

Executive Summary

City of Enumclaw - Area 041

Annual Update

Characteristics Based Market Adjustment for 2014 Assessment Roll

Previous Physical Inspection: 2009
Number of Improved Sales: 294
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 | \$73,700 | \$118,600 | \$192,300 | | | 10.77% |
| 2014 Value | \$91,800 | \$156,900 | \$248,700 | \$271,400 | 93.8% | 10.52% |
| \$ Change | +\$18,100 | +\$38,300 | +\$56,400 | | | |
| % Change | +24.6% | +32.3% | +29.3% | | | |

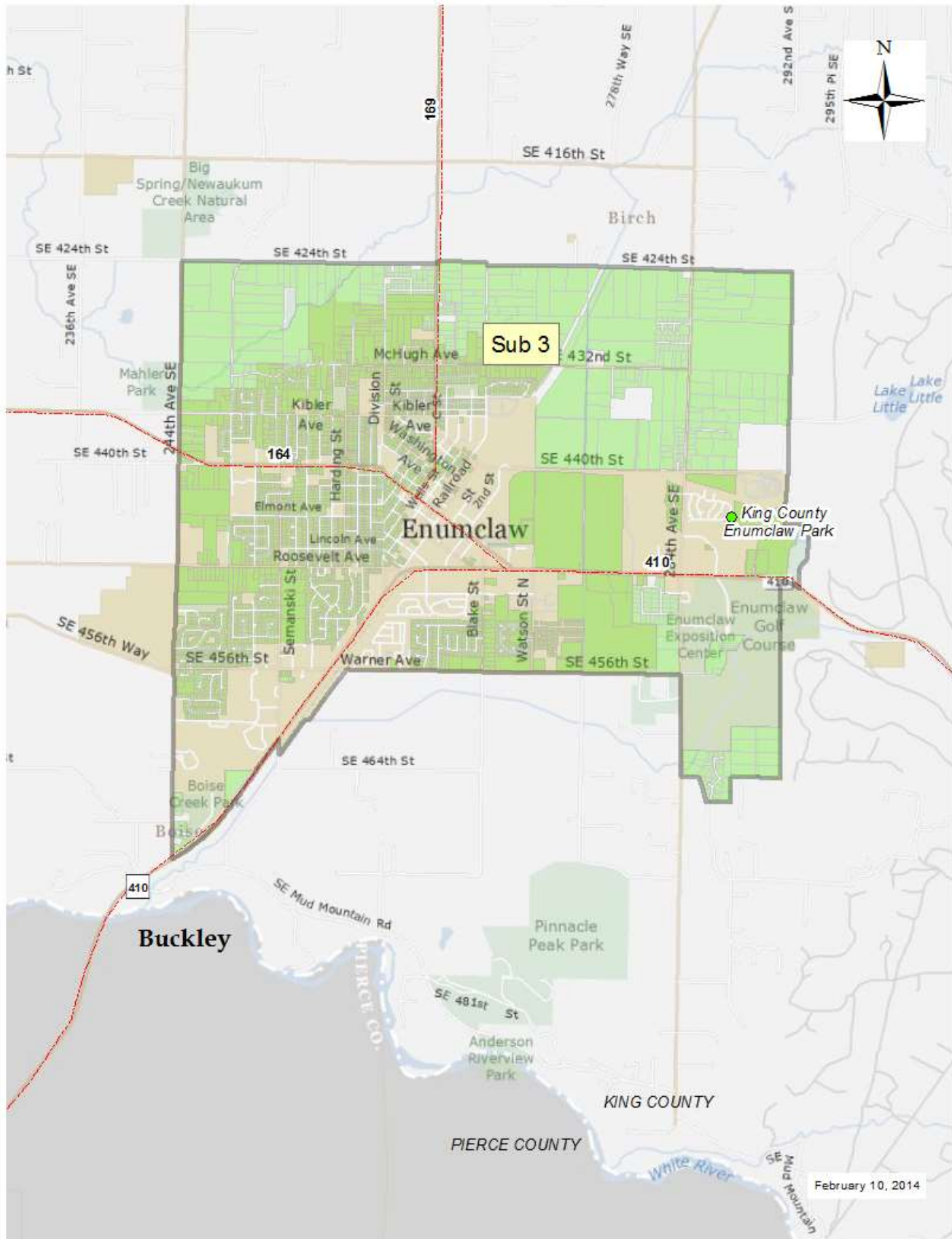
Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2014 COD of 10.52% is an improvement from the previous COD of 10.77%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards 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 | \$74,800 | \$109,800 | \$184,600 |
| 2014 Value | \$93,200 | \$145,100 | \$238,300 |
| % Change | +24.6% | +32.1% | +29.1% |

Number of one to three unit residences in the population: 3,267

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Plat-Major 164500 (Clovercrest @ Enumclaw) and Low Grade homes (Building Grade < 6), were generally at higher assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.

Area 041 - Map



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Area 041 - Model Adjustments

1-3 Unit Residences

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

| Standard Area Adjustment | # Parcels Adjusted | % of Population |
|--------------------------|--------------------|-----------------|
| +30.24% | 2,997 | 92% |

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.

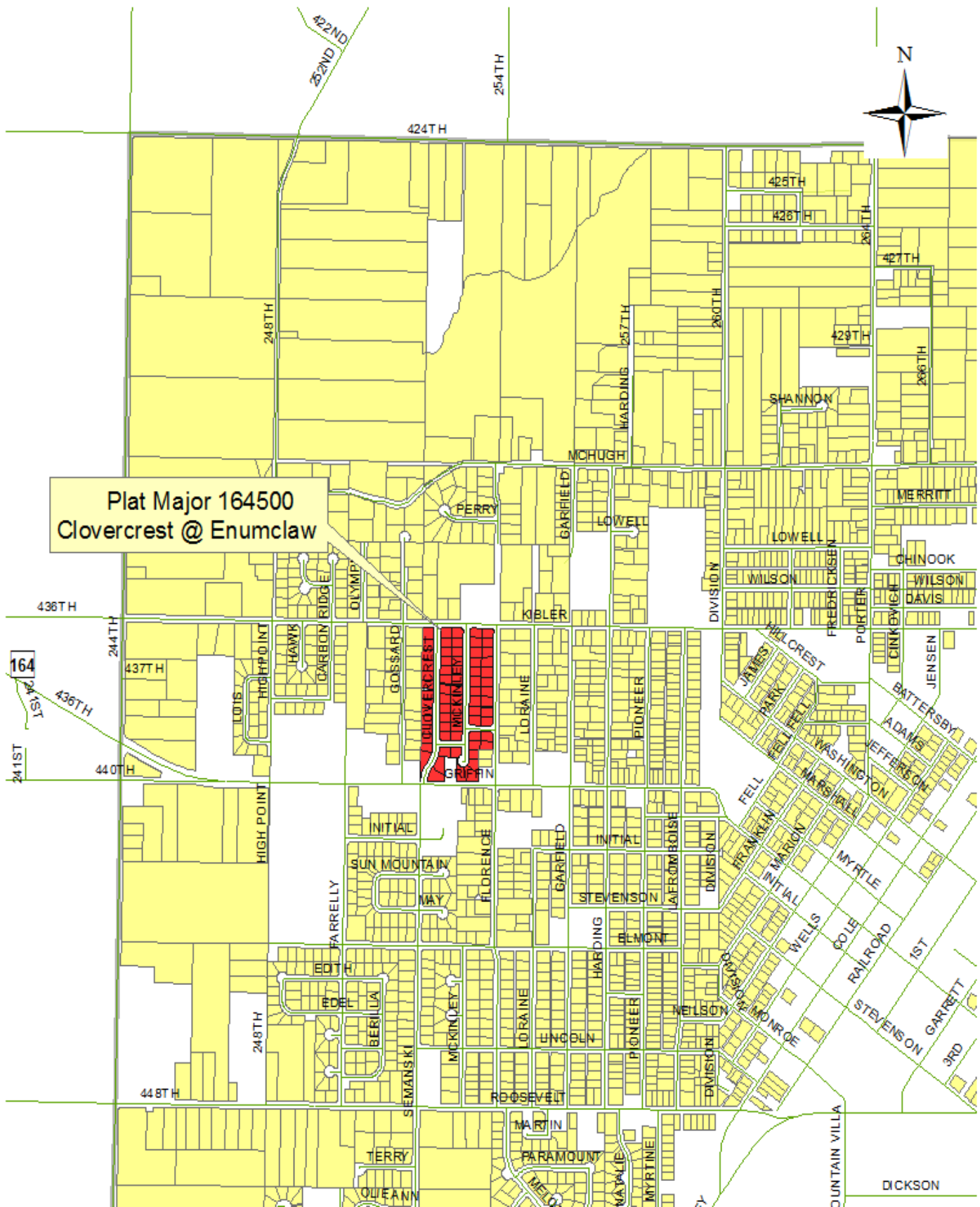
The percentages listed in the following table are total adjustments, not additive adjustments.

| Model Variable | Adj % | # Sales | # in Pop | % Rep |
|------------------------------------------|---------|---------|----------|-------|
| Plat-Major 164500 | +16.17% | 8 | 70 | 11% |
| Low Grade (Building Grade <6) | +15.08% | 10 | 200 | 5% |

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

Generally, Plat-Major 164500 (Clovercrest @ Enumclaw) and Low Grade homes (Building Grade <6) parcels were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

Area 041 – Plat Map



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Area 041 - Summary of Plat Variables

| Plat Number | Plat Name | # Sales | # Pop | % Pop | QSTR | Sub | Range of Building Grades | Range of Year Built |
|-------------|------------------------|---------|-------|-------|-------------|-----|--------------------------|---------------------|
| 164500 | Clovercrest @ Enumclaw | 8 | 70 | 11% | NE-23-20-06 | 3 | 7 | 1963-1969 |

Annual Update Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: August 12, 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 5 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 24.6% increase in land assessments in the area for the 2014 Assessment Year. The formula is:

2014 Land Value = 2013 Land Value * 1.250, 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 several characteristic-based and neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Plat-Major 164500 (Clovercrest @ Enumclaw) and Low Grade homes (Building Grade < 6), were generally at higher assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 294 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:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * (1 - 0.06) / (.7217283 + 8.742148E-02 * \text{Plat164500} + 9.507006E-02 * \text{LowGrade5})$$

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 no recent fair market sales of mobile homes within Area 041; therefore, mobile homes received the Total % Change indicated by the sales sample as reflected on the Executive Summary page of +29.3%. There are only 15 mobile homes in the population. The adjustment formula is:

$$\begin{aligned} 2014 \text{ Total Value} &= 2013 \text{ Total Value} * 1.293 \\ 2014 \text{ Improvements Value} &= 2014 \text{ Total Value} \text{ minus } 2014 \text{ Land Value} \end{aligned}$$

Results

The resulting assessment level is 0.938. 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 +29.1%. This increase is due partly to market changes over time and the previous assessment levels.

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

Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (2013 Land Value + Previous Improvement Value) * 1.293.
- 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) * 1.293.
- 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 \leq \$10,000 no further adjustment applied.
- If vacant parcel (no improvement value), the land adjustment applies.
- If a parcel is coded “non-perc” (sewer system=3 or 4), there is no change from previous land value.
- If a parcel is coded “unbuildable” = 1, there is no change from previous land value.
- If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
- If an improvement is coded “% net condition” or is in “poor” condition, then there is no change from previous improvement value, only the land adjustment applies.
- Any properties excluded from the annual up-date process are noted in RealProperty.

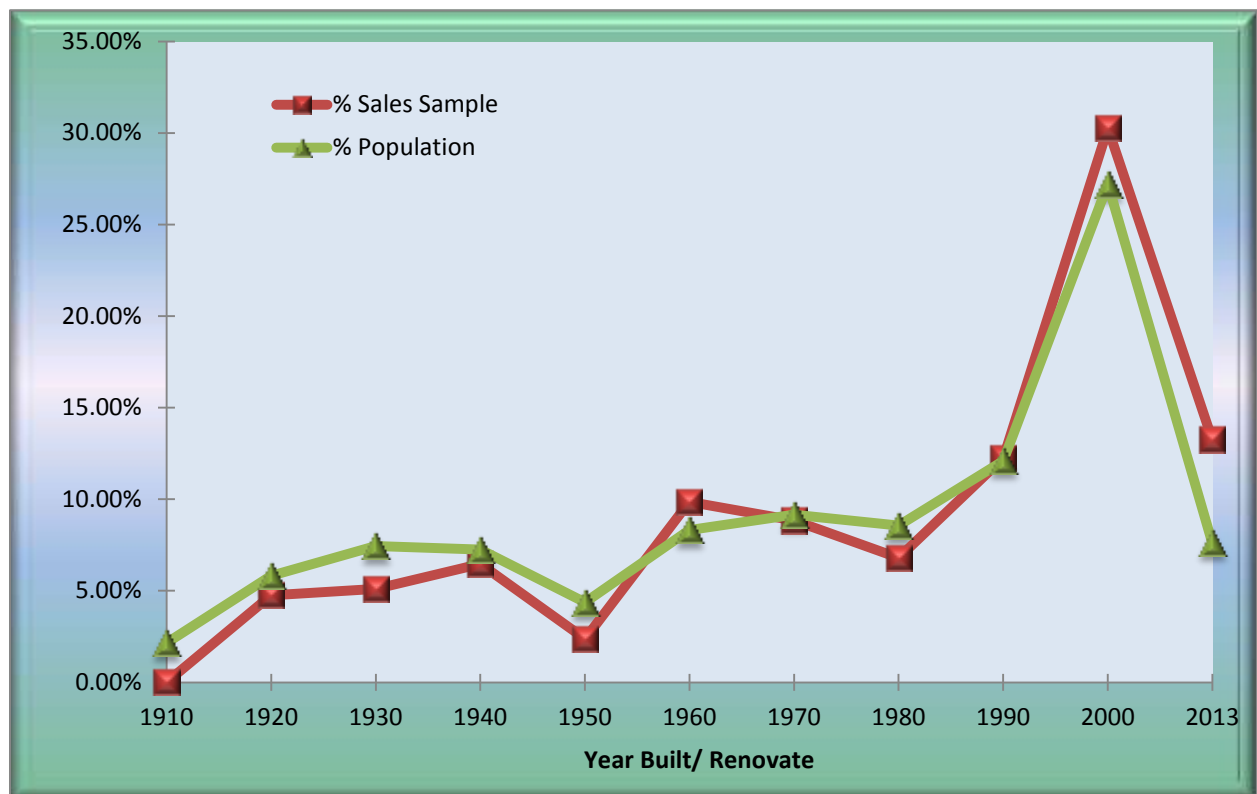
Sales Sample Representation of Population Year Built or Renovated

Sales Sample

| Year Built/Ren | Frequency | % Sales Sample |
|----------------|-----------|----------------|
| 1910 | 0 | 0.00% |
| 1920 | 14 | 4.76% |
| 1930 | 15 | 5.10% |
| 1940 | 19 | 6.46% |
| 1950 | 7 | 2.38% |
| 1960 | 29 | 9.86% |
| 1970 | 26 | 8.84% |
| 1980 | 20 | 6.80% |
| 1990 | 36 | 12.24% |
| 2000 | 89 | 30.27% |
| 2013 | 39 | 13.27% |
| | 294 | |

Population

| Year Built/Ren | Frequency | % Population |
|----------------|-----------|--------------|
| 1910 | 70 | 2.14% |
| 1920 | 190 | 5.82% |
| 1930 | 243 | 7.44% |
| 1940 | 237 | 7.25% |
| 1950 | 143 | 4.38% |
| 1960 | 272 | 8.33% |
| 1970 | 299 | 9.15% |
| 1980 | 280 | 8.57% |
| 1990 | 395 | 12.09% |
| 2000 | 889 | 27.21% |
| 2013 | 249 | 7.62% |
| | 3,267 | |



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

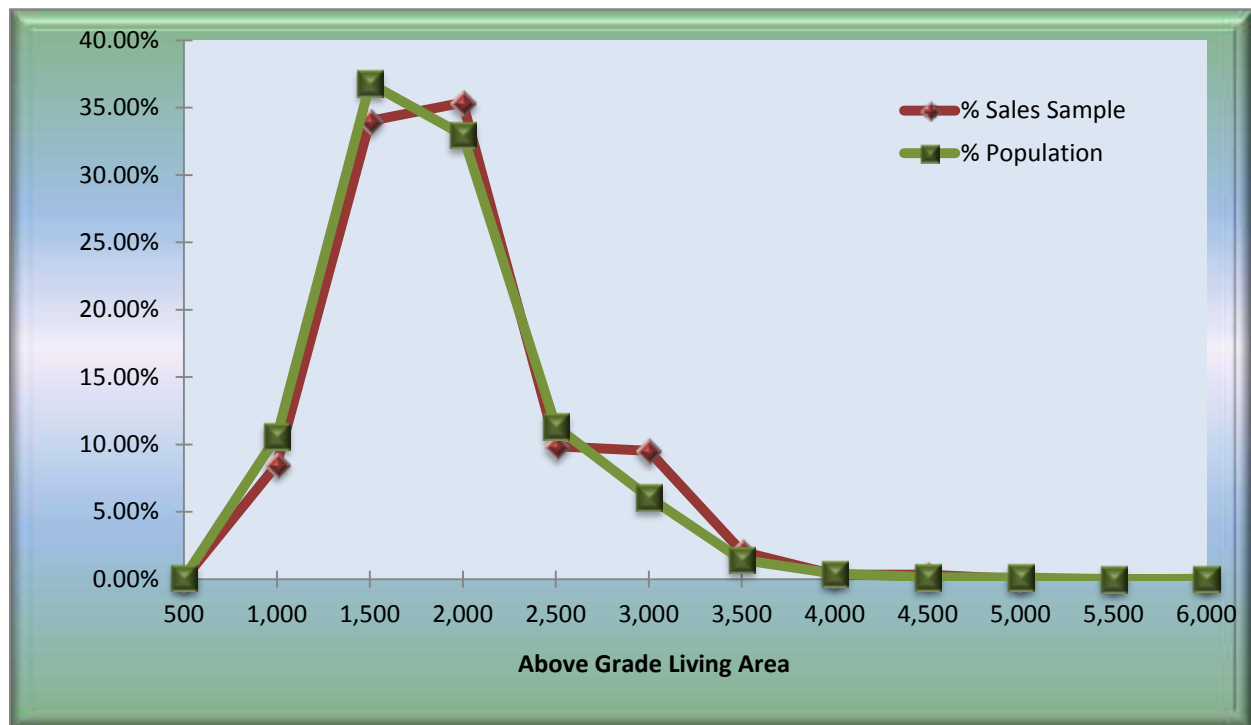
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

| AGLA | Frequency | % Sales Sample |
|-------|-----------|----------------|
| 500 | 0 | 0.00% |
| 1,000 | 25 | 8.50% |
| 1,500 | 100 | 34.01% |
| 2,000 | 104 | 35.37% |
| 2,500 | 29 | 9.86% |
| 3,000 | 28 | 9.52% |
| 3,500 | 6 | 2.04% |
| 4,000 | 1 | 0.34% |
| 4,500 | 1 | 0.34% |
| 5,000 | 0 | 0.00% |
| 5,500 | 0 | 0.00% |
| 6,000 | 0 | 0.00% |
| 294 | | |

Population

| AGLA | Frequency | % Population |
|-------|-----------|--------------|
| 500 | 3 | 0.09% |
| 1,000 | 346 | 10.59% |
| 1,500 | 1,202 | 36.79% |
| 2,000 | 1,077 | 32.97% |
| 2,500 | 370 | 11.33% |
| 3,000 | 199 | 6.09% |
| 3,500 | 47 | 1.44% |
| 4,000 | 13 | 0.40% |
| 4,500 | 5 | 0.15% |
| 5,000 | 4 | 0.12% |
| 5,500 | 0 | 0.00% |
| 6,000 | 1 | 0.03% |
| 3,267 | | |



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

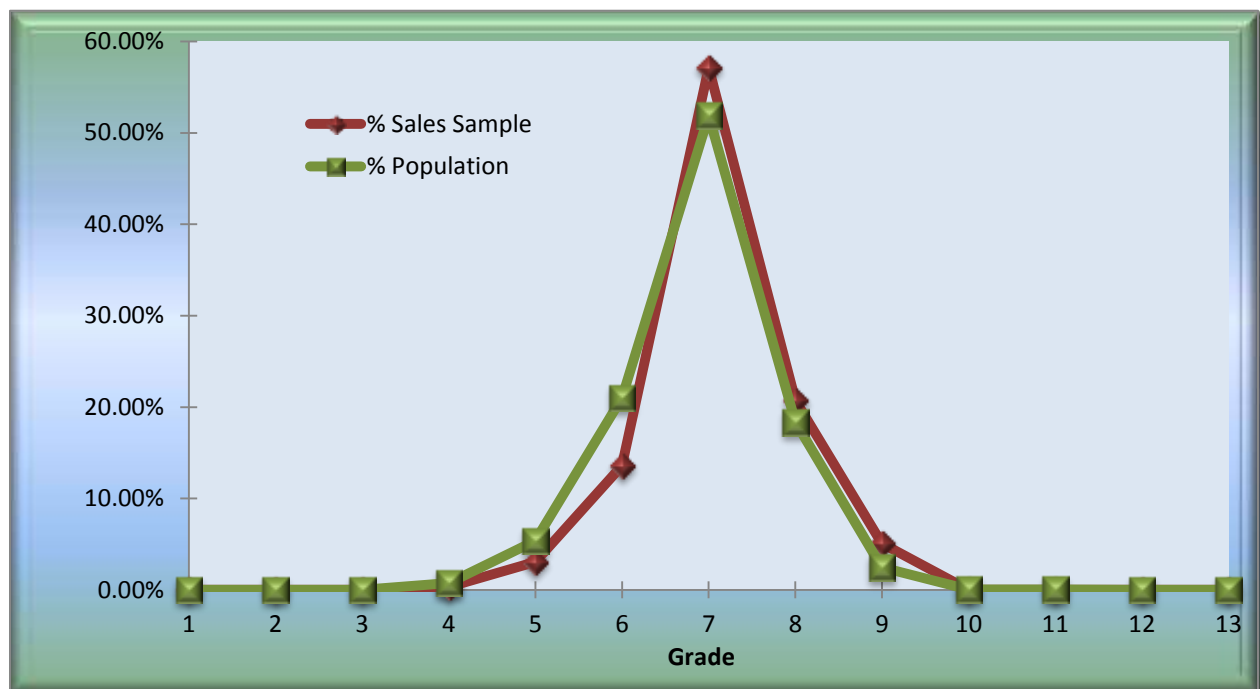
Sales Sample Representation of Population Building Grade

Sales Sample

| Grade | Frequency | % Sales Sample |
|-------|-----------|----------------|
| 1 | 0 | 0.00% |
| 2 | 0 | 0.00% |
| 3 | 0 | 0.00% |
| 4 | 1 | 0.34% |
| 5 | 9 | 3.06% |
| 6 | 40 | 13.61% |
| 7 | 168 | 57.14% |
| 8 | 61 | 20.75% |
| 9 | 15 | 5.10% |
| 10 | 0 | 0.00% |
| 11 | 0 | 0.00% |
| 12 | 0 | 0.00% |
| 13 | 0 | 0.00% |
| 294 | | |

Population

| Grade | Frequency | % Population |
|-------|-----------|--------------|
| 1 | 0 | 0.00% |
| 2 | 0 | 0.00% |
| 3 | 0 | 0.00% |
| 4 | 25 | 0.77% |
| 5 | 175 | 5.36% |
| 6 | 687 | 21.03% |
| 7 | 1,695 | 51.88% |
| 8 | 600 | 18.37% |
| 9 | 81 | 2.48% |
| 10 | 2 | 0.06% |
| 11 | 2 | 0.06% |
| 12 | 0 | 0.00% |
| 13 | 0 | 0.00% |
| 3,267 | | |



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 041 Market Value Changes Over Time

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

For example, a sale of \$475,000 which occurred on October 1, 2012 would be adjusted by the time trend factor of 1.214, resulting in an adjusted value of \$576,000 ($\$475,000 \times 1.214 = \$576,650$) – truncated to the nearest \$1000.

| SaleDate | Adjustment (Factor) | Equivalent Percent |
|-----------|---------------------|--------------------|
| 1/1/2011 | 1.103 | 10.3% |
| 2/1/2011 | 1.120 | 12.0% |
| 3/1/2011 | 1.134 | 13.4% |
| 4/1/2011 | 1.148 | 14.8% |
| 5/1/2011 | 1.161 | 16.1% |
| 6/1/2011 | 1.173 | 17.3% |
| 7/1/2011 | 1.183 | 18.3% |
| 8/1/2011 | 1.193 | 19.3% |
| 9/1/2011 | 1.202 | 20.2% |
| 10/1/2011 | 1.209 | 20.9% |
| 11/1/2011 | 1.216 | 21.6% |
| 12/1/2011 | 1.221 | 22.1% |
| 1/1/2012 | 1.225 | 22.5% |
| 2/1/2012 | 1.229 | 22.9% |
| 3/1/2012 | 1.230 | 23.0% |
| 4/1/2012 | 1.231 | 23.1% |
| 5/1/2012 | 1.231 | 23.1% |
| 6/1/2012 | 1.230 | 23.0% |
| 7/1/2012 | 1.228 | 22.8% |
| 8/1/2012 | 1.224 | 22.4% |
| 9/1/2012 | 1.220 | 22.0% |
| 10/1/2012 | 1.214 | 21.4% |
| 11/1/2012 | 1.208 | 20.8% |
| 12/1/2012 | 1.200 | 20.0% |
| 1/1/2013 | 1.191 | 19.1% |
| 2/1/2013 | 1.181 | 18.1% |
| 3/1/2013 | 1.171 | 17.1% |
| 4/1/2013 | 1.158 | 15.8% |
| 5/1/2013 | 1.145 | 14.5% |
| 6/1/2013 | 1.131 | 13.1% |
| 7/1/2013 | 1.116 | 11.6% |
| 8/1/2013 | 1.099 | 9.9% |
| 9/1/2013 | 1.081 | 8.1% |
| 10/1/2013 | 1.063 | 6.3% |
| 11/1/2013 | 1.043 | 4.3% |
| 12/1/2013 | 1.022 | 2.2% |
| 1/1/2014 | 1.000 | 0.0% |

The time adjustment formula for Area 041 is: $(.7217283 - 5.36174E-04 * \text{SaleDay} - 4.267283E-07 * \text{SaleDaySq} + 8.742148E-02 * 2.721088E-02 + 9.507006E-02 * 3.401361E-02) / (.7217283 + 8.742148E-02 * 2.721088E-02 + 9.507006E-02 * 3.401361E-02)$

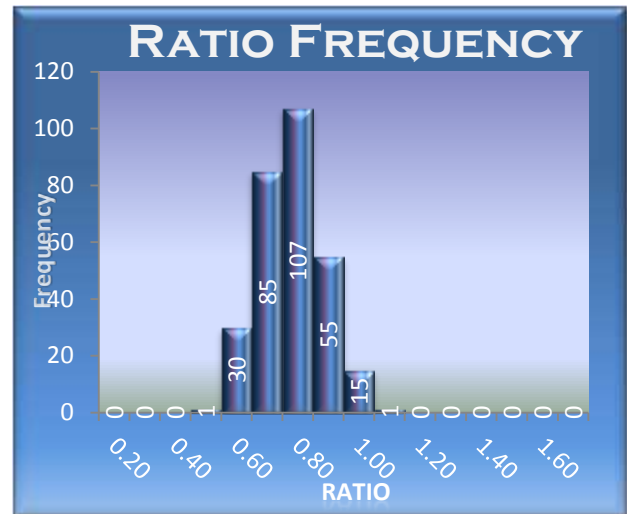
$\text{SaleDay} = \text{SaleDate} - 41640$

$\text{SaleDaySq} = (\text{SaleDate} - 41640)^2$

Annual Update Ratio Study Report (Before) – 2013 Assessments

| | | | |
|------------------------------------|--------------------|-------------------------------|---------------------------|
| District: SE / Team: 2 | Appr. Date: | Date of Report: | Sales Dates: |
| Area Name: City of Enumclaw | 1/1/2013 | 8/12/2014 | 1/2011 - 12/2013 |
| Area Number: 41 | Appr ID: | Property Type: | Adjusted for time? |
| | MTIA | 1 to 3 Unit Residences | YES |

| | |
|-------------------------------------------|----------------|
| SAMPLE STATISTICS | |
| Sample size (n) | 294 |
| Mean Assessed Value | 192,300 |
| Mean Adj. Sales Price | 271,400 |
| Standard Deviation AV | 43,382 |
| Standard Deviation SP | 79,707 |
| ASSESSMENT LEVEL | |
| Arithmetic Mean Ratio | 0.728 |
| Median Ratio | 0.727 |
| Weighted Mean Ratio | 0.709 |
| UNIFORMITY | |
| Lowest ratio | 0.500 |
| Highest ratio: | 1.027 |
| Coefficient of Dispersion | 10.77% |
| Standard Deviation | 0.097 |
| Coefficient of Variation | 13.37% |
| Price Related Differential (PRD) | 1.027 |
| RELIABILITY | |
| 95% Confidence: Median | |
| Lower limit | 0.711 |
| Upper limit | 0.739 |
| 95% Confidence: Mean | |
| Lower limit | 0.716 |
| Upper limit | 0.739 |
| SAMPLE SIZE EVALUATION | |
| N (population size) | 3267 |
| B (acceptable error - in decimal) | 0.05 |
| S (estimated from this sample) | 0.097 |
| Recommended minimum: | 15 |
| Actual sample size: | 294 |
| Conclusion: | OK |
| NORMALITY | |
| Binomial Test | |
| # ratios below mean: | 148 |
| # ratios above mean: | 146 |
| z: | 0.117 |
| Conclusion: | Normal* |
| *i.e. no evidence of non-normality | |



COMMENTS:

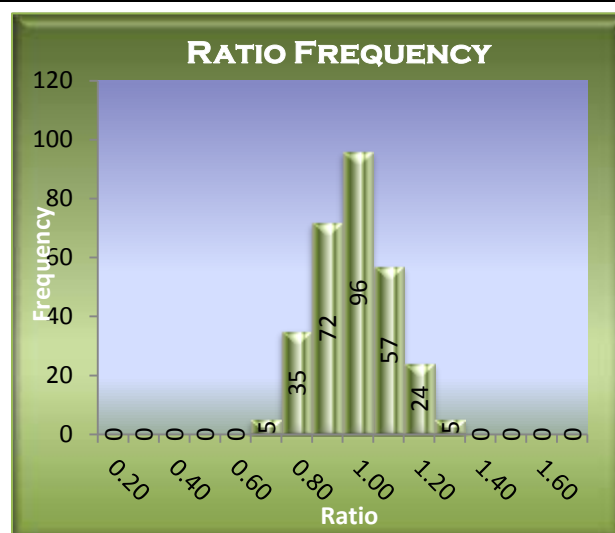
1 to 3 Unit Residences throughout Area 041

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

Annual Update Ratio Study Report (After) – 2014 Assessments

| | | | |
|------------------------------------|--------------------|------------------------|---------------------------|
| District: SE / Team: 2 | Appr. Date: | Date of Report: | Sales Dates: |
| Area Name: City of Enumclaw | 1/1/2014 | 8/12/2014 | 1/2011 - 12/2013 |
| Area Number: 41 | Appr. ID: | Property Type: | Adjusted for time? |
| | MTIA | 1 to 3 Unit | YES |

| | |
|-------------------------------------------|---------|
| SAMPLE STATISTICS | |
| Sample size (n) | 294 |
| Mean Assessed Value | 248,700 |
| Mean Sales Price | 271,400 |
| Standard Deviation AV | 58,003 |
| Standard Deviation SP | 79,707 |
| ASSESSMENT LEVEL | |
| Arithmetic Mean Ratio | 0.938 |
| Median Ratio | 0.938 |
| Weighted Mean Ratio | 0.916 |
| UNIFORMITY | |
| Lowest ratio | 0.651 |
| Highest ratio: | 1.249 |
| Coefficient of Dispersion | 10.52% |
| Standard Deviation | 0.123 |
| Coefficient of Variation | 13.13% |
| Price Related Differential (PRD) | 1.017 |
| RELIABILITY | |
| 95% Confidence: Median | |
| Lower limit | 0.920 |
| Upper limit | 0.957 |
| 95% Confidence: Mean | |
| Lower limit | 0.924 |
| Upper limit | 0.952 |
| SAMPLE SIZE EVALUATION | |
| N (population size) | 3267 |
| B (acceptable error - in decimal) | 0.05 |
| S (estimated from this sample) | 0.123 |
| Recommended minimum: | 24 |
| Actual sample size: | 294 |
| Conclusion: | OK |
| NORMALITY | |
| Binomial Test | |
| # ratios below mean: | 149 |
| # ratios above mean: | 145 |
| z: | 0.233 |
| Conclusion: | Normal* |
| *i.e. no evidence of non-normality | |



COMMENTS:

1 to 3 Unit Residences throughout Area 041

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

Improved Sales Used in This Annual Update Analysis

Area 041 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | AGLA | Bldg Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|--------------------|
| 3 | 0 | 559590 | 0200 | 04/10/12 | \$95,000 | \$117,000 | 540 | 4 | 1938 | Good | 8,627 | N | N | 2021 DIVISION ST |
| 3 | 0 | 242006 | 9390 | 11/29/12 | \$110,000 | \$132,000 | 830 | 5 | 1924 | Good | 11,290 | N | N | 1637 LOWELL AVE |
| 3 | 0 | 570650 | 0525 | 02/07/13 | \$130,000 | \$153,000 | 840 | 5 | 1954 | Avg | 6,250 | N | N | 2949 DIVISION ST |
| 3 | 0 | 232006 | 9090 | 03/08/12 | \$133,500 | \$164,000 | 910 | 5 | 1926 | VGood | 9,900 | N | N | 1614 FLORENCE ST |
| 3 | 0 | 242006 | 9323 | 05/16/11 | \$124,000 | \$145,000 | 910 | 5 | 1929 | Good | 9,735 | N | N | 1422 MCHUGH AVE |
| 3 | 0 | 242006 | 9232 | 03/18/13 | \$118,000 | \$137,000 | 960 | 5 | 1921 | Good | 3,457 | N | N | 1919 FELL ST |
| 3 | 0 | 771010 | 0070 | 03/22/13 | \$185,000 | \$215,000 | 1,110 | 5 | 1917 | VGood | 8,500 | N | N | 1910 HARDING ST |
| 3 | 0 | 232006 | 9067 | 04/15/13 | \$130,000 | \$150,000 | 1,220 | 5 | 1918 | VGood | 40,000 | N | N | 24808 SE 448TH ST |
| 3 | 0 | 188250 | 0055 | 01/10/11 | \$137,900 | \$153,000 | 1,230 | 5 | 1924 | Avg | 5,711 | N | N | 403 RAINIER AVE |
| 3 | 0 | 252006 | 9044 | 07/27/12 | \$225,000 | \$276,000 | 1,680 | 5 | 1922 | Good | 40,012 | Y | N | 415 BLAKE ST |
| 3 | 0 | 188250 | 0065 | 08/22/13 | \$184,950 | \$201,000 | 710 | 6 | 1998 | Good | 5,686 | N | N | 423 RAINIER AVE |
| 3 | 0 | 242006 | 9165 | 03/01/12 | \$110,000 | \$135,000 | 800 | 6 | 1940 | Good | 4,196 | N | N | 2007 FELL ST |
| 3 | 0 | 019270 | 0030 | 04/24/13 | \$198,000 | \$227,000 | 830 | 6 | 1918 | Good | 15,611 | N | N | 2328 ALPINE PL |
| 3 | 0 | 570650 | 0615 | 08/22/11 | \$174,000 | \$209,000 | 840 | 6 | 1940 | Good | 6,400 | N | N | 1945 KIBLER AVE |
| 3 | 0 | 242006 | 9420 | 03/01/13 | \$129,900 | \$152,000 | 910 | 6 | 1947 | Avg | 6,272 | N | N | 1465 MERRITT AVE |
| 3 | 0 | 089800 | 0080 | 07/27/11 | \$121,000 | \$144,000 | 940 | 6 | 1939 | Good | 6,400 | N | N | 1106 PIONEER ST |
| 3 | 0 | 232006 | 9130 | 06/17/13 | \$130,000 | \$146,000 | 960 | 6 | 1920 | Good | 7,697 | N | N | 2029 ROOSEVELT AVE |
| 3 | 0 | 242006 | 9353 | 07/16/12 | \$115,505 | \$142,000 | 960 | 6 | 1938 | Avg | 5,500 | N | N | 2033 WELLS ST |
| 3 | 0 | 242006 | 9192 | 10/17/11 | \$175,000 | \$212,000 | 990 | 6 | 1920 | VGood | 7,500 | N | N | 1220 WELLS ST |
| 3 | 0 | 560200 | 0030 | 08/13/12 | \$130,000 | \$159,000 | 990 | 6 | 1949 | VGood | 10,212 | N | N | 1540 PIONEER ST |
| 3 | 0 | 601850 | 0046 | 08/28/13 | \$195,000 | \$211,000 | 990 | 6 | 1926 | Good | 11,215 | N | N | 2022 LINCOLN AVE |
| 3 | 0 | 132006 | 9258 | 01/14/13 | \$170,000 | \$202,000 | 1,000 | 6 | 1991 | Avg | 9,028 | N | N | 3342 266TH AVE SE |
| 3 | 0 | 262006 | 9063 | 05/23/11 | \$150,000 | \$175,000 | 1,000 | 6 | 1938 | Good | 6,720 | N | N | 901 MYRTINE ST |
| 3 | 0 | 543782 | 0270 | 08/11/11 | \$150,000 | \$179,000 | 1,020 | 6 | 1983 | Avg | 7,997 | N | N | 2458 SCANDIA CT |
| 3 | 0 | 232006 | 9173 | 09/09/13 | \$190,000 | \$205,000 | 1,030 | 6 | 1997 | Avg | 6,918 | N | N | 1857 PIONEER ST |
| 3 | 0 | 192007 | 9122 | 05/24/13 | \$199,000 | \$226,000 | 1,040 | 6 | 1985 | Avg | 13,334 | N | N | 1251 ALPINE PL |
| 3 | 0 | 782370 | 0020 | 01/29/13 | \$150,000 | \$177,000 | 1,040 | 6 | 1918 | Good | 8,750 | N | N | 1722 FRANKLIN ST |
| 3 | 0 | 142006 | 9055 | 04/24/13 | \$280,000 | \$322,000 | 1,060 | 6 | 1947 | Good | 43,558 | N | N | 42730 257TH PL SE |
| 3 | 0 | 719580 | 0026 | 01/29/13 | \$135,000 | \$160,000 | 1,075 | 6 | 1999 | Avg | 5,000 | N | N | 2027 JENSEN ST |

Improved Sales Used in This Annual Update Analysis

Area 041 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | AGLA | Bldg Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|----------------------|
| 3 | 0 | 757550 | 0060 | 02/02/12 | \$157,000 | \$193,000 | 1,090 | 6 | 1990 | Avg | 13,115 | Y | N | 415 JOHNSON ST |
| 3 | 0 | 800510 | 0215 | 11/05/13 | \$170,000 | \$177,000 | 1,090 | 6 | 1940 | Avg | 4,500 | N | N | 1821 PORTER ST |
| 3 | 0 | 981470 | 0100 | 02/14/11 | \$125,000 | \$141,000 | 1,090 | 6 | 1920 | Good | 6,000 | N | N | 1929 JAMES ST |
| 3 | 0 | 771010 | 0131 | 11/21/13 | \$206,000 | \$212,000 | 1,120 | 6 | 1953 | VGood | 8,792 | N | N | 1922 PIONEER ST |
| 3 | 0 | 809160 | 0320 | 12/15/11 | \$152,000 | \$186,000 | 1,120 | 6 | 1986 | Good | 8,666 | N | N | 2853 SUN MOUNTAIN DR |
| 3 | 0 | 232006 | 9168 | 10/03/11 | \$149,950 | \$181,000 | 1,150 | 6 | 1953 | Good | 6,708 | N | N | 1315 PIONEER ST |
| 3 | 0 | 771010 | 0039 | 10/17/13 | \$220,000 | \$232,000 | 1,170 | 6 | 1995 | Good | 8,585 | N | N | 1816 HARDING ST |
| 3 | 0 | 089800 | 0300 | 10/20/11 | \$150,000 | \$182,000 | 1,200 | 6 | 2000 | Avg | 5,796 | N | N | 1165 HARDING ST |
| 3 | 0 | 560200 | 0025 | 08/05/11 | \$205,000 | \$245,000 | 1,200 | 6 | 1949 | VGood | 10,212 | N | N | 1560 PIONEER ST |
| 3 | 0 | 771010 | 0172 | 05/15/12 | \$195,000 | \$240,000 | 1,200 | 6 | 1965 | VGood | 12,500 | N | N | 1814 PIONEER ST |
| 3 | 0 | 802920 | 0305 | 09/24/13 | \$207,000 | \$221,000 | 1,220 | 6 | 1920 | Good | 7,198 | N | N | 1806 LAFROMBOISE ST |
| 3 | 0 | 076400 | 0215 | 11/07/12 | \$170,000 | \$205,000 | 1,270 | 6 | 1936 | VGood | 6,594 | N | N | 1019 MCKINLEY ST |
| 3 | 0 | 076400 | 0215 | 04/30/13 | \$179,995 | \$206,000 | 1,270 | 6 | 1936 | VGood | 6,594 | N | N | 1019 MCKINLEY ST |
| 3 | 0 | 800510 | 0395 | 07/01/13 | \$236,950 | \$264,000 | 1,270 | 6 | 1915 | VGood | 5,800 | N | N | 1806 FRANKLIN ST |
| 3 | 0 | 034940 | 0160 | 08/12/11 | \$140,000 | \$167,000 | 1,320 | 6 | 1981 | Good | 7,883 | N | N | 633 NATALIE PL |
| 3 | 0 | 601850 | 0185 | 08/15/11 | \$233,000 | \$279,000 | 1,320 | 6 | 1936 | VGood | 12,076 | N | N | 1134 LAFROMBOISE ST |
| 3 | 0 | 570650 | 0150 | 02/08/12 | \$140,000 | \$172,000 | 1,430 | 6 | 1929 | VGood | 6,400 | N | N | 1741 WILSON AVE |
| 3 | 0 | 559590 | 0275 | 08/09/12 | \$237,500 | \$291,000 | 1,450 | 6 | 1940 | VGood | 7,670 | N | N | 1457 LAFROMBOISE ST |
| 3 | 0 | 561510 | 0005 | 02/17/12 | \$162,000 | \$199,000 | 1,720 | 6 | 1928 | VGood | 9,193 | N | N | 3053 PORTER ST |
| 3 | 0 | 232006 | 9118 | 06/25/13 | \$249,990 | \$280,000 | 1,760 | 6 | 1938 | VGood | 11,365 | N | N | 2355 KIBLER AVE |
| 3 | 0 | 242006 | 9412 | 06/06/12 | \$220,300 | \$271,000 | 2,000 | 6 | 1920 | Avg | 37,060 | N | N | 26803 SE 432ND ST |
| 3 | 0 | 242006 | 9298 | 11/25/11 | \$162,500 | \$198,000 | 890 | 7 | 1985 | Avg | 5,490 | N | N | 1403 FRANKLIN ST |
| 3 | 0 | 242006 | 9298 | 10/26/13 | \$190,000 | \$199,000 | 890 | 7 | 1985 | Avg | 5,490 | N | N | 1403 FRANKLIN ST |
| 3 | 0 | 371780 | 0080 | 03/25/13 | \$167,000 | \$194,000 | 960 | 7 | 1930 | VGood | 6,000 | N | N | 2050 JAMES ST |
| 3 | 0 | 182007 | 9039 | 01/07/11 | \$339,000 | \$375,000 | 1,000 | 7 | 1958 | VGood | 197,762 | Y | N | 42430 284TH AVE SE |
| 3 | 0 | 272290 | 0120 | 08/26/11 | \$150,000 | \$180,000 | 1,000 | 7 | 1961 | Good | 9,120 | N | N | 2451 INITIAL AVE |
| 3 | 0 | 601850 | 0005 | 06/19/12 | \$156,000 | \$192,000 | 1,000 | 7 | 1927 | Good | 6,430 | N | N | 1081 LAFROMBOISE ST |
| 3 | 0 | 164500 | 0200 | 07/06/11 | \$159,000 | \$188,000 | 1,010 | 7 | 1968 | Good | 7,600 | N | N | 1920 MCKINLEY ST |
| 3 | 0 | 164500 | 0010 | 06/26/13 | \$165,000 | \$185,000 | 1,040 | 7 | 1963 | Avg | 10,484 | N | N | 1738 CLOVERCREST ST |

Improved Sales Used in This Annual Update Analysis

Area 041 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | AGLA | Bldg Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|---------------------|
| 3 | 0 | 242006 | 9475 | 09/25/13 | \$197,000 | \$210,000 | 1,040 | 7 | 1959 | Good | 9,520 | N | N | 1458 MERRITT AVE |
| 3 | 0 | 570650 | 0345 | 09/23/11 | \$137,546 | \$166,000 | 1,040 | 7 | 1977 | Good | 6,066 | N | N | 1975 WILSON AVE |
| 3 | 0 | 543782 | 0180 | 07/18/13 | \$195,000 | \$216,000 | 1,070 | 7 | 1983 | Good | 8,352 | N | N | 359 HARMONY LN |
| 3 | 0 | 237280 | 0045 | 03/25/13 | \$190,000 | \$221,000 | 1,080 | 7 | 1956 | Good | 9,126 | N | N | 1136 HARDING ST |
| 3 | 0 | 164500 | 0080 | 05/09/13 | \$185,000 | \$211,000 | 1,090 | 7 | 1963 | Avg | 7,300 | N | N | 1858 CLOVERCREST ST |
| 3 | 0 | 242006 | 9588 | 05/31/11 | \$180,000 | \$211,000 | 1,090 | 7 | 1993 | Avg | 8,825 | N | N | 1826 WEBER ST |
| 3 | 0 | 242006 | 9289 | 10/15/12 | \$151,000 | \$183,000 | 1,090 | 7 | 1951 | Avg | 5,000 | N | N | 1703 WASHINGTON AVE |
| 3 | 0 | 164500 | 0690 | 10/29/13 | \$204,000 | \$213,000 | 1,140 | 7 | 1967 | Good | 8,216 | N | N | 1933 MCKINLEY ST |
| 3 | 0 | 164500 | 0070 | 10/18/13 | \$162,000 | \$170,000 | 1,140 | 7 | 1963 | Avg | 7,000 | N | N | 1844 CLOVERCREST ST |
| 3 | 0 | 237280 | 0020 | 04/21/11 | \$200,000 | \$231,000 | 1,150 | 7 | 1955 | VGood | 9,126 | N | N | 1214 HARDING ST |
| 3 | 0 | 543780 | 0200 | 07/18/13 | \$215,000 | \$238,000 | 1,150 | 7 | 1972 | Good | 7,981 | N | N | 762 MELODY LN |
| 3 | 0 | 543780 | 0300 | 04/26/12 | \$185,000 | \$228,000 | 1,150 | 7 | 1969 | Good | 7,647 | Y | N | 809 MELODY LN |
| 3 | 0 | 543780 | 0140 | 08/22/11 | \$176,000 | \$211,000 | 1,160 | 7 | 1968 | Good | 10,153 | N | N | 2464 B CT |
| 3 | 0 | 680221 | 0120 | 05/21/13 | \$225,000 | \$256,000 | 1,180 | 7 | 1991 | Avg | 8,410 | N | N | 405 BERNINGER ST |
| 3 | 0 | 680221 | 0450 | 03/29/12 | \$150,000 | \$185,000 | 1,180 | 7 | 1991 | Avg | 9,096 | N | N | 902 OLSEN PL |
| 3 | 0 | 802920 | 0241 | 06/13/11 | \$142,000 | \$167,000 | 1,180 | 7 | 1952 | Avg | 7,160 | N | N | 2117 GRIFFIN AVE |
| 3 | 0 | 164500 | 0410 | 08/26/13 | \$227,000 | \$246,000 | 1,190 | 7 | 1963 | Good | 10,007 | N | N | 1729 CLOVERCREST ST |
| 3 | 0 | 680220 | 0240 | 08/12/13 | \$215,000 | \$235,000 | 1,190 | 7 | 1990 | Avg | 9,044 | N | N | 601 BATHKE AVE |
| 3 | 0 | 680220 | 0970 | 07/09/12 | \$186,000 | \$228,000 | 1,190 | 7 | 1990 | Avg | 9,801 | N | N | 400 CARLEY PL |
| 3 | 0 | 543781 | 0310 | 03/22/13 | \$180,000 | \$209,000 | 1,200 | 7 | 1975 | Good | 7,789 | Y | N | 763 HARMONY LN |
| 3 | 0 | 680220 | 0170 | 08/15/11 | \$186,000 | \$223,000 | 1,200 | 7 | 1990 | Avg | 9,044 | N | N | 707 BATHKE AVE |
| 3 | 0 | 713820 | 0050 | 11/14/12 | \$163,000 | \$196,000 | 1,210 | 7 | 1994 | Avg | 8,919 | N | N | 309 GARLAND PL |
| 3 | 0 | 076681 | 0260 | 03/14/11 | \$175,750 | \$200,000 | 1,220 | 7 | 1996 | Avg | 9,043 | N | N | 1115 ISBELL CT |
| 3 | 0 | 771010 | 0072 | 12/20/12 | \$179,500 | \$214,000 | 1,220 | 7 | 1993 | Avg | 8,459 | N | N | 1915 GARFIELD ST |
| 3 | 0 | 156590 | 0300 | 09/16/12 | \$209,000 | \$254,000 | 1,230 | 7 | 1992 | Avg | 8,404 | N | N | 275 MICHAEL AVE |
| 3 | 0 | 543781 | 0350 | 12/11/13 | \$215,500 | \$219,000 | 1,250 | 7 | 1975 | VGood | 8,941 | Y | N | 2311 PARAMOUNT DR |
| 3 | 0 | 543781 | 0370 | 08/28/13 | \$175,000 | \$190,000 | 1,250 | 7 | 1978 | Avg | 7,560 | N | N | 2347 PARAMOUNT DR |
| 3 | 0 | 543782 | 0080 | 04/24/12 | \$165,000 | \$203,000 | 1,260 | 7 | 1979 | Good | 7,897 | N | N | 408 CHARWILA LN |
| 3 | 0 | 560200 | 0200 | 10/11/13 | \$249,000 | \$263,000 | 1,260 | 7 | 1955 | VGood | 10,489 | N | N | 1456 HARDING ST |

Improved Sales Used in This Annual Update Analysis

Area 041 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | AGLA | Bldg Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|---------------------|
| 3 | 0 | 802920 | 0135 | 07/23/13 | \$225,000 | \$248,000 | 1,270 | 7 | 2013 | Avg | 7,198 | N | N | 1857 LAFROMBOISE ST |
| 3 | 0 | 232006 | 9373 | 06/14/12 | \$208,000 | \$256,000 | 1,280 | 7 | 1994 | Avg | 10,150 | N | N | 1066 SEMANSKI ST |
| 3 | 0 | 560200 | 0245 | 08/13/12 | \$155,000 | \$190,000 | 1,290 | 7 | 1951 | Good | 8,604 | N | N | 2350 GRIFFIN AVE |
| 3 | 0 | 132006 | 9140 | 12/20/11 | \$270,000 | \$330,000 | 1,300 | 7 | 1948 | VGood | 15,000 | N | N | 42728 264TH AVE SE |
| 3 | 0 | 272290 | 0045 | 03/29/13 | \$192,500 | \$223,000 | 1,300 | 7 | 1959 | Good | 8,925 | N | N | 1458 GARFIELD ST |
| 3 | 0 | 293810 | 0015 | 06/23/11 | \$168,400 | \$199,000 | 1,300 | 7 | 1958 | Avg | 8,806 | N | N | 1228 GARFIELD ST |
| 3 | 0 | 076400 | 0090 | 09/19/13 | \$252,500 | \$270,000 | 1,310 | 7 | 1923 | VGood | 7,200 | N | N | 1020 LORAIN ST |
| 3 | 0 | 680220 | 0550 | 07/10/13 | \$215,000 | \$239,000 | 1,310 | 7 | 1991 | Avg | 9,151 | N | N | 303 SCHMID ST |
| 3 | 0 | 543781 | 0330 | 03/27/12 | \$200,000 | \$246,000 | 1,320 | 7 | 1975 | Avg | 8,643 | Y | N | 827 HARMONY LN |
| 3 | 0 | 076681 | 0270 | 09/16/13 | \$211,500 | \$227,000 | 1,330 | 7 | 1991 | Avg | 8,424 | N | N | 3003 EDEL AVE |
| 3 | 0 | 232006 | 9150 | 08/27/12 | \$268,000 | \$327,000 | 1,330 | 7 | 1957 | VGood | 11,278 | Y | N | 1951 GOSSARD ST |
| 3 | 0 | 116340 | 0010 | 07/26/12 | \$194,000 | \$238,000 | 1,340 | 7 | 1977 | Good | 24,840 | N | N | 28114 SE 430TH ST |
| 3 | 0 | 680220 | 0860 | 05/08/12 | \$173,349 | \$213,000 | 1,340 | 7 | 1990 | Avg | 8,409 | N | N | 400 BANGERT PL |
| 3 | 0 | 076680 | 0480 | 03/31/11 | \$205,000 | \$235,000 | 1,350 | 7 | 1993 | Avg | 7,737 | N | N | 1029 BERILLA DR |
| 3 | 0 | 132006 | 9069 | 04/30/13 | \$299,000 | \$343,000 | 1,350 | 7 | 1932 | VGood | 42,108 | N | N | 42900 268TH AVE SE |
| 3 | 0 | 807805 | 0180 | 09/04/13 | \$253,000 | \$273,000 | 1,350 | 7 | 1998 | Good | 8,895 | N | N | 3230 LOIS LN |
| 3 | 0 | 807805 | 0210 | 09/21/12 | \$190,000 | \$231,000 | 1,350 | 7 | 1998 | Avg | 8,587 | N | N | 1863 LOIS LN |
| 3 | 0 | 932100 | 0060 | 01/28/11 | \$209,000 | \$234,000 | 1,350 | 7 | 1968 | Good | 7,840 | N | N | 2756 ELMONT AVE |
| 3 | 0 | 237280 | 0130 | 11/14/13 | \$200,000 | \$207,000 | 1,370 | 7 | 1958 | VGood | 8,410 | N | N | 1037 GARFIELD ST |
| 3 | 0 | 076680 | 0120 | 12/07/12 | \$169,000 | \$203,000 | 1,380 | 7 | 1991 | Good | 8,844 | N | N | 1101 BERILLA DR |
| 3 | 0 | 232006 | 9242 | 12/11/13 | \$215,000 | \$218,000 | 1,380 | 7 | 1961 | Good | 9,295 | N | N | 2319 ROOSEVELT AVE |
| 3 | 0 | 076681 | 0200 | 07/08/11 | \$205,000 | \$243,000 | 1,400 | 7 | 1990 | Avg | 8,680 | N | N | 1008 WEST CT |
| 3 | 0 | 232006 | 9374 | 10/25/13 | \$225,000 | \$236,000 | 1,400 | 7 | 1994 | Avg | 10,150 | N | N | 1076 SEMANSKI ST |
| 3 | 0 | 680220 | 0520 | 04/15/13 | \$206,000 | \$237,000 | 1,400 | 7 | 1991 | Avg | 8,421 | Y | N | 201 SCHMID ST |
| 3 | 0 | 232006 | 9377 | 03/24/11 | \$230,000 | \$263,000 | 1,410 | 7 | 1996 | Avg | 8,571 | N | N | 2905 ELMONT AVE |
| 3 | 0 | 192007 | 9142 | 02/19/13 | \$245,000 | \$288,000 | 1,420 | 7 | 1994 | Avg | 20,308 | N | N | 1135 ALPINE PL |
| 3 | 0 | 252006 | 9070 | 02/16/11 | \$229,000 | \$258,000 | 1,420 | 7 | 1940 | Avg | 40,248 | N | N | 865 BLAKE ST |
| 3 | 0 | 601850 | 0210 | 04/18/13 | \$185,000 | \$213,000 | 1,420 | 7 | 1981 | Good | 6,450 | N | N | 1165 PIONEER ST |
| 3 | 0 | 680220 | 0920 | 12/27/12 | \$196,960 | \$235,000 | 1,430 | 7 | 1990 | Avg | 8,400 | N | N | 309 CARLEY PL |

Improved Sales Used in This Annual Update Analysis

Area 041 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | AGLA | Bldg Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|---------------------|
| 3 | 0 | 680220 | 0900 | 08/17/11 | \$185,000 | \$222,000 | 1,430 | 7 | 1991 | Avg | 8,564 | N | N | 305 CARLEY PL |
| 3 | 0 | 182007 | 9011 | 08/22/11 | \$240,000 | \$288,000 | 1,450 | 7 | 1934 | VGood | 33,513 | N | N | 28102 SE 432ND ST |
| 3 | 0 | 369870 | 0120 | 07/10/13 | \$240,500 | \$267,000 | 1,450 | 7 | 1961 | Good | 9,923 | N | N | 2970 OLYMPIC PL |
| 3 | 0 | 570238 | 0560 | 08/06/12 | \$174,750 | \$214,000 | 1,450 | 7 | 1991 | Avg | 6,687 | N | N | 402 JEWELL ST |
| 3 | 0 | 543782 | 0100 | 08/19/13 | \$208,500 | \$227,000 | 1,460 | 7 | 1979 | Good | 9,462 | N | N | 338 CHARWILA LN |
| 3 | 0 | 192007 | 9096 | 08/22/13 | \$245,000 | \$266,000 | 1,480 | 7 | 1974 | Avg | 109,335 | N | N | 28625 SE 435TH ST |
| 3 | 0 | 156590 | 0130 | 02/28/12 | \$189,000 | \$233,000 | 1,490 | 7 | 1992 | Avg | 8,848 | N | N | 277 CHINOOK AVE |
| 3 | 0 | 156590 | 0120 | 04/03/12 | \$173,000 | \$213,000 | 1,490 | 7 | 1992 | Avg | 8,848 | N | N | 297 CHINOOK AVE |
| 3 | 0 | 570238 | 0530 | 09/05/13 | \$220,000 | \$237,000 | 1,490 | 7 | 1991 | Avg | 8,791 | N | N | 101 JEWELL ST |
| 3 | 0 | 680221 | 0200 | 01/16/13 | \$224,700 | \$267,000 | 1,490 | 7 | 1992 | Avg | 9,169 | N | N | 909 BATHKE AVE |
| 3 | 0 | 272290 | 0025 | 03/17/11 | \$255,000 | \$291,000 | 1,500 | 7 | 1959 | Good | 8,925 | N | N | 1402 GARFIELD ST |
| 3 | 0 | 293820 | 0160 | 04/20/11 | \$215,000 | \$249,000 | 1,500 | 7 | 1967 | Good | 10,160 | N | N | 1170 FLORENCE ST |
| 3 | 0 | 614200 | 0050 | 11/08/13 | \$207,500 | \$215,000 | 1,500 | 7 | 1963 | Good | 9,894 | N | N | 26314 SE 426TH ST |
| 3 | 0 | 379731 | 0280 | 09/02/11 | \$306,500 | \$368,000 | 1,510 | 7 | 1995 | Good | 8,750 | N | N | 3350 WYNALDA DR |
| 3 | 0 | 559590 | 0100 | 11/17/11 | \$237,500 | \$289,000 | 1,510 | 7 | 1956 | VGood | 8,627 | N | N | 1519 PIONEER ST |
| 3 | 0 | 191730 | 0044 | 12/01/11 | \$225,000 | \$275,000 | 1,520 | 7 | 2000 | Avg | 6,168 | N | N | 1247 DAVIS AVE |
| 3 | 0 | 242006 | 9184 | 04/26/11 | \$225,000 | \$261,000 | 1,520 | 7 | 1920 | VGood | 11,471 | N | N | 3252 PORTER ST |
| 3 | 0 | 680221 | 0520 | 03/19/13 | \$213,500 | \$248,000 | 1,520 | 7 | 1991 | Avg | 9,744 | N | N | 1002 BAYSINGER PL |
| 3 | 0 | 570650 | 0415 | 02/14/12 | \$172,500 | \$212,000 | 1,530 | 7 | 1938 | Good | 12,800 | N | N | 1913 WILSON AVE |
| 3 | 0 | 543782 | 0170 | 08/21/12 | \$210,000 | \$257,000 | 1,550 | 7 | 1983 | Avg | 12,869 | N | N | 349 HARMONY LN |
| 3 | 0 | 560200 | 0295 | 07/29/13 | \$205,000 | \$226,000 | 1,550 | 7 | 1958 | Good | 10,212 | N | N | 1541 GARFIELD ST |
| 3 | 0 | 076681 | 0080 | 05/09/13 | \$260,000 | \$297,000 | 1,570 | 7 | 1991 | Avg | 8,794 | N | N | 3012 ELMONT AVE |
| 3 | 0 | 164500 | 0330 | 11/22/13 | \$190,000 | \$195,000 | 1,570 | 7 | 1963 | Avg | 7,600 | N | N | 1867 CLOVERCREST ST |
| 3 | 0 | 116340 | 0020 | 11/09/11 | \$220,000 | \$268,000 | 1,590 | 7 | 1971 | Good | 21,600 | N | N | 28130 SE 430TH ST |
| 3 | 0 | 570650 | 0180 | 01/11/12 | \$172,000 | \$211,000 | 1,610 | 7 | 1950 | Good | 9,600 | N | N | 1705 WILSON AVE |
| 3 | 0 | 076680 | 0150 | 01/14/11 | \$225,000 | \$250,000 | 1,620 | 7 | 1990 | Avg | 10,191 | N | N | 1033 BERILLA DR |
| 3 | 0 | 779200 | 0080 | 06/09/11 | \$252,000 | \$296,000 | 1,620 | 7 | 1957 | Good | 27,595 | Y | N | 28115 SE 451ST ST |
| 3 | 0 | 771010 | 0040 | 10/02/12 | \$188,000 | \$228,000 | 1,630 | 7 | 1990 | Good | 6,875 | N | N | 1815 GARFIELD ST |
| 3 | 0 | 559590 | 0061 | 03/27/11 | \$189,900 | \$218,000 | 1,640 | 7 | 2006 | Avg | 5,651 | N | N | 2164 GRIFFIN AVE |

Improved Sales Used in This Annual Update Analysis

Area 041 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | AGLA | Bldg Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|-------------------|
| 3 | 0 | 076680 | 0050 | 11/14/13 | \$226,500 | \$234,000 | 1,650 | 7 | 1990 | Avg | 8,558 | N | N | 2857 EDITH AVE |
| 3 | 0 | 085300 | 0240 | 06/13/13 | \$235,000 | \$264,000 | 1,650 | 7 | 1994 | Avg | 7,525 | N | N | 1520 MYRTLE AVE |
| 3 | 0 | 543782 | 0050 | 04/04/13 | \$228,000 | \$264,000 | 1,650 | 7 | 1979 | VGood | 7,875 | N | N | 506 CHARWILA LN |
| 3 | 0 | 543782 | 0430 | 10/25/13 | \$220,000 | \$230,000 | 1,650 | 7 | 1979 | Good | 8,610 | N | N | 529 CHARWILA LN |
| 3 | 0 | 713820 | 0450 | 06/14/12 | \$185,000 | \$227,000 | 1,650 | 7 | 1994 | Avg | 8,469 | N | N | 410 GARLAND PL |
| 3 | 0 | 713821 | 0300 | 06/13/13 | \$249,000 | \$280,000 | 1,650 | 7 | 1994 | Avg | 7,709 | N | N | 380 WETHERBEE LN |
| 3 | 0 | 713821 | 0020 | 07/18/12 | \$214,950 | \$264,000 | 1,650 | 7 | 1995 | Avg | 8,408 | N | N | 3454 WETHERBEE LN |
| 3 | 0 | 713821 | 0370 | 05/06/13 | \$230,000 | \$263,000 | 1,650 | 7 | 1995 | Avg | 10,919 | N | N | 3374 WARD CT |
| 3 | 0 | 713821 | 0150 | 12/20/13 | \$234,000 | \$236,000 | 1,650 | 7 | 1994 | Avg | 9,022 | N | N | 325 RANDALL PL |
| 3 | 0 | 932101 | 0080 | 05/20/13 | \$180,000 | \$205,000 | 1,650 | 7 | 1981 | Good | 8,980 | N | N | 1245 SEMANSKI ST |
| 3 | 0 | 232006 | 9201 | 11/29/12 | \$215,000 | \$258,000 | 1,660 | 7 | 2006 | Avg | 15,930 | N | N | 2122 MCHUGH AVE |
| 3 | 0 | 262006 | 9203 | 07/27/12 | \$277,000 | \$339,000 | 1,660 | 7 | 2009 | Avg | 9,120 | N | N | 542 SEMANSKI ST |
| 3 | 0 | 369830 | 0010 | 06/18/12 | \$320,000 | \$393,000 | 1,660 | 7 | 1913 | VGood | 17,685 | N | N | 1024 MCKINLEY ST |
| 3 | 0 | 866100 | 0084 | 06/28/12 | \$214,950 | \$264,000 | 1,660 | 7 | 1983 | Good | 6,500 | N | N | 1960 GARFIELD ST |
| 3 | 0 | 156590 | 0060 | 03/05/13 | \$214,244 | \$250,000 | 1,670 | 7 | 1992 | Avg | 9,296 | N | N | 455 CHINOOK AVE |
| 3 | 0 | 570238 | 0630 | 11/16/11 | \$187,000 | \$228,000 | 1,670 | 7 | 1990 | Avg | 7,606 | N | N | 306 JEWELL ST |
| 3 | 0 | 570238 | 0380 | 12/13/11 | \$185,000 | \$226,000 | 1,670 | 7 | 1991 | Avg | 10,094 | N | N | 205 JEWELL ST |
| 3 | 0 | 570238 | 0520 | 03/20/12 | \$170,000 | \$209,000 | 1,670 | 7 | 1991 | Avg | 10,422 | N | N | 103 JEWELL ST |
| 3 | 0 | 232006 | 9331 | 08/08/12 | \$324,950 | \$398,000 | 1,690 | 7 | 1978 | Good | 18,225 | N | N | 2540 KIBLER AVE |
| 3 | 0 | 076681 | 0480 | 08/06/12 | \$233,700 | \$286,000 | 1,700 | 7 | 1992 | Avg | 8,837 | N | N | 3118 EDEL AVE |
| 3 | 0 | 570238 | 0590 | 01/12/13 | \$220,000 | \$261,000 | 1,700 | 7 | 1991 | Avg | 6,735 | N | N | 326 JEWELL ST |
| 3 | 0 | 614200 | 0130 | 06/24/11 | \$205,000 | \$242,000 | 1,700 | 7 | 1966 | Good | 11,118 | N | N | 26008 SE 426TH ST |
| 3 | 0 | 807805 | 0010 | 12/09/13 | \$259,950 | \$264,000 | 1,700 | 7 | 1996 | Avg | 8,463 | N | N | 1930 HIGHPOINT ST |
| 3 | 0 | 807805 | 0140 | 02/21/13 | \$200,000 | \$235,000 | 1,700 | 7 | 1996 | Avg | 8,448 | N | N | 1822 HIGHPOINT ST |
| 3 | 0 | 232006 | 9127 | 04/27/12 | \$230,000 | \$283,000 | 1,720 | 7 | 1964 | Good | 15,476 | N | N | 3040 DIVISION ST |
| 3 | 0 | 807805 | 0170 | 05/26/11 | \$246,990 | \$289,000 | 1,720 | 7 | 1996 | Avg | 9,315 | N | N | 1900 HIGHPOINT ST |
| 3 | 0 | 807805 | 0220 | 05/11/12 | \$230,000 | \$283,000 | 1,720 | 7 | 1998 | Avg | 8,643 | N | N | 3249 LOIS LN |
| 3 | 0 | 807805 | 0050 | 11/19/12 | \$215,000 | \$259,000 | 1,720 | 7 | 1998 | Avg | 8,615 | N | N | 1906 LOIS LN |
| 3 | 0 | 807805 | 0130 | 01/16/12 | \$183,250 | \$225,000 | 1,720 | 7 | 1996 | Avg | 8,320 | N | N | 1770 HIGHPOINT ST |

Improved Sales Used in This Annual Update Analysis

Area 041 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | AGLA | Bldg Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|-----------------------|
| 3 | 0 | 230971 | 0230 | 01/10/11 | \$242,500 | \$269,000 | 1,740 | 7 | 2010 | Avg | 5,757 | N | N | 314 ASMUNDSON LN N |
| 3 | 0 | 237280 | 0105 | 08/14/13 | \$215,000 | \$235,000 | 1,740 | 7 | 1956 | Good | 9,126 | N | N | 1121 GARFIELD ST |
| 3 | 0 | 132006 | 9031 | 01/14/11 | \$345,000 | \$383,000 | 1,770 | 7 | 1922 | VGood | 29,348 | N | N | 26222 SE 432ND ST |
| 3 | 0 | 156590 | 0020 | 09/19/11 | \$220,000 | \$265,000 | 1,800 | 7 | 1992 | Avg | 8,494 | N | N | 1205 CHINOOK AVE |
| 3 | 0 | 132006 | 9223 | 02/20/12 | \$249,000 | \$306,000 | 1,810 | 7 | 1969 | Good | 100,188 | N | N | 3615 DIVISION ST |
| 3 | 0 | 392500 | 0030 | 09/23/11 | \$260,000 | \$314,000 | 1,850 | 7 | 1997 | Avg | 9,515 | Y | N | 3210 GARFIELD ST |
| 3 | 0 | 156590 | 0410 | 02/05/13 | \$219,000 | \$258,000 | 1,860 | 7 | 1992 | Avg | 8,841 | N | N | 452 MICHAEL AVE |
| 3 | 0 | 242006 | 9392 | 08/22/11 | \$179,900 | \$216,000 | 1,860 | 7 | 1917 | Good | 10,500 | N | N | 2908 PORTER ST |
| 3 | 0 | 570238 | 0600 | 09/13/11 | \$173,100 | \$209,000 | 1,860 | 7 | 1991 | Avg | 5,973 | N | N | 324 JEWELL ST |
| 3 | 0 | 076681 | 0170 | 01/12/12 | \$235,000 | \$288,000 | 1,870 | 7 | 1990 | Avg | 9,610 | N | N | 1002 FARRELLY ST |
| 3 | 0 | 242006 | 9033 | 07/31/12 | \$155,000 | \$190,000 | 1,870 | 7 | 1936 | Avg | 8,000 | N | N | 2023 WELLS ST |
| 3 | 0 | 379730 | 0230 | 07/11/12 | \$277,000 | \$340,000 | 1,870 | 7 | 1994 | Avg | 8,628 | N | N | 3102 CHELSEA LN |
| 3 | 0 | 379731 | 0090 | 05/28/13 | \$270,000 | \$306,000 | 1,910 | 7 | 1994 | Avg | 9,237 | N | N | 3371 WYNALDA DR |
| 3 | 0 | 257191 | 0280 | 08/21/13 | \$285,000 | \$310,000 | 1,930 | 7 | 1992 | Avg | 9,750 | Y | N | 3101 CHRISTIANSON AVE |
| 3 | 0 | 272290 | 0110 | 08/30/11 | \$258,000 | \$310,000 | 1,930 | 7 | 1967 | Good | 9,000 | N | N | 2431 INITIAL AVE |
| 3 | 0 | 293810 | 0040 | 11/26/12 | \$255,000 | \$306,000 | 1,930 | 7 | 1960 | VGood | 9,282 | N | N | 1136 GARFIELD ST |
| 3 | 0 | 230971 | 0030 | 08/22/12 | \$217,000 | \$265,000 | 1,960 | 7 | 2011 | Avg | 4,681 | N | N | 243 RIGGS DR E |
| 3 | 0 | 242006 | 9487 | 07/03/12 | \$235,000 | \$289,000 | 1,970 | 7 | 1989 | Avg | 7,892 | N | N | 3130 CINKOVICH ST |
| 3 | 0 | 713820 | 0410 | 06/18/13 | \$290,000 | \$326,000 | 1,970 | 7 | 1994 | Good | 8,640 | N | N | 3477 GARLAND PL |
| 3 | 0 | 713820 | 0400 | 04/18/12 | \$204,115 | \$251,000 | 1,970 | 7 | 1994 | Avg | 8,640 | N | N | 3457 GARLAND PL |
| 3 | 0 | 713821 | 0210 | 08/23/11 | \$269,000 | \$323,000 | 1,970 | 7 | 1994 | Avg | 8,466 | N | N | 3295 RANDALL PL |
| 3 | 0 | 713821 | 0420 | 02/25/11 | \$268,000 | \$303,000 | 1,970 | 7 | 1995 | Avg | 14,792 | Y | N | 3389 WARD CT |
| 3 | 0 | 713821 | 0240 | 04/09/12 | \$205,000 | \$252,000 | 1,970 | 7 | 1994 | Avg | 8,403 | N | N | 3357 RANDALL PL |
| 3 | 0 | 230971 | 0010 | 12/15/11 | \$259,950 | \$318,000 | 2,010 | 7 | 2011 | Avg | 5,001 | N | N | 209 RIGGS DR E |
| 3 | 0 | 614200 | 0110 | 05/28/13 | \$200,000 | \$227,000 | 2,070 | 7 | 1959 | Good | 14,264 | N | N | 42601 264TH AVE SE |
| 3 | 0 | 132006 | 9261 | 02/10/12 | \$255,000 | \$313,000 | 2,082 | 7 | 2000 | Avg | 26,802 | Y | N | 1795 MCHUGH AVE |
| 3 | 0 | 379731 | 0070 | 02/22/12 | \$295,500 | \$363,000 | 2,270 | 7 | 1995 | Avg | 9,240 | N | N | 3335 WYNALDA DR |
| 3 | 0 | 230971 | 0160 | 06/13/11 | \$263,118 | \$310,000 | 2,280 | 7 | 2011 | Avg | 5,095 | N | N | 278 BRUHN LN N |
| 3 | 0 | 809160 | 0220 | 04/26/11 | \$325,000 | \$377,000 | 2,290 | 7 | 1987 | Good | 8,597 | N | N | 1351 FARRELLY ST |

Improved Sales Used in This Annual Update Analysis

Area 041 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | AGLA | Bldg Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|------|----------|------|-------------|-----------------------|
| 3 | 0 | 230971 | 0140 | 10/18/13 | \$330,000 | \$347,000 | 2,380 | 7 | 2010 | Avg | 6,185 | Y | N | 224 BRUHN LN N |
| 3 | 0 | 713820 | 0280 | 07/19/13 | \$333,000 | \$368,000 | 2,400 | 7 | 1994 | Good | 10,430 | N | N | 595 BLANCHAT CT |
| 3 | 0 | 543782 | 0160 | 07/18/13 | \$279,950 | \$310,000 | 2,410 | 7 | 1982 | Good | 11,754 | N | N | 2430 HARMONY LN |
| 3 | 0 | 771590 | 0060 | 05/16/12 | \$320,000 | \$394,000 | 2,410 | 7 | 2003 | Avg | 12,590 | N | N | 1821 SHANON LN |
| 3 | 0 | 713820 | 0130 | 03/01/11 | \$266,350 | \$302,000 | 2,450 | 7 | 1994 | Avg | 8,400 | N | N | 3426 GARLAND PL |
| 3 | 0 | 242006 | 9427 | 10/19/12 | \$285,000 | \$345,000 | 2,500 | 7 | 1981 | Avg | 19,858 | N | N | 1725 LOWELL AVE |
| 3 | 0 | 379731 | 0270 | 05/04/12 | \$305,000 | \$376,000 | 2,510 | 7 | 1995 | Avg | 8,875 | N | N | 3368 WYNALDA DR |
| 3 | 0 | 771010 | 0090 | 06/03/13 | \$325,000 | \$367,000 | 2,530 | 7 | 1979 | Avg | 29,099 | N | N | 1948 HARDING ST |
| 3 | 0 | 248210 | 0130 | 10/25/12 | \$250,000 | \$302,000 | 2,560 | 7 | 1993 | Avg | 19,055 | N | N | 42830 283RD AVE SE |
| 3 | 0 | 257191 | 0290 | 09/24/13 | \$329,000 | \$351,000 | 2,630 | 7 | 1993 | Good | 9,905 | N | N | 3117 CHRISTIANSON AVE |
| 3 | 0 | 230971 | 0050 | 08/06/12 | \$250,000 | \$306,000 | 2,660 | 7 | 2010 | Avg | 4,681 | N | N | 277 RIGGS DR E |
| 3 | 0 | 230971 | 0060 | 09/02/11 | \$284,950 | \$343,000 | 2,770 | 7 | 2010 | Avg | 5,093 | N | N | 285 RIGGS DR E |
| 3 | 0 | 230971 | 0150 | 09/06/11 | \$269,950 | \$325,000 | 2,800 | 7 | 2011 | Avg | 5,291 | N | N | 256 BRUHN LN N |
| 3 | 0 | 230971 | 0220 | 03/04/11 | \$297,000 | \$337,000 | 2,850 | 7 | 2010 | Avg | 7,613 | Y | N | 302 ASMUNDSON LN N |
| 3 | 0 | 164500 | 0270 | 11/26/12 | \$200,000 | \$240,000 | 3,120 | 7 | 1966 | Good | 7,700 | N | N | 1774 MCKINLEY ST |
| 3 | 0 | 814130 | 0160 | 02/01/12 | \$265,000 | \$326,000 | 1,580 | 8 | 2011 | Avg | 5,975 | N | N | 467 BONDGARD AVE E |
| 3 | 0 | 814130 | 0140 | 09/28/13 | \$277,075 | \$295,000 | 1,600 | 8 | 2010 | Avg | 5,255 | N | N | 483 BONDGARD AVE E |
| 3 | 0 | 246880 | 0120 | 05/11/11 | \$359,500 | \$419,000 | 1,660 | 8 | 1979 | Good | 16,322 | Y | N | 28700 SE 462ND PL |
| 3 | 0 | 800610 | 0335 | 01/20/11 | \$250,000 | \$278,000 | 1,660 | 8 | 1948 | Good | 6,500 | N | N | 1155 WELLS ST |
| 3 | 0 | 076681 | 0020 | 04/08/13 | \$259,000 | \$299,000 | 1,670 | 8 | 2004 | Avg | 8,491 | N | N | 3104 ELMONT AVE |
| 3 | 0 | 779200 | 0005 | 07/13/12 | \$190,000 | \$233,000 | 1,680 | 8 | 1960 | Avg | 38,896 | N | N | 44830 283RD AVE SE |
| 3 | 0 | 779200 | 0125 | 10/11/11 | \$280,000 | \$339,000 | 1,700 | 8 | 1959 | Good | 25,449 | N | N | 44932 281ST AVE SE |
| 3 | 0 | 257190 | 0090 | 09/30/11 | \$234,500 | \$284,000 | 1,730 | 8 | 1991 | Avg | 9,210 | N | N | 555 BURGER PL |
| 3 | 0 | 779200 | 0175 | 02/01/11 | \$240,000 | \$269,000 | 1,730 | 8 | 1968 | Good | 30,208 | N | N | 45004 283RD AVE SE |
| 3 | 0 | 807849 | 0280 | 09/17/12 | \$264,950 | \$322,000 | 1,730 | 8 | 1992 | Avg | 10,002 | N | N | 3310 SPRING PL |
| 3 | 0 | 779200 | 0090 | 12/19/13 | \$225,000 | \$227,000 | 1,740 | 8 | 1957 | Good | 27,595 | Y | N | 28213 SE 451ST ST |
| 3 | 0 | 257190 | 0190 | 12/08/11 | \$212,300 | \$259,000 | 1,750 | 8 | 1990 | Avg | 9,234 | N | N | 429 FARRELLY ST |
| 3 | 0 | 257190 | 0490 | 05/23/13 | \$319,000 | \$362,000 | 1,770 | 8 | 1991 | Avg | 12,070 | N | N | 2860 LINK AVE |
| 3 | 0 | 814130 | 0110 | 09/23/11 | \$265,000 | \$320,000 | 1,770 | 8 | 2011 | Avg | 4,800 | Y | N | BONDGARD AVE E |

Improved Sales Used in This Annual Update Analysis

Area 041 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | AGLA | Bldg Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|----------------------|
| 3 | 0 | 379730 | 0170 | 06/14/13 | \$275,000 | \$309,000 | 1,780 | 8 | 1994 | Avg | 9,983 | N | N | 3045 WYNALDA DR |
| 3 | 0 | 379730 | 0080 | 05/17/13 | \$240,000 | \$273,000 | 1,780 | 8 | 1993 | Avg | 9,469 | N | N | 3170 WYNALDA DR |
| 3 | 0 | 302007 | 9097 | 05/01/12 | \$292,000 | \$360,000 | 1,830 | 8 | 1991 | Avg | 211,259 | Y | N | 46310 290TH AVE SE |
| 3 | 0 | 272290 | 0080 | 12/11/12 | \$197,950 | \$237,000 | 1,850 | 8 | 1968 | Good | 8,925 | N | N | 1415 LORAIN ST |
| 3 | 0 | 779200 | 0170 | 06/11/12 | \$300,000 | \$369,000 | 1,850 | 8 | 1960 | VGood | 24,614 | Y | N | 44932 283RD AVE SE |
| 3 | 0 | 943290 | 0380 | 12/27/13 | \$265,000 | \$266,000 | 1,850 | 8 | 1996 | Avg | 8,770 | N | N | 1921 HAWK CT |
| 3 | 0 | 807849 | 0320 | 09/12/13 | \$279,950 | \$301,000 | 1,860 | 8 | 1991 | Avg | 9,941 | N | N | 206 ALMADON ST |
| 3 | 0 | 302007 | 9077 | 07/01/13 | \$340,000 | \$379,000 | 1,870 | 8 | 1975 | Good | 60,730 | Y | N | 45230 288TH AVE SE |
| 3 | 0 | 932101 | 0010 | 07/02/13 | \$299,000 | \$333,000 | 1,880 | 8 | 1985 | Avg | 12,117 | N | N | 1260 SEMANSKI ST |
| 3 | 0 | 541610 | 0020 | 07/15/11 | \$274,000 | \$325,000 | 1,910 | 8 | 2004 | Avg | 8,329 | N | N | 3547 LARSEN AVE |
| 3 | 0 | 232006 | 9141 | 09/27/12 | \$330,000 | \$401,000 | 1,920 | 8 | 1985 | Good | 18,778 | Y | N | 2986 GOSSARD PL |
| 3 | 0 | 560200 | 0150 | 09/07/12 | \$272,000 | \$332,000 | 1,930 | 8 | 1963 | VGood | 8,981 | N | N | 2276 STEVENSON AVE |
| 3 | 0 | 807849 | 0450 | 10/21/13 | \$218,000 | \$229,000 | 1,930 | 8 | 1990 | Avg | 10,151 | Y | N | 203 SUMMER PL |
| 3 | 0 | 325750 | 0025 | 03/06/12 | \$201,000 | \$247,000 | 1,950 | 8 | 1983 | Good | 8,798 | N | N | 1471 FLORENCE ST |
| 3 | 0 | 943290 | 0400 | 06/17/13 | \$273,999 | \$308,000 | 1,980 | 8 | 1991 | Avg | 8,438 | N | N | 1941 HAWK CT |
| 3 | 0 | 257190 | 0440 | 05/09/12 | \$235,000 | \$289,000 | 1,990 | 8 | 1990 | Avg | 8,004 | N | N | 404 FARRELLY ST |
| 3 | 0 | 248210 | 0140 | 06/19/13 | \$254,000 | \$285,000 | 2,010 | 8 | 1977 | Good | 16,532 | N | N | 42824 283RD AVE SE |
| 3 | 0 | 779200 | 0150 | 09/12/13 | \$290,000 | \$312,000 | 2,010 | 8 | 1960 | Good | 26,005 | N | N | 44931 283RD AVE SE |
| 3 | 0 | 232006 | 9115 | 03/28/13 | \$280,000 | \$325,000 | 2,080 | 8 | 1963 | VGood | 35,200 | N | N | 3102 OLYMPIC PL |
| 3 | 0 | 543781 | 0210 | 06/11/13 | \$268,950 | \$303,000 | 2,090 | 8 | 1978 | Good | 8,042 | Y | N | 642 C CT |
| 3 | 0 | 232006 | 9055 | 05/24/13 | \$455,000 | \$516,000 | 2,100 | 8 | 1933 | VGood | 27,082 | N | N | 1867 GOSSARD ST |
| 3 | 0 | 943290 | 0720 | 09/25/12 | \$211,000 | \$256,000 | 2,140 | 8 | 1997 | Avg | 8,741 | N | N | 3111 KIBLER AVE |
| 3 | 0 | 257192 | 0100 | 06/26/12 | \$205,000 | \$252,000 | 2,150 | 8 | 1993 | Avg | 9,839 | N | N | 2940 OLIE ANN PL |
| 3 | 0 | 242006 | 9134 | 07/11/13 | \$355,000 | \$394,000 | 2,210 | 8 | 2012 | Avg | 8,119 | N | N | 1343 MARION ST |
| 3 | 0 | 943290 | 0780 | 12/31/13 | \$289,999 | \$290,000 | 2,270 | 8 | 1997 | Avg | 8,400 | N | N | 3025 HIGHPOINT ST |
| 3 | 0 | 542281 | 0120 | 09/18/12 | \$292,000 | \$355,000 | 2,400 | 8 | 2001 | Avg | 8,837 | Y | N | 3213 LARSEN AVE |
| 3 | 0 | 943290 | 0470 | 02/21/13 | \$315,000 | \$370,000 | 2,410 | 8 | 1991 | Good | 8,415 | N | N | 3015 CARBON RIDGE ST |
| 3 | 0 | 426600 | 0060 | 11/26/12 | \$259,210 | \$311,000 | 2,420 | 8 | 1990 | Avg | 10,762 | N | N | 2370 MCHUGH AVE |
| 3 | 0 | 230970 | 0060 | 04/17/13 | \$213,000 | \$245,000 | 2,470 | 8 | 2007 | Avg | 4,500 | N | N | 259 BONDGARD AVE E |

Improved Sales Used in This Annual Update Analysis

Area 041 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | AGLA | Bldg Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|--------------------|
| 3 | 0 | 257192 | 0070 | 06/07/12 | \$275,000 | \$338,000 | 2,470 | 8 | 1995 | Avg | 13,027 | N | N | 2965 OLIE ANN PL |
| 3 | 0 | 542282 | 0040 | 07/11/13 | \$341,500 | \$379,000 | 2,510 | 8 | 2002 | Avg | 9,240 | N | N | 3323 PHILLIPS AVE |
| 3 | 0 | 232006 | 9094 | 10/16/13 | \$470,000 | \$495,000 | 2,520 | 8 | 1932 | VGood | 40,330 | N | N | 1321 FLORENCE ST |
| 3 | 0 | 932100 | 0200 | 04/05/11 | \$380,000 | \$437,000 | 2,560 | 8 | 1969 | VGood | 13,104 | N | N | 2755 LINCOLN AVE |
| 3 | 0 | 230970 | 0140 | 04/26/12 | \$236,500 | \$291,000 | 2,570 | 8 | 2008 | Avg | 5,101 | N | N | 282 BONDGARD AVE E |
| 3 | 0 | 230970 | 0350 | 09/25/12 | \$275,000 | \$334,000 | 2,640 | 8 | 2007 | Avg | 5,647 | N | N | 404 ASMUNDSON LN N |
| 3 | 0 | 542282 | 0080 | 05/01/13 | \$345,000 | \$395,000 | 2,640 | 8 | 2001 | Avg | 11,469 | Y | N | 3229 PHILLIPS AVE |
| 3 | 0 | 542282 | 0060 | 05/26/11 | \$276,500 | \$324,000 | 2,670 | 8 | 2004 | Avg | 9,240 | N | N | 3285 PHILLIPS AVE |
| 3 | 0 | 542282 | 0110 | 10/11/13 | \$340,000 | \$359,000 | 2,690 | 8 | 2001 | Avg | 8,896 | Y | N | 3228 PHILLIPS AVE |
| 3 | 0 | 230970 | 0160 | 04/26/12 | \$260,000 | \$320,000 | 2,800 | 8 | 2007 | Avg | 4,681 | N | N | 258 BONDGARD AVE E |
| 3 | 0 | 230970 | 0120 | 11/26/12 | \$225,000 | \$270,000 | 2,800 | 8 | 2008 | Avg | 4,442 | N | N | 340 BONDGARD AVE E |
| 3 | 0 | 855680 | 0140 | 07/11/13 | \$402,000 | \$446,000 | 2,800 | 8 | 2002 | Avg | 15,963 | N | N | 2764 MCHUGH AVE |
| 3 | 0 | 542281 | 0010 | 01/12/11 | \$285,000 | \$316,000 | 2,810 | 8 | 2001 | Avg | 10,433 | N | N | 3464 LARSEN AVE |
| 3 | 0 | 542282 | 0070 | 07/01/13 | \$350,000 | \$391,000 | 2,850 | 8 | 2004 | Avg | 9,237 | N | N | 3265 PHILLIPS AVE |
| 3 | 0 | 541610 | 0030 | 04/30/13 | \$349,950 | \$401,000 | 2,900 | 8 | 2001 | Good | 8,315 | N | N | 3521 LARSEN AVE |
| 3 | 0 | 542281 | 0090 | 09/03/13 | \$359,950 | \$389,000 | 2,980 | 8 | 1999 | Avg | 13,724 | N | N | 3239 LARSEN AVE |
| 3 | 0 | 369870 | 0140 | 03/19/12 | \$270,000 | \$332,000 | 3,220 | 8 | 1973 | Avg | 9,840 | N | N | 2914 OLYMPIC PL |
| 3 | 0 | 542281 | 0020 | 09/17/12 | \$307,000 | \$374,000 | 3,450 | 8 | 1999 | Avg | 11,178 | N | N | 3427 PHILLIPS AVE |
| 3 | 0 | 142006 | 9128 | 09/07/12 | \$420,000 | \$512,000 | 1,880 | 9 | 1998 | Avg | 24,300 | Y | N | 3452 HARDING ST |
| 3 | 0 | 257190 | 0500 | 09/22/11 | \$420,000 | \$507,000 | 1,910 | 9 | 1990 | VGood | 12,070 | N | N | 2846 LINK AVE |
| 3 | 0 | 232006 | 9350 | 05/24/13 | \$269,000 | \$305,000 | 2,240 | 9 | 1986 | Good | 8,400 | N | N | 2946 GOSSARD PL |
| 3 | 0 | 559590 | 0015 | 09/13/13 | \$250,000 | \$268,000 | 2,280 | 9 | 1955 | Good | 13,482 | N | N | 2044 GRIFFIN AVE |
| 3 | 0 | 855680 | 0160 | 05/21/13 | \$408,500 | \$464,000 | 2,460 | 9 | 2005 | Avg | 17,818 | N | N | 2723 PERRY CT |
| 3 | 0 | 782370 | 0040 | 04/03/13 | \$470,000 | \$544,000 | 2,600 | 9 | 1922 | VGood | 16,250 | N | N | 1736 FRANKLIN ST |
| 3 | 0 | 814130 | 0070 | 06/03/11 | \$329,000 | \$386,000 | 2,740 | 9 | 2007 | Avg | 4,800 | Y | N | 444 BONDGARD AVE E |
| 3 | 0 | 807849 | 0440 | 05/25/12 | \$300,000 | \$369,000 | 2,790 | 9 | 1991 | Avg | 12,480 | Y | N | 205 SUMMER PL |
| 3 | 0 | 855680 | 0190 | 06/13/11 | \$369,000 | \$434,000 | 2,880 | 9 | 2001 | Avg | 20,279 | N | N | 2688 MCHUGH AVE |
| 3 | 0 | 855680 | 0040 | 07/09/12 | \$480,000 | \$589,000 | 2,980 | 9 | 2001 | Avg | 14,999 | N | N | 3111 FLORENCE ST |
| 3 | 0 | 085300 | 0140 | 11/26/12 | \$362,500 | \$435,000 | 3,010 | 9 | 1952 | VGood | 10,825 | N | N | 1532 GRIFFIN AVE |

Improved Sales Used in This Annual Update Analysis

Area 041 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | AGLA | Bldg Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|---------------------|
| 3 | 0 | 814130 | 0230 | 04/25/12 | \$349,900 | \$431,000 | 3,260 | 9 | 2007 | Avg | 6,040 | Y | N | 512 COOPER LN N |
| 3 | 0 | 719580 | 0010 | 07/06/11 | \$375,000 | \$444,000 | 3,350 | 9 | 1927 | VGood | 32,900 | N | N | 1357 WASHINGTON AVE |
| 3 | 0 | 192007 | 9143 | 09/14/11 | \$429,000 | \$517,000 | 3,640 | 9 | 1996 | Avg | 47,044 | N | N | 28210 SE 440TH ST |
| 3 | 0 | 232006 | 9286 | 04/16/12 | \$327,000 | \$403,000 | 4,180 | 9 | 1918 | VGood | 18,000 | N | N | 2510 GRIFFIN AVE |

Improved Sales Removed in This Annual Update Analysis

Area 041 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|-----------|------------|----------------------------------------------------------------------------------|
| 3 | 0 | 034940 | 0060 | 04/01/13 | \$137,427 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 3 | 0 | 076680 | 0050 | 03/20/13 | \$165,750 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 3 | 0 | 089800 | 0125 | 11/01/12 | \$250,642 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 3 | 0 | 089800 | 0125 | 03/19/13 | \$101,000 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE |
| 3 | 0 | 132006 | 9039 | 10/02/12 | \$150,180 | %NETCOND;BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE |
| 3 | 0 | 132006 | 9039 | 01/11/13 | \$175,251 | %NETCOND;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE |
| 3 | 0 | 132006 | 9040 | 03/19/13 | \$185,600 | PRESENT CHARACTERISTICS DOES NOT MATCH SALE CHARACTERISTICS |
| 3 | 0 | 132006 | 9066 | 10/26/12 | \$90,000 | PREVIMP<=25K |
| 3 | 0 | 132006 | 9071 | 03/28/11 | \$175,000 | NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE |
| 3 | 0 | 132006 | 9080 | 03/28/12 | \$230,500 | DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE |
| 3 | 0 | 132006 | 9094 | 09/27/13 | \$166,600 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 3 | 0 | 132006 | 9141 | 05/30/12 | \$60,000 | DOR RATIO;NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE |
| 3 | 0 | 132006 | 9194 | 10/23/12 | \$95,000 | NON-REPRESENTATIVE SALE |
| 3 | 0 | 132006 | 9275 | 05/07/13 | \$288,060 | BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 3 | 0 | 142006 | 9045 | 12/05/11 | \$90,000 | SAS DIAGNOSTIC OUTLIER; BOX PLOTS |
| 3 | 0 | 156590 | 0340 | 06/14/11 | \$33,493 | DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.) |
| 3 | 0 | 156590 | 0390 | 11/22/11 | \$232,255 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 3 | 0 | 156590 | 0390 | 04/06/12 | \$169,000 | NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE |
| 3 | 0 | 164500 | 0060 | 07/09/12 | \$240,916 | BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 3 | 0 | 164500 | 0130 | 08/22/13 | \$294,430 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY |
| 3 | 0 | 164500 | 0200 | 03/07/11 | \$241,913 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 3 | 0 | 164500 | 0270 | 11/23/11 | \$254,720 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY |
| 3 | 0 | 182007 | 9037 | 12/12/12 | \$115,000 | NON-REPRESENTATIVE SALE |
| 3 | 0 | 188250 | 0005 | 02/22/12 | \$120,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE |
| 3 | 0 | 192007 | 9033 | 11/16/12 | \$126,668 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE; QUIT CLAIM DEED |
| 3 | 0 | 230970 | 0090 | 12/16/11 | \$377,208 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY |
| 3 | 0 | 230970 | 0090 | 10/16/12 | \$215,000 | EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE |
| 3 | 0 | 230970 | 0210 | 01/08/13 | \$190,000 | NON REPRESENTATIVE SALE |
| 3 | 0 | 232006 | 9074 | 12/02/13 | \$69,580 | DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE |
| 3 | 0 | 232006 | 9083 | 09/30/13 | \$230,557 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |

Improved Sales Removed in This Annual Update Analysis

Area 041 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|-----------|------------|------------------------------------------------------------------------------|
| 3 | 0 | 232006 | 9083 | 11/25/13 | \$126,000 | NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE |
| 3 | 0 | 232006 | 9129 | 02/22/11 | \$130,000 | NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE |
| 3 | 0 | 232006 | 9160 | 01/30/12 | \$73,300 | DOR RATIO;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE |
| 3 | 0 | 232006 | 9383 | 11/17/11 | \$204,250 | IMP CHARACTERISTICS CHANGED SINCE SALE |
| 3 | 0 | 242006 | 9104 | 02/08/13 | \$77,500 | DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.) |
| 3 | 0 | 242006 | 9106 | 11/11/13 | \$182,699 | BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY |
| 3 | 0 | 242006 | 9128 | 05/10/12 | \$73,000 | DOR RATIO |
| 3 | 0 | 242006 | 9140 | 03/08/13 | \$150,000 | SAS DIAGNOSTIC OUTLIER; STATISTICAL OUTLIER |
| 3 | 0 | 242006 | 9220 | 08/08/13 | \$210,951 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 3 | 0 | 242006 | 9227 | 11/26/13 | \$149,292 | BANKRUPTCY RECEIVER TRUSTEE; NO MARKET EXPOSURE |
| 3 | 0 | 242006 | 9234 | 10/31/12 | \$115,000 | SAS DIAGNOSTIC OUTLIER; STATISTICAL OUTLIER |
| 3 | 0 | 242006 | 9234 | 06/20/12 | \$116,405 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 3 | 0 | 242006 | 9304 | 09/30/13 | \$268,374 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 3 | 0 | 242006 | 9353 | 05/24/12 | \$148,750 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 3 | 0 | 242006 | 9412 | 02/01/12 | \$315,340 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 3 | 0 | 242006 | 9420 | 12/06/11 | \$134,427 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 3 | 0 | 242006 | 9446 | 03/21/12 | \$106,000 | SAS DIAGNOSTIC OUTLIER; BOX PLOTS |
| 3 | 0 | 242006 | 9446 | 11/28/11 | \$246,958 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 3 | 0 | 242006 | 9526 | 03/22/13 | \$96,528 | DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE |
| 3 | 0 | 246880 | 0180 | 03/01/11 | \$224,900 | NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE |
| 3 | 0 | 257190 | 0440 | 12/16/11 | \$299,475 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY |
| 3 | 0 | 257191 | 0530 | 09/09/13 | \$263,440 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 3 | 0 | 257191 | 0530 | 09/13/13 | \$354,557 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON REPRESENTATIVE SALE |
| 3 | 0 | 262006 | 9007 | 09/26/12 | \$465,000 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 3 | 0 | 262006 | 9007 | 12/14/12 | \$540,000 | BUILDER OR DEVELOPER SALES; TEAR DOWN; SEG/MERGE AFTER SALE |
| 3 | 0 | 262006 | 9055 | 08/17/11 | \$140,000 | NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE |
| 3 | 0 | 262006 | 9061 | 03/09/11 | \$185,000 | BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 3 | 0 | 262006 | 9075 | 03/19/12 | \$101,500 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE |
| 3 | 0 | 262006 | 9077 | 06/24/12 | \$98,900 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY |
| 3 | 0 | 272290 | 0040 | 11/14/11 | \$125,000 | NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE |

Improved Sales Removed in This Annual Update Analysis

Area 041 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|-----------|------------|------------------------------------------------------------------------------|
| 3 | 0 | 332650 | 0006 | 07/09/13 | \$275,002 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY |
| 3 | 0 | 370190 | 0015 | 01/10/11 | \$116,500 | NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE |
| 3 | 0 | 371780 | 0070 | 01/27/12 | \$30,000 | DOR RATIO;NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE |
| 3 | 0 | 541610 | 0030 | 02/27/13 | \$240,400 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 3 | 0 | 542282 | 0070 | 02/22/13 | \$313,114 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY |
| 3 | 0 | 543781 | 0350 | 04/29/13 | \$5,000 | DOR RATIO;NO MARKET EXPOSURE |
| 3 | 0 | 543782 | 0070 | 09/16/11 | \$168,604 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 3 | 0 | 543782 | 0070 | 12/27/11 | \$160,000 | NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE |
| 3 | 0 | 543782 | 0120 | 10/10/13 | \$244,924 | BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 3 | 0 | 543782 | 0160 | 03/28/13 | \$152,800 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 3 | 0 | 543782 | 0180 | 04/16/13 | \$150,566 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY |
| 3 | 0 | 559590 | 0100 | 04/05/11 | \$165,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 3 | 0 | 559590 | 0235 | 09/06/11 | \$102,000 | NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE |
| 3 | 0 | 560200 | 0010 | 08/07/13 | \$170,000 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 3 | 0 | 560200 | 0090 | 10/20/11 | \$156,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE |
| 3 | 0 | 561510 | 0215 | 12/05/11 | \$144,001 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 3 | 0 | 570238 | 0130 | 04/24/13 | \$312,802 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 3 | 0 | 570238 | 0130 | 06/14/13 | \$312,802 | GOVERNMENT AGENCY; EASEMENT OR RIGHT-OF-WAY |
| 3 | 0 | 570238 | 0150 | 09/05/13 | \$336,624 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 3 | 0 | 570238 | 0220 | 11/08/13 | \$239,647 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 3 | 0 | 570238 | 0250 | 06/17/11 | \$170,000 | NO MARKET EXPOSURE |
| 3 | 0 | 570238 | 0460 | 10/01/13 | \$317,163 | BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 3 | 0 | 570650 | 0110 | 05/02/12 | \$117,000 | SAS DIAGNOSTIC OUTLIER; BOX PLOTS |
| 3 | 0 | 570650 | 0110 | 12/05/11 | \$168,194 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 3 | 0 | 570650 | 0560 | 07/06/11 | \$150,000 | NON-REPRESENTATIVE SALE |
| 3 | 0 | 601850 | 0100 | 08/28/13 | \$241,532 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 3 | 0 | 614200 | 0050 | 04/18/13 | \$229,548 | BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 3 | 0 | 614210 | 0030 | 03/15/12 | \$147,250 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE |
| 3 | 0 | 659900 | 0010 | 04/28/11 | \$140,000 | NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE |
| 3 | 0 | 680220 | 0310 | 04/12/11 | \$150,000 | NON-REPRESENTATIVE SALE |

Improved Sales Removed in This Annual Update Analysis

Area 041 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|-----------|------------|------------------------------------------------------------------------------|
| 3 | 0 | 680220 | 0740 | 09/16/13 | \$219,755 | BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 3 | 0 | 680221 | 0320 | 02/02/12 | \$149,199 | SAS DIAGNOSTIC OUTLIER; BOX PLOTS |
| 3 | 0 | 680221 | 0450 | 11/28/11 | \$248,503 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON REPRESENTATIVE SALE |
| 3 | 0 | 713821 | 0120 | 08/09/13 | \$231,400 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 3 | 0 | 719580 | 0024 | 08/15/12 | \$203,092 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY |
| 3 | 0 | 719580 | 0024 | 03/20/13 | \$148,584 | NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 3 | 0 | 771010 | 0039 | 08/16/13 | \$151,301 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 3 | 0 | 771010 | 0110 | 09/27/12 | \$292,301 | GOVERNMENT AGENCY; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX |
| 3 | 0 | 771010 | 0110 | 09/05/12 | \$316,292 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 3 | 0 | 771010 | 0172 | 11/11/11 | \$75,508 | DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE; |
| 3 | 0 | 771010 | 0190 | 02/09/12 | \$130,000 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 3 | 0 | 771010 | 0190 | 03/23/12 | \$80,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE |
| 3 | 0 | 779200 | 0110 | 05/03/12 | \$106,050 | SAS DIAGNOSTIC OUTLIER; ANOMALY DETECTION |
| 3 | 0 | 800510 | 0025 | 12/11/13 | \$90,000 | NON-REPRESENTATIVE SALE |
| 3 | 0 | 800510 | 0345 | 09/12/11 | \$412,000 | IMP COUNT |
| 3 | 0 | 800510 | 0431 | 07/22/13 | \$132,000 | SAS DIAGNOSTIC OUTLIER; STATISTICAL OUTLIER |
| 3 | 0 | 800510 | 0850 | 08/23/12 | \$74,800 | SAS DIAGNOSTIC OUTLIER; BOX PLOTS |
| 3 | 0 | 802920 | 0270 | 05/15/12 | \$115,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 3 | 0 | 802920 | 0340 | 12/03/13 | \$129,000 | BANKRUPTCY RECEIVER TRUSTEE; NO MARKET EXPOSURE |
| 3 | 0 | 807805 | 0060 | 11/21/12 | \$193,386 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 3 | 0 | 807805 | 0100 | 06/18/13 | \$166,500 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 3 | 0 | 807849 | 0320 | 01/15/13 | \$229,000 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 3 | 0 | 807849 | 0450 | 05/06/13 | \$243,445 | NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 3 | 0 | 809160 | 0050 | 10/03/13 | \$105,500 | NON-REPRESENTATIVE SALE |
| 3 | 0 | 855680 | 0140 | 11/21/12 | \$305,001 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 3 | 0 | 866100 | 0036 | 01/31/12 | \$71,900 | SAS DIAGNOSTIC OUTLIER; ANOMALY DETECTION |
| 3 | 0 | 943290 | 0720 | 05/01/12 | \$250,000 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |

Vacant Sales Used in this Annual Update Analysis

Area 041

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Lot Size | View | Waterfront |
|----------|------|--------|-------|-----------|------------|----------|------|------------|
| 003 | 0 | 142006 | 9147 | 08/27/13 | \$70,000 | 9,733 | N | N |
| 003 | 0 | 142006 | 9149 | 09/06/12 | \$85,000 | 8,501 | Y | N |
| 003 | 0 | 232006 | 9032 | 05/05/11 | \$150,000 | 16,950 | N | N |
| 003 | 0 | 242006 | 9334 | 03/04/11 | \$105,000 | 8,000 | N | N |
| 003 | 0 | 392501 | 0010 | 12/06/11 | \$78,000 | 9,515 | N | N |

Vacant Sales Removed in this Annual Update Analysis Area 041

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|-------------|------|--------|-------|-----------|------------|-------------------------------------------------------|
| 3 | 0 | 142006 | 9147 | 09/06/12 | \$52,500 | NON-REPRESENTATIVE SALE; BUILDER OR DEVELOPER SALES |
| 3 | 0 | 242006 | 9020 | 06/21/12 | \$60,000 | NO MARKET EXPOSURE; PARTIAL INTEREST (1/3, 1/2, Etc.) |
| 3 | 0 | 601850 | 0255 | 08/27/13 | \$48,500 | 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
- New Construction Evaluation

Mari "Mindy" Tianson

8/12/2014

Appraiser II

Date