0	788360	8523	10/02/12	\$160,000	\$191,000	960	7	1952	Avg	9,000	N	N	1230 S HENDERSON ST
7	0	322404	9097	06/19/12	\$164,950	\$200,000	1,070	7	1999	Avg	5,040	N	N	412 S HENDERSON ST
7	0	788360	8569	04/29/13	\$180,000	\$203,000	1,070	7	1917	VGood	6,000	N	N	1224 S DIRECTOR ST
7	0	788360	5730	11/01/12	\$166,000	\$197,000	1,150	7	1991	Avg	6,000	N	N	1034 S DIRECTOR ST
7	0	788510	0165	12/11/12	\$220,000	\$258,000	1,190	7	1960	Avg	6,000	N	N	738 S CONCORD ST
7	0	788360	4185	08/28/12	\$185,000	\$222,000	1,240	7	1900	Avg	4,500	N	N	8503 10TH AVE S
7	0	001300	1005	09/21/11	\$206,000	\$250,000	1,260	7	2003	Avg	4,400	N	N	8815 2ND AVE S
7	0	218500	0785	10/05/11	\$162,000	\$197,000	1,290	7	1910	Avg	5,000	N	N	1207 S SOUTHERN ST
7	0	243320	0048	07/12/12	\$212,000	\$256,000	1,330	7	2007	Avg	5,255	N	N	9321 7TH AVE S
7	0	788360	8080	10/27/12	\$145,000	\$172,000	1,390	7	1900	Avg	6,000	N	N	1249 S DONOVAN ST
7	0	788360	5395	06/12/13	\$215,000	\$238,000	1,450	7	2000	Avg	5,101	N	N	833 S HENDERSON ST
7	0	732790	0980	12/03/13	\$242,000	\$246,000	1,640	7	1980	Avg	5,000	N	N	830 S SOUTHERN ST
7	0	243320	0175	12/08/11	\$410,000	\$500,000	1,650	7	1947	Avg	28,000	N	N	9106 8TH AVE S
7	0	788360	1830	07/19/11	\$185,000	\$223,000	1,670	7	1994	Avg	6,000	N	N	514 S HENDERSON ST
7	0	788360	2600	11/20/13	\$291,500	\$299,000	1,710	7	1929	Avg	6,000	N	N	718 S TRENTON ST
7	0	001300	1065	02/23/12	\$179,750	\$219,000	1,790	7	2004	Avg	2,550	N	N	8813 2ND AVE S
7	0	001300	1002	03/27/12	\$160,000	\$195,000	1,850	7	2003	Avg	2,385	N	N	8809 C 2ND AVE S
7	0	243320	0001	04/09/13	\$255,000	\$289,000	1,850	7	2001	Avg	5,188	N	N	9125 7TH AVE S
7	0	243320	0040	06/28/12	\$215,000	\$260,000	1,920	7	1907	Good	5,936	N	N	9315 7TH AVE S
7	0	788360	8330	09/22/11	\$217,000	\$264,000	1,950	7	1909	Good	6,000	N	N	1245 S TRENTON ST

## Improved Sales Used in This Annual Update Analysis

### Area 018 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
7	0	732790	0955	09/13/12	\$173,000	\$207,000	2,190	7	1912	Avg	5,000	N	N	810 S SOUTHERN ST
7	0	243320	0022	11/17/11	\$195,000	\$238,000	2,220	7	2003	Avg	5,000	N	N	9157 7TH AVE S
7	0	243320	0030	03/15/12	\$200,000	\$244,000	2,220	7	2003	Avg	5,000	N	N	9303 7TH AVE S
7	0	243320	0056	03/21/11	\$274,950	\$325,000	2,240	7	2009	Avg	5,543	N	N	9347 7TH AVE S
7	0	243320	0054	08/28/11	\$270,000	\$327,000	2,290	7	2009	Avg	5,550	N	N	9353 7TH AVE S
7	0	243320	0060	06/09/11	\$272,500	\$327,000	2,290	7	2009	Avg	5,462	N	N	9357 7TH AVE S
7	0	243320	0062	01/06/11	\$274,950	\$319,000	2,290	7	2009	Avg	5,445	N	N	9351 7TH AVE S
7	0	243320	0052	02/21/11	\$274,950	\$323,000	2,290	7	2009	Avg	5,542	N	N	9349 7TH AVE S
7	0	243320	0064	04/05/11	\$274,950	\$326,000	2,290	7	2009	Avg	5,463	N	N	9345 7TH AVE S
7	0	001300	1080	07/29/13	\$250,000	\$271,000	1,640	8	2013	Avg	2,550	N	N	8825 2ND AVE S
7	0	788360	0855	10/11/13	\$203,000	\$213,000	680	9	2009	Avg	1,072	N	N	501 B S CLOVERDALE ST
7	0	788360	0860	03/26/13	\$210,000	\$239,000	680	9	2009	Avg	924	N	N	505 A S CLOVERDALE ST
7	0	788360	0689	11/30/12	\$226,900	\$267,000	1,240	9	2009	Avg	1,325	N	N	545 B S SULLIVAN ST
7	0	788360	0688	10/19/12	\$233,000	\$277,000	1,240	9	2009	Avg	1,313	N	N	545 A S SULLIVAN ST
7	0	788360	0686	01/14/13	\$237,900	\$277,000	1,240	9	2009	Avg	943	N	N	545 E S SULLIVAN ST
7	0	788360	0685	11/08/12	\$239,900	\$284,000	1,240	9	2009	Avg	963	N	N	545 D S SULLIVAN ST
7	0	788360	0687	08/02/12	\$247,900	\$298,000	1,300	9	2009	Avg	859	N	N	545 C S SULLIVAN ST
7	0	788360	0680	10/09/12	\$245,900	\$293,000	1,320	9	2009	Avg	2,098	N	N	541 S SULLIVAN ST
7	0	788360	0681	09/20/12	\$249,900	\$298,000	1,320	9	2009	Avg	1,277	N	N	541 S SULLIVAN ST
7	99	732790	2075	08/01/11	\$130,000	\$157,000	910	6	1916	Good	5,000	N	N	7903 8TH AVE S
7	99	732790	2830	04/17/13	\$170,130	\$192,000	730	7	1943	Good	4,000	N	N	740 S KENYON ST
7	99	732790	1555	05/01/13	\$140,000	\$158,000	1,850	7	1914	Fair	5,000	N	N	746 S ELMGROVE ST
7	99	732790	1326	09/13/11	\$233,000	\$283,000	1,880	7	1928	Good	5,000	N	N	8017 8TH AVE S

## Improved Sales Removed in This Annual Update Analysis

### Area 018 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	177260	0495	05/02/13	\$350,000	NO MARKET EXPOSURE
2	0	177260	0565	03/26/12	\$82,500	DOR RATIO
2	0	177260	0510	11/05/12	\$180,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
2	0	177310	0305	10/15/13	\$417,000	%COMPL
2	0	177310	0680	09/17/12	\$188,000	ACTIVE PERMIT BEFORE SALE>25K
2	0	177310	1730	02/20/12	\$92,000	DOR RATIO;PREVIMP<=25K
2	0	177310	0760	03/12/12	\$125,000	DOR RATIO;PREVIMP<=25K;NO MARKET EXPOSURE
2	0	177310	1655	01/02/13	\$165,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARS CHANGED SINCE SALE
2	0	177310	1290	02/05/13	\$263,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE
2	0	177310	0815	12/07/11	\$179,931	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	177310	0435	08/01/12	\$325,000	IMP COUNT;PREVIMP<=25K
2	0	177310	1670	09/28/11	\$147,400	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	177310	1060	05/01/13	\$277,919	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	177310	0375	10/31/13	\$240,156	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	177310	0150	07/10/13	\$274,296	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	177310	0485	12/26/12	\$142,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	0	177310	1210	04/07/11	\$227,000	PREVIMP<=25K
2	0	177310	0760	04/10/13	\$250,000	PREVIMP<=25K
2	0	177310	1600	02/07/11	\$144,558	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	177310	1592	05/05/11	\$156,035	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
2	0	343850	2383	04/17/13	\$217,000	ACTIVE PERMIT BEFORE SALE>25K
2	0	343850	2383	06/23/11	\$94,900	DOR RATIO;FINANCIAL INSTITUTION RESALE
2	0	343850	2325	10/10/11	\$118,125	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	343850	2142	03/27/12	\$279,578	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	343850	2435	12/17/13	\$242,400	EXEMPT FROM EXCISE TAX;FORCED SALE; NO MARKET EXPOSURE
2	0	343850	2142	06/19/13	\$200,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	343850	2441	12/19/12	\$191,700	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
2	0	343850	2142	03/27/12	\$257,626	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	343850	2242	08/07/12	\$210,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	343850	2163	09/27/13	\$159,900	NON-REPRESENTATIVE SALE; SHORT SALE



## Improved Sales Removed in This Annual Update Analysis

### Area 018 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	343850	2024	03/18/13	\$231,655	OBSOL;EXEMPT FROM EXCISE TAX;FORCED SALE; NO MARKET EXPOSURE
2	0	343850	2024	06/21/13	\$217,000	OBSOL;FINANCIAL INSTITUTION RESALE
2	0	343850	2438	02/15/12	\$140,000	PREVIMP<=25K;FINANCIAL INSTITUTION RESALE
2	0	343850	1413	01/24/13	\$160,745	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	343850	1415	12/14/12	\$93,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	357430	0215	12/13/11	\$160,000	NON-REPRESENTATIVE SALE
2	0	357430	0005	09/10/12	\$253,000	PREVIMP<=25K
2	0	731240	0432	08/06/13	\$391,043	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	0	731240	0350	03/21/12	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	731240	0315	11/21/13	\$239,632	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	731240	0170	08/28/13	\$209,900	UNFIN AREA
2	0	731240	0170	12/12/12	\$223,800	UNFIN AREA;NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	789160	0160	04/08/11	\$30,000	DOR RATIO;NO MARKET EXPOSURE
2	0	789160	0065	07/22/13	\$294,769	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	789160	0135	06/27/13	\$346,327	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	789160	0215	07/12/11	\$174,000	PREVIMP<=25K
2	0	798540	0470	06/06/12	\$127,201	DOR RATIO;NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	798540	0405	04/25/13	\$162,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	0	798540	0450	06/20/13	\$351,577	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	815060	0055	03/19/12	\$424,950	ACTIVE PERMIT BEFORE SALE>25K
2	0	860540	0020	12/19/12	\$242,810	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
2	0	928480	1095	02/17/11	\$131,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
2	0	928480	2190	02/25/13	\$70,252	DOR RATIO;NO MARKET EXPOSURE; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	928480	2865	05/02/13	\$216,177	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
2	0	928480	1220	05/25/13	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	0	928480	1220	05/29/13	\$160,000	NO MARKET EXPOSURE
2	0	928480	0010	04/03/13	\$200,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	928480	0035	03/06/13	\$187,400	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	928480	1600	02/23/12	\$309,204	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	928480	1280	09/11/13	\$341,165	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX

## Improved Sales Removed in This Annual Update Analysis

### Area 018 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	928480	2865	07/03/13	\$173,250	NO MARKET EXPOSURE; IMP. CHARS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	928480	1060	10/11/11	\$160,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	928480	2085	12/17/12	\$322,500	PREVIMP<=25K
2	0	928480	1275	12/06/12	\$161,567	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
2	0	929730	1250	10/16/12	\$170,000	DOR RATIO
2	0	929730	1050	05/27/11	\$110,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	929730	0966	08/06/11	\$150,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	929730	1025	06/22/11	\$370,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
2	0	929730	1000	08/19/13	\$442,500	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
2	0	929730	1106	07/01/11	\$499,000	RELOCATION - SALE TO SERVICE
2	0	935800	0645	09/20/13	\$247,310	AFFORDABLE HOUSING SALE
2	0	935800	2270	05/23/11	\$62,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
2	0	935800	2285	09/01/11	\$100,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
2	0	935800	1246	03/24/11	\$170,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	935800	0485	02/28/13	\$171,000	PREVIMP<=25K
2	0	935800	1491	12/14/11	\$202,500	PREVIMP<=25K
2	0	935800	2190	03/09/12	\$205,000	PREVIMP<=25K
2	0	935800	1215	05/20/11	\$225,000	PREVIMP<=25K
2	0	935800	2390	05/15/13	\$254,950	PREVIMP<=25K
2	0	935800	0485	08/26/13	\$290,000	PREVIMP<=25K
2	0	935800	2220	05/23/13	\$319,000	PREVIMP<=25K
2	0	935800	2005	04/12/11	\$389,000	PREVIMP<=25K
2	0	935800	0665	01/28/13	\$370,000	PREVIMP<=25K;STATEMENT TO DOR
2	0	935800	1462	10/26/12	\$137,500	QUIT CLAIM DEED
2	99	929730	0903	08/03/12	\$684,000	PREVIMP<=25K
2	99	929730	0903	08/06/12	\$1,097,500	PREVIMP<=25K
2	99	929730	0851	11/02/11	\$194,933	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	177310	0244	11/20/12	\$317,876	EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
3	0	177310	0303	10/02/13	\$258,100	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	177310	0244	11/29/12	\$291,461	NO MARKET EXPOSURE; GOVERNMENT AGENCY; CORRECTION DEED; AND OTHER WARNINGS

## Improved Sales Removed in This Annual Update Analysis

### Area 018 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	177310	0253	11/14/13	\$212,182	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	0	177310	0545	06/12/13	\$240,000	PREVIMP<=25K
3	0	177310	0235	07/10/13	\$359,950	PREVIMP<=25K
3	0	177310	0540	09/04/13	\$180,000	PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
3	0	177360	0628	05/21/13	\$287,500	ACTIVE PERMIT BEFORE SALE>25K;PARTIAL INTEREST (1/3, 1/2); AFFORDABLE HOUSING SALES
3	0	177360	0100	05/22/13	\$120,000	DOR RATIO;PREVIMP<=25K
3	0	177360	0160	07/24/13	\$180,000	DOR RATIO;PREVIMP<=25K
3	0	177360	0105	02/16/12	\$100,932	DOR RATIO;PREVIMP<=25K;EXEMPT FROM EXCISE TAX
3	0	177360	0105	03/29/12	\$88,500	DOR RATIO;PREVIMP<=25K;FINANCIAL INSTITUTION RESALE
3	0	177360	0185	02/29/12	\$94,500	DOR RATIO;PREVIMP<=25K;NON-REPRESENTATIVE SALE
3	0	177360	0495	04/25/11	\$153,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARS CHANGED SINCE SALE
3	0	177360	0028	12/19/12	\$338,000	NO MARKET EXPOSURE
3	0	177360	0355	03/01/12	\$200,000	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
3	0	177360	0628	10/17/12	\$210,248	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	0	177360	0628	01/05/12	\$247,276	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	0	177360	0715	09/27/12	\$190,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	177360	0105	10/16/13	\$210,000	PREVIMP<=25K
3	0	177360	0028	03/30/12	\$179,711	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	177360	0495	12/07/12	\$375,000	RELOCATION - SALE TO SERVICE
3	0	244460	0545	09/21/12	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
3	0	244460	0545	08/17/12	\$180,625	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	284870	0585	11/16/12	\$105,000	DOR RATIO;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
3	0	284870	0195	09/21/12	\$80,000	DOR RATIO;PREVIMP<=25K;IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	284870	0185	06/29/12	\$99,875	DOR RATIO;PREVIMP<=25K;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	284870	0585	03/22/12	\$189,394	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	0	284870	0195	09/03/13	\$252,000	PREVIMP<=25K
3	0	315760	0190	06/26/13	\$176,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
3	0	315760	0370	05/13/11	\$190,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
3	0	343850	0237	07/16/13	\$220,000	ACTIVE PERMIT BEFORE SALE>25K; AFFORDABLE HOUSING
3	0	343850	0261	08/29/13	\$479,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL

## Improved Sales Removed in This Annual Update Analysis

### Area 018 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	343850	0168	07/21/11	\$105,000	DOR RATIO;NO MARKET EXPOSURE
3	0	343850	0251	06/10/13	\$130,448	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
3	0	343850	0196	06/21/12	\$352,267	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
3	0	343850	0246	02/15/13	\$208,000	EXEMPT FROM EXCISE TAX; FORCED SALE; NO MARKET EXPOSURE
3	0	343850	0283	10/30/12	\$196,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FORCED SALE; NO MARKET EXPOSURE
3	0	343850	0316	03/22/13	\$90,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
3	0	343850	0105	08/14/13	\$418,500	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
3	0	343850	0280	10/24/13	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	343850	0051	08/29/12	\$272,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	0	343850	0105	01/03/13	\$238,500	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
3	0	343850	0161	09/20/13	\$230,901	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
3	0	343850	0237	07/26/12	\$225,000	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX
3	0	343850	0237	11/09/12	\$227,500	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	0	343850	0221	11/29/11	\$218,000	OBSOL
3	0	343850	0332	07/18/13	\$226,000	RELOCATION - SALE TO SERVICE
3	0	343850	0157	06/09/12	\$315,000	RELOCATION - SALE TO SERVICE
3	0	754730	1035	08/01/13	\$525,000	DIAGNOSTIC OUTLIER/STATISTICAL OUTLIER
3	0	754730	1290	01/24/13	\$180,000	DOR RATIO;TEAR DOWN; NO MARKET EXPOSURE
3	0	754730	0050	10/21/11	\$162,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	0	754730	1275	01/19/11	\$404,500	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
3	0	754730	1275	09/17/12	\$192,127	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	788150	0465	02/15/12	\$134,331	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	788150	0404	04/11/11	\$171,054	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
3	0	789160	0310	03/09/12	\$325,000	IMP COUNT;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
3	0	789160	0310	12/15/11	\$475,686	IMP COUNT;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
3	0	789210	0205	11/16/12	\$668,500	RELOCATION - SALE TO SERVICE
3	0	894180	0090	05/31/11	\$377,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS; FINANCIAL INSTITUTION RESALE
3	0	934990	0195	12/12/11	\$357,000	ACTIVE PERMIT BEFORE SALE>25K
3	0	934990	0105	09/25/13	\$275,000	UNFIN AREA;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
3	1	754730	0940	12/12/11	\$95,000	DIAGNOSTIC OUTLIER/STATISTICAL OUTLIER



## Improved Sales Removed in This Annual Update Analysis

### Area 018 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	1	754730	0940	12/12/11	\$95,000	GOVERNMENT AGENCY; CORRECTION DEED; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
3	1	754730	0510	04/29/13	\$425,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
3	99	177310	1175	08/16/11	\$195,000	PREVIMP<=25K;RELATED PARTY, FRIEND, OR NEIGHBOR
3	99	284870	0050	02/12/13	\$311,381	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; SHORT SALE; AND OTHER WARNINGS
3	99	788150	0285	10/21/11	\$95,000	DOR RATIO;PREVIMP<=25K;FINANCIAL INSTITUTION RESALE
5	0	211270	1180	07/06/12	\$99,900	DOR RATIO
5	0	211270	0845	11/12/13	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER;
5	0	211270	1018	08/30/12	\$180,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	211430	0020	06/06/12	\$294,000	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
5	0	211430	0160	06/27/13	\$355,000	UNFIN AREA
5	0	211470	0988	04/16/13	\$377,054	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	0	213520	0163	05/15/12	\$539,000	DIAGNOSTIC OUTLIER/NON-NORMAL DISTRIBUTION
5	0	213520	0167	12/14/12	\$335,000	QUIT CLAIM DEED
5	0	242820	0200	06/28/12	\$148,750	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
5	0	343850	0796	09/22/11	\$156,500	DIAGNOSTIC OUTLIER/MODEL DEVELOPMENT EXCLUSION
5	0	343850	1691	06/18/13	\$402,000	DIAGNOSTIC OUTLIER/NON-NORMAL DISTRIBUTION
5	0	343850	0490	04/23/12	\$248,000	PERCENT COMPLETE
5	0	343850	0493	09/17/13	\$570,000	PERCENT COMPLETE
5	0	343850	0491	10/22/13	\$580,000	PERCENT COMPLETE
5	0	343850	0492	08/21/13	\$595,000	PERCENT COMPLETE
5	0	343850	0490	11/14/13	\$599,950	ACTIVE PERMIT BEFORE SALE>25K;PERCENT COMPLETE
5	0	343850	0978	01/11/13	\$130,000	ACTIVE PERMIT BEFORE SALE>25K;LEASE OR LEASE-HOLD
5	0	343850	0580	02/21/13	\$189,105	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FIN. INSTITUTION RESALE
5	0	343850	2951	11/13/12	\$326,726	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FIN. INSTITUTION RESALE
5	0	343850	1610	01/08/13	\$98,715	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
5	0	343850	0978	05/14/12	\$213,203	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
5	0	343850	1701	12/14/11	\$84,000	DOR RATIO
5	0	343850	1623	12/27/11	\$91,000	DOR RATIO
5	0	343850	2971	02/07/12	\$125,050	DOR RATIO
5	0	343850	1603	02/25/13	\$139,900	DOR RATIO

## Improved Sales Removed in This Annual Update Analysis

### Area 018 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	343850	1030	08/02/13	\$101,000	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
5	0	343850	2642	04/30/13	\$139,400	EXEMPT FROM EXCISE TAX; FIN.INSTITUTION RESALE; FORCED SALE; NO MARKET EXPOSURE
5	0	343850	1826	11/09/12	\$207,400	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
5	0	343850	3161	04/03/12	\$112,000	FINANCIAL INSTITUTION RESALE
5	0	343850	1026	12/16/13	\$225,376	FORCED SALE; GOVERNMENT AGENCY; NO MARKET EXPOSURE
5	0	343850	2883	04/11/12	\$218,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
5	0	343850	0394	01/03/12	\$285,160	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
5	0	343850	0978	07/13/12	\$101,000	GOVERNMENT AGENCY; IMP. CHARS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
5	0	343850	2584	08/31/12	\$140,000	IMP CHARS CHANGED SINCE SALE
5	0	343850	1134	11/28/11	\$169,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	343850	0786	06/07/11	\$112,200	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
5	0	343850	2783	11/07/12	\$151,000	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
5	0	343850	1631	03/21/13	\$170,000	NO MARKET EXPOSURE; QUIT CLAIM DEED
5	0	343850	0339	09/20/13	\$135,150	PREVIMP<=25K
5	0	343850	2591	05/24/11	\$275,000	PREVIMP<=25K
5	0	343850	2770	04/21/12	\$156,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	343850	0365	10/08/13	\$153,243	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
5	0	343850	3435	03/27/13	\$180,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	343850	1885	03/21/12	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	643740	0030	03/15/11	\$94,176	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	643740	0101	02/10/12	\$143,500	NON-REPRESENTATIVE SALE
5	0	783180	0146	04/24/13	\$405,113	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	0	783180	0146	05/17/13	\$405,113	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
5	0	783180	0445	06/20/12	\$90,000	DOR RATIO; NO MARKET EXPOSURE; SEGREGATION AND/OR MERGER
5	0	783180	0355	06/07/12	\$127,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
5	0	783180	0075	07/05/11	\$127,750	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
5	0	783180	0405	03/26/13	\$260,000	NO MARKET EXPOSURE
5	0	863850	0046	01/24/13	\$208,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	99	177310	1575	08/19/13	\$250,000	PREVIMP<=25K
6	0	273410	0495	07/12/13	\$295,000	ACTIVE PERMIT BEFORE SALE>25K

## Improved Sales Removed in This Annual Update Analysis

### Area 018 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	0	273410	0975	03/19/13	\$255,000	ACTIVE PERMIT BEFORE SALE>25K;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
6	0	273410	0440	12/09/13	\$311,847	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
6	0	273410	1145	05/12/11	\$159,500	FINANCIAL INSTITUTION RESALE
6	0	273410	0885	04/25/13	\$138,766	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	0	273410	1235	10/09/12	\$165,000	NO MARKET EXPOSURE
6	0	273410	0225	10/06/11	\$170,000	PREVIMP<=25K
6	0	273410	1130	06/03/13	\$395,000	PREVIMP<=25K
6	0	346580	0015	06/24/13	\$327,352	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FIN. INSTITUTION RESALE
6	0	346580	0060	12/30/13	\$245,000	PREVIMP<=25K
6	0	346880	0250	04/09/13	\$342,510	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
6	0	346880	0360	02/22/13	\$310,000	NO MARKET EXPOSURE
6	0	815910	0011	02/08/12	\$38,143	DOR RATIO;PREVIMP<=25K;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6	11	000180	0066	07/11/13	\$356,000	PREVIMP<=25K
6	11	000180	0094	09/20/12	\$429,000	PREVIMP<=25K
6	11	172280	0914	05/10/13	\$250,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	11	172280	0755	06/14/13	\$245,000	PREVIMP<=25K;NO MARKET EXPOSURE
6	99	172280	1955	08/22/11	\$426,800	IMP COUNT;PREVIMP<=25K
7	0	001300	2495	11/25/13	\$135,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
7	0	001300	1065	12/28/11	\$116,152	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	001300	1225	07/02/13	\$218,433	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
7	0	001300	1690	12/21/12	\$78,499	DOR RATIO
7	0	001300	2460	07/19/11	\$50,000	DOR RATIO;NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
7	0	001300	1690	11/08/12	\$135,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
7	0	001300	1636	11/01/11	\$182,400	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
7	0	001300	1050	08/08/13	\$105,500	RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	218500	0685	10/08/13	\$234,526	PREVIMP<=25K;BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
7	0	243320	0042	12/17/13	\$248,201	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
7	0	243320	0040	02/23/12	\$100,000	DOR RATIO;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
7	0	243320	0116	07/29/11	\$30,000	DOR RATIO;IMP COUNT;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	0	243320	0116	04/21/11	\$25,500	DOR RATIO;IMP COUNT;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

## Improved Sales Removed in This Annual Update Analysis

### Area 018 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0	243320	0116	11/09/11	\$30,000	DOR RATIO;IMP COUNT;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	243320	0128	04/10/11	\$148,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
7	0	243370	0215	02/10/11	\$180,000	IMP COUNT
7	0	322404	9003	10/07/13	\$384,000	NO MARKET EXPOSURE
7	0	322404	9037	10/30/13	\$180,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
7	0	732790	0985	07/22/13	\$313,440	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	732790	0870	09/08/11	\$93,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
7	0	788360	4730	03/05/13	\$101,000	DIAGNOSTIC OUTLIER/STATISTICAL OUTLIER
7	0	788360	4730	12/20/12	\$190,901	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	788360	3956	08/07/13	\$144,320	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	788360	8523	02/16/12	\$222,929	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
7	0	788360	8497	10/31/13	\$263,313	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
7	0	788360	6390	09/12/13	\$278,598	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
7	0	788360	5965	12/11/12	\$80,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	0	788360	4725	06/04/12	\$65,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
7	0	788360	1155	03/10/11	\$65,000	DOR RATIO;NO MARKET EXPOSURE
7	0	788360	1840	12/14/12	\$50,000	DOR RATIO;NON-REPRESENTATIVE SALE; STATEMENT TO DOR
7	0	788360	4215	11/28/12	\$81,500	DOR RATIO;PREVIMP<=25K
7	0	788360	7540	01/23/12	\$141,100	DOR RATIO;PREVIMP<=25K;NON-REPRESENTATIVE SALE
7	0	788360	1985	09/10/12	\$55,000	DOR RATIO;QUESTIONABLE PER SALES IDENTIFICATION; NO MARKET EXPOSURE
7	0	788360	5770	05/10/13	\$34,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	788360	7030	07/08/11	\$81,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	788360	7070	12/21/12	\$112,700	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
7	0	788360	2165	11/30/12	\$143,600	EXEMPT FROM EXCISE TAX;FORCED SALE; NO MARKET EXPOSURE
7	0	788360	2895	06/13/11	\$103,500	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
7	0	788360	3250	02/04/11	\$124,500	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
7	0	788360	3205	11/10/11	\$155,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
7	0	788360	3965	12/11/12	\$156,496	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
7	0	788360	5660	10/21/13	\$168,880	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FORCED SALE; NO MARKET EXPOSURE
7	0	788360	5730	02/28/12	\$165,850	GOVERNMENT AGENCY; FORCED SALE; NO MARKET EXPOSURE

## Improved Sales Removed in This Annual Update Analysis

### Area 018 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0	788360	6275	09/25/13	\$225,700	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
7	0	788360	1840	12/14/12	\$95,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
7	0	788360	1175	10/23/12	\$147,000	IMP COUNT
7	0	788360	1175	05/16/12	\$116,500	IMP COUNT;BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	788360	0710	10/21/11	\$169,000	IMP COUNT;NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
7	0	788360	6017	07/18/12	\$75,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	0	788360	7365	08/05/13	\$100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	0	788360	3956	10/22/13	\$92,499	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
7	0	788360	1155	11/07/11	\$140,000	NO MARKET EXPOSURE
7	0	788360	3450	01/10/13	\$117,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
7	0	788360	8435	07/30/13	\$298,520	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
7	0	788360	7070	09/24/12	\$154,402	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX
7	0	788360	7695	09/14/12	\$180,000	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX
7	0	788360	2055	03/05/12	\$137,012	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
7	0	788360	8534	04/16/12	\$100,500	NON-REPRESENTATIVE SALE
7	0	788360	7630	12/28/11	\$104,950	NON-REPRESENTATIVE SALE
7	0	788360	8538	11/14/11	\$112,000	NON-REPRESENTATIVE SALE
7	0	788360	4355	12/19/11	\$150,000	NON-REPRESENTATIVE SALE
7	0	788360	4357	12/20/11	\$190,000	NON-REPRESENTATIVE SALE
7	0	788360	2340	10/14/11	\$151,500	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
7	0	788360	1565	10/31/11	\$90,500	PREVIMP<=25K
7	0	788360	1340	03/15/11	\$115,000	PREVIMP<=25K
7	0	788360	4215	08/12/13	\$175,000	PREVIMP<=25K
7	0	788360	6065	07/10/13	\$176,581	PREVIMP<=25K;BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	788360	4215	07/16/12	\$103,500	PREVIMP<=25K;EXEMPT FROM EXCISE TAX
7	0	788360	5711	12/11/13	\$290,000	PREVIMP<=25K;NO MARKET EXPOSURE
7	0	788360	1985	09/10/12	\$160,000	QUESTIONABLE PER SALES IDENTIFICATION; NO MARKET EXPOSURE
7	0	788360	7620	08/29/12	\$120,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	788510	0005	11/05/13	\$122,497	DOR RATIO;EXEMPT FROM EXCISE TAX
7	0	788510	0225	05/25/11	\$143,000	NON-REPRESENTATIVE SALE



## Improved Sales Removed in This Annual Update Analysis

### Area 018 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0	788510	0225	02/28/12	\$146,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	99	732790	2610	06/17/13	\$222,823	IMP COUNT;EXEMPT FROM EXCISE TAX

## Vacant Sales Used in this Annual Update Analysis

### Area 018

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
002	0	177260	0500	10/19/2012	\$82,450	5,480	N	N
002	0	177310	0665	11/28/2012	\$85,000	4,800	N	N
002	0	177310	0665	5/6/2013	\$90,000	4,800	N	N
003	0	177360	0269	6/26/2013	\$103,000	5,031	N	N
003	0	177360	0714	4/30/2013	\$40,000	4,000	Y	N
003	0	244460	0330	5/7/2013	\$77,000	5,000	N	N
003	0	343850	0031	10/7/2011	\$75,000	10,500	N	N
003	0	343850	0261	5/15/2013	\$75,000	4,903	N	N
003	0	343850	0262	4/12/2013	\$75,000	4,901	N	N
003	0	343850	0263	6/28/2013	\$75,000	5,001	N	N
003	0	343850	0264	9/19/2013	\$110,000	5,002	N	N
003	0	343850	0295	11/26/2013	\$74,000	9,506	Y	N
005	0	213520	0155	10/16/2013	\$167,000	7,410	N	N
005	0	343850	3186	8/19/2013	\$99,950	16,758	N	N
005	0	343850	3218	4/5/2013	\$90,000	5,719	N	N
005	0	343850	3220	7/22/2013	\$99,999	5,738	N	N
005	0	343850	3222	4/5/2013	\$102,000	5,728	N	N

## Vacant Sales Removed in this Annual Update Analysis Area 018

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
002	0	292304	9502	9/12/2013	\$10,000	DOR RATIO;PREVLAND<=25K;NO MARKET EXPOSURE
002	0	343850	2300	4/9/2012	\$96,900	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
002	0	357430	0072	1/19/2011	\$5,000	NO MARKET EXPOSURE; QUIT CLAIM DEED;
002	0	789160	0235	12/11/2013	\$35,000	NON-REPRESENTATIVE SALE;
002	0	928480	1505	12/3/2012	\$25,000	DOR RATIO;PREVIMP<=25K
002	0	935800	2425	11/1/2012	\$155,000	NO MARKET EXPOSURE;
003	0	177360	0170	12/12/2012	\$205,000	NO MARKET EXPOSURE;
003	0	244460	0505	11/3/2011	\$20,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
003	0	343850	0263	11/20/2013	\$489,950	ACTIVE PERMIT BEFORE SALE>25K;DOR RATIO;PREVIMP<=25K
003	0	343850	0264	12/16/2013	\$489,950	ACTIVE PERMIT BEFORE SALE>25K;DOR RATIO;PREVIMP<=25K
003	0	343850	0270	9/21/2012	\$80,000	NO MARKET EXPOSURE; PARTIAL INTEREST (1/3, 1/2, Etc.)
003	0	343850	0281	10/24/2013	\$55,000	NON-REPRESENTATIVE SALE;
003	0	357430	0260	4/16/2013	\$140,000	PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	0	754730	0155	11/25/2013	\$610,000	DOR RATIO;PREVIMP<=25K
003	0	754730	0160	3/22/2013	\$185,000	PREVIMP<=25K
003	0	754730	0160	10/29/2013	\$605,000	ACTIVE PERMIT BEFORE SALE>25K;DOR RATIO;PREVIMP<=25K
003	0	789160	0565	4/20/2013	\$8,000	NON-BUILDABLE PARCEL
003	0	789210	0085	9/4/2012	\$36,000	NON-REPRESENTATIVE SALE;
003	99	244460	0240	2/27/2012	\$550,000	MULTI-PARCEL SALE
005	0	343850	0934	12/16/2013	\$40,000	DOR RATIO;PREVIMP<=25K
005	0	343850	2938	10/7/2013	\$25,000	NO MARKET EXPOSURE;
006	0	273410	0355	12/8/2012	\$320,000	ACTIVE PERMIT BEFORE SALE>25K
007	0	322404	9021	12/30/2013	\$3,700,000	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K;MULTI-PARCEL SALE
007	0	788360	0750	6/26/2013	\$145,000	NON-REPRESENTATIVE SALE;
007	0	788360	4945	5/6/2013	\$12,000	DOR RATIO;PREVIMP<=25K
007	0	788360	8507	3/21/2012	\$16,000	NON-REPRESENTATIVE SALE;

# Uniform Standards of Professional Appraisal Practice Compliance

## Client and Intended Use of the Appraisal:

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

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

## Definition and date of value estimate:

### Market Value

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

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

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

### Highest and Best Use

#### **RCW 84.40.030**

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

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



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

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

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

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

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

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

**Date of Value Estimate**

**RCW 84.36.005**

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

**RCW 36.21.080**

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

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



## Property Rights Appraised: Fee Simple

### **Wash Constitution Article 7 § 1 Taxation:**

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

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

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

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

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

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

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

## Assumptions and Limiting Conditions:

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



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

### **Scope of Work Performed:**

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

## Certification:

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

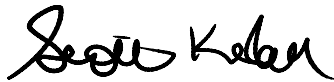
- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present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

None

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

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

- Sales Verification



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Appraiser II

7-10-2014

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Date