

Executive Summary

Kentridge - Area 029

Annual Update

Characteristics Based Market Adjustment for 2014 Assessment Roll

Previous Physical Inspection: 2010

Number of Improved Sales: 488

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
2013 Value	\$77,400	\$152,600	\$230,000			9.29%
2014 Value	\$88,800	\$180,800	\$269,600	\$290,200	92.6%	8.96%
\$ Change	+\$11,400	+\$28,200	+\$39,600			
% Change	+14.7%	+18.5%	+17.2%			

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 8.96% is an improvement from the previous COD of 9.29%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards.

Population - Improved Parcel Summary Data:

	Land	Improvements	Total
2013 Value	\$78,300	\$147,300	\$225,600
2014 Value	\$89,800	\$170,600	\$260,400
% Change	+14.7%	+15.8%	+15.4%

Number of one to three unit residences in the population: 5,738

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 a characteristic-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, NewYearBuilt>2010 was generally at a lower assessment level and required a greater upward adjustment than the rest of the population. This annual update valuation model corrects for these strata differences.



Area 029 - Map



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Area 029 - Model Adjustments

1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+15.52%	5,677	99%

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

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

Model Variable	Adj %	# Sales	# in Pop	% Rep
NewYB>2010	+29.79%	55	64	86%

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

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

Annual Update Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: June 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

Based on the 12 usable land sales available in the area, their 2013 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall +14.7% increase in land assessments in the area for the 2014 Assessment Year. The formula is:

2014 Land Value = 2013 Land Value * 1.154, with the result truncated to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a characteristic-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, NewYearBuilt>2010 was generally at a lower assessment level and required a greater upward adjustment 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 488 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:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * (1 - 0.06) / (.8137059 - 8.947314E-02 * \text{NewYB})$$

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

There were 16 sales of mobile homes within Area 029. There was a sufficient number of mobile home sales to establish that the overall values of the mobile homes should not be adjusted upward or downward and that the values of the improvements should not be increased. The adjustment formula is:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * 1$$

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

Results

The resulting assessment level is 0.926. 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 +15.4%. 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) * 1.172.
- 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) * 1.172.
- 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.

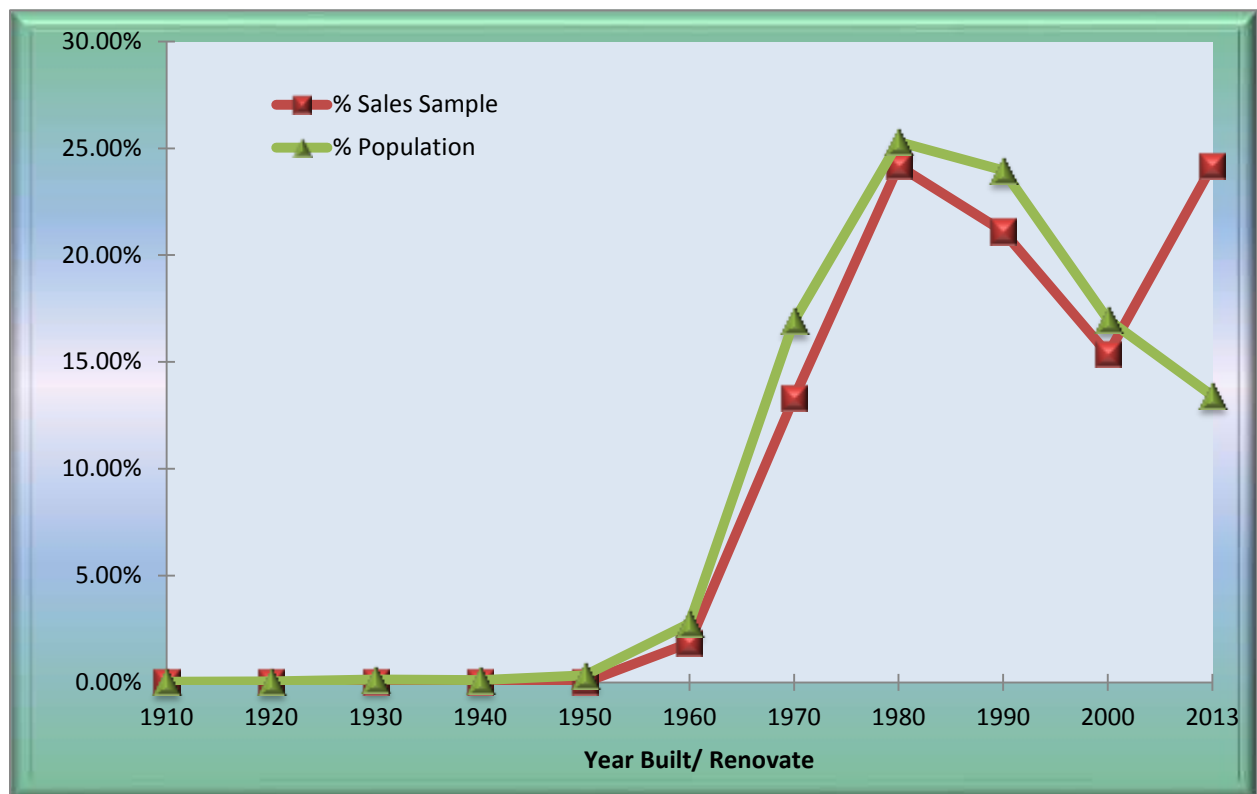
Sales Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	0	0.00%
1960	9	1.84%
1970	65	13.32%
1980	118	24.18%
1990	103	21.11%
2000	75	15.37%
2013	118	24.18%
	488	

Population

Year Built/Ren	Frequency	% Population
1910	2	0.03%
1920	3	0.05%
1930	8	0.14%
1940	6	0.10%
1950	19	0.33%
1960	158	2.75%
1970	970	16.90%
1980	1,452	25.30%
1990	1,375	23.96%
2000	975	16.99%
2013	770	13.42%
	5,738	



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.

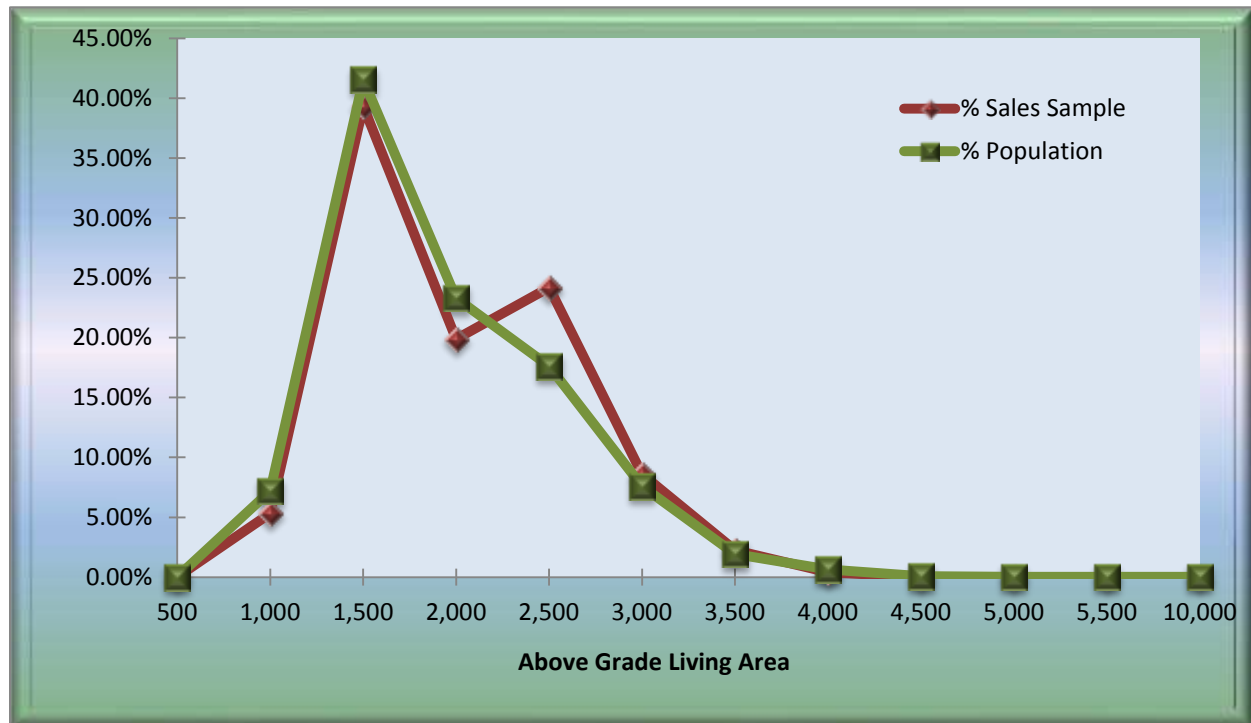
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	26	5.33%
1,500	192	39.34%
2,000	97	19.88%
2,500	118	24.18%
3,000	42	8.61%
3,500	11	2.25%
4,000	2	0.41%
4,500	0	0.00%
5,000	0	0.00%
5,500	0	0.00%
10,000	0	0.00%
488		

Population

AGLA	Frequency	% Population
500	0	0.00%
1,000	412	7.18%
1,500	2,384	41.55%
2,000	1,338	23.32%
2,500	1,010	17.60%
3,000	436	7.60%
3,500	111	1.93%
4,000	37	0.64%
4,500	5	0.09%
5,000	2	0.03%
5,500	1	0.02%
10,000	2	0.03%
5,738		



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



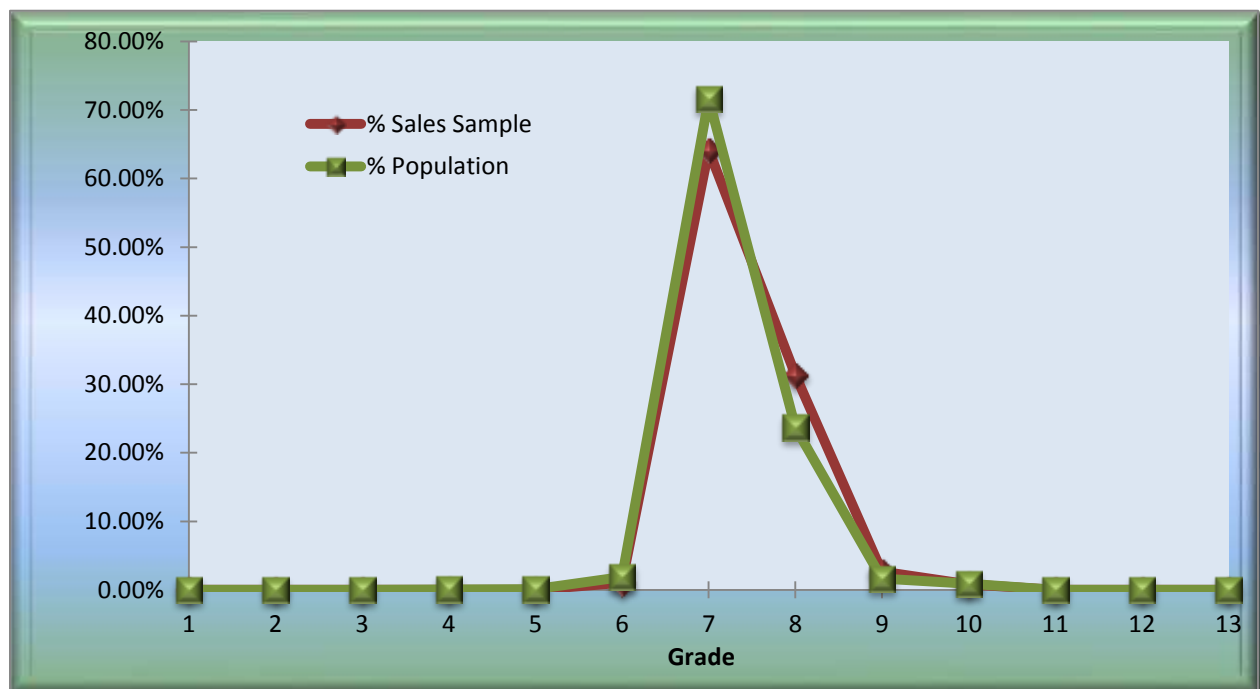
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	5	1.02%
7	313	64.14%
8	153	31.35%
9	13	2.66%
10	4	0.82%
11	0	0.00%
12	0	0.00%
13	0	0.00%
488		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	3	0.05%
5	6	0.10%
6	107	1.86%
7	4,113	71.68%
8	1,359	23.68%
9	95	1.66%
10	53	0.92%
11	1	0.02%
12	1	0.02%
13	0	0.00%
5,738		



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

Area 029 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 1.186, resulting in an adjusted value of \$563,000 ($\$475,000 \times 1.186 = \$563,350$) – truncated to the nearest \$1000.

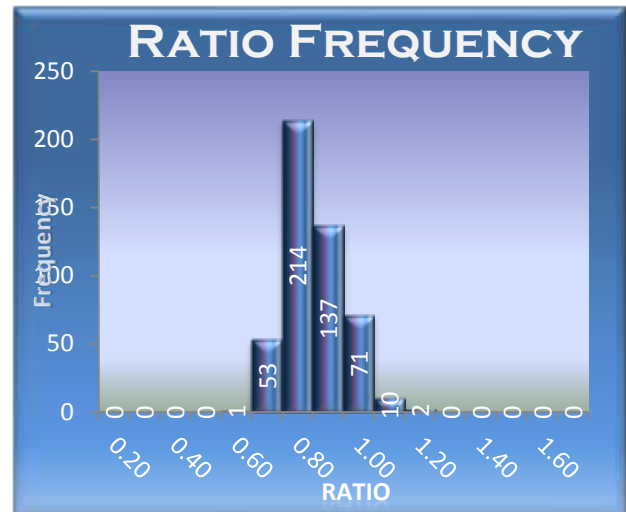
SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.251	25.1%
2/1/2011	1.253	25.3%
3/1/2011	1.254	25.4%
4/1/2011	1.255	25.5%
5/1/2011	1.256	25.6%
6/1/2011	1.256	25.6%
7/1/2011	1.256	25.6%
8/1/2011	1.254	25.4%
9/1/2011	1.253	25.3%
10/1/2011	1.251	25.1%
11/1/2011	1.248	24.8%
12/1/2011	1.245	24.5%
1/1/2012	1.242	24.2%
2/1/2012	1.237	23.7%
3/1/2012	1.233	23.3%
4/1/2012	1.228	22.8%
5/1/2012	1.222	22.2%
6/1/2012	1.216	21.6%
7/1/2012	1.209	20.9%
8/1/2012	1.202	20.2%
9/1/2012	1.194	19.4%
10/1/2012	1.186	18.6%
11/1/2012	1.177	17.7%
12/1/2012	1.168	16.8%
1/1/2013	1.158	15.8%
2/1/2013	1.147	14.7%
3/1/2013	1.137	13.7%
4/1/2013	1.126	12.6%
5/1/2013	1.114	11.4%
6/1/2013	1.102	10.2%
7/1/2013	1.089	8.9%
8/1/2013	1.075	7.5%
9/1/2013	1.061	6.1%
10/1/2013	1.047	4.7%
11/1/2013	1.032	3.2%
12/1/2013	1.016	1.6%
1/1/2014	1.000	0.0%

The time adjustment formula for Area 029 is: $(.8137059 - 4.294714E-04 * \text{SaleDay} - 2.241129E-07 * \text{SaleDaySq} - 8.947314E-02 * 0.1127049) / (.8137059 - 8.947314E-02 * 0.1127049)$
SaleDay = SaleDate - 41640
SaleDaySq = (SaleDate - 41640)^2

Annual Update Ratio Study Report (Before) – 2013 Assessments

District: SW / Team: 3	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Kentridge	1/1/2013	6/5/2014	1/2011 - 12/2013
Area Number: 29	Appr ID:	Property Type:	Adjusted for time?
	BSIM	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	488
Mean Assessed Value	230,000
Mean Adj. Sales Price	290,200
Standard Deviation AV	47,989
Standard Deviation SP	70,081
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.804
Median Ratio	0.787
Weighted Mean Ratio	0.793
UNIFORMITY	
Lowest ratio	0.581
Highest ratio:	1.120
Coefficient of Dispersion	9.29%
Standard Deviation	0.092
Coefficient of Variation	11.39%
Price Related Differential (PRD)	1.014
RELIABILITY	
95% Confidence: Median	
Lower limit	0.777
Upper limit	0.799
95% Confidence: Mean	
Lower limit	0.796
Upper limit	0.812
SAMPLE SIZE EVALUATION	
N (population size)	5738
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.092
Recommended minimum:	13
Actual sample size:	488
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	276
# ratios above mean:	212
z:	2.897
Conclusion:	Non-normal



COMMENTS:

1 to 3 Unit Residences throughout Area 029

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

Annual Update Ratio Study Report (After) – 2014 Assessments

District: SW / Team: 3		Appr. Date:	Date of Report:	Sales Dates:
Area Name: Kentridge		1/1/2014	6/5/2014	1/2011 - 12/2013
Area Number: 29		Appr. ID:	Property Type:	Adjusted for time?
		BSIM	1 to 3 Unit	YES
SAMPLE STATISTICS				
Sample size (n)	488			
Mean Assessed Value	269,600			
Mean Sales Price	290,200			
Standard Deviation AV	60,857			
Standard Deviation SP	70,081			
ASSESSMENT LEVEL				
Arithmetic Mean Ratio	0.939			
Median Ratio	0.926			
Weighted Mean Ratio	0.929			
UNIFORMITY				
Lowest ratio	0.726			
Highest ratio:	1.293			
Coefficient of Dispersion	8.96%			
Standard Deviation	0.103			
Coefficient of Variation	10.95%			
Price Related Differential (PRD)	1.010			
RELIABILITY				
95% Confidence: Median				
Lower limit	0.914			
Upper limit	0.938			
95% Confidence: Mean				
Lower limit	0.930			
Upper limit	0.948			
SAMPLE SIZE EVALUATION				
N (population size)	5738			
B (acceptable error - in decimal)	0.05			
S (estimated from this sample)	0.103			
Recommended minimum:	17			
Actual sample size:	488			
Conclusion:	OK			
NORMALITY				
Binomial Test				
# ratios below mean:	267			
# ratios above mean:	221			
z:	2.082			
Conclusion:	Non-normal			

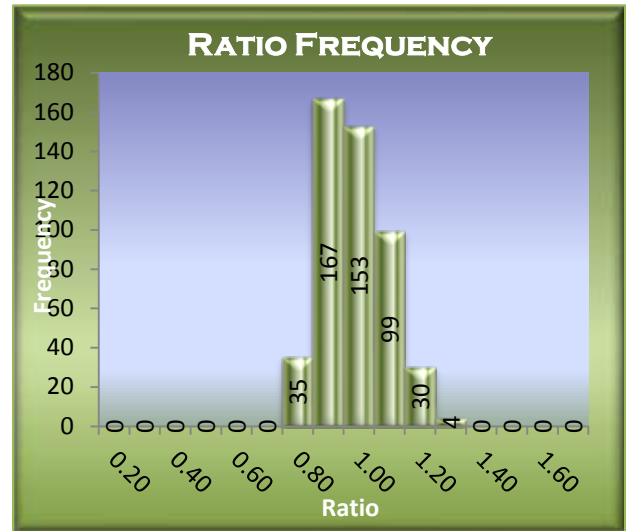
RATIO FREQUENCY

Ratio	Frequency
0.75-0.80	35
0.80-0.85	167
0.85-0.90	153
0.90-0.95	99
0.95-1.00	30
1.00-1.05	4
1.05-1.10	0
1.10-1.15	0
1.15-1.20	0
1.20-1.25	0
1.25-1.30	0
1.30-1.35	0
1.35-1.40	0
1.40-1.45	0
1.45-1.50	0
1.50-1.55	0
1.55-1.60	0

COMMENTS:

1 to 3 Unit Residences throughout Area 029

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



COMMENTS:

1 to 3 Unit Residences throughout Area 029

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

Improved Sales Used in This Annual Update Analysis

Area 029 -- 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	152205	9058	08/01/13	\$371,100	\$399,000	1,070	7	1961	Avg	156,380	Y	N	23455 140TH AVE SE
2	0	162205	9029	09/11/12	\$282,500	\$337,000	1,130	7	1961	VGood	103,237	N	N	12608 SE 240TH ST
2	0	102205	9188	03/01/11	\$217,500	\$273,000	1,180	7	1985	Good	11,200	N	N	21048 132ND AVE SE
2	0	092205	9130	08/22/13	\$264,000	\$281,000	1,240	7	1973	Good	25,264	N	N	21735 119TH LN SE
2	0	082205	9186	10/31/13	\$238,000	\$246,000	1,582	7	1964	Good	26,208	N	N	11325 SE 208TH ST
2	0	546635	0070	04/14/11	\$224,000	\$281,000	1,600	7	1994	Good	9,922	N	N	13323 SE 236TH PL
2	0	092205	9039	04/18/12	\$300,000	\$367,000	1,650	7	1965	Good	87,991	N	N	21657 132ND AVE SE
2	0	251700	0750	07/08/13	\$250,000	\$271,000	1,674	7	2005	Avg	4,060	N	N	13251 SE 227TH ST
2	0	546635	0030	03/15/11	\$234,500	\$294,000	1,690	7	1993	Good	10,159	N	N	13215 SE 236TH PL
2	0	546635	0060	07/28/11	\$205,000	\$257,000	1,690	7	1993	Avg	10,632	N	N	13317 SE 236TH PL
2	0	251700	0240	06/22/11	\$220,000	\$276,000	1,868	7	2005	Avg	3,360	N	N	22547 134TH PL SE
2	0	251700	0630	11/18/13	\$265,000	\$271,000	1,868	7	2005	Avg	3,969	N	N	13265 SE 226TH ST
2	0	251701	0320	09/17/11	\$209,000	\$262,000	1,868	7	2006	Avg	4,306	N	N	22416 133RD AVE SE
2	0	251710	0190	09/06/12	\$214,000	\$255,000	1,871	7	2006	Avg	3,770	N	N	12898 SE 225TH CT
2	0	796910	0121	03/08/12	\$283,500	\$349,000	1,918	7	1964	Good	17,910	N	N	22805 135TH AVE SE
2	0	251701	0590	05/24/13	\$269,555	\$298,000	1,920	7	2006	Avg	4,380	N	N	22455 132ND PL SE
2	0	251710	0460	06/15/13	\$220,000	\$241,000	2,000	7	2006	Avg	5,494	N	N	22667 128TH AVE SE
2	0	251710	1170	03/22/11	\$227,000	\$285,000	2,048	7	2007	Avg	5,566	N	N	22759 129TH PL SE
2	0	251700	0110	06/05/13	\$240,000	\$264,000	2,087	7	2005	Avg	4,104	N	N	13282 SE 226TH ST
2	0	251710	0010	05/17/13	\$250,000	\$277,000	2,091	7	2006	Avg	5,023	N	N	12803 SE 225TH CT
2	0	251710	0700	10/18/12	\$230,000	\$272,000	2,190	7	2007	Avg	4,051	N	N	22654 128TH AVE SE
2	0	251710	0880	03/07/13	\$270,000	\$307,000	2,190	7	2007	Avg	5,730	N	N	22632 129TH PL SE
2	0	251710	0040	11/21/13	\$274,950	\$281,000	2,197	7	2006	Good	4,146	N	N	12821 SE 225TH CT
2	0	251710	0130	12/19/12	\$225,000	\$261,000	2,197	7	2006	Avg	4,122	N	N	12862 SE 225TH CT
2	0	251710	0330	06/01/12	\$226,000	\$275,000	2,197	7	2006	Avg	4,154	N	N	12887 SE 225TH CT
2	0	251700	0120	09/23/13	\$282,500	\$297,000	2,256	7	2005	Avg	3,806	N	N	13306 SE 226TH ST
2	0	251701	0640	12/11/13	\$290,000	\$293,000	2,290	7	2006	Avg	5,989	N	N	22415 132ND PL SE
2	0	251700	0370	07/02/12	\$280,000	\$339,000	2,446	7	2005	Avg	4,493	N	N	13337 SE 227TH PL
2	0	251701	0710	10/30/12	\$235,000	\$277,000	2,446	7	2006	Avg	6,060	N	N	22473 133RD AVE SE
2	0	251702	0120	01/12/11	\$246,000	\$308,000	2,446	7	2007	Avg	5,287	N	N	22749 135TH AVE SE
2	0	251710	1000	01/28/11	\$248,000	\$311,000	2,480	7	2007	Avg	4,848	N	N	22700 129TH PL SE
2	0	251710	0020	10/29/13	\$273,500	\$283,000	2,549	7	2006	Avg	4,060	N	N	12809 SE 225TH CT
2	0	251710	0150	09/06/11	\$238,000	\$298,000	2,549	7	2006	Avg	4,013	N	N	12874 SE 225TH CT
2	0	251710	1070	06/20/13	\$288,000	\$315,000	2,550	7	2007	Avg	4,840	N	N	22742 129TH PL SE
2	0	251710	1080	08/11/11	\$228,500	\$287,000	2,550	7	2007	Avg	4,840	N	N	22748 129TH PL SE
2	0	251701	0310	09/20/11	\$248,000	\$310,000	2,580	7	2006	Avg	4,309	N	N	22411 134TH PL SE
2	0	251701	0600	02/01/13	\$288,000	\$330,000	2,688	7	2006	Avg	4,312	N	N	22447 132ND PL SE

Improved Sales Used in This Annual Update Analysis

Area 029 -- 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	251710	0760	04/22/13	\$300,000	\$335,000	2,759	7	2006	Avg	4,042	N	N	12804 SE 226TH PL
2	0	251710	0430	04/21/11	\$269,950	\$339,000	2,760	7	2006	Avg	4,524	N	N	12745 SE 226TH PL
2	0	251710	0770	09/17/13	\$310,000	\$327,000	2,779	7	2006	Avg	4,042	N	N	12810 SE 226TH PL
2	0	251710	1060	02/01/13	\$285,000	\$327,000	2,838	7	2007	Avg	4,840	N	N	22736 129TH PL SE
2	0	251702	0160	08/06/12	\$293,000	\$352,000	3,150	7	2007	Avg	5,000	N	N	22718 135TH AVE SE
2	0	251700	0740	08/30/13	\$342,000	\$363,000	3,296	7	2007	Avg	8,498	N	N	13243 SE 227TH ST
2	0	251701	0190	07/19/11	\$274,000	\$344,000	3,296	7	2006	Avg	5,940	Y	N	22532 134TH PL SE
2	0	951310	0050	04/11/11	\$204,500	\$257,000	1,288	8	2010	Avg	4,433	N	N	23809 134TH PL SE
2	0	661970	0010	02/07/12	\$251,950	\$312,000	1,668	8	2011	Avg	3,960	N	N	21162 131ST PL SE
2	0	661970	0050	04/18/12	\$249,950	\$306,000	1,668	8	2011	Avg	3,263	N	N	21140 131ST PL SE
2	0	661970	0090	03/21/12	\$262,850	\$323,000	1,668	8	2012	Avg	4,978	N	N	21137 131ST PL SE
2	0	543760	0150	09/30/13	\$250,000	\$262,000	1,672	8	2002	Avg	5,009	N	N	13221 SE 234TH ST
2	0	796910	0160	06/24/11	\$275,000	\$345,000	1,690	8	1962	Good	23,920	N	N	22830 135TH AVE SE
2	0	152205	9049	09/23/11	\$281,500	\$352,000	1,770	8	1960	Avg	54,450	N	N	13222 SE 235TH ST
2	0	152205	9077	12/18/13	\$325,000	\$327,000	1,780	8	1965	Good	40,946	N	N	23611 135TH PL SE
2	0	546638	0170	03/17/11	\$243,000	\$305,000	1,790	8	2001	Avg	5,000	N	N	23830 125TH PL SE
2	0	092205	9171	05/21/12	\$396,000	\$482,000	1,830	8	1988	Avg	56,628	N	N	21639 132ND AVE SE
2	0	152205	9075	12/26/12	\$292,500	\$339,000	1,840	8	1994	Avg	12,369	N	N	23824 135TH PL SE
2	0	679930	0030	08/17/11	\$220,000	\$276,000	1,840	8	2004	Avg	5,045	N	N	11821 SE 23RD PL
2	0	082205	9330	04/25/11	\$269,950	\$339,000	1,889	8	2011	Avg	4,012	N	N	11237 SE 214TH CT
2	0	082205	9331	11/06/12	\$279,950	\$329,000	1,889	8	2011	Avg	3,915	N	N	11241 SE 214TH CT
2	0	661970	0020	04/14/11	\$270,000	\$339,000	1,900	8	2011	Avg	4,245	N	N	21156 131ST PL SE
2	0	661970	0060	02/11/12	\$270,000	\$334,000	1,906	8	2011	Avg	5,517	N	N	21136 131ST PL SE
2	0	661970	0070	07/26/11	\$279,950	\$351,000	1,906	8	2011	Avg	4,122	N	N	21132 131ST PL SE
2	0	661970	0100	07/15/11	\$275,000	\$345,000	1,906	8	2011	Avg	5,420	N	N	21141 131ST PL SE
2	0	152205	9078	12/30/13	\$350,000	\$350,000	1,920	8	1978	Good	33,128	N	N	13812 SE 240TH ST
2	0	543760	0030	09/25/13	\$285,000	\$299,000	1,920	8	2002	Avg	5,234	N	N	13210 SE 234TH ST
2	0	421660	0290	07/22/11	\$262,950	\$330,000	1,980	8	2004	Avg	4,636	N	N	21009 131ST PL SE
2	0	082205	9328	05/17/11	\$283,000	\$355,000	1,988	8	2011	Avg	4,317	N	N	11229 SE 214TH CT
2	0	172205	9349	05/14/13	\$322,000	\$357,000	2,017	8	2010	Avg	8,709	N	N	11121 SE 234TH PL
2	0	679930	0020	04/12/12	\$275,000	\$337,000	2,030	8	2004	Avg	4,505	N	N	11815 SE 233RD PL
2	0	145975	0130	09/18/12	\$277,500	\$330,000	2,040	8	2002	Avg	5,078	N	N	21512 117TH AVE SE
2	0	082205	9329	12/05/12	\$273,000	\$318,000	2,048	8	2011	Avg	5,404	N	N	11233 SE 214TH CT
2	0	761190	0020	05/15/12	\$296,900	\$362,000	2,078	8	2011	Avg	5,747	N	N	11607 SE 236TH ST
2	0	761190	0050	08/06/12	\$322,200	\$387,000	2,078	8	2012	Avg	6,094	N	N	11621 SE 236TH ST
2	0	267650	0150	10/19/12	\$220,000	\$260,000	2,097	8	2006	Avg	4,333	N	N	23616 124TH AVE SE
2	0	267650	0200	10/24/12	\$238,000	\$281,000	2,097	8	2006	Avg	4,940	N	N	23708 124TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 029 -- 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	267650	0210	08/14/12	\$215,000	\$258,000	2,097	8	2006	Avg	4,687	N	N	23712 124TH AVE SE
2	0	092205	9200	03/22/13	\$319,950	\$361,000	2,131	8	2012	Avg	4,854	N	N	21009 123RD PL SE
2	0	082205	9327	04/25/11	\$299,950	\$377,000	2,137	8	2011	Avg	6,075	N	N	11223 SE 214TH CT
2	0	082205	9332	07/17/12	\$289,850	\$349,000	2,137	8	2011	Avg	4,839	N	N	11245 SE 214TH CT
2	0	082205	9182	05/02/12	\$279,950	\$342,000	2,150	8	2011	Avg	4,286	N	N	11215 SE 214TH CT
2	0	092205	9195	12/11/12	\$319,685	\$372,000	2,212	8	2012	Avg	5,956	N	N	12048 SE 210TH ST
2	0	092205	9198	01/04/13	\$320,000	\$370,000	2,212	8	2012	Avg	8,697	N	N	12049 SE 210TH ST
2	0	082700	0010	09/05/12	\$270,000	\$322,000	2,220	8	2004	Avg	5,808	N	N	11611 SE 233RD PL
2	0	092205	9174	03/27/13	\$335,000	\$378,000	2,230	8	1995	Good	14,883	N	N	21123 126TH AVE SE
2	0	154170	0150	08/19/11	\$279,000	\$350,000	2,230	8	2003	Avg	5,487	N	N	23512 117TH AVE SE
2	0	162205	9134	08/30/11	\$284,640	\$357,000	2,233	8	2011	Avg	5,822	N	N	23326 117TH AVE SE
2	0	162205	9135	08/29/11	\$275,000	\$345,000	2,233	8	2011	Avg	7,680	N	N	23320 117TH AVE SE
2	0	761190	0010	11/19/12	\$319,900	\$375,000	2,260	8	2011	Avg	6,149	N	N	11603 SE 236TH ST
2	0	162205	9140	07/25/12	\$300,000	\$361,000	2,265	8	2012	Avg	5,821	N	N	23329 117TH AVE SE
2	0	092205	9197	09/27/13	\$309,950	\$325,000	2,272	8	2013	Avg	4,887	N	N	12055 S 210TH ST
2	0	761190	0070	10/31/12	\$343,070	\$404,000	2,294	8	2012	Avg	7,087	N	N	11707 SE 236TH ST
2	0	951310	0070	01/13/11	\$261,839	\$328,000	2,295	8	2011	Avg	4,433	N	N	23727 134TH PL SE
2	0	092205	9173	02/19/13	\$335,000	\$382,000	2,300	8	1995	Good	14,887	N	N	21127 126TH AVE SE
2	0	092205	9184	07/11/12	\$324,950	\$392,000	2,320	8	2012	Avg	4,839	N	N	21015 123RD PL SE
2	0	761190	0090	04/26/12	\$358,900	\$439,000	2,340	8	2011	Avg	6,059	N	N	23530 117TH AVE SE
2	0	162205	9136	10/20/11	\$305,000	\$381,000	2,343	8	2011	Avg	5,783	N	N	11702 117TH PL SE
2	0	761190	0130	04/22/13	\$362,900	\$406,000	2,398	8	2011	Avg	6,144	N	N	11604 SE 236TH ST
2	0	421660	0280	08/15/13	\$250,000	\$267,000	2,400	8	2004	Avg	4,816	N	N	21003 131ST PL SE
2	0	421660	0410	04/16/13	\$300,000	\$336,000	2,400	8	2004	Avg	5,351	N	N	21004 131ST PL SE
2	0	162205	9137	10/04/12	\$300,000	\$356,000	2,412	8	2012	Avg	5,766	N	N	11630 S 233RD CT
2	0	162205	9138	06/08/12	\$299,950	\$364,000	2,412	8	2012	Avg	5,748	N	N	11626 SE 233RD CT
2	0	761190	0040	06/25/12	\$351,775	\$426,000	2,426	8	2012	Avg	5,797	N	N	11617 SE 236TH ST
2	0	761190	0120	10/08/12	\$338,245	\$400,000	2,426	8	2012	Avg	5,744	N	N	11608 SE 236TH ST
2	0	162205	9133	10/13/11	\$275,000	\$344,000	2,442	8	2011	Avg	6,137	N	N	23330 117TH AVE SE
2	0	232974	0010	11/29/11	\$232,000	\$289,000	2,452	8	2003	Avg	5,459	N	N	22577 116TH PL SE
2	0	092205	9148	03/06/13	\$299,000	\$340,000	2,460	8	1979	Good	13,939	N	N	20815 119TH AVE SE
2	0	661970	0030	04/06/11	\$320,390	\$402,000	2,474	8	2011	Avg	4,173	N	N	21150 131ST PL SE
2	0	661970	0040	06/27/12	\$300,000	\$363,000	2,474	8	2012	Avg	3,398	N	N	21144 131ST PL SE
2	0	661970	0080	11/09/11	\$321,950	\$402,000	2,474	8	2012	Avg	4,482	N	N	21133 131ST PL SE
2	0	092205	9199	04/18/12	\$315,000	\$386,000	2,483	8	2012	Avg	4,846	N	N	21011 123RD PL SE
2	0	092205	9201	04/01/13	\$334,950	\$377,000	2,483	8	2012	Avg	5,369	N	N	21005 123RD PL SE
2	0	092205	9202	04/12/13	\$329,950	\$370,000	2,489	8	2012	Avg	5,086	N	N	21003 123RD PL SE

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Area 029 -- 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	761190	0030	09/11/12	\$346,832	\$413,000	2,499	8	2012	Avg	5,747	N	N	11611 SE 236TH ST
2	0	761190	0110	09/06/12	\$339,480	\$405,000	2,499	8	2012	Avg	5,744	N	N	11612 SE 236TH ST
2	0	092205	9024	03/14/12	\$420,500	\$518,000	2,500	8	1987	Good	65,340	N	N	12815 SE 212TH ST
2	0	162205	9036	12/13/12	\$325,000	\$378,000	2,510	8	1999	Avg	22,215	N	N	23305 120TH AVE SE
2	0	172205	9344	03/29/11	\$280,000	\$351,000	2,510	8	2007	Avg	6,878	N	N	23819 114TH AVE SE
2	0	761190	0100	06/01/13	\$371,900	\$410,000	2,584	8	2012	Avg	6,035	N	N	11622 SE 236TH ST
2	0	092205	9205	02/04/13	\$324,950	\$373,000	2,591	8	2012	Avg	5,846	N	N	20922 123RD PL SE
2	0	092205	9178	08/09/12	\$279,000	\$335,000	2,610	8	1994	Avg	10,275	N	N	12832 SE 218TH PL
2	0	761190	0080	11/02/12	\$421,340	\$496,000	2,628	8	2012	Avg	6,127	N	N	23532 117TH AVE SE
2	0	162205	9139	09/15/11	\$289,500	\$362,000	2,630	8	2011	Avg	6,241	N	N	11622 117TH PL SE
2	0	421510	0060	12/20/11	\$276,002	\$343,000	2,653	8	2006	Avg	4,510	N	N	13035 SE 209TH CT
2	0	745726	0020	04/03/12	\$319,500	\$392,000	2,837	8	2007	Avg	4,400	N	N	11684 217TH PL SE
2	0	162205	9144	03/21/11	\$280,500	\$352,000	2,860	8	2011	Avg	5,729	N	N	23417 119TH AVE SE
2	0	092205	9204	07/09/13	\$408,000	\$443,000	2,976	8	2013	Avg	8,932	N	N	20913 123RD PL SE
2	0	421660	0400	06/14/12	\$319,000	\$387,000	3,150	8	2004	Avg	4,927	N	N	21010 131ST PL SE
2	0	092205	9192	02/13/13	\$335,000	\$383,000	3,860	8	2012	Avg	5,369	N	N	13136 SE 210TH ST
2	0	172205	9331	03/24/11	\$320,000	\$402,000	2,218	9	2011	Avg	7,604	N	N	11125 SE 233RD PL
2	0	162205	9118	09/25/12	\$390,000	\$463,000	2,250	9	1986	Good	21,803	N	N	23610 126TH AVE SE
2	0	172205	9332	04/08/11	\$340,000	\$427,000	2,338	9	2011	Avg	7,631	N	N	11117 SE 233RD PL
2	0	172205	9348	01/11/12	\$320,000	\$397,000	2,540	9	2011	Avg	8,760	N	N	11127 SE 234TH PL
2	0	172205	9351	10/31/12	\$338,000	\$398,000	2,598	9	2012	Avg	7,784	N	N	11126 SE 234TH PL
2	0	162205	9146	03/03/11	\$300,000	\$376,000	2,850	9	2009	Avg	5,711	N	N	23429 119TH AVE SE
2	0	172205	9307	01/21/11	\$500,000	\$626,000	3,280	9	1994	Avg	27,124	N	N	23423 112TH AVE SE
2	0	092205	9073	04/11/12	\$406,000	\$498,000	3,331	9	2011	Avg	6,000	N	N	13130 SE 210TH ST
2	0	745726	0060	08/26/11	\$380,000	\$476,000	3,535	9	2007	Avg	11,800	N	N	11662 217TH PL SE
2	0	092205	9188	04/05/13	\$350,500	\$394,000	3,110	10	2002	Avg	10,926	N	N	13115 SE 221ST PL
2	10	311080	0270	05/03/11	\$165,000	\$207,000	1,000	7	1967	Avg	9,600	N	N	12035 SE 210TH ST
2	10	311080	0130	04/04/11	\$179,000	\$225,000	1,100	7	1966	Good	10,480	N	N	12048 SE 209TH ST
2	10	311080	0040	03/13/12	\$251,750	\$310,000	1,110	7	1963	Good	9,672	N	N	20915 120TH PL SE
2	10	809920	0040	07/17/13	\$193,000	\$209,000	1,150	7	1968	Good	11,340	N	N	11630 SE 227TH PL
2	10	873200	0540	08/26/11	\$162,000	\$203,000	1,200	7	1975	Avg	9,600	N	N	21722 111TH AVE SE
2	10	311080	0260	11/28/11	\$200,000	\$249,000	1,220	7	1963	Good	9,600	N	N	12045 SE 210TH ST
2	10	873200	0170	06/27/12	\$245,000	\$297,000	1,250	7	1987	Good	9,600	N	N	11025 SE 218TH ST
2	10	073960	0070	03/01/11	\$160,000	\$201,000	1,270	7	1962	Good	9,516	N	N	11204 SE 212TH ST
2	10	073960	0440	07/23/13	\$192,000	\$207,000	1,270	7	1962	Good	9,900	N	N	21219 113TH AVE SE
2	10	873200	0390	01/16/12	\$168,000	\$208,000	1,270	7	1964	Avg	11,600	N	N	10804 SE 218TH ST
2	10	311080	0180	05/16/11	\$150,000	\$188,000	1,350	7	1963	Good	9,600	N	N	12013 SE 209TH ST

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Area 029 -- 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	10	873200	0140	11/14/11	\$183,000	\$228,000	1,350	7	1964	Good	9,600	N	N	11001 SE 218TH ST
2	10	311080	0230	05/29/13	\$184,000	\$203,000	1,370	7	1966	Good	9,600	N	N	12030 SE 210TH ST
2	10	873200	0310	10/15/13	\$190,100	\$198,000	1,380	7	1977	Good	11,600	N	N	11018 SE 218TH ST
2	10	073950	0330	03/07/13	\$182,000	\$207,000	1,890	7	1961	Good	14,922	N	N	10805 SE 213TH ST
2	10	809920	0050	12/30/11	\$215,500	\$268,000	2,050	7	1963	Good	11,340	N	N	11636 SE 227TH PL
2	20	338780	0040	05/30/13	\$159,000	\$175,000	990	7	1959	Good	7,700	N	N	10512 SE 228TH ST
2	20	338780	0410	02/23/12	\$139,900	\$173,000	990	7	1959	Good	8,528	N	N	10524 SE 232ND ST
2	20	338800	0490	01/27/11	\$149,950	\$188,000	990	7	1961	Good	8,050	N	N	22840 110TH AVE SE
2	20	338800	0710	09/27/13	\$218,000	\$229,000	1,010	7	1962	Good	8,330	N	N	10845 SE 231ST ST
2	20	338790	0210	08/08/12	\$159,900	\$192,000	1,040	7	1960	Good	10,446	N	N	10824 SE 229TH ST
2	20	645700	0300	11/12/13	\$260,000	\$267,000	1,050	7	1966	Good	7,910	N	N	10538 SE 226TH ST
2	20	338800	0080	09/08/11	\$150,000	\$188,000	1,070	7	1962	Good	8,316	N	N	10723 SE 232ND ST
2	20	664870	0680	06/21/13	\$207,000	\$226,000	1,090	7	1962	Good	10,766	N	N	10609 SE 236TH ST
2	20	338800	0450	10/05/12	\$169,500	\$201,000	1,160	7	1961	Avg	8,050	N	N	22810 110TH AVE SE
2	20	338800	0450	06/10/11	\$132,500	\$166,000	1,160	7	1961	Avg	8,050	N	N	22810 110TH AVE SE
2	20	338800	0830	10/04/13	\$229,950	\$240,000	1,160	7	1962	Avg	9,638	N	N	10854 SE 231ST ST
2	20	664870	1080	06/14/12	\$190,500	\$231,000	1,180	7	1967	Good	7,881	N	N	10826 SE 233RD PL
2	20	338780	0030	08/20/12	\$142,000	\$170,000	1,230	7	1959	Good	7,700	N	N	10504 SE 228TH ST
2	20	645700	0580	03/04/13	\$170,000	\$193,000	1,250	7	1965	Good	7,500	N	N	10533 SE 227TH ST
2	20	645700	0720	09/09/13	\$184,000	\$195,000	1,250	7	1965	Good	8,050	N	N	22600 108TH AVE SE
2	20	664870	0200	12/12/11	\$180,000	\$224,000	1,250	7	1967	Good	8,207	N	N	10530 SE 233RD PL
2	20	664870	1390	09/27/12	\$190,000	\$226,000	1,250	7	1965	Good	7,326	N	N	10944 SE 235TH ST
2	20	338800	0660	07/20/11	\$144,900	\$182,000	1,260	7	1962	Avg	7,448	N	N	10812 SE 232ND ST
2	20	664870	1550	10/26/12	\$190,000	\$224,000	1,260	7	1963	Good	11,760	N	N	10924 SE 235TH PL
2	20	664870	1810	10/11/11	\$240,000	\$300,000	1,270	7	1964	Good	8,100	N	N	23604 108TH AVE SE
2	20	664870	0600	04/10/13	\$219,000	\$246,000	1,280	7	1962	Good	10,092	N	N	23509 105TH PL SE
2	20	338790	0130	04/03/13	\$216,000	\$243,000	1,300	7	1960	Good	7,452	N	N	22665 108TH AVE SE
2	20	645700	0530	05/17/12	\$199,500	\$243,000	1,330	7	1966	Good	15,353	N	N	22625 105TH AVE SE
2	20	664870	1380	12/21/11	\$185,000	\$230,000	1,330	7	1966	Good	9,486	N	N	23236 109TH PL SE
2	20	338790	0390	08/02/13	\$186,799	\$201,000	1,410	7	1960	Good	9,315	N	N	22813 108TH AVE SE
2	20	645700	0170	08/09/12	\$165,000	\$198,000	1,450	7	1966	Good	9,900	N	N	10706 SE 225TH PL
2	20	645700	0280	06/27/11	\$165,000	\$207,000	1,450	7	1966	Avg	8,960	N	N	10600 SE 226TH ST
2	20	645700	0520	06/05/13	\$175,000	\$192,000	1,450	7	1965	Good	12,234	N	N	22619 105TH AVE SE
2	20	645700	0350	01/27/12	\$178,000	\$220,000	1,460	7	1965	Good	8,386	N	N	10502 SE 226TH ST
2	20	889250	0080	10/11/13	\$187,000	\$195,000	1,460	7	1965	Avg	10,848	N	N	22322 114TH PL SE
2	20	338790	0430	01/12/11	\$155,000	\$194,000	1,640	7	1960	Avg	12,180	N	N	22822 105TH PL SE
2	20	664870	1860	07/08/13	\$175,000	\$190,000	1,820	7	1963	Good	10,050	N	N	10909 SE 236TH ST

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Area 029 -- 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	30	802570	0720	02/14/13	\$153,000	\$175,000	910	6	1976	Good	9,180	N	N	22402 111TH AVE SE
2	30	802570	0920	09/27/11	\$130,000	\$163,000	970	6	1976	Good	7,344	N	N	11030 SE 225TH ST
2	30	802570	0240	05/11/12	\$120,000	\$146,000	1,170	6	1976	Good	6,864	N	N	11009 SE 225TH ST
2	30	802570	0250	09/06/12	\$130,000	\$155,000	1,170	6	1976	Good	7,372	N	N	11013 SE 225TH ST
2	30	073810	0230	05/26/11	\$185,000	\$232,000	1,050	7	1967	Good	7,201	N	N	10717 SE 237TH ST
2	30	073800	0260	12/05/13	\$204,000	\$207,000	1,110	7	1966	Good	6,405	N	N	10711 SE 236TH PL
2	30	802570	0960	06/04/12	\$169,950	\$207,000	1,220	7	1970	Good	8,160	N	N	22412 110TH AVE SE
2	30	073800	0200	03/20/13	\$208,000	\$235,000	1,260	7	1966	Good	7,220	N	N	10605 SE 236TH PL
2	40	512695	0610	12/24/12	\$160,000	\$186,000	850	7	1981	Good	9,067	N	N	11704 SE 225TH ST
2	40	873173	0530	07/20/11	\$185,500	\$233,000	970	7	1976	Good	7,260	N	N	23709 130TH AVE SE
2	40	873173	0610	04/28/11	\$182,500	\$229,000	970	7	1976	Avg	8,148	N	N	13012 SE 237TH CT
2	40	221221	0240	04/22/11	\$168,900	\$212,000	980	7	1979	Avg	7,140	N	N	11403 SE 230TH PL
2	40	221221	0430	04/25/13	\$215,500	\$241,000	980	7	1980	Good	9,321	N	N	11411 SE 229TH PL
2	40	221221	0740	08/26/11	\$166,000	\$208,000	980	7	1980	Avg	8,250	N	N	11220 SE 232ND ST
2	40	221222	0170	09/22/11	\$164,900	\$206,000	980	7	1980	Good	7,350	N	N	23238 113TH PL SE
2	40	221221	0100	08/01/12	\$146,500	\$176,000	990	7	1979	Avg	7,234	N	N	23207 116TH AVE SE
2	40	802570	0580	04/10/12	\$126,900	\$156,000	1,000	7	1970	Good	7,275	N	N	11428 SE 225TH ST
2	40	221221	0460	04/25/12	\$155,000	\$190,000	1,010	7	1980	Avg	8,550	N	N	11408 SE 229TH PL
2	40	873173	0080	04/11/12	\$166,000	\$204,000	1,020	7	1976	Good	8,050	N	N	23554 130TH CT SE
2	40	278746	0370	12/20/11	\$173,750	\$216,000	1,070	7	1983	Good	7,628	N	N	12354 SE 221ST ST
2	40	279610	0350	02/11/13	\$215,000	\$246,000	1,090	7	1979	Good	7,770	N	N	12312 SE 217TH PL
2	40	802570	0420	09/06/12	\$194,000	\$231,000	1,090	7	1976	Good	7,350	N	N	11223 SE 225TH ST
2	40	802570	0440	04/29/11	\$171,000	\$215,000	1,090	7	1976	Good	7,275	N	N	11237 SE 225TH ST
2	40	221220	0050	03/23/11	\$220,000	\$276,000	1,100	7	1977	Avg	7,200	N	N	23212 115TH AVE SE
2	40	221221	0110	11/05/12	\$170,000	\$200,000	1,100	7	1979	Good	6,828	N	N	23213 116TH AVE SE
2	40	221222	0080	07/07/11	\$150,000	\$188,000	1,100	7	1980	Good	9,430	N	N	11208 SE 233RD PL
2	40	221220	0270	08/14/13	\$255,101	\$273,000	1,130	7	1976	Good	6,900	N	N	11503 SE 234TH PL
2	40	278746	0550	08/29/12	\$190,200	\$227,000	1,130	7	1983	Good	7,349	N	N	12200 SE 221ST ST
2	40	383120	0050	08/15/12	\$199,000	\$239,000	1,130	7	1979	Avg	8,082	N	N	11207 SE 235TH PL
2	40	383120	0160	11/04/11	\$224,900	\$281,000	1,130	7	1979	Good	8,162	N	N	11222 SE 235TH PL
2	40	383120	0200	03/25/11	\$206,370	\$259,000	1,130	7	1979	Good	7,134	N	N	11212 SE 235TH PL
2	40	135500	0080	05/17/11	\$212,000	\$266,000	1,140	7	1978	Good	8,640	N	N	21055 120TH PL SE
2	40	135500	0330	09/20/13	\$204,200	\$215,000	1,140	7	1954	Avg	7,480	N	N	21016 121ST PL SE
2	40	221220	0150	03/21/13	\$257,000	\$290,000	1,180	7	1976	Good	7,200	N	N	23245 114TH PL SE
2	40	221221	0300	05/24/12	\$149,950	\$183,000	1,180	7	1980	Avg	7,949	N	N	11513 SE 230TH PL
2	40	228740	0020	12/11/13	\$250,000	\$253,000	1,210	7	1984	Good	7,200	N	N	21113 119TH AVE SE
2	40	221221	0520	06/28/12	\$160,000	\$194,000	1,220	7	1980	Avg	7,560	N	N	22907 112TH PL SE



King County

Department of Assessments

Improved Sales Used in This Annual Update Analysis

Area 029 -- 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	40	221220	0280	05/14/13	\$235,000	\$261,000	1,240	7	1976	Good	7,200	N	N	11511 SE 234TH PL
2	40	221220	0370	08/03/12	\$249,000	\$299,000	1,240	7	1976	VGood	6,500	N	N	23334 114TH PL SE
2	40	228740	0300	10/05/12	\$222,500	\$264,000	1,260	7	2006	Avg	7,248	N	N	21111 119TH PL SE
2	40	873173	0330	09/12/12	\$175,000	\$208,000	1,260	7	1976	Good	6,600	N	N	23602 128TH AVE SE
2	40	802570	0430	01/18/13	\$159,000	\$183,000	1,290	7	1976	Avg	7,275	N	N	11229 SE 225TH ST
2	40	278746	0210	06/26/13	\$214,000	\$233,000	1,310	7	1982	Good	10,230	N	N	22152 123RD AVE SE
2	40	279610	0410	02/23/13	\$206,750	\$236,000	1,330	7	1979	Avg	9,000	N	N	12225 SE 217TH PL
2	40	873173	0550	10/18/11	\$164,950	\$206,000	1,340	7	1976	Good	7,280	N	N	13011 SE 237TH CT
2	40	873173	0440	05/30/13	\$215,900	\$238,000	1,360	7	1976	Good	7,072	N	N	12815 SE 237TH PL
2	40	221220	0430	12/20/13	\$263,000	\$265,000	1,390	7	1976	Good	6,800	N	N	23242 114TH PL SE
2	40	278746	0660	05/15/13	\$241,000	\$267,000	1,550	7	1983	Good	8,383	N	N	12028 SE 220TH PL
2	40	221220	0340	04/15/13	\$235,000	\$263,000	1,560	7	1976	Good	6,900	N	N	11502 SE 234TH PL
2	40	802570	0390	11/08/11	\$175,000	\$218,000	1,580	7	1976	Good	8,415	N	N	11201 SE 225TH ST
2	40	135500	0310	06/20/11	\$171,000	\$215,000	1,600	7	1975	Good	8,250	N	N	21028 121ST PL SE
2	40	383120	0190	09/10/12	\$207,500	\$247,000	1,720	7	1979	Good	6,900	N	N	11216 SE 235TH PL
2	40	279610	0220	08/27/12	\$235,000	\$281,000	1,740	7	1978	VGood	7,770	N	N	12315 SE 217TH ST
2	40	802570	0570	03/06/13	\$216,000	\$245,000	1,750	7	1976	Good	9,025	N	N	11436 SE 225TH ST
2	40	221222	0060	05/31/13	\$202,000	\$223,000	2,160	7	1980	Good	8,580	N	N	11220 SE 233RD PL
2	40	228740	0080	08/20/12	\$230,000	\$275,000	2,250	7	1984	Good	7,200	N	N	21223 119TH AVE SE
2	45	278731	0370	02/22/11	\$138,700	\$174,000	1,010	6	1972	Good	7,140	N	N	21208 122ND PL SE
2	45	941270	0230	07/19/13	\$270,000	\$292,000	860	7	1970	Good	7,644	N	N	23134 135TH AVE SE
2	45	176130	0060	02/15/13	\$185,000	\$211,000	910	7	1975	Good	7,200	N	N	22913 125TH AVE SE
2	45	176130	0070	03/17/13	\$225,000	\$255,000	910	7	1975	Good	7,500	N	N	22919 125TH AVE SE
2	45	176130	0400	10/02/13	\$216,000	\$226,000	910	7	1975	Good	7,200	N	N	23008 125TH AVE SE
2	45	176130	0520	03/01/12	\$224,500	\$277,000	910	7	1975	Good	9,672	N	N	12553 SE 230TH ST
2	45	176130	0870	09/03/13	\$243,000	\$258,000	910	7	1975	Good	7,200	N	N	22802 126TH AVE SE
2	45	278731	0070	08/26/13	\$220,000	\$234,000	950	7	1970	Good	10,290	N	N	12151 SE 212TH CT
2	45	664825	0050	07/29/11	\$139,500	\$175,000	950	7	1979	Avg	7,650	N	N	11313 SE 228TH PL
2	45	546670	0370	12/12/12	\$227,500	\$265,000	1,030	7	1975	Good	7,770	N	N	22912 126TH PL SE
2	45	278730	0670	02/20/13	\$200,000	\$228,000	1,050	7	1969	Avg	8,360	N	N	20810 125TH AVE SE
2	45	278731	0020	01/09/13	\$210,000	\$243,000	1,050	7	1970	Good	9,000	N	N	12216 SE 212TH PL
2	45	278731	1050	08/20/12	\$222,900	\$267,000	1,080	7	1974	Good	8,019	N	N	21323 125TH AVE SE
2	45	278732	0710	10/25/13	\$248,000	\$257,000	1,080	7	1980	Good	7,416	N	N	12637 SE 215TH ST
2	45	278731	0520	10/05/13	\$222,183	\$232,000	1,090	7	1974	Good	8,100	N	N	12350 SE 214TH ST
2	45	278731	0570	03/28/13	\$185,400	\$209,000	1,090	7	1974	Good	7,140	N	N	21415 124TH AVE SE
2	45	278731	0870	11/27/12	\$229,950	\$269,000	1,090	7	1975	Good	8,030	N	N	21322 124TH AVE SE
2	45	278731	0780	03/22/13	\$212,000	\$239,000	1,130	7	1975	Good	7,200	N	N	21518 124TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 029 -- 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	45	941270	0500	05/14/12	\$230,000	\$281,000	1,140	7	2002	Avg	8,715	N	N	13312 SE 233RD ST
2	45	278730	0720	12/05/12	\$214,950	\$251,000	1,160	7	1969	Avg	7,840	N	N	20810 124TH AVE SE
2	45	894417	0150	04/29/11	\$228,000	\$286,000	1,160	7	1978	Good	9,100	N	N	11909 SE 210TH PL
2	45	894417	0180	06/21/13	\$240,000	\$262,000	1,160	7	1978	Avg	8,429	N	N	11923 SE 210TH PL
2	45	278730	0550	08/23/13	\$280,000	\$298,000	1,180	7	1970	Good	7,725	N	N	21104 125TH AVE SE
2	45	894417	0100	07/18/12	\$199,950	\$241,000	1,200	7	1978	Good	9,100	N	N	11731 SE 210TH PL
2	45	666915	0710	06/02/11	\$185,000	\$232,000	1,220	7	1979	Avg	6,996	N	N	21614 127TH PL SE
2	45	289300	0670	12/20/12	\$239,500	\$278,000	1,230	7	1977	Avg	7,161	N	N	21413 121ST PL SE
2	45	941270	0350	11/12/13	\$240,000	\$246,000	1,230	7	1974	Avg	7,100	N	N	23208 134TH AVE SE
2	45	278731	0010	06/24/13	\$226,500	\$247,000	1,240	7	1975	Good	7,210	N	N	21129 124TH AVE SE
2	45	278731	0950	09/02/11	\$200,000	\$251,000	1,240	7	1975	Avg	7,700	N	N	21128 124TH AVE SE
2	45	278731	1020	09/05/12	\$194,400	\$232,000	1,240	7	1974	Good	7,744	N	N	21225 125TH AVE SE
2	45	278731	1320	06/02/11	\$191,575	\$241,000	1,240	7	1975	Good	7,915	N	N	21334 125TH AVE SE
2	45	278731	1560	08/27/13	\$210,000	\$223,000	1,240	7	1974	Good	7,500	N	N	12504 SE 212TH PL
2	45	278730	0580	12/26/13	\$200,000	\$201,000	1,250	7	1969	Good	7,210	N	N	21008 125TH AVE SE
2	45	278730	0650	07/12/12	\$192,850	\$233,000	1,250	7	1969	Good	7,856	N	N	20818 125TH AVE SE
2	45	278732	0040	04/25/13	\$220,000	\$246,000	1,260	7	1980	Avg	6,386	N	N	21500 127TH PL SE
2	45	278730	0390	05/14/13	\$205,000	\$227,000	1,270	7	1969	Good	7,220	N	N	12413 SE 209TH ST
2	45	666915	0430	06/25/13	\$224,000	\$244,000	1,270	7	1980	Avg	9,800	N	N	21609 125TH AVE SE
2	45	546670	0510	06/27/13	\$243,000	\$265,000	1,280	7	1985	Good	9,702	N	N	12404 SE 227TH ST
2	45	176130	0480	09/17/13	\$239,900	\$253,000	1,290	7	1977	Good	7,200	N	N	22903 126TH AVE SE
2	45	546670	0150	10/21/11	\$205,000	\$256,000	1,290	7	1977	Good	7,200	N	N	22809 126TH PL SE
2	45	546670	0170	06/28/11	\$217,000	\$272,000	1,290	7	1977	Good	7,200	N	N	22825 126TH PL SE
2	45	546670	0250	10/04/11	\$216,000	\$270,000	1,290	7	1977	Good	7,200	N	N	12611 SE 231ST ST
2	45	941270	0110	06/19/12	\$246,000	\$298,000	1,290	7	1974	Avg	10,476	N	N	13323 SE 233RD ST
2	45	278730	0380	11/22/13	\$242,000	\$247,000	1,330	7	1969	Good	7,600	N	N	20904 124TH AVE SE
2	45	278730	0430	12/14/11	\$230,500	\$287,000	1,330	7	1969	Good	7,210	N	N	21001 125TH AVE SE
2	45	666915	0690	09/18/13	\$276,300	\$291,000	1,330	7	1979	Good	6,996	N	N	21626 127TH PL SE
2	45	289300	0111	03/26/12	\$248,000	\$305,000	1,340	7	1975	Good	7,360	N	N	21316 120TH PL SE
2	45	289300	0040	09/03/13	\$300,000	\$318,000	1,350	7	1976	Good	7,104	N	N	21500 121ST PL SE
2	45	278732	0620	07/24/12	\$190,950	\$230,000	1,370	7	1980	Good	8,280	N	N	12618 SE 215TH ST
2	45	289300	0270	07/20/12	\$255,000	\$307,000	1,370	7	1976	VGood	7,220	N	N	12018 SE 212TH PL
2	45	289300	0650	04/20/11	\$174,449	\$219,000	1,370	7	1975	Avg	8,450	N	N	12047 SE 214TH ST
2	45	666915	0680	11/05/13	\$285,000	\$293,000	1,370	7	1980	Avg	7,150	N	N	21632 127TH PL SE
2	45	666915	0800	05/22/12	\$179,000	\$218,000	1,370	7	1978	Good	6,500	N	N	12614 SE 217TH PL
2	45	666915	0840	12/26/13	\$285,000	\$286,000	1,370	7	1978	Avg	6,120	N	N	12522 SE 217TH PL
2	45	666915	0940	08/15/13	\$201,100	\$215,000	1,370	7	1980	Good	8,511	N	N	12539 SE 217TH ST

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Area 029 -- 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	45	666915	0010	02/08/11	\$187,000	\$234,000	1,420	7	1978	Avg	11,648	N	N	21811 124TH AVE SE
2	45	278730	0590	11/09/12	\$214,756	\$252,000	1,470	7	1969	Good	7,210	N	N	21002 125TH AVE SE
2	45	278731	0560	11/20/12	\$225,000	\$264,000	1,470	7	1974	Avg	7,290	N	N	21405 124TH AVE SE
2	45	278731	0300	04/21/11	\$175,000	\$220,000	1,480	7	1974	Avg	7,215	N	N	21408 122ND PL SE
2	45	666915	0280	10/21/11	\$242,000	\$302,000	1,500	7	1978	Avg	9,653	N	N	12415 SE 218TH PL
2	45	941270	0440	11/19/13	\$278,000	\$284,000	1,500	7	1973	Good	7,524	N	N	23205 134TH AVE SE
2	45	289300	0370	03/12/13	\$220,500	\$250,000	1,510	7	1974	Good	7,200	N	N	12020 SE 213TH ST
2	45	176130	0320	10/01/13	\$223,000	\$233,000	1,530	7	1975	Good	7,200	N	N	12526 SE 232ND ST
2	45	289300	0750	11/23/11	\$178,000	\$222,000	1,540	7	1975	Good	7,770	N	N	12031 SE 215TH ST
2	45	894417	0120	12/14/12	\$206,000	\$240,000	1,540	7	1978	Avg	6,300	N	N	21029 119TH AVE SE
2	45	176130	0820	04/23/13	\$270,000	\$302,000	1,670	7	1975	VGood	7,200	N	N	22918 126TH AVE SE
2	50	556172	0180	07/09/13	\$194,100	\$211,000	910	7	1981	Good	10,836	N	N	13118 SE 228TH PL
2	50	367100	0060	02/18/11	\$168,419	\$211,000	920	7	1981	Good	8,494	N	N	20925 127TH PL SE
2	50	701690	0070	06/08/12	\$232,500	\$282,000	1,070	7	1985	Good	10,103	N	N	13630 SE 231ST ST
2	50	541980	0640	07/07/11	\$213,000	\$267,000	1,080	7	1981	Avg	6,820	N	N	22204 122ND AVE SE
2	50	541980	1070	11/21/13	\$200,000	\$204,000	1,130	7	1984	Avg	7,700	N	N	11929 SE 222ND PL
2	50	541221	0070	01/23/12	\$235,000	\$291,000	1,140	7	1984	Good	8,997	N	N	11829 SE 221ST ST
2	50	556171	0090	07/16/13	\$285,000	\$308,000	1,140	7	1979	Good	8,050	N	N	12922 SE 231ST WAY
2	50	259715	0160	04/22/11	\$226,500	\$284,000	1,160	7	1980	Avg	9,928	N	N	11207 SE 218TH PL
2	50	941271	0180	04/20/12	\$230,000	\$282,000	1,230	7	1976	Good	7,080	N	N	23202 138TH AVE SE
2	50	941271	0440	09/20/13	\$268,000	\$282,000	1,230	7	1977	Good	8,600	N	N	23123 136TH PL SE
2	50	941271	0490	12/12/12	\$272,500	\$317,000	1,230	7	1977	Avg	12,900	N	N	13518 SE 233RD ST
2	50	541290	0150	04/11/13	\$182,500	\$205,000	1,250	7	1978	Avg	7,497	N	N	10513 SE 232ND PL
2	50	541220	0340	09/28/11	\$217,000	\$272,000	1,260	7	1983	Good	6,173	N	N	22103 120TH AVE SE
2	50	541290	0190	09/24/13	\$259,000	\$272,000	1,280	7	1978	Good	11,691	N	N	10527 SE 232ND PL
2	50	541980	1190	12/05/13	\$244,500	\$248,000	1,280	7	1985	Avg	7,820	N	N	11815 SE 222ND CT
2	50	941271	0140	03/13/13	\$226,000	\$256,000	1,280	7	1976	Good	8,470	N	N	23226 138TH AVE SE
2	50	259715	0270	10/27/12	\$234,500	\$276,000	1,290	7	1981	Avg	10,584	N	N	11421 SE 218TH PL
2	50	135460	0170	10/29/13	\$265,000	\$274,000	1,300	7	1984	Avg	8,187	N	N	21412 113TH PL SE
2	50	541980	1330	08/20/13	\$271,400	\$289,000	1,300	7	1985	Avg	7,544	N	N	11712 SE 223RD DR
2	50	541221	0180	09/05/13	\$231,000	\$245,000	1,320	7	1985	Good	6,251	N	N	21946 120TH AVE SE
2	50	556170	0020	11/18/13	\$266,100	\$272,000	1,330	7	1978	Good	7,875	N	N	13027 SE 231ST WAY
2	50	556170	0260	06/01/12	\$193,500	\$235,000	1,330	7	1978	Good	7,130	N	N	23149 128TH PL SE
2	50	259715	0110	06/19/12	\$199,950	\$242,000	1,350	7	1980	Good	8,023	N	N	11220 SE 218TH PL
2	50	541221	0230	07/11/12	\$255,500	\$308,000	1,360	7	1984	Avg	7,048	N	N	11908 SE 220TH CT
2	50	556171	0110	11/17/11	\$233,500	\$291,000	1,370	7	1979	Good	7,326	N	N	12910 SE 231ST WAY
2	50	135460	0110	06/25/13	\$296,000	\$323,000	1,420	7	1984	Good	8,054	N	N	21415 114TH PL SE

Improved Sales Used in This Annual Update Analysis

Area 029 -- 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	50	541980	0130	10/27/13	\$233,000	\$241,000	1,450	7	1984	Avg	7,700	N	N	22314 117TH AVE SE
2	50	541220	0050	05/29/12	\$215,000	\$262,000	1,480	7	1982	Good	5,888	N	N	11627 SE 221ST ST
2	50	541980	1400	07/28/11	\$212,000	\$266,000	1,480	7	1985	Good	8,954	N	N	11600 SE 223RD DR
2	50	541980	0290	05/08/13	\$284,950	\$317,000	1,500	7	1981	Good	8,906	N	N	22325 122ND AVE SE
2	50	541980	0330	05/24/11	\$195,000	\$245,000	1,500	7	1981	Good	10,652	N	N	22347 122ND AVE SE
2	50	541980	1060	07/20/12	\$173,000	\$208,000	1,620	7	1984	Avg	7,725	N	N	11921 SE 222ND PL
2	50	541980	1170	11/26/13	\$270,000	\$275,000	1,680	7	1985	Avg	6,942	N	N	22230 118TH AVE SE
2	50	556172	0030	09/18/13	\$260,000	\$274,000	1,720	7	1984	Good	7,475	N	N	23014 129TH AVE SE
2	50	556170	0470	01/25/13	\$264,000	\$304,000	1,740	7	1978	Good	7,000	N	N	13113 SE 231ST WAY
2	50	541220	0040	06/04/13	\$259,950	\$286,000	1,790	7	1982	Avg	5,888	N	N	11621 SE 221ST ST
2	50	541220	0160	09/23/13	\$220,000	\$231,000	2,030	7	1983	Good	6,872	N	N	22032 117TH AVE SE
2	55	073980	0070	02/07/11	\$181,500	\$227,000	1,000	7	1983	Avg	7,741	N	N	11001 SE 220TH PL
2	55	073980	0250	04/17/13	\$250,000	\$280,000	1,130	7	1984	Avg	7,297	N	N	11008 SE 220TH PL
2	55	186290	0710	02/21/12	\$149,950	\$185,000	1,140	7	1991	Avg	7,078	N	N	11702 SE 219TH PL
2	55	186291	0070	01/11/12	\$190,000	\$236,000	1,170	7	1993	Avg	6,387	N	N	11719 SE 216TH CT
2	55	186291	0390	01/11/11	\$216,950	\$272,000	1,190	7	1993	Avg	6,847	N	N	21621 118TH PL SE
2	55	186291	0500	03/11/11	\$207,500	\$260,000	1,200	7	1994	Avg	7,107	N	N	21606 117TH PL SE
2	55	807856	0060	06/07/11	\$230,000	\$289,000	1,280	7	1988	Avg	6,337	N	N	12519 SE 221ST PL
2	55	186291	0110	08/28/11	\$210,000	\$263,000	1,310	7	1993	Avg	6,600	N	N	21635 117TH PL SE
2	55	807855	0040	03/26/13	\$200,000	\$226,000	1,330	7	1987	Good	6,386	N	N	12368 SE 221ST ST
2	55	807855	0080	02/24/12	\$200,700	\$248,000	1,330	7	1987	Avg	7,304	N	N	12365 SE 221ST ST
2	55	186290	0550	08/25/11	\$225,000	\$282,000	1,340	7	1992	Good	7,507	N	N	21729 120TH AVE SE
2	55	186290	0150	07/17/13	\$245,000	\$265,000	1,350	7	1992	Avg	7,652	N	N	21922 120TH AVE SE
2	55	511500	0070	02/19/13	\$225,000	\$257,000	1,350	7	1984	Good	7,518	N	N	11418 SE 229TH ST
2	55	807855	0160	03/02/11	\$218,900	\$275,000	1,350	7	1987	Good	6,799	N	N	22137 124TH PL SE
2	55	807855	0570	09/10/12	\$207,000	\$247,000	1,350	7	1987	Avg	6,885	N	N	22138 124TH AVE SE
2	55	186290	0370	07/22/13	\$209,000	\$226,000	1,390	7	1992	Avg	7,525	N	N	21724 120TH AVE SE
2	55	618710	0440	11/12/13	\$220,000	\$226,000	1,390	7	1984	Good	9,612	N	N	23818 138TH AVE SE
2	55	807855	0580	04/09/12	\$192,900	\$237,000	1,410	7	1987	Avg	7,319	N	N	22132 124TH AVE SE
2	55	807855	0620	03/04/13	\$185,000	\$210,000	1,410	7	1987	Good	8,233	N	N	21922 124TH AVE SE
2	55	858190	0220	08/22/12	\$210,000	\$251,000	1,410	7	1984	Good	8,699	N	N	11916 SE 231ST PL
2	55	145090	0100	06/25/13	\$256,000	\$279,000	1,440	7	1995	Avg	9,118	N	N	11408 SE 228TH PL
2	55	807856	0090	06/08/11	\$245,000	\$308,000	1,440	7	1988	Good	7,335	N	N	12613 SE 221ST PL
2	55	807857	0440	06/13/12	\$233,700	\$284,000	1,440	7	1989	Good	7,738	N	N	12610 SE 222ND PL
2	55	186290	0440	07/25/12	\$227,500	\$274,000	1,470	7	1992	Good	6,079	N	N	21610 120TH AVE SE
2	55	807857	0590	04/25/13	\$310,000	\$346,000	1,490	7	1989	Avg	6,963	N	N	22243 126TH PL SE
2	55	511500	0120	08/08/13	\$247,450	\$265,000	1,500	7	1985	Good	7,499	N	N	11425 SE 229TH ST

Improved Sales Used in This Annual Update Analysis

Area 029 -- 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	55	087850	0020	11/27/12	\$220,000	\$257,000	1,520	7	1993	Good	6,366	N	N	20924 119TH AVE SE
2	55	618710	0130	12/28/12	\$240,500	\$279,000	1,520	7	1981	Good	9,607	N	N	23713 137TH AVE SE
2	55	618710	0590	05/23/12	\$225,000	\$274,000	1,520	7	1980	Good	7,200	N	N	23724 137TH AVE SE
2	55	807857	0700	11/07/12	\$200,000	\$235,000	1,520	7	1989	Good	6,828	N	N	12414 SE 223RD DR
2	55	670040	0080	05/14/13	\$225,000	\$250,000	1,550	7	1991	Avg	6,426	N	N	11232 SE 222ND ST
2	55	172205	9314	08/21/12	\$190,000	\$227,000	1,660	7	1995	Avg	9,493	N	N	23909 113TH PL SE
2	55	618710	0150	08/15/11	\$279,950	\$351,000	1,660	7	1984	Avg	9,730	N	N	23667 137TH AVE SE
2	55	807855	0390	06/27/11	\$226,000	\$284,000	1,680	7	1988	Good	6,680	N	N	22327 123RD PL SE
2	55	807856	0140	04/22/13	\$250,000	\$279,000	1,700	7	1988	Good	7,280	N	N	22020 127TH CT SE
2	55	073980	0030	03/13/12	\$235,000	\$289,000	1,760	7	1984	Good	10,037	N	N	10911 SE 220TH PL
2	55	073982	0160	04/25/13	\$258,000	\$288,000	1,800	7	1985	Good	8,330	N	N	11103 SE 222ND ST
2	55	186290	0230	03/12/12	\$209,000	\$257,000	1,830	7	1992	Good	9,027	N	N	12010 SE 219TH CT
2	55	145090	0120	11/04/13	\$264,999	\$273,000	1,840	7	1996	Avg	7,380	N	N	11414 SE 228TH PL
2	55	807857	0460	08/09/13	\$293,000	\$314,000	1,850	7	1989	Good	7,199	N	N	22218 126TH PL SE
2	55	807857	0600	02/12/13	\$235,000	\$269,000	1,850	7	1990	Good	6,902	N	N	22247 126TH PL SE
2	55	145090	0070	08/23/13	\$290,000	\$309,000	1,870	7	1996	Avg	7,563	N	N	11417 SE 228TH PL
2	55	618710	0120	09/21/11	\$220,000	\$275,000	1,870	7	1980	Good	9,600	N	N	23719 137TH AVE SE
2	55	807857	0490	09/04/12	\$242,000	\$289,000	1,880	7	1989	Good	7,119	N	N	22204 126TH PL SE
2	55	073981	0370	10/29/13	\$265,000	\$274,000	1,940	7	1987	Avg	12,732	N	N	22105 109TH PL SE
2	55	807857	0480	03/05/11	\$228,360	\$286,000	1,940	7	1989	Avg	9,102	N	N	22208 126TH PL SE
2	55	186290	0580	05/18/12	\$230,000	\$280,000	1,950	7	1991	Avg	9,470	N	N	21921 120TH AVE SE
2	55	087850	0110	04/11/13	\$250,250	\$281,000	1,960	7	1992	Good	6,489	N	N	11900 SE 209TH PL
2	55	073980	0350	11/21/13	\$273,000	\$279,000	1,980	7	1983	Good	8,176	N	N	10806 SE 220TH PL
2	55	807856	0020	05/05/11	\$235,000	\$295,000	2,030	7	1987	Good	7,331	N	N	12415 SE 221ST PL
2	55	807856	0300	03/13/13	\$195,000	\$221,000	2,030	7	1988	Avg	6,950	N	N	22017 126TH CT SE
2	55	618710	0180	10/19/11	\$242,000	\$302,000	2,070	7	1980	Avg	8,930	N	N	23613 137TH AVE SE
2	55	618710	0480	06/18/12	\$260,000	\$315,000	2,110	7	1984	Good	9,639	N	N	23914 138TH AVE SE
2	55	323541	0100	10/07/11	\$265,000	\$331,000	2,120	7	1993	Good	7,561	N	N	11324 SE 237TH PL
2	55	807857	0690	03/16/12	\$216,000	\$266,000	2,510	7	1989	Avg	7,218	N	N	12420 SE 223RD DR
2	55	807857	0650	07/28/11	\$219,500	\$275,000	2,070	8	1990	Avg	6,715	N	N	22226 125TH CT SE
2	55	807857	0630	04/16/13	\$229,500	\$257,000	2,370	8	1990	Good	8,581	N	N	22236 125TH CT SE
2	55	807857	0640	12/21/12	\$315,000	\$366,000	2,740	8	1990	Avg	6,073	N	N	22230 125TH CT SE
2	60	675260	0690	01/22/13	\$210,000	\$242,000	1,330	7	1995	Avg	7,090	N	N	22534 125TH PL SE
2	60	675260	0030	11/13/12	\$245,000	\$287,000	2,130	7	1998	Avg	7,007	N	N	23024 127TH AVE SE
2	60	675260	0630	12/11/13	\$290,000	\$293,000	2,150	7	1994	Avg	8,236	N	N	22521 125TH PL SE
2	60	675260	1060	08/12/13	\$303,000	\$324,000	2,170	7	1997	Avg	7,631	N	N	12608 SE 228TH CT
2	60	186490	0010	05/13/11	\$254,650	\$320,000	1,550	8	1978	Avg	10,200	N	N	20803 135TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 029 -- 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	60	926580	0160	11/01/13	\$269,000	\$277,000	1,580	8	1991	Avg	7,361	N	N	11310 SE 217TH ST
2	60	946160	0160	05/11/11	\$208,000	\$261,000	1,610	8	1992	Good	7,785	N	N	21722 129TH CT SE
2	60	352920	0240	05/22/12	\$225,000	\$274,000	1,730	8	1990	Avg	7,226	N	N	11910 SE 228TH PL
2	60	556173	0200	04/07/11	\$232,000	\$291,000	1,790	8	1988	Avg	8,961	N	N	22971 130TH PL SE
2	60	556173	0070	04/19/13	\$230,000	\$257,000	1,790	8	1999	Avg	8,230	N	N	22907 130TH PL SE
2	60	073998	0090	12/28/11	\$200,000	\$248,000	1,810	8	1999	Avg	5,000	N	N	10890 SE 214TH PL
2	60	770825	0130	09/18/13	\$289,000	\$304,000	1,880	8	1996	Avg	8,548	N	N	14011 SE 237TH PL
2	60	948530	0210	09/30/13	\$299,000	\$313,000	1,910	8	1992	Avg	6,438	N	N	23630 126TH PL SE
2	60	352920	0360	05/20/13	\$281,000	\$311,000	1,920	8	1989	Avg	8,016	N	N	11706 SE 228TH PL
2	60	556173	0110	01/01/13	\$245,000	\$284,000	1,920	8	1988	Avg	7,864	N	N	22925 130TH PL SE
2	60	948530	0530	06/01/11	\$259,950	\$326,000	1,940	8	1992	Avg	7,280	N	N	23811 127TH PL SE
2	60	352930	0330	06/22/13	\$206,000	\$225,000	1,980	8	1991	Avg	6,922	N	N	11729 SE 229TH PL
2	60	352930	0390	04/12/13	\$295,000	\$331,000	2,000	8	1991	Good	7,226	N	N	11903 SE 229TH PL
2	60	352920	0160	05/28/13	\$250,000	\$276,000	2,010	8	1990	Avg	7,851	N	N	11817 SE 228TH PL
2	60	352920	0160	07/21/11	\$223,000	\$280,000	2,010	8	1990	Avg	7,851	N	N	11817 SE 228TH PL
2	60	770825	0082	11/14/11	\$299,500	\$373,000	2,030	8	1997	Avg	12,809	N	N	14040 SE 237TH PL
2	60	926580	0220	07/02/13	\$310,000	\$337,000	2,080	8	1992	Avg	7,364	N	N	11323 SE 216TH CT
2	60	352930	0360	10/24/11	\$229,000	\$286,000	2,090	8	1992	Good	8,750	N	N	11819 SE 229TH PL
2	60	366240	0060	09/10/13	\$315,000	\$333,000	2,090	8	1990	Avg	7,354	N	N	13836 SE 237TH PL
2	60	948530	0110	11/14/13	\$359,950	\$369,000	2,100	8	1992	Avg	8,397	N	N	23612 127TH CT SE
2	60	948530	0300	07/10/12	\$270,000	\$326,000	2,100	8	1992	Avg	6,329	N	N	23611 126TH PL SE
2	60	948530	0480	03/31/12	\$249,500	\$306,000	2,100	8	1992	Avg	7,265	N	N	23728 126TH PL SE
2	60	520180	0180	03/28/11	\$285,000	\$358,000	2,100	8	1996	Avg	7,766	N	N	12816 SE 223RD PL
2	60	948530	0560	12/18/12	\$248,000	\$288,000	2,110	8	1991	Avg	6,838	N	N	23901 127TH PL SE
2	60	520181	0280	07/05/12	\$278,100	\$336,000	2,160	8	1996	Avg	6,846	N	N	22237 131ST AVE SE
2	60	352930	0290	02/10/11	\$278,885	\$350,000	2,190	8	1992	Good	7,624	N	N	11703 SE 229TH PL
2	60	770194	0030	09/12/13	\$327,500	\$346,000	2,220	8	1989	Good	10,453	N	N	12534 SE 209TH CT
2	60	770194	0030	02/28/12	\$285,000	\$352,000	2,220	8	1989	Good	10,453	N	N	12534 SE 209TH CT
2	60	807810	0090	10/17/12	\$334,000	\$395,000	2,250	8	1992	Avg	9,988	N	N	13007 SE 221ST PL
2	60	926580	0190	04/19/13	\$302,750	\$339,000	2,270	8	1992	Avg	6,431	N	N	11311 SE 216TH CT
2	60	247440	0330	02/07/12	\$258,000	\$319,000	2,300	8	1990	Good	7,319	N	N	11030 SE 219TH PL
2	60	221090	0050	11/18/11	\$235,000	\$293,000	2,300	8	2000	Avg	6,426	N	N	22015 131ST PL SE
2	60	221090	0100	08/24/13	\$325,000	\$346,000	2,300	8	2000	Avg	6,497	N	N	22020 131ST PL SE
2	60	926580	0450	11/28/12	\$316,250	\$370,000	2,310	8	1992	Avg	7,387	N	N	21610 112TH CT SE
2	60	247440	0220	12/29/11	\$235,000	\$292,000	2,320	8	1990	Good	7,200	N	N	11023 SE 219TH PL
2	60	247440	0280	04/18/13	\$325,000	\$364,000	2,330	8	1990	Good	7,950	N	N	11122 SE 219TH PL
2	60	807810	0300	11/20/13	\$368,000	\$376,000	2,340	8	1991	Avg	7,475	N	N	22035 128TH PL SE



King County

Department of Assessments

Improved Sales Used in This Annual Update Analysis

Area 029 -- 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	60	520180	0220	08/25/12	\$285,000	\$341,000	2,360	8	1995	Avg	6,779	N	N	12807 SE 223RD PL
2	60	520180	0010	04/11/13	\$332,000	\$373,000	2,370	8	1995	Avg	9,041	N	N	22306 129TH PL SE
2	60	520180	0010	09/21/11	\$290,000	\$363,000	2,370	8	1995	Avg	9,041	N	N	22306 129TH PL SE
2	60	178663	0150	07/27/12	\$290,000	\$349,000	2,400	8	2000	Avg	8,487	N	N	23924 139TH AVE SE
2	60	770194	0020	02/14/11	\$275,000	\$345,000	2,410	8	1989	Good	9,625	N	N	20813 126TH AVE SE
2	60	770194	0220	06/27/13	\$310,000	\$338,000	2,440	8	1990	Good	10,501	N	N	21126 126TH AVE SE
2	60	178664	0100	11/21/11	\$345,000	\$430,000	2,450	8	1998	Avg	7,209	N	N	14016 SE 236TH PL
2	60	337450	0520	03/03/11	\$257,500	\$323,000	2,460	8	1990	Good	8,049	N	N	21429 130TH AVE SE
2	60	520181	0130	10/28/13	\$370,000	\$382,000	2,480	8	1995	Avg	6,612	N	N	22250 131ST AVE SE
2	60	178663	0160	11/05/12	\$315,500	\$371,000	2,490	8	2000	Avg	5,812	N	N	13913 SE 239TH ST
2	60	337450	0640	02/01/11	\$325,000	\$407,000	2,510	8	1991	Good	10,607	N	N	13111 SE 214TH WAY
2	60	926580	0290	10/11/11	\$250,000	\$313,000	2,510	8	1992	Avg	7,380	N	N	21602 113TH PL SE
2	60	520181	0250	07/15/13	\$370,000	\$401,000	2,510	8	1996	Avg	9,430	N	N	22223 131ST AVE SE
2	60	337450	0090	07/03/13	\$330,000	\$359,000	2,520	8	1990	Avg	8,684	N	N	21420 130TH AVE SE
2	60	520181	0140	07/23/12	\$322,000	\$388,000	2,520	8	1995	Avg	6,980	N	N	22244 131ST AVE SE
2	60	926580	0270	07/15/13	\$355,000	\$384,000	2,530	8	1992	Avg	10,024	N	N	11314 SE 216TH CT
2	60	807810	0280	09/04/13	\$375,000	\$397,000	2,550	8	1991	Good	7,475	N	N	22023 128TH PL SE
2	60	337450	0220	02/23/12	\$247,000	\$305,000	2,560	8	1990	Good	7,534	N	N	21413 129TH AVE SE
2	60	770194	0170	06/21/13	\$375,000	\$410,000	2,690	8	1989	Good	9,505	N	N	12537 SE 210TH CT
2	60	081810	0010	03/15/13	\$327,500	\$371,000	2,770	8	1994	Avg	8,643	N	N	23435 134TH LN SE
2	60	186490	0180	10/28/13	\$330,000	\$341,000	2,930	8	1978	Good	12,000	N	N	20922 135TH PL SE
2	60	064250	0070	09/24/13	\$345,000	\$362,000	2,570	9	2004	Avg	4,479	N	N	12938 SE 216TH PL
2	60	064250	0020	08/11/11	\$345,000	\$433,000	2,960	9	2002	Avg	5,000	N	N	21606 129TH AVE SE
2	60	352840	0100	05/04/13	\$350,000	\$390,000	3,010	9	1998	Avg	7,274	N	N	11616 SE 230TH PL
2	60	064250	0040	12/16/11	\$330,000	\$410,000	3,280	9	2003	Avg	5,271	N	N	12920 SE 216TH PL
2	70	630590	0080	10/12/12	\$365,000	\$432,000	2,730	10	1990	Avg	9,536	N	N	23617 123RD PL SE
2	70	630590	0300	07/03/12	\$360,000	\$435,000	2,740	10	1990	Avg	8,336	N	N	12346 SE 236TH PL
2	70	630590	0170	09/14/12	\$491,000	\$585,000	3,350	10	1990	Avg	12,084	N	N	12305 SE 237TH PL
2	80	670039	0110	03/02/11	\$205,000	\$257,000	1,770	7	1992	Good	9,780	N	N	11500 SE 221ST PL
2	80	894432	0060	01/20/12	\$240,000	\$297,000	1,980	7	1989	Avg	3,338	N	N	23849 140TH LN SE
2	80	894432	0260	04/18/13	\$240,000	\$269,000	1,990	7	1989	Avg	3,246	N	N	14006 SE 238TH LN
2	80	894433	0010	02/24/11	\$279,000	\$350,000	2,110	7	1993	Avg	4,344	N	N	23824 141ST LN SE
2	80	894433	0080	09/19/12	\$295,000	\$351,000	2,110	7	1993	Avg	4,463	N	N	23817 141ST LN SE
2	80	894432	0400	03/01/13	\$315,000	\$358,000	2,110	7	1989	Avg	4,188	N	N	23882 140TH LN SE
2	80	894432	0430	05/09/11	\$285,000	\$358,000	2,110	7	1989	Avg	4,041	N	N	14125 SE 238TH LN
2	80	894429	0050	09/08/11	\$185,000	\$232,000	1,220	8	1985	Avg	4,062	N	N	23419 130TH AVE SE
2	80	894429	0360	08/20/12	\$179,900	\$215,000	1,510	8	1985	Avg	2,972	N	N	23434 130TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 029 -- 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	80	894429	0310	08/28/12	\$184,950	\$221,000	1,570	8	1985	Avg	3,791	N	N	23442 130TH AVE SE
2	80	894429	0350	12/08/11	\$175,000	\$218,000	1,570	8	1985	Avg	3,731	N	N	23436 130TH AVE SE
2	95	780080	0020	10/29/12	\$300,000	\$353,000	1,460	7	1979	Good	14,450	N	N	23413 128TH PL SE
2	95	780080	0170	08/24/12	\$298,800	\$357,000	1,330	8	1983	Avg	16,650	N	N	12828 SE 235TH PL
2	99	546970	0150	10/31/12	\$462,000	\$544,000	2,190	8	1967	Good	31,220	N	N	23224 127TH AVE SE
2	99	546970	0730	01/14/13	\$288,000	\$332,000	2,790	8	1968	Good	24,700	N	N	12517 SE 233RD ST
2	99	546970	0920	04/10/12	\$365,000	\$448,000	3,030	8	1968	Good	24,185	N	N	23407 126TH AVE SE

Improved Sales Removed in This Annual Update Analysis

Area 029 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	082205	9241	07/05/12	\$189,000	MODEL DEVELOPMENT EXCLUSION
2	0	082205	9223	08/19/13	\$352,950	%COMPLETE
2	0	082205	9241	01/04/12	\$199,750	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	082205	9182	05/02/12	\$150,000	DOR RATIO; NON-REPRESENTATIVE SALE; BUILDER OR DEVELOPER SALES
2	0	082205	9331	09/05/12	\$150,000	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	082205	9325	05/17/11	\$80,000	DOR RATIO; NON-REPRESENTATIVE SALE; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	082205	9332	07/09/12	\$150,000	DOR RATIO
2	0	082700	0140	11/09/12	\$229,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	0	092205	9093	06/21/13	\$153,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	092205	9188	12/05/12	\$591,396	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	092205	9200	03/22/13	\$110,000	DOR RATIO
2	0	092205	9204	07/10/13	\$125,000	DOR RATIO; NO MARKET EXPOSURE
2	0	092205	9203	10/18/13	\$324,950	DOR RATIO; PREVIMP<=25K
2	0	092205	9206	11/13/13	\$334,995	DOR RATIO; PREVIMP<=25K
2	0	092205	9168	04/10/12	\$127,364	DOR RATIO; QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
2	0	102205	9059	04/06/11	\$145,000	NO REPRESENTATION FOR GRADE 4
2	0	152205	9075	09/11/12	\$186,801	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE
2	0	162205	9058	04/11/12	\$118,800	DOR RATIO; NON-REPRESENTATIVE SALE
2	0	162205	9029	10/11/11	\$135,000	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; AUCTION SALE
2	0	162205	9080	10/23/13	\$190,000	DOR RATIO; NON-REPRESENTATIVE SALE; SHORT SALE
2	0	162205	9145	04/15/13	\$250,000	NON-REPRESENTATIVE SALE
2	0	162205	9085	07/02/12	\$157,600	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	0	162205	9073	02/17/12	\$146,000	QUIT CLAIM DEED
2	0	172205	9269	07/05/11	\$110,000	STATISTICAL OUTLIER
2	0	172205	9337	12/01/11	\$460,000	OBSERVATION OUTSIDE THE NORM
2	0	172205	9186	01/26/12	\$145,000	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	0	251700	0630	12/19/12	\$188,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	251700	0280	04/02/12	\$229,500	NON-REPRESENTATIVE SALE; SHORT SALE
2	0	251700	0660	12/27/12	\$252,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	251701	0330	07/17/13	\$317,149	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis

Area 029 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	251701	0510	12/13/13	\$25,583	DOR RATIO; SHERIFF / TAX SALE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	251701	0500	01/28/11	\$195,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	251701	0210	10/02/12	\$225,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	0	251701	0620	06/22/12	\$262,450	SHORT SALE; NON-REPRESENTATIVE SALE
2	0	251702	0170	03/13/12	\$285,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	0	251710	0150	03/22/11	\$183,152	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	251710	0700	07/11/12	\$220,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	251710	0040	08/28/13	\$207,001	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	251710	0880	11/26/12	\$356,408	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	251710	1060	06/19/12	\$346,402	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	251710	1070	03/07/13	\$265,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	251710	0010	11/26/12	\$296,973	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	251710	0230	01/30/13	\$247,500	NON-REPRESENTATIVE SALE; SHORT SALE
2	0	251710	0300	02/20/13	\$285,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	0	251710	0560	03/26/13	\$245,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	0	251710	0620	02/07/13	\$301,670	NON-REPRESENTATIVE SALE; SHORT SALE
2	0	267650	0200	09/24/12	\$225,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	421510	0120	02/10/12	\$171,194	DOR RATIO; FULL SALES PRICE NOT REPORTED; QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
2	0	421660	0190	02/02/12	\$104,598	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	546635	0050	05/18/12	\$180,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	0	745726	0020	11/22/11	\$313,849	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	761190	0060	12/01/12	\$334,900	ACTIVE PERMIT BEFORE SALE>25K
2	0	796900	0091	09/28/11	\$174,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	796910	0121	12/07/11	\$255,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	796920	0050	06/01/11	\$279,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	942551	0110	05/14/12	\$170,000	NON-REPRESENTATIVE SALE
2	10	073950	0330	02/14/12	\$136,758	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE
2	10	073950	0180	10/25/11	\$347,072	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	10	073950	0190	08/23/13	\$264,084	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	10	073950	0180	02/14/12	\$133,000	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in This Annual Update Analysis

Area 029 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	10	073950	0270	06/27/11	\$162,500	NON-REPRESENTATIVE SALE; SHORT SALE
2	10	186300	0040	01/14/12	\$380,000	NON-REPRESENTATIVE SALE; BUILDER OR DEVELOPER SALES; SHORT SALE
2	10	311080	0150	07/11/12	\$135,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	10	873200	0200	05/16/12	\$139,800	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AUCTION SALE
2	10	873200	0310	04/01/13	\$276,266	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	10	873200	0400	12/13/13	\$329,230	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	10	873200	0310	04/03/13	\$251,711	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	10	873200	0500	04/28/11	\$184,950	NON-REPRESENTATIVE SALE; SHORT SALE
2	20	338780	0660	11/21/13	\$155,577	AUCTION; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	20	338780	0030	02/28/12	\$122,804	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	20	338780	0410	11/09/11	\$178,407	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	20	338780	0690	02/20/12	\$165,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	20	338780	0430	03/05/13	\$199,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	20	338780	0630	03/23/11	\$182,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	20	338780	0110	04/12/11	\$113,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	20	338780	0690	03/21/12	\$142,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	20	338780	0280	07/23/12	\$135,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	20	338780	0550	11/30/12	\$153,750	UNFINISHED AREA; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	20	338780	0550	09/25/13	\$245,000	UNFINISHED AREA; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	20	338780	0550	03/15/13	\$165,000	UNFINISHED AREA; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTIT. RESALE
2	20	338790	0080	02/22/13	\$77,500	DOR RATIO; NON-REPRESENTATIVE SALE
2	20	338790	0340	07/24/12	\$126,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	20	338800	0860	12/14/11	\$140,000	RETENTION EXCLUSION FOR THE SAMPLE SET
2	20	338800	0040	05/21/13	\$203,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	20	645700	0810	01/12/11	\$288,948	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	20	664870	0200	09/27/11	\$127,100	AUCTION SALE; EXEMPT FROM EXCISE TAX;
2	20	664870	0780	05/02/13	\$185,200	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	20	664870	0990	02/06/13	\$225,085	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	20	664870	1880	01/30/13	\$125,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	20	664870	0990	05/01/13	\$165,000	AUCTION SALE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE

Improved Sales Removed in This Annual Update Analysis

Area 029 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	20	664870	1880	11/19/13	\$224,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	20	664870	1880	03/18/13	\$116,799	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	20	664870	0580	02/21/12	\$144,950	NON-REPRESENTATIVE SALE
2	20	664870	1820	03/07/12	\$160,000	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	20	664870	0210	03/28/11	\$139,125	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	20	664870	1140	06/07/11	\$138,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	20	889250	0080	11/15/12	\$250,450	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	20	889250	0070	09/25/13	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
2	20	889260	0120	08/01/12	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	20	889260	0120	05/04/12	\$111,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR; FINANCIAL INSTIT. RESALE
2	20	889260	0010	04/08/11	\$137,500	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
2	30	073800	0050	11/08/11	\$50,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
2	30	073800	0260	09/18/13	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
2	30	073810	0120	09/24/13	\$155,000	IMP CHAR. CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE
2	30	073810	0190	02/15/13	\$187,446	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	30	802570	0370	11/25/13	\$185,137	AUCTION; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	30	802570	0350	03/20/13	\$151,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	30	802570	0750	07/10/13	\$185,400	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	30	802570	0270	05/31/11	\$199,500	NO MARKET EXPOSURE
2	30	802570	0030	08/29/12	\$109,000	NON-REPRESENTATIVE SALE
2	30	802570	0060	06/27/11	\$108,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	30	802570	0120	12/18/13	\$148,501	UNFINISHED AREA; EXEMPT FROM EXCISE TAX; AUCTION SALE
2	40	135500	0220	09/05/13	\$148,000	AUCTION SALE; EXEMPT FROM EXCISE TAX;
2	40	135500	0370	03/30/11	\$134,493	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	40	135500	0200	04/30/13	\$195,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	40	135500	0330	02/26/13	\$234,124	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	40	135500	0200	08/05/13	\$167,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	40	221220	0270	10/23/12	\$279,053	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	40	221220	0180	01/12/11	\$78,324	DOR RATIO
2	40	221220	0370	04/27/12	\$127,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHAR. CHANGED SINCE SALE

Improved Sales Removed in This Annual Update Analysis

Area 029 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	40	221220	0590	09/11/13	\$220,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
2	40	221220	0010	10/17/11	\$150,000	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	40	221220	0380	01/18/11	\$155,000	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	40	221221	0010	05/11/11	\$164,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	40	221221	0430	12/11/12	\$247,874	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	40	221221	0100	12/06/11	\$305,681	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	40	221221	0880	07/20/11	\$146,000	FORCED SALE; NON-REPRESENTATIVE SALE; SHORT SALE
2	40	221221	0040	02/10/12	\$100,000	NON-REPRESENTATIVE SALE
2	40	221221	0180	08/14/13	\$185,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	40	221221	0800	05/15/12	\$124,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
2	40	221222	0150	12/20/11	\$344,263	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	40	221222	0150	01/06/12	\$308,790	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	40	221222	0100	01/30/12	\$140,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	40	228740	0150	12/07/13	\$104,613	DOR RATIO; NO MARKET EXPOSURE; QUIT CLAIM ; RELATED PARTY, FRIEND, OR NEIGHBOR
2	40	228740	0100	11/29/11	\$140,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
2	40	278746	0300	06/10/13	\$181,831	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE
2	40	278746	0630	10/27/12	\$150,100	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MKT EXPOSURE; IMP. CHAR CHANGED SINCE SALE
2	40	278746	0390	10/01/12	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	40	278746	0760	06/29/12	\$164,000	NON-REPRESENTATIVE SALE
2	40	278750	0120	05/15/12	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	40	278750	0160	05/10/12	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	40	278750	0160	06/09/11	\$142,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	40	279610	0050	03/31/11	\$136,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	40	279610	0220	04/17/12	\$125,000	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
2	40	279610	0240	06/22/12	\$197,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	40	279610	0160	02/07/11	\$195,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	40	512695	0420	02/08/13	\$50,067	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	40	512695	0160	04/11/12	\$229,000	IMP CHAR. CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	40	512695	0420	04/16/12	\$124,950	NON-REPRESENTATIVE SALE
2	40	512695	0400	05/09/11	\$149,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in This Annual Update Analysis

Area 029 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	40	512695	0450	03/05/12	\$119,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	40	802570	0420	01/20/12	\$191,873	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	40	873173	0370	06/27/12	\$110,000	NON-NORMAL DISTRIBUTION
2	40	873173	0120	04/03/13	\$162,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	40	873173	0090	07/05/12	\$139,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	45	176130	0160	03/11/13	\$185,857	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	45	176130	0820	01/09/13	\$176,524	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	45	176130	0820	12/26/12	\$150,000	IMP CHAR.CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	45	176130	0700	01/24/11	\$233,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	45	176130	0080	01/10/12	\$183,500	NON-REPRESENTATIVE SALE; SHORT SALE
2	45	176130	0220	05/14/12	\$167,300	NON-REPRESENTATIVE SALE; SHORT SALE
2	45	176130	0620	12/19/12	\$184,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	45	278730	0600	06/13/13	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	45	278730	0600	04/02/13	\$191,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	45	278731	0580	09/25/12	\$170,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	45	278731	0010	10/09/12	\$387,360	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	45	278731	1050	01/16/12	\$172,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	45	278731	0010	10/15/12	\$347,830	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	45	278731	0920	02/17/12	\$165,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	45	278732	0360	07/12/13	\$180,000	AUCTION SALE; EXEMPT FROM EXCISE TAX;
2	45	278732	0530	04/19/13	\$215,000	AUCTION SALE; EXEMPT FROM EXCISE TAX;
2	45	278732	0360	04/11/13	\$207,500	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	45	278732	0770	06/18/13	\$225,100	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	45	278732	0450	09/19/11	\$136,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
2	45	278732	0470	10/13/11	\$199,950	PREVIMP<=25K;IMP. CHARACTERISTICS CHANGED SINCE SALE
2	45	278732	0470	08/03/11	\$77,000	PREVIMP<=25K;NO MARKET EXPOSURE
2	45	289300	0270	10/28/11	\$200,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	45	289300	0270	03/14/12	\$136,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	45	546670	0340	12/06/11	\$183,991	AFFORDABLE HOUSING SALES
2	45	546670	0380	09/24/12	\$210,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis

Area 029 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	45	546670	0370	07/02/12	\$160,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	45	546670	0340	02/15/11	\$165,293	IMP CHARACTERISTICS CHANGED SINCE SALE
2	45	546670	0380	11/02/12	\$162,663	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	45	664825	0040	02/23/12	\$146,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	45	666915	0560	10/02/12	\$155,000	ANOMALY DETECTION
2	45	666915	0310	02/14/13	\$196,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	45	666915	0790	09/30/13	\$261,586	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	45	666915	1050	08/30/13	\$70,930	DOR RATIO; QUIT CLAIM DEED
2	45	666915	0220	05/29/13	\$97,305	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	45	894417	0070	10/17/11	\$148,501	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE
2	45	894417	0290	09/12/13	\$353,766	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE
2	45	941270	0440	11/15/12	\$213,100	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE
2	45	941270	0500	01/24/12	\$216,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	50	135460	0020	06/28/12	\$184,500	NON-REPRESENTATIVE SALE; SHORT SALE
2	50	135460	0220	08/23/11	\$165,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	50	135460	0010	06/07/12	\$207,000	PERSONAL PROPERTY INCLUDED
2	50	259715	0220	10/03/12	\$183,300	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AUCTION SALE
2	50	259715	0190	05/27/13	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	50	259715	0240	08/23/13	\$310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	50	367100	0350	03/19/12	\$137,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	50	367100	0210	11/18/13	\$120,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
2	50	367100	0350	06/01/12	\$123,329	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	50	367100	0240	01/31/12	\$123,000	NON-REPRESENTATIVE SALE; RELATED PARTY, FRIEND, OR NEIGHBOR
2	50	541221	0230	12/05/11	\$343,330	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	50	541290	0150	12/04/12	\$173,642	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	50	541980	0510	12/30/13	\$172,400	MODEL DEVELOPMENT EXCLUSION
2	50	541980	0870	03/07/11	\$350,731	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	50	541980	0510	01/25/13	\$268,435	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	50	541980	1070	09/20/13	\$199,750	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	50	541980	0510	01/25/13	\$213,651	BANKRUPTCY; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis

Area 029 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	50	541980	0870	07/18/11	\$148,500	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	50	556170	0260	11/10/11	\$191,250	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	50	556170	0290	08/22/11	\$155,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
2	50	941271	0080	08/27/12	\$146,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
2	55	010100	0010	09/16/11	\$185,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	55	010101	0130	05/17/12	\$257,750	NON-REPRESENTATIVE SALE; SHORT SALE
2	55	073982	0050	03/08/11	\$250,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
2	55	145090	0050	02/16/11	\$199,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	55	186290	0440	12/23/11	\$147,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	55	186290	0110	06/03/13	\$200,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
2	55	186291	0370	07/22/13	\$208,200	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE
2	55	511500	0070	10/04/12	\$341,817	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE
2	55	546600	0060	11/28/11	\$202,275	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	55	546600	0030	12/19/13	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	55	546600	0070	12/14/12	\$195,000	NON-REPRESENTATIVE SALE
2	55	546600	0060	03/07/12	\$195,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	55	618710	0120	01/14/11	\$426,037	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	55	807855	0190	01/10/13	\$337,089	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE
2	55	807855	0190	01/25/13	\$337,089	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	55	807855	0190	03/12/13	\$185,850	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
2	55	807857	0600	12/18/12	\$190,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	55	807857	0030	08/26/13	\$231,159	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	55	858190	0040	03/20/12	\$161,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	60	073998	0130	11/30/11	\$117,400	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	60	337450	0010	06/08/13	\$45,000	DOR RATIO; QUIT CLAIM; EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR
2	60	352920	0240	03/27/12	\$311,032	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	60	352920	0240	04/03/12	\$288,110	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	60	352930	0100	12/26/12	\$73,200	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	60	352930	0270	10/11/12	\$25,208	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	60	520180	0220	08/25/12	\$285,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed in This Annual Update Analysis

Area 029 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	60	675260	0140	12/17/13	\$332,721	BANKRUPTCY; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	60	675260	0960	07/26/12	\$105,552	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	60	675260	0400	09/14/12	\$150,000	NON-REPRESENTATIVE SALE
2	60	675260	1060	07/17/13	\$303,000	RELOCATION - SALE TO SERVICE
2	60	926580	0190	03/08/13	\$302,750	RELOCATION - SALE TO SERVICE
2	60	948530	0410	10/26/12	\$190,000	OBSERVATION OUTSIDE THE NORM
2	60	948530	0110	04/07/11	\$221,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	70	630590	0340	10/16/12	\$368,000	RETENTION EXCLUSION FOR THE SAMPLE SET
2	80	670039	0120	05/23/13	\$239,719	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	80	670039	0030	08/23/13	\$326,710	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	95	780080	0170	06/29/12	\$298,800	RELOCATION - SALE TO SERVICE
2	99	546970	0640	04/01/11	\$227,000	NON-NORMAL DISTRIBUTION
2	99	546970	0920	12/07/11	\$268,400	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	99	546970	0140	07/01/11	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR
2	99	546970	0070	07/16/13	\$249,938	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	99	546970	0340	10/26/12	\$325,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	99	546970	0400	03/25/11	\$275,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Vacant Sales Used in this Annual Update Analysis

Area 029

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
002	0	082205	9327	04/22/11	\$150,000	6,075	NO	NO
002	0	082205	9328	05/10/11	\$150,000	4,317	NO	NO
002	0	082205	9330	04/25/11	\$150,000	4,012	NO	NO
002	0	092205	9109	12/16/13	\$90,500	40,510	NO	NO
002	0	092205	9192	07/12/11	\$63,750	5,369	NO	NO
002	0	092205	9195	12/11/12	\$108,000	5,956	NO	NO
002	0	092205	9197	09/27/13	\$102,000	4,887	NO	NO
002	0	092205	9199	04/18/12	\$103,000	4,846	NO	NO
002	0	092205	9201	04/01/13	\$110,000	5,369	NO	NO
002	0	092205	9203	10/18/13	\$105,000	7,793	NO	NO
002	0	092205	9206	11/13/13	\$105,000	7,229	NO	NO
002	0	162205	9075	05/15/13	\$60,000	72,309	NO	NO

Vacant Sales Removed in this Annual Update Analysis

Area 029

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	082205	9223	12/24/12	\$30,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE;
2	0	092205	9007	10/30/13	\$97,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR;
2	0	092205	9073	07/12/11	\$127,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHELL;
2	0	092205	9184	07/11/12	\$103,000	NO MARKET EXPOSURE
2	0	092205	9198	01/04/13	\$108,000	CORPORATE AFFILIATES; NO MARKET EXPOSURE;
2	0	092205	9202	04/12/13	\$107,000	CORPORATE AFFILIATES; NO MARKET EXPOSURE;
2	0	092205	9205	02/04/13	\$101,780	NO MARKET EXPOSURE
2	0	162205	9145	02/01/11	\$20,000	RELATED PARTY, FRIEND, OR NEIGHBOR;

Mobile Home Sales Used in this Annual Update Analysis

Area 029

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
2	0	092205	9146	06/06/13	\$255,000	\$255,000	1,344	4	1976	4	85,464	0	13124 SE 218TH PL
2	90	383210	0040	04/06/12	\$95,000	\$95,000	840	1	1974	4	4,360	0	22527 112TH AVE SE
2	90	383210	1330	11/20/13	\$52,500	\$52,500	840	1	1977	4	3,200	0	22632 112TH AVE SE
2	90	383210	1120	07/06/11	\$70,201	\$70,201	910	1	1975	6	3,200	0	22622 114TH AVE SE
2	90	383210	1350	08/26/13	\$43,600	\$43,600	924	1	1977	6	3,200	0	22624 112TH AVE SE
2	90	383210	1230	09/17/13	\$139,900	\$139,900	1,080	3	2012	6	3,698	0	22638 113TH PL SE
2	90	383210	0950	11/09/11	\$68,000	\$68,000	1,152	3	1978	3	3,240	0	11405 SE 226TH ST
2	90	383210	0500	06/29/11	\$90,000	\$90,000	1,200	3	1998	4	4,400	0	11512 SE 226TH PL
2	90	383210	0820	10/13/11	\$105,000	\$105,000	1,200	3	1979	4	4,717	0	22521 113TH PL SE
2	90	383210	0360	07/06/11	\$95,000	\$95,000	1,225	3	1976	4	6,783	0	22710 114TH PL SE
2	90	383210	1040	07/11/12	\$81,100	\$81,100	1,233	3	2007	4	3,200	0	22623 115TH AVE SE
2	90	383210	0570	08/27/13	\$80,000	\$80,000	1,248	3	1978	6	4,000	0	22610 115TH PL SE
2	90	383210	0840	10/08/12	\$70,000	\$70,000	1,248	3	1978	3	3,200	0	22527 113TH PL SE
2	90	383210	0120	05/15/12	\$55,670	\$55,670	1,344	3	1977	4	4,400	0	22623 112TH AVE SE
2	90	383210	0370	05/12/11	\$127,500	\$127,500	1,344	3	1973	6	4,000	0	22708 114TH PL SE
2	90	383210	0070	02/28/11	\$129,950	\$129,950	1,836	3	2002	4	4,410	0	22603 112TH AVE SE

Mobile Home Sales Removed in this Annual Update Analysis

Area 029

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	90	383210	0380	10/21/11	\$73,500	RELATED PARTY, FRIEND, OR NEIGHBOR; NO MARKET EXPOSURE
2	90	383210	0680	11/24/12	\$26,200	DOR RATIO; 'NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
2	90	383210	0680	09/20/12	\$37,800	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; QUESTIONAL PER APPRAISAL
2	90	383210	1060	06/08/12	\$26,100	DOR RATIO; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	90	383210	0110	12/23/13	\$57,851	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
2	90	383210	0930	04/24/13	\$86,084	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
2	90	383210	1430	07/29/13	\$30,000	DOR RATIO; NON-REPRESENTATIVE SALE
2	90	383210	1230	06/05/12	\$47,500	DOR RATIO; IMP CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	90	383210	1040	05/15/12	\$217,008	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
2	90	383210	0280	07/15/13	\$39,160	DOR RATIO; 'BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	90	383210	0300	12/26/13	\$55,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND OR NEIGHBOR
2	90	383210	0780	10/10/13	\$45,300	DOR RATIO; EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
2	90	383210	0780	03/30/12	\$71,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
2	90	383210	0650	04/28/11	\$53,640	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS;
2	90	383210	0450	02/25/13	\$155,811	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	90	383210	0790	06/04/12	\$52,500	DOR RATIO; 'BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	90	383210	0880	05/03/11	\$36,000	DOR RATIO; NON-REPRESENTATIVE SALE

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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



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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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



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

Scope of Work Performed:

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

Certification:

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

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

None

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

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

- Annual Update Model Development and Report Preparation
- Data Collection
- Sales Verification
- Appeals Response Preparation / Review
- Appeal Hearing Attendance



June 10, 2014

Appraiser II

Date