

Executive Summary

North Central West Seattle - Area 048

Annual Update

Characteristics Based Market Adjustment for 2014 Assessment Roll

Previous Physical Inspection: 2011

Number of Improved Sales: 705

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	\$196,800	\$206,300	\$403,100			8.74%
2014 Value	\$196,500	\$254,300	\$450,800	\$485,000	92.9%	8.50%
\$ Change	-\$300	+\$48,000	+\$47,700			
% Change	-0.2%	+23.3%	+11.8%			

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 8.50% is an improvement from the previous COD of 8.74%. 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:

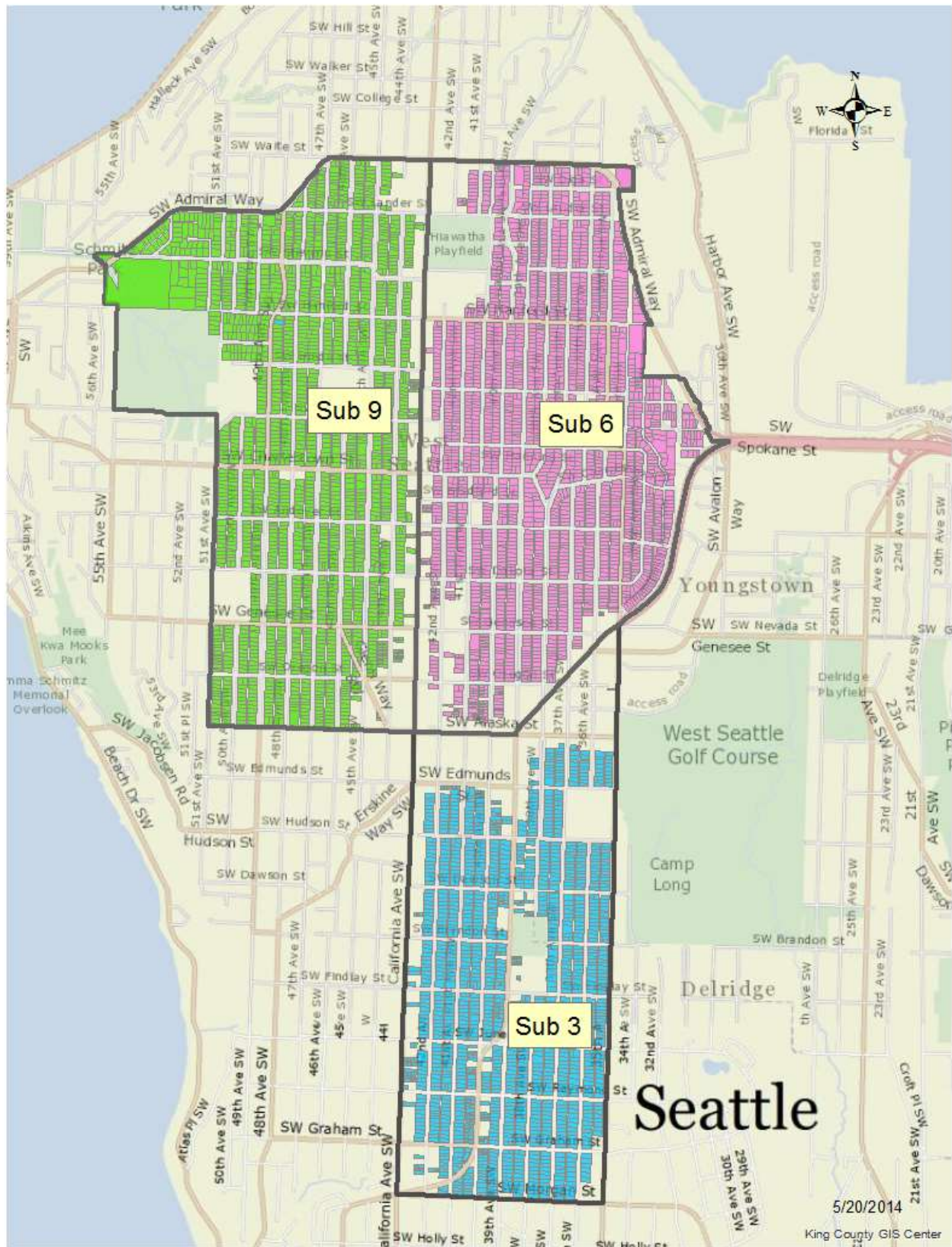
	Land	Improvements	Total
2013 Value	\$203,100	\$185,800	\$388,900
2014 Value	\$203,100	\$231,700	\$434,800
% Change	+0.0%	+24.7%	+11.8%

Number of one to three unit residences in the population: 5,507

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, Nghb6Grd<9PresentUseSingleFamily, Nghb7Grd<9NoDuplex, Nghb5Townhouse and Grade>=9 were generally at lower assessment levels than the rest of the population. Duplex properties were at a higher assessment level than the rest of the population. This annual update valuation model corrects for these strata differences.



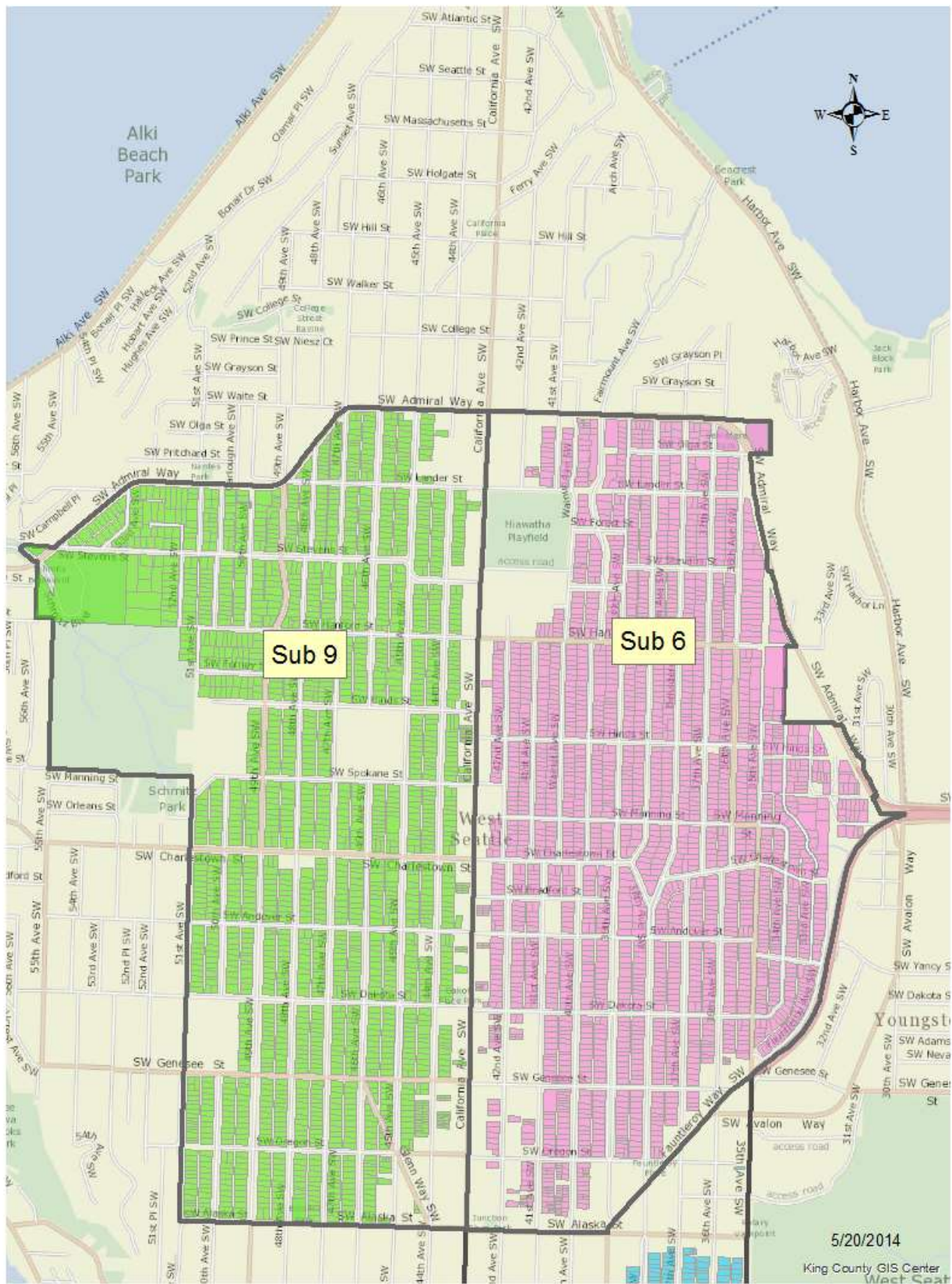
Area 048 - Map



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Area 048 – Sub Area 6 and 9 Map



Area 048 – Sub Area 3 Map



Area 048 - Model Adjustments

1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+9.98%	3,274	59%

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.

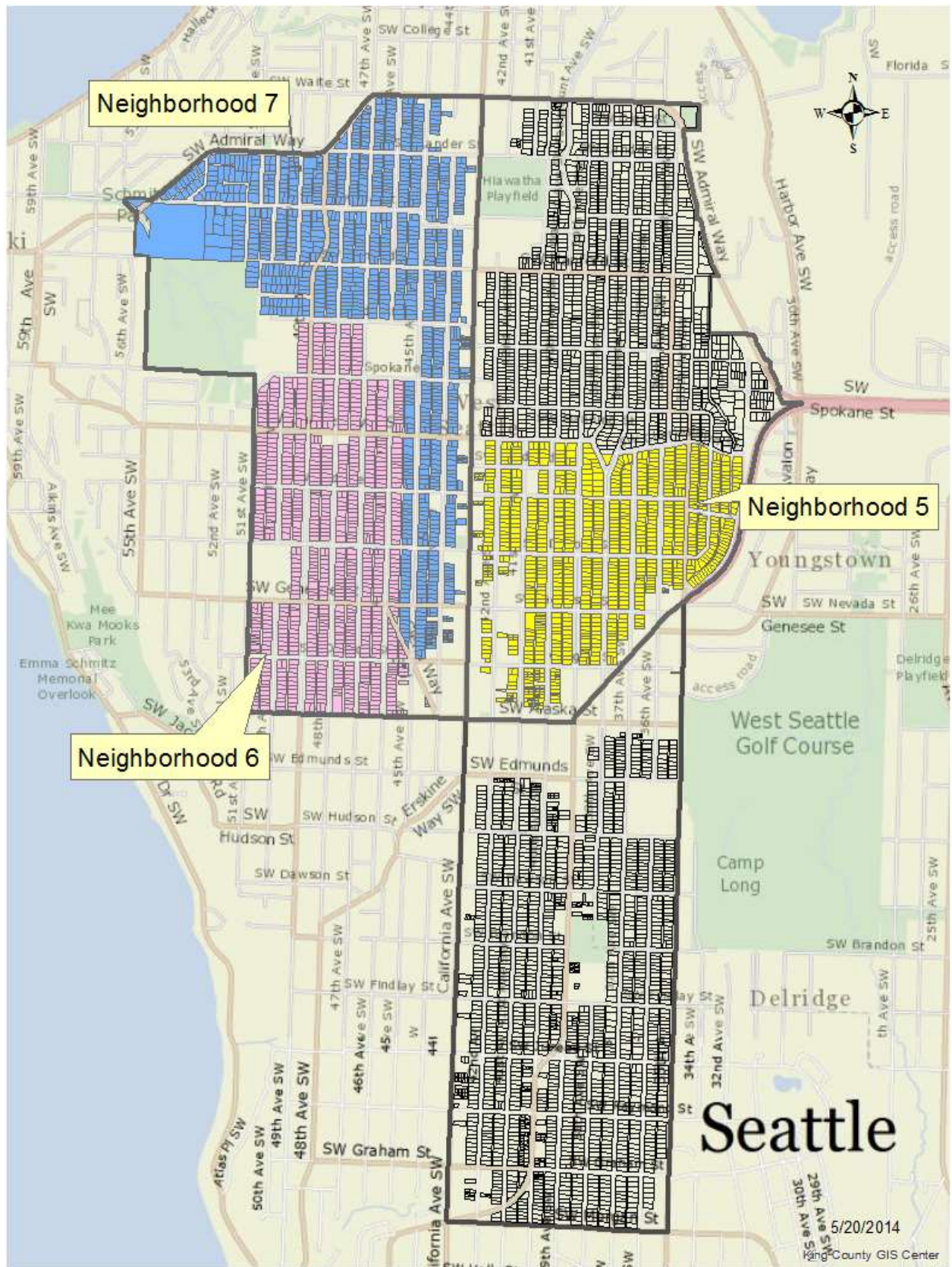
The percentages listed in the following table are total adjustments, not additive adjustments.

Model Variable	Adj %	# Sales	# in Pop	% Rep
Nghb6Grd<9PresentUseSingleFamily	+14.41%	101	791	13%
Nghb7Grd<9NoDuplex	+15.04%	120	1017	12%
Nghb5Townhouse	+16.26%	17	89	19%
Duplex	+0.98%	10	94	11%
HighGrade>=9PresentUseSingleFamily	+15.13%	44	242	18%

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

Generally, Nghb6Grd<9PresentUseSingleFamily, Nghb7Grd<9NoDuplex, Nghb5Townhouse and Grade>=9 parcels were at a lower assessment level than the rest of the population. Duplex properties were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

Area 048 – Neighborhoods 5, 6 and 7 Map



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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

Analysis indicates land values are at or below current market levels as of 1/1/2014. No additional adjustment to land value is required.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based 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, Nghb6Grd<9PresentUseSingleFamily, Nghb7Grd<9NoDuplex, Nghb5Townhouse and Grade>=9 were generally at lower assessment levels than the rest of the population. Duplex properties were at a higher assessment level 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 705 useable residential sales in the area.

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

The derived adjustment formula is:

$$\begin{aligned} \text{2014 Total Value} = & \text{2013 Total Value} * (1 - 0.06) / (.8547074 - 3.309544E- \\ & 02 * \text{Nghb6Grd} < 9 \text{PresentUse} - 3.763318E-02 * \text{Nghb7Grd} < 9 \text{NoDuplex} - 4.616819E- \\ & 02 * \text{Nghb5Townhouse} + 7.618939E-02 * \text{Duplex} - 3.820547E- \\ & 02 * \text{HighGrade} >= 9 \text{PresentUseSingleFamily}) \end{aligned}$$

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

2014 Improvements Value = 2014 Total Value minus 2014 Land Value

Mobile Home Update

There were no mobile homes in this area.

Results

The resulting assessment level is 0.929. 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 +11.8%. This increase is due partly to market changes over time and the previous assessment levels.

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

Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (2013 Land Value + Previous Improvement Value) * 1.118.
- 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) * 1.118.
- 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.

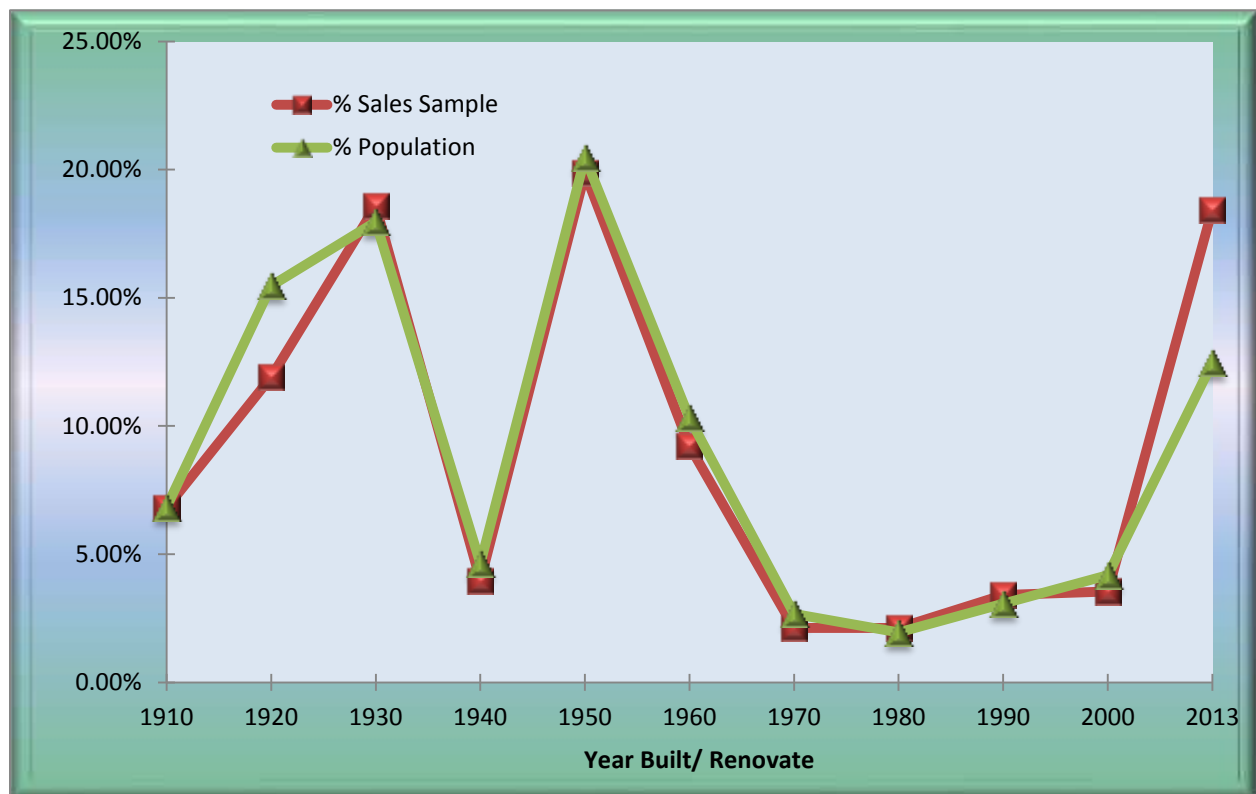
Sales Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	48	6.81%
1920	84	11.91%
1930	131	18.58%
1940	28	3.97%
1950	140	19.86%
1960	65	9.22%
1970	15	2.13%
1980	15	2.13%
1990	24	3.40%
2000	25	3.55%
2013	130	18.44%
	705	

Population

Year Built/Ren	Frequency	% Population
1910	376	6.83%
1920	852	15.47%
1930	989	17.96%
1940	255	4.63%
1950	1,128	20.48%
1960	568	10.31%
1970	147	2.67%
1980	107	1.94%
1990	169	3.07%
2000	230	4.18%
2013	686	12.46%
	5,507	



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.

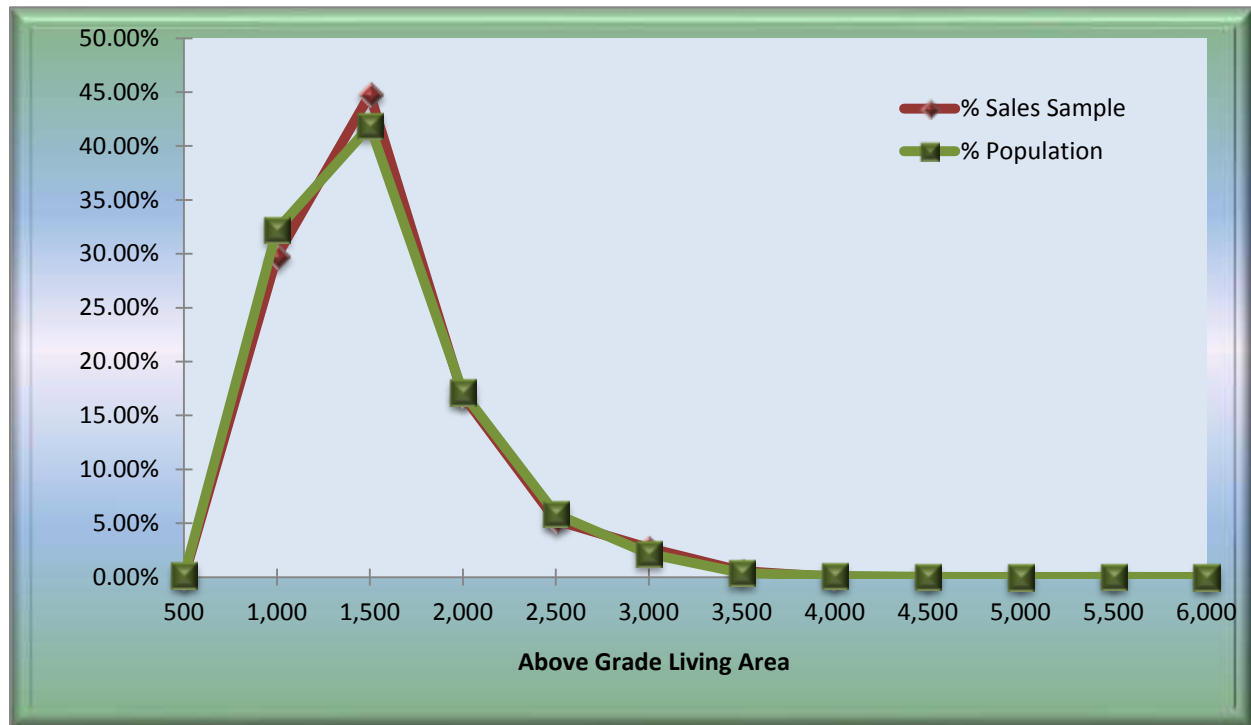
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	210	29.79%
1,500	316	44.82%
2,000	119	16.88%
2,500	37	5.25%
3,000	19	2.70%
3,500	4	0.57%
4,000	0	0.00%
4,500	0	0.00%
5,000	0	0.00%
5,500	0	0.00%
6,000	0	0.00%
705		

Population

AGLA	Frequency	% Population
500	8	0.15%
1,000	1,774	32.21%
1,500	2,306	41.87%
2,000	945	17.16%
2,500	323	5.87%
3,000	120	2.18%
3,500	22	0.40%
4,000	6	0.11%
4,500	2	0.04%
5,000	0	0.00%
5,500	1	0.02%
6,000	0	0.00%
5,507		



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.



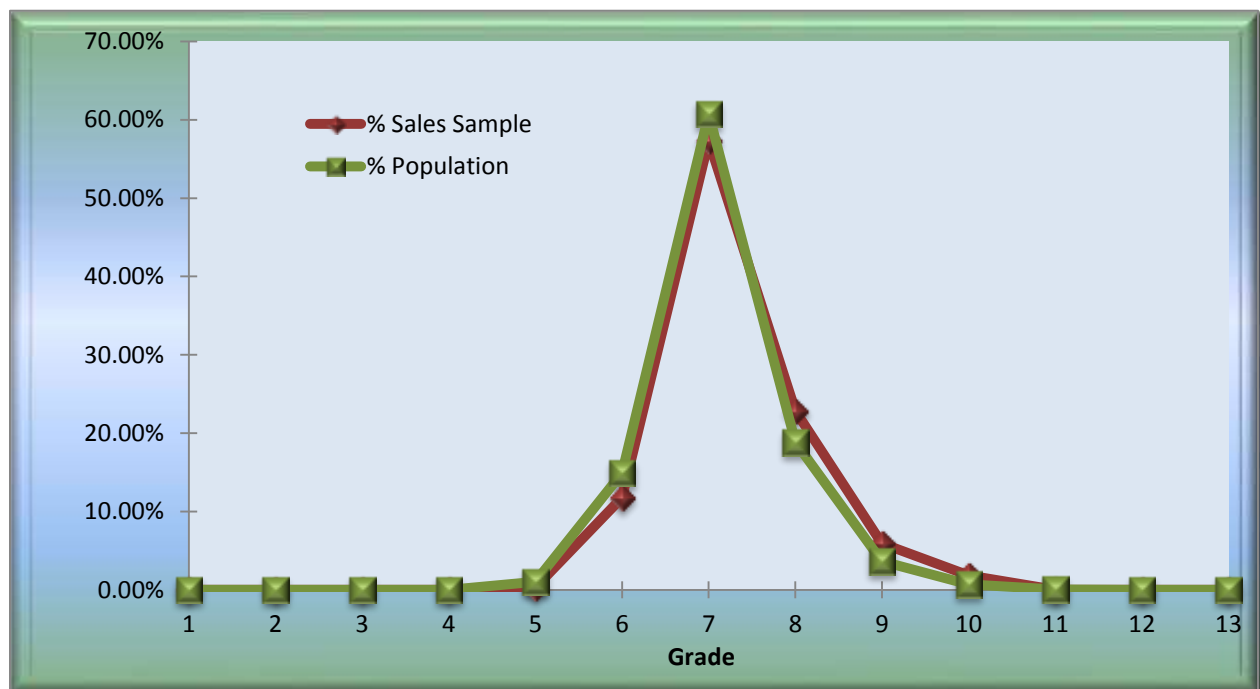
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	2	0.28%
6	83	11.77%
7	404	57.30%
8	161	22.84%
9	42	5.96%
10	13	1.84%
11	0	0.00%
12	0	0.00%
13	0	0.00%
705		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.02%
4	1	0.02%
5	57	1.04%
6	822	14.93%
7	3,345	60.74%
8	1,038	18.85%
9	200	3.63%
10	38	0.69%
11	4	0.07%
12	1	0.02%
13	0	0.00%
5,507		



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 048 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 1.118, resulting in an adjusted value of \$531,000 ($\$475,000 \times 1.118 = \$531,050$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.184	18.4%
2/1/2011	1.183	18.3%
3/1/2011	1.183	18.3%
4/1/2011	1.182	18.2%
5/1/2011	1.180	18.0%
6/1/2011	1.179	17.9%
7/1/2011	1.177	17.7%
8/1/2011	1.175	17.5%
9/1/2011	1.173	17.3%
10/1/2011	1.170	17.0%
11/1/2011	1.167	16.7%
12/1/2011	1.164	16.4%
1/1/2012	1.161	16.1%
2/1/2012	1.157	15.7%
3/1/2012	1.153	15.3%
4/1/2012	1.149	14.9%
5/1/2012	1.145	14.5%
6/1/2012	1.140	14.0%
7/1/2012	1.135	13.5%
8/1/2012	1.130	13.0%
9/1/2012	1.124	12.4%
10/1/2012	1.118	11.8%
11/1/2012	1.112	11.2%
12/1/2012	1.106	10.6%
1/1/2013	1.099	9.9%
2/1/2013	1.092	9.2%
3/1/2013	1.086	8.6%
4/1/2013	1.078	7.8%
5/1/2013	1.071	7.1%
6/1/2013	1.063	6.3%
7/1/2013	1.055	5.5%
8/1/2013	1.046	4.6%
9/1/2013	1.037	3.7%
10/1/2013	1.029	2.9%
11/1/2013	1.019	1.9%
12/1/2013	1.010	1.0%
1/1/2014	1.000	0.0%

The time adjustment formula for Area 048 is: $(.8547074 - 2.718259E-04 * \text{SaleDay} - 1.194481E-07 * \text{SaleDaySq} - 3.309544E-02 * 0.1432624 - 3.763318E-02 * 0.1702128 - 4.616819E-02 * 2.411347E-02 + 7.618939E-02 * 0.0141844 - 3.820547E-02 * 6.241135E-02) / (.8547074 - 3.309544E-02 * 0.1432624 - 3.763318E-02 * 0.1702128 - 4.616819E-02 * 2.411347E-02 + 7.618939E-02 * 0.0141844 - 3.820547E-02 * 6.241135E-02)$

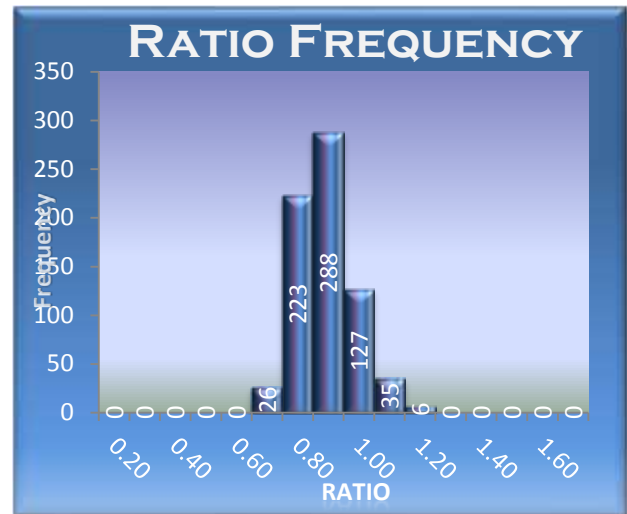
$\text{SaleDay} = \text{SaleDate} - 41640$

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

Annual Update Ratio Study Report (Before) – 2013 Assessments

District: WC / Team: 3	Appr. Date:	Date of Report:	Sales Dates:
Area Name: North Central West Seattle	1/1/2013	6/9/2014	1/2011 - 12/2013
Area Number: 48	Appr ID:	Property Type:	Adjusted for time?
	SKEN	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	705
Mean Assessed Value	403,100
Mean Adj. Sales Price	485,000
Standard Deviation AV	107,434
Standard Deviation SP	139,496
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.841
Median Ratio	0.834
Weighted Mean Ratio	0.831
UNIFORMITY	
Lowest ratio	0.638
Highest ratio:	1.161
Coefficient of Dispersion	8.74%
Standard Deviation	0.092
Coefficient of Variation	10.95%
Price Related Differential (PRD)	1.012
RELIABILITY	
95% Confidence: Median	
Lower limit	0.824
Upper limit	0.843
95% Confidence: Mean	
Lower limit	0.834
Upper limit	0.848
SAMPLE SIZE EVALUATION	
N (population size)	5507
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.092
Recommended minimum:	14
Actual sample size:	705
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	375
# ratios above mean:	330
z:	1.695
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 048

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

Annual Update Ratio Study Report (After) – 2014 Assessments

District: WC / Team: 3		Appr. Date:	Date of Report:	Sales Dates:
Area Name: North Central West Seattle		1/1/2014	6/9/2014	1/2011 - 12/2013
		Appr. ID:	Property Type:	Adjusted for time?
Area Number: 48		SKEN	1 to 3 Unit	YES
SAMPLE STATISTICS				
Sample size (n)	705			
Mean Assessed Value	450,800			
Mean Sales Price	485,000			
Standard Deviation AV	123,631			
Standard Deviation SP	139,496			
ASSESSMENT LEVEL				
Arithmetic Mean Ratio	0.939			
Median Ratio	0.929			
Weighted Mean Ratio	0.929			
UNIFORMITY				
Lowest ratio	0.701			
Highest ratio:	1.277			
Coefficient of Dispersion	8.50%			
Standard Deviation	0.100			
Coefficient of Variation	10.70%			
Price Related Differential (PRD)	1.010			
RELIABILITY				
95% Confidence: Median				
Lower limit	0.922			
Upper limit	0.938			
95% Confidence: Mean				
Lower limit	0.932			
Upper limit	0.946			
SAMPLE SIZE EVALUATION				
N (population size)	5507			
B (acceptable error - in decimal)	0.05			
S (estimated from this sample)	0.100			
Recommended minimum:	16			
Actual sample size:	705			
Conclusion:	OK			
NORMALITY				
Binomial Test				
# ratios below mean:	382			
# ratios above mean:	323			
z:	2.222			
Conclusion:	Non-normal			

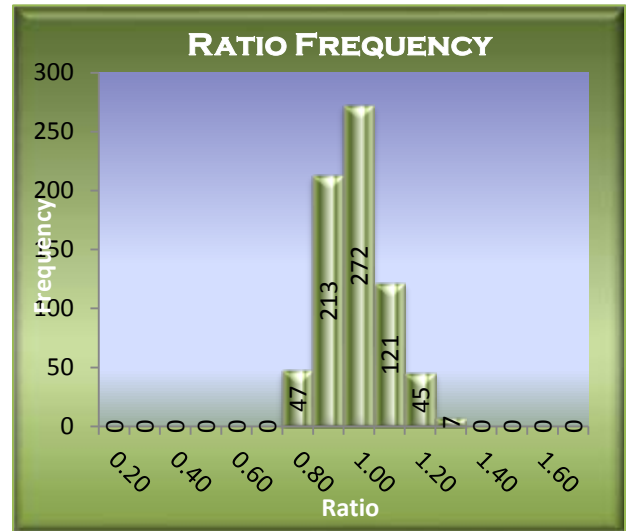
RATIO FREQUENCY

Ratio	Frequency
0.75	47
0.85	213
0.95	272
1.05	121
1.15	45
1.25	7

COMMENTS:

1 to 3 Unit Residences throughout Area 048

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



COMMENTS:

1 to 3 Unit Residences throughout Area 048

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

Improved Sales Used in This Annual Update Analysis

Area 048 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Re n	Cond	Lot Size	Vie w	Water - front	Situs Address
3	7	272670	0010	05/28/13	\$438,000	\$466,000	840	7	1952	Good	6,440	N	N	3208 49TH AVE SW
3	9	762570	2685	05/23/13	\$235,000	\$250,000	570	5	1923	Avg	6,250	N	N	5936 41ST AVE SW
3	9	234930	0215	12/16/11	\$289,000	\$336,000	530	6	1938	Good	5,080	N	N	5648 38TH AVE SW
3	9	232403	9093	12/18/12	\$195,000	\$215,000	710	6	1943	Good	4,884	N	N	5008 FAUNTLEROY WAY SW
3	9	234930	0155	03/27/12	\$217,000	\$249,000	720	6	1947	Good	5,080	N	N	5602 38TH AVE SW
3	9	762570	3000	08/29/12	\$275,000	\$309,000	730	6	1942	VGood	1,944	N	N	6037 FAUNTLEROY WAY SW
3	9	762570	3240	04/17/13	\$342,000	\$367,000	750	6	1925	VGood	6,250	N	N	6035 42ND AVE SW
3	9	762570	0117	11/01/11	\$279,000	\$326,000	770	6	1916	Avg	4,000	N	N	3925 SW DAWSON ST
3	9	633200	0005	04/23/12	\$289,950	\$332,000	780	6	1943	Avg	6,738	N	N	6303 37TH AVE SW
3	9	246190	0600	05/03/11	\$245,000	\$289,000	800	6	1944	Good	2,191	N	N	5617 FAUNTLEROY WAY SW
3	9	762570	2585	12/14/13	\$328,000	\$330,000	850	6	1917	Avg	6,250	N	N	5916 42ND AVE SW
3	9	762570	2585	12/20/11	\$255,000	\$296,000	850	6	1917	Avg	6,250	N	N	5916 42ND AVE SW
3	9	172580	0210	10/12/12	\$364,000	\$406,000	910	6	1928	VGood	2,800	N	N	5253 35TH AVE SW
3	9	246190	0325	10/07/13	\$365,000	\$375,000	930	6	1911	Good	3,751	N	N	4010 SW FINDLAY ST
3	9	762570	0105	08/23/12	\$335,000	\$377,000	940	6	1918	Avg	6,000	N	N	5216 40TH AVE SW
3	9	762570	3070	02/14/12	\$340,000	\$393,000	950	6	1925	VGood	6,250	N	N	6010 41ST AVE SW
3	9	129730	0080	12/28/12	\$325,000	\$358,000	950	6	1915	Good	6,250	Y	N	5040 41ST AVE SW
3	9	757920	1135	06/26/12	\$393,000	\$446,000	1,020	6	1916	Good	5,750	N	N	4853 42ND AVE SW
3	9	762570	3130	01/06/11	\$340,000	\$403,000	1,080	6	1910	Good	6,000	N	N	6047 41ST AVE SW
3	9	762570	2500	10/09/12	\$299,000	\$334,000	1,110	6	1917	Good	6,000	N	N	5917 41ST AVE SW
3	9	757920	1185	05/01/13	\$395,000	\$423,000	1,280	6	1918	Good	5,750	Y	N	4827 42ND AVE SW
3	9	006600	0025	12/09/13	\$420,000	\$423,000	660	7	1925	Good	6,300	N	N	5915 37TH AVE SW
3	9	762570	2765	05/09/12	\$318,950	\$365,000	720	7	1943	Good	6,000	N	N	5941 39TH AVE SW
3	9	762570	0380	06/13/11	\$338,000	\$398,000	740	7	1921	Good	6,250	Y	N	5217 42ND AVE SW
3	9	082600	0360	07/09/13	\$267,000	\$281,000	740	7	1944	Avg	5,000	N	N	6352 41ST AVE SW
3	9	232403	9122	01/25/12	\$265,000	\$307,000	770	7	1949	Avg	5,632	N	N	6041 36TH AVE SW
3	9	757920	0590	09/25/13	\$440,000	\$453,000	780	7	1956	Good	5,750	Y	N	4840 41ST AVE SW
3	9	762570	2770	11/20/12	\$315,000	\$349,000	780	7	1943	Good	6,000	N	N	5947 39TH AVE SW
3	9	006600	0095	10/26/12	\$429,000	\$478,000	790	7	1943	Good	6,550	N	N	5930 38TH AVE SW
3	9	006600	0020	12/23/13	\$380,000	\$381,000	790	7	1944	Good	6,300	N	N	5911 37TH AVE SW
3	9	006600	0375	05/19/11	\$304,650	\$359,000	790	7	1944	Avg	6,450	N	N	6007 37TH AVE SW

Improved Sales Used in This Annual Update Analysis

Area 048 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Re n	Cond	Lot Size	Vie w	Water - front	Situs Address
3	9	139430	0085	09/23/11	\$294,700	\$345,000	790	7	1944	Avg	6,400	N	N	6022 37TH AVE SW
3	9	139430	0040	05/24/12	\$380,000	\$434,000	800	7	1942	Good	6,400	N	N	5936 37TH AVE SW
3	9	129730	0010	06/29/12	\$347,000	\$394,000	810	7	1944	Avg	6,000	N	N	5007 40TH AVE SW
3	9	139430	0070	07/09/12	\$320,000	\$363,000	810	7	1944	Avg	6,400	N	N	6006 37TH AVE SW
3	9	246190	0715	03/16/12	\$342,500	\$394,000	819	7	1999	Avg	3,000	N	N	5625 40TH AVE SW
3	9	762570	2612	08/06/13	\$237,000	\$248,000	825	7	2003	Avg	867	N	N	5911 A 40TH AVE SW
3	9	762570	0065	09/12/13	\$464,950	\$481,000	830	7	1945	Good	6,000	N	N	5256 40TH AVE SW
3	9	762570	0175	08/23/12	\$362,500	\$408,000	830	7	1948	Good	6,000	N	N	5253 40TH AVE SW
3	9	612660	0205	11/16/12	\$257,250	\$285,000	830	7	1927	Good	4,313	N	N	4724 38TH AVE SW
3	9	139430	0120	10/19/11	\$250,000	\$292,000	830	7	1944	Avg	6,450	N	N	6056 37TH AVE SW
3	9	082600	0575	12/16/13	\$445,000	\$447,000	840	7	1943	Good	5,760	Y	N	6317 39TH AVE SW
3	9	310050	0070	08/28/13	\$421,300	\$438,000	850	7	1918	Good	5,040	Y	N	5440 37TH AVE SW
3	9	612660	1004	04/12/13	\$241,500	\$260,000	858	7	2006	Avg	1,444	N	N	4818 A 40TH AVE SW
3	9	139330	0010	10/18/13	\$405,000	\$415,000	860	7	1939	Good	5,650	Y	N	5907 35TH AVE SW
3	9	762570	2555	09/09/11	\$380,000	\$445,000	890	7	1949	Good	6,250	N	N	5946 42ND AVE SW
3	9	762570	3176	08/19/13	\$315,000	\$328,000	900	7	1916	Avg	4,125	N	N	6024 42ND AVE SW
3	9	246190	0675	03/05/13	\$500,000	\$542,000	910	7	1915	VGood	6,250	N	N	5656 41ST AVE SW
3	9	082600	0540	01/26/11	\$396,000	\$469,000	920	7	1919	Good	4,800	Y	N	6345 39TH AVE SW
3	9	762570	3205	12/07/12	\$335,000	\$370,000	920	7	1917	Avg	6,250	N	N	6003 42ND AVE SW
3	9	232403	9085	06/10/11	\$222,500	\$262,000	920	7	1944	Avg	5,500	N	N	5040 FAUNTLEROY WAY SW
3	9	246190	0260	06/12/13	\$511,500	\$542,000	940	7	1919	Good	6,250	N	N	5406 41ST AVE SW
3	9	743550	0055	08/30/13	\$395,000	\$410,000	940	7	1948	Avg	6,000	N	N	5046 40TH AVE SW
3	9	309500	0025	09/25/12	\$358,000	\$401,000	940	7	1918	Good	4,560	N	N	5017 35TH AVE SW
3	9	082600	0275	05/29/13	\$385,000	\$409,000	960	7	1953	Avg	4,800	N	N	6315 41ST AVE SW
3	9	743550	0045	11/26/12	\$418,000	\$463,000	980	7	1948	VGood	6,000	N	N	5042 40TH AVE SW
3	9	743550	0035	06/06/12	\$404,000	\$460,000	980	7	1948	Good	6,000	N	N	5026 40TH AVE SW
3	9	246190	0535	06/03/11	\$381,000	\$449,000	990	7	1976	Good	6,000	N	N	5632 40TH AVE SW
3	9	762570	0190	08/23/13	\$475,000	\$494,000	1,000	7	1953	VGood	6,250	N	N	5252 41ST AVE SW
3	9	246190	0125	11/13/13	\$404,950	\$411,000	1,000	7	1918	Good	6,250	N	N	5407 42ND AVE SW
3	9	309500	0085	02/21/13	\$387,000	\$421,000	1,020	7	1925	Good	4,800	N	N	5052 36TH AVE SW
3	9	762570	0017	05/31/12	\$260,000	\$296,000	1,020	7	2007	Avg	1,508	N	N	5213 A FAUNTLEROY WAY SW

Improved Sales Used in This Annual Update Analysis

Area 048 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Re n	Cond	Lot Size	Vie w	Water - front	Situs Address
3	9	762570	2865	12/04/13	\$500,000	\$504,000	1,040	7	1942	VGood	4,920	Y	N	6021 39TH AVE SW
3	9	006600	0445	06/13/13	\$425,000	\$450,000	1,040	7	1928	Good	6,550	N	N	6042 38TH AVE SW
3	9	516670	0095	08/02/12	\$402,000	\$454,000	1,040	7	1956	Good	6,300	N	N	5028 38TH AVE SW
3	9	516670	0105	03/06/12	\$320,000	\$369,000	1,040	7	1956	Good	6,300	N	N	5016 38TH AVE SW
3	9	234930	0205	05/17/12	\$315,000	\$360,000	1,060	7	1954	Avg	5,080	N	N	5640 38TH AVE SW
3	9	246190	0290	07/23/12	\$365,000	\$413,000	1,070	7	1922	Good	6,250	N	N	5436 41ST AVE SW
3	9	234930	0085	10/24/11	\$359,000	\$419,000	1,070	7	2011	Avg	4,800	N	N	3809 SW FINDLAY ST
3	9	516670	0100	08/08/12	\$405,000	\$457,000	1,080	7	1956	Good	6,300	N	N	5022 38TH AVE SW
3	9	006600	0410	08/11/11	\$350,000	\$411,000	1,090	7	1944	Good	6,500	N	N	6041 37TH AVE SW
3	9	234930	0256	12/07/11	\$330,000	\$384,000	1,100	7	1952	Avg	8,890	N	N	5627 37TH AVE SW
3	9	762570	2428	12/22/11	\$254,000	\$295,000	1,100	7	2011	Avg	651	N	N	5950 B CALIFORNIA AVE SW
3	9	082600	0390	10/12/12	\$442,500	\$494,000	1,110	7	1976	VGood	4,800	N	N	6341 40TH AVE SW
3	9	762570	2427	03/08/12	\$249,000	\$287,000	1,110	7	2011	Avg	675	N	N	5950 A CALIFORNIA AVE SW
3	9	762570	2429	03/09/12	\$249,000	\$287,000	1,110	7	2011	Avg	1,265	N	N	5950 CALIFORNIA AVE SW
3	9	731240	0140	06/04/13	\$393,500	\$418,000	1,120	7	1947	Good	7,320	N	N	5427 35TH AVE SW
3	9	139380	0050	08/20/12	\$343,500	\$387,000	1,120	7	1940	Avg	6,400	Y	N	6010 36TH AVE SW
3	9	139380	0055	09/26/12	\$420,000	\$470,000	1,130	7	1939	Good	6,400	Y	N	6006 36TH AVE SW
3	9	139430	0105	07/18/11	\$298,500	\$351,000	1,130	7	1944	Avg	6,450	N	N	6042 37TH AVE SW
3	9	612660	0942	03/08/11	\$215,000	\$254,000	1,130	7	1990	Avg	1,226	N	N	4846 B 40TH AVE SW
3	9	612660	0944	04/24/12	\$212,000	\$243,000	1,130	7	1990	Avg	1,626	N	N	4846 D 40TH AVE SW
3	9	612660	0940	07/29/11	\$197,000	\$232,000	1,130	7	1990	Avg	1,220	N	N	4846 A 40TH AVE SW
3	9	516670	0010	09/20/13	\$445,000	\$459,000	1,140	7	1954	Avg	6,324	Y	N	5007 37TH AVE SW
3	9	772360	0210	02/22/13	\$432,621	\$470,000	1,140	7	1953	Avg	7,440	Y	N	5216 37TH AVE SW
3	9	082600	0385	08/08/12	\$384,500	\$434,000	1,140	7	1953	Avg	4,800	N	N	6345 40TH AVE SW
3	9	612660	0215	07/10/12	\$367,500	\$417,000	1,150	7	1921	Good	5,060	N	N	4718 38TH AVE SW
3	9	762570	3225	05/22/12	\$351,750	\$401,000	1,150	7	1919	Avg	6,250	N	N	6021 42ND AVE SW
3	9	082600	0191	06/10/11	\$312,000	\$368,000	1,154	7	2006	Avg	1,241	N	N	6330 A 42ND AVE SW
3	9	172580	0145	04/06/11	\$510,000	\$603,000	1,160	7	1995	Good	6,250	N	N	5236 36TH AVE SW
3	9	633200	0240	04/23/13	\$433,000	\$465,000	1,160	7	1952	Avg	4,217	Y	N	6302 39TH AVE SW
3	9	516670	0045	07/15/11	\$429,000	\$505,000	1,170	7	1954	Avg	6,350	Y	N	5043 37TH AVE SW
3	9	743550	0065	02/20/13	\$425,000	\$462,000	1,180	7	1948	Good	6,000	N	N	5036 40TH AVE SW

Improved Sales Used in This Annual Update Analysis

Area 048 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Re n	Cond	Lot Size	Vie w	Water - front	Situs Address
3	9	006600	0255	09/09/11	\$417,000	\$489,000	1,180	7	1955	Avg	6,550	N	N	6007 38TH AVE SW
3	9	939670	0120	09/03/13	\$586,500	\$608,000	1,190	7	2007	Avg	6,350	N	N	5403 37TH AVE SW
3	9	246190	0718	11/14/12	\$450,000	\$499,000	1,190	7	1928	Good	6,011	N	N	5621 40TH AVE SW
3	9	516670	0066	01/13/11	\$450,000	\$533,000	1,200	7	1959	Good	7,056	N	N	5052 38TH AVE SW
3	9	516670	0065	04/08/13	\$414,950	\$447,000	1,200	7	1959	Good	7,720	N	N	5058 38TH AVE SW
3	9	612660	1390	10/10/11	\$360,800	\$422,000	1,210	7	1951	Good	5,040	Y	N	4857 37TH AVE SW
3	9	762570	0140	03/09/11	\$360,000	\$426,000	1,210	7	1956	Good	6,000	N	N	5217 40TH AVE SW
3	9	246190	0270	06/17/13	\$601,000	\$636,000	1,220	7	1947	VGood	6,250	N	N	5416 41ST AVE SW
3	9	082600	0485	02/19/13	\$240,000	\$261,000	1,220	7	1917	Avg	4,816	N	N	6332 40TH AVE SW
3	9	731240	0070	05/14/13	\$501,000	\$535,000	1,250	7	1949	Avg	7,625	Y	N	5427 36TH AVE SW
3	9	612660	0100	04/16/13	\$445,000	\$478,000	1,250	7	1927	Avg	4,171	Y	N	4741 37TH AVE SW
3	9	633200	0015	11/04/13	\$406,500	\$414,000	1,260	7	1943	Good	6,550	N	N	6311 37TH AVE SW
3	9	633200	0080	03/08/13	\$410,000	\$444,000	1,290	7	1988	Avg	6,550	N	N	6342 38TH AVE SW
3	9	528820	0080	07/24/13	\$337,800	\$354,000	1,290	7	1955	Avg	6,900	Y	N	4714 37TH AVE SW
3	9	762570	3160	11/11/13	\$445,000	\$452,000	1,300	7	1925	VGood	6,250	N	N	6040 42ND AVE SW
3	9	772360	0075	06/18/13	\$460,000	\$487,000	1,320	7	1960	Avg	6,250	N	N	5206 36TH AVE SW
3	9	232403	9092	05/28/13	\$681,000	\$724,000	1,350	7	1952	VGood	7,560	Y	N	3603 SW FINDLAY ST
3	9	309500	0050	11/27/12	\$388,500	\$430,000	1,350	7	1927	Good	4,640	N	N	5037 35TH AVE SW
3	9	387490	0080	12/05/13	\$387,500	\$391,000	1,370	7	1918	Avg	7,769	N	N	6326 36TH AVE SW
3	9	006600	0480	10/23/12	\$375,000	\$418,000	1,370	7	1944	Avg	6,550	N	N	6006 38TH AVE SW
3	9	731240	0085	12/27/11	\$460,000	\$534,000	1,400	7	1960	Good	4,800	N	N	5410 36TH AVE SW
3	9	762470	0061	08/28/12	\$300,000	\$337,000	1,410	7	1913	Good	3,100	Y	N	4115 SW HUDSON ST
3	9	139430	0020	02/11/13	\$549,000	\$598,000	1,430	7	1944	VGood	6,400	N	N	5916 37TH AVE SW
3	9	757920	0745	12/12/13	\$511,500	\$515,000	1,430	7	2000	Avg	2,875	Y	N	4815 40TH AVE SW
3	9	246190	0590	08/16/13	\$309,000	\$322,000	1,430	7	1945	Good	2,620	N	N	5627 FAUNTLEROY WAY SW
3	9	105300	0040	04/24/12	\$419,000	\$480,000	1,450	7	1940	Avg	7,198	Y	N	5656 36TH AVE SW
3	9	528820	0070	06/03/13	\$375,000	\$398,000	1,450	7	1919	Good	3,350	N	N	4708 37TH AVE SW
3	9	528820	0070	05/26/11	\$329,000	\$388,000	1,450	7	1919	Good	3,350	N	N	4708 37TH AVE SW
3	9	246190	0295	07/31/13	\$480,000	\$502,000	1,490	7	1925	Avg	6,250	N	N	5440 41ST AVE SW
3	9	246190	0850	11/20/13	\$349,000	\$354,000	1,490	7	1918	Avg	6,000	N	N	5607 41ST AVE SW
3	9	762570	0170	03/08/13	\$515,000	\$558,000	1,500	7	1911	VGood	6,000	N	N	5247 40TH AVE SW

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Area 048 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Re n	Cond	Lot Size	Vie w	Water - front	Situs Address
3	9	172580	0105	08/22/13	\$505,000	\$525,000	1,530	7	1925	Good	6,250	Y	N	5241 36TH AVE SW
3	9	082600	0500	06/08/12	\$443,000	\$504,000	1,550	7	1916	Good	7,200	N	N	6344 40TH AVE SW
3	9	082600	0495	06/13/13	\$460,000	\$487,000	1,580	7	1912	Avg	4,800	Y	N	6340 40TH AVE SW
3	9	528820	0200	03/18/13	\$420,000	\$454,000	1,580	7	1946	Good	5,750	Y	N	4754 37TH AVE SW
3	9	309500	0130	02/23/12	\$405,000	\$467,000	1,660	7	1929	Avg	4,800	N	N	5016 36TH AVE SW
3	9	612660	0870	08/06/13	\$430,000	\$449,000	1,730	7	1952	Avg	6,000	N	N	4835 FAUNTLEROY WAY SW
3	9	762570	2421	08/28/13	\$415,000	\$431,000	1,760	7	1930	Good	2,500	N	N	5956 CALIFORNIA AVE SW
3	9	246190	0745	08/20/13	\$580,000	\$604,000	1,840	7	1910	VGood	6,250	N	N	5606 42ND AVE SW
3	9	105300	0065	06/01/13	\$690,000	\$733,000	1,950	7	1940	VGood	9,440	Y	N	5634 36TH AVE SW
3	9	246190	0495	11/26/12	\$515,000	\$570,000	2,150	7	1912	Good	6,000	N	N	5407 FAUNTLEROY WAY SW
3	9	232403	9157	04/25/12	\$528,000	\$605,000	2,210	7	1981	Good	6,731	N	N	5243 37TH AVE SW
3	9	082600	0443	05/31/12	\$236,850	\$270,000	940	8	2007	Avg	1,096	N	N	6306 C FAUNTLEROY WAY SW
3	9	082600	0435	05/23/12	\$229,950	\$262,000	940	8	2007	Avg	995	Y	N	6300 B FAUNTLEROY WAY SW
3	9	082600	0445	05/15/12	\$229,950	\$263,000	940	8	2007	Avg	1,125	N	N	6306 B FAUNTLEROY WAY SW
3	9	387490	0115	03/18/13	\$410,000	\$444,000	1,000	8	1953	Avg	7,777	N	N	6315 36TH AVE SW
3	9	528820	0073	03/28/12	\$330,000	\$379,000	1,100	8	2011	Avg	1,285	Y	N	4710 C 37TH AVE SW
3	9	528820	0072	02/21/12	\$329,000	\$380,000	1,100	8	2011	Avg	725	Y	N	4710 B 37TH AVE SW
3	9	528820	0071	01/03/12	\$322,500	\$374,000	1,100	8	2011	Avg	889	Y	N	4710 A 37TH AVE SW
3	9	082600	0112	10/28/13	\$379,000	\$387,000	1,140	8	2008	Avg	1,268	N	N	6327 B 42ND AVE SW
3	9	082600	0111	06/04/12	\$314,000	\$358,000	1,140	8	2008	Avg	1,225	N	N	6327 A 42ND AVE SW
3	9	762570	2941	03/14/11	\$304,000	\$359,000	1,180	8	2007	Avg	1,250	N	N	6026 B FAUNTLEROY WAY SW
3	9	232403	9143	11/23/11	\$455,000	\$530,000	1,190	8	1948	Avg	7,800	Y	N	5903 36TH AVE SW
3	9	129730	0210	08/13/12	\$595,000	\$671,000	1,220	8	2000	Avg	6,250	Y	N	5047 42ND AVE SW
3	9	232403	9104	12/17/12	\$512,500	\$565,000	1,230	8	1950	Good	6,400	Y	N	5957 36TH AVE SW
3	9	762570	2935	09/05/13	\$329,950	\$342,000	1,240	8	2007	Avg	1,500	N	N	6024 B FAUNTLEROY WAY SW
3	9	731240	0015	07/15/13	\$533,000	\$560,000	1,270	8	1989	Avg	5,000	Y	N	5410 37TH AVE SW
3	9	762570	2432	10/02/13	\$362,500	\$373,000	1,270	8	2006	Avg	886	N	N	5942 D CALIFORNIA AVE SW
3	9	762570	2442	06/11/13	\$350,000	\$371,000	1,270	8	2006	Avg	1,230	N	N	5940 F CALIFORNIA AVE SW
3	9	762570	2441	04/22/11	\$292,075	\$345,000	1,270	8	2006	Avg	886	N	N	5940 E CALIFORNIA AVE SW
3	9	762570	2438	04/25/12	\$282,150	\$323,000	1,270	8	2006	Avg	886	N	N	5940 C CALIFORNIA AVE SW
3	9	762570	2439	06/19/12	\$280,000	\$318,000	1,270	8	2006	Avg	874	N	N	5940 D CALIFORNIA AVE SW

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Area 048 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Re n	Cond	Lot Size	Vie w	Water - front	Situs Address
3	9	762570	2432	09/19/11	\$273,000	\$320,000	1,270	8	2006	Avg	886	N	N	5942 D CALIFORNIA AVE SW
3	9	232403	9120	02/25/11	\$515,000	\$609,000	1,340	8	1954	Good	10,238	Y	N	5617 36TH AVE SW
3	9	612660	0956	01/11/11	\$305,000	\$361,000	1,360	8	2007	Avg	1,726	N	N	4840 B 40TH AVE SW
3	9	612660	0952	12/30/13	\$460,000	\$460,000	1,380	8	2007	Avg	1,712	N	N	4842 A 40TH AVE SW
3	9	612660	0954	05/15/12	\$327,000	\$374,000	1,380	8	2007	Avg	1,720	N	N	4842 B 40TH AVE SW
3	9	006600	0350	02/28/12	\$544,950	\$629,000	1,420	8	2011	Avg	6,600	N	N	6016 39TH AVE SW
3	9	309500	0100	04/15/13	\$534,000	\$574,000	1,430	8	1928	VGood	4,800	N	N	5040 36TH AVE SW
3	9	172580	0045	08/28/11	\$480,000	\$563,000	1,440	8	2005	Avg	6,250	N	N	5252 37TH AVE SW
3	9	246190	0090	05/02/13	\$585,000	\$626,000	1,470	8	1919	VGood	6,250	N	N	5441 42ND AVE SW
3	9	232403	9154	07/30/12	\$500,000	\$565,000	1,470	8	1969	Avg	6,731	N	N	5257 37TH AVE SW
3	9	757920	0737	10/19/13	\$416,450	\$426,000	1,610	8	2003	Avg	1,458	N	N	4809 B 40TH AVE SW
3	9	757920	0738	08/06/13	\$399,950	\$418,000	1,610	8	2003	Avg	1,427	Y	N	4807 B 40TH AVE SW
3	9	762570	2430	02/08/11	\$390,000	\$461,000	1,640	8	1925	Good	3,409	N	N	5948 CALIFORNIA AVE SW
3	9	762570	2430	02/22/12	\$379,000	\$437,000	1,640	8	1925	Good	3,409	N	N	5948 CALIFORNIA AVE SW
3	9	757920	0695	06/09/11	\$384,500	\$453,000	1,690	8	1913	Avg	5,750	N	N	4831 40TH AVE SW
3	9	762570	0340	10/26/11	\$537,000	\$627,000	1,750	8	1910	Good	6,250	Y	N	5222 42ND AVE SW
3	9	762570	0420	10/25/12	\$608,000	\$677,000	1,880	8	1925	VGood	6,250	Y	N	5255 42ND AVE SW
3	9	762470	0080	09/12/12	\$600,000	\$673,000	1,940	8	1929	Good	6,250	N	N	5015 42ND AVE SW
3	9	082600	0280	03/14/13	\$620,000	\$671,000	1,950	8	1996	Avg	4,800	N	N	6309 41ST AVE SW
3	9	762570	0265	04/05/12	\$620,000	\$712,000	2,160	8	1911	VGood	6,000	N	N	5223 41ST AVE SW
3	9	762570	0245	09/13/12	\$618,000	\$693,000	2,280	8	2003	Avg	6,000	N	N	4111 SW DAWSON ST
3	9	757920	0769	04/04/13	\$400,000	\$431,000	1,070	9	2004	Avg	1,350	Y	N	4119 SW EDMUNDS ST
3	9	757920	0996	01/18/11	\$349,950	\$414,000	1,400	9	2009	Avg	1,418	Y	N	4107 SW EDMUNDS ST
3	9	609520	0100	03/15/13	\$490,000	\$530,000	1,520	9	2007	Avg	1,143	N	N	5926 A CALIFORNIA AVE SW
3	9	609520	0050	05/15/12	\$484,000	\$553,000	1,520	9	2007	Avg	947	N	N	5922 B CALIFORNIA AVE SW
3	9	609520	0090	08/05/13	\$467,000	\$488,000	1,520	9	2007	Avg	1,621	N	N	5924 C CALIFORNIA AVE SW
3	9	633200	0075	02/23/12	\$639,000	\$737,000	2,158	9	1998	Avg	6,550	Y	N	6346 38TH AVE SW
6	2	870160	0070	06/08/12	\$342,500	\$390,000	1,000	6	1942	Avg	5,000	N	N	3232 39TH AVE SW
6	2	231390	0240	10/08/12	\$443,000	\$495,000	710	7	1919	Good	5,000	N	N	3261 40TH AVE SW
6	2	347580	0050	05/15/13	\$417,500	\$446,000	720	7	1926	Good	4,674	N	N	4072 SW HANFORD ST
6	2	083800	0040	12/12/12	\$432,000	\$477,000	830	7	1923	Good	3,680	N	N	2716 39TH AVE SW

Improved Sales Used in This Annual Update Analysis

Area 048 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Re n	Cond	Lot Size	Vie w	Water - front	Situs Address
6	2	083800	0045	03/22/13	\$420,500	\$454,000	858	7	1923	Avg	3,680	N	N	2720 39TH AVE SW
6	2	051300	0475	09/11/12	\$360,000	\$404,000	860	7	1924	Good	3,440	N	N	3032 WALNUT AVE SW
6	2	608710	1015	07/30/13	\$330,000	\$345,000	860	7	1906	Avg	3,158	N	N	2650 42ND AVE SW
6	2	051300	0045	10/15/13	\$318,700	\$326,000	900	7	1915	Avg	4,750	N	N	2715 39TH AVE SW
6	2	301630	0440	10/05/12	\$337,500	\$377,000	920	7	1906	Good	5,341	N	N	3210 41ST AVE SW
6	2	051300	0545	07/27/11	\$314,750	\$370,000	960	7	1971	Good	5,750	N	N	3006 WALNUT AVE SW
6	2	422940	0085	08/08/13	\$440,000	\$459,000	1,000	7	1953	Avg	5,038	N	N	3281 41ST AVE SW
6	2	051300	0065	06/22/12	\$410,000	\$466,000	1,010	7	1917	Good	5,000	N	N	2727 39TH AVE SW
6	2	422940	0015	11/21/11	\$374,950	\$437,000	1,030	7	1927	Avg	4,089	N	N	3256 42ND AVE SW
6	2	934540	0680	08/31/11	\$395,500	\$464,000	1,050	7	1918	Good	4,000	N	N	2610 39TH AVE SW
6	2	347580	0020	04/19/12	\$450,000	\$516,000	1,060	7	1927	Good	3,608	N	N	3115 WALNUT AVE SW
6	2	934540	0570	10/19/12	\$325,000	\$362,000	1,060	7	1910	Avg	5,000	N	N	2666 39TH AVE SW
6	2	301630	0155	10/26/12	\$365,000	\$406,000	1,070	7	1940	Avg	5,000	N	N	3227 42ND AVE SW
6	2	791510	0410	05/30/13	\$365,000	\$388,000	1,070	7	1910	Avg	5,000	N	N	3206 WALNUT AVE SW
6	2	635600	0015	05/23/11	\$375,000	\$442,000	1,140	7	1908	Avg	9,100	N	N	2663 39TH AVE SW
6	2	051300	0310	10/07/13	\$520,000	\$534,000	1,180	7	1941	VGood	5,750	N	N	3025 39TH AVE SW
6	2	301630	0370	10/25/13	\$410,000	\$419,000	1,180	7	1941	Avg	5,000	N	N	3227 41ST AVE SW
6	2	870160	0060	03/04/11	\$380,000	\$449,000	1,180	7	2002	Avg	5,000	N	N	3228 39TH AVE SW
6	2	608710	1005	03/26/12	\$270,000	\$310,000	1,180	7	1907	Avg	2,280	N	N	2646 42ND AVE SW
6	2	051300	0005	11/13/11	\$430,000	\$501,000	1,240	7	1918	Avg	3,010	N	N	3901 SW LANDER ST
6	2	083800	0085	12/07/12	\$340,000	\$376,000	1,290	7	1923	Avg	3,956	N	N	2918 39TH AVE SW
6	2	870160	0120	11/15/13	\$420,000	\$426,000	1,350	7	1930	Avg	4,100	N	N	3243 38TH AVE SW
6	2	301630	0165	05/14/13	\$540,000	\$576,000	1,360	7	1916	Good	5,000	N	N	3231 42ND AVE SW
6	2	231390	0295	10/22/12	\$445,000	\$496,000	1,360	7	1928	Good	3,750	N	N	3264 41ST AVE SW
6	2	934540	0580	07/24/13	\$365,000	\$383,000	1,450	7	1908	Avg	5,000	N	N	2676 39TH AVE SW
6	2	791510	0295	11/07/13	\$365,000	\$371,000	1,460	7	1925	Avg	3,750	N	N	3239 40TH AVE SW
6	2	501950	0240	12/27/12	\$649,950	\$715,000	1,480	7	1927	VGood	5,382	N	N	2654 WALNUT AVE SW
6	2	347580	0035	03/11/12	\$428,750	\$494,000	1,480	7	1926	Good	4,920	N	N	4060 SW HANFORD ST
6	2	791510	0030	06/20/12	\$502,000	\$571,000	1,520	7	1924	Good	5,380	N	N	3219 39TH AVE SW
6	2	501950	0035	08/29/11	\$584,000	\$685,000	1,530	7	1910	VGood	5,200	N	N	2618 41ST AVE SW
6	2	231390	0320	06/20/13	\$420,000	\$444,000	1,650	7	1925	Avg	5,000	N	N	3278 41ST AVE SW

Improved Sales Used in This Annual Update Analysis

Area 048 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Re n	Cond	Lot Size	Vie w	Water - front	Situs Address
6	2	791510	0430	06/26/13	\$402,000	\$425,000	1,790	7	1918	Good	4,648	N	N	3207 WALNUT AVE SW
6	2	301630	0175	05/22/13	\$550,000	\$586,000	1,320	8	1908	Good	6,000	N	N	3235 42ND AVE SW
6	2	870160	0215	05/02/13	\$425,000	\$455,000	1,330	8	1987	Avg	2,500	N	N	3201 38TH AVE SW
6	2	870160	0210	10/11/11	\$375,000	\$438,000	1,330	8	1987	Avg	2,500	N	N	3203 38TH AVE SW
6	2	791510	0510	08/15/13	\$508,900	\$530,000	1,370	8	1993	Avg	3,942	N	N	3239 WALNUT AVE SW
6	2	791510	0510	05/07/13	\$500,000	\$535,000	1,370	8	1993	Avg	3,942	N	N	3239 WALNUT AVE SW
6	2	501950	0075	05/17/11	\$632,500	\$746,000	1,460	8	1920	VGood	5,200	N	N	2637 WALNUT AVE SW
6	2	083800	0150	02/19/13	\$448,000	\$487,000	1,530	8	1926	Avg	3,680	N	N	2719 38TH AVE SW
6	2	051300	0120	07/19/12	\$383,000	\$433,000	1,590	8	1983	Avg	8,784	N	N	3915 SW LANDER ST
6	2	870160	0110	08/16/11	\$565,000	\$663,000	1,610	8	1930	Good	4,140	N	N	3247 38TH AVE SW
6	2	300980	0120	10/01/13	\$551,000	\$567,000	1,680	8	1928	Avg	5,605	N	N	3056 39TH AVE SW
6	2	301630	0500	11/18/11	\$540,000	\$629,000	1,790	8	1907	Avg	5,412	N	N	3240 41ST AVE SW
6	2	051300	0585	10/23/12	\$479,000	\$534,000	1,910	8	1910	Avg	5,650	N	N	2915 FAIRMOUNT AVE SW
6	2	422940	0115	03/17/11	\$591,000	\$699,000	2,660	8	2003	Avg	4,917	N	N	3265 41ST AVE SW
6	2	301630	0106	08/10/11	\$635,000	\$746,000	2,050	9	2010	Avg	3,900	N	N	3205 42ND AVE SW
6	2	934540	0650	04/13/11	\$549,000	\$648,000	2,650	9	2011	Avg	3,236	N	N	3815 SW ADMIRAL WAY
6	2	301630	0120	10/23/13	\$725,000	\$741,000	2,710	9	2007	Avg	3,403	N	N	3209 42ND AVE SW
6	2	300980	0025	07/05/11	\$765,000	\$900,000	2,830	10	2011	Avg	4,750	N	N	3010 39TH AVE SW
6	3	757770	0046	10/22/12	\$345,000	\$384,000	600	6	1918	VGood	3,329	N	N	3730 41ST AVE SW
6	3	746590	0345	11/25/13	\$310,000	\$314,000	680	6	1908	Avg	5,000	Y	N	3426 38TH AVE SW
6	3	231390	0760	06/01/11	\$276,500	\$326,000	690	6	1919	Good	2,500	N	N	3422 40TH AVE SW
6	3	231390	0405	03/02/11	\$299,000	\$354,000	1,150	6	1918	Avg	4,000	N	N	3406 41ST AVE SW
6	3	432120	0410	02/06/13	\$317,500	\$346,000	1,180	6	1947	Avg	5,571	Y	N	3279 35TH AVE SW
6	3	957780	0140	11/26/12	\$285,000	\$315,000	720	7	1919	Avg	3,734	N	N	2756 BELVIDERE AVE SW
6	3	757770	0100	01/09/13	\$315,000	\$346,000	730	7	1929	Avg	4,179	N	N	3729 42ND AVE SW
6	3	928580	0595	05/23/11	\$332,000	\$392,000	740	7	1928	Good	2,796	N	N	3512 SW CHARLESTOWN ST
6	3	928580	0255	05/30/12	\$392,000	\$447,000	780	7	1940	Good	5,000	Y	N	3703 38TH AVE SW
6	3	928580	0030	03/09/11	\$373,000	\$441,000	860	7	1949	VGood	5,000	N	N	3514 SW MANNING ST
6	3	928580	0100	09/04/13	\$499,950	\$518,000	870	7	1949	VGood	5,073	Y	N	3440 37TH AVE SW
6	3	746590	0185	04/06/12	\$380,000	\$436,000	870	7	1910	VGood	3,750	N	N	3428 39TH AVE SW
6	3	757820	0225	02/28/12	\$327,000	\$377,000	880	7	1946	Avg	4,800	N	N	3453 WALNUT AVE SW

Improved Sales Used in This Annual Update Analysis

Area 048 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Re n	Cond	Lot Size	Vie w	Water - front	Situs Address
6	3	928580	0610	12/06/12	\$300,000	\$331,000	890	7	1928	Avg	5,000	N	N	3712 36TH AVE SW
6	3	746590	0325	11/29/11	\$440,000	\$512,000	900	7	1928	VGood	5,000	N	N	3414 38TH AVE SW
6	3	757770	0101	03/01/13	\$499,900	\$543,000	910	7	1929	VGood	5,180	N	N	3725 42ND AVE SW
6	3	757770	0101	05/13/11	\$457,000	\$539,000	910	7	1929	VGood	5,180	N	N	3725 42ND AVE SW
6	3	928580	0496	11/28/12	\$399,000	\$442,000	910	7	1930	Good	3,680	N	N	3603 SW MANNING ST
6	3	928580	0115	12/01/12	\$280,000	\$310,000	910	7	1928	Avg	4,000	Y	N	3453 37TH AVE SW
6	3	928580	0375	07/25/11	\$462,500	\$544,000	940	7	1947	Good	6,085	Y	N	3732 38TH AVE SW
6	3	757770	0081	04/26/13	\$344,500	\$369,000	960	7	1924	Avg	5,000	Y	N	3723 41ST AVE SW
6	3	764590	0290	04/23/13	\$426,150	\$457,000	990	7	1918	Avg	3,680	Y	N	3053 BELVIDERE AVE SW
6	3	432120	0440	08/01/13	\$390,000	\$408,000	990	7	1950	Avg	4,795	Y	N	3263 35TH AVE SW
6	3	296090	0075	04/24/12	\$479,000	\$549,000	1,030	7	1940	Good	4,000	N	N	3045 37TH AVE SW
6	3	746590	0255	03/09/12	\$260,000	\$300,000	1,050	7	1918	Avg	5,000	N	N	3417 38TH AVE SW
6	3	757820	0185	08/26/13	\$424,950	\$442,000	1,060	7	1940	Avg	5,000	N	N	3447 40TH AVE SW
6	3	032400	0370	05/25/12	\$390,000	\$445,000	1,140	7	1921	Good	5,000	N	N	3602 42ND AVE SW
6	3	432120	0565	02/25/13	\$390,000	\$424,000	1,140	7	1959	Avg	6,938	Y	N	3431 35TH AVE SW
6	3	548920	0115	08/24/12	\$570,000	\$642,000	1,170	7	1941	VGood	5,300	N	N	3766 SW STEVENS ST
6	3	548920	0165	03/13/12	\$447,000	\$515,000	1,210	7	1941	Avg	5,000	N	N	2737 BELVIDERE AVE SW
6	3	757820	0140	04/11/11	\$403,000	\$476,000	1,220	7	1908	VGood	4,142	N	N	3462 WALNUT AVE SW
6	3	432120	0900	05/03/11	\$440,000	\$519,000	1,260	7	1944	Good	5,000	Y	N	3433 37TH AVE SW
6	3	928580	0540	01/20/11	\$370,000	\$438,000	1,300	7	1936	Avg	5,000	Y	N	3722 37TH AVE SW
6	3	757820	0205	08/03/12	\$400,000	\$452,000	1,330	7	1907	Good	4,418	N	N	3441 WALNUT AVE SW
6	3	032400	0175	09/17/13	\$462,000	\$477,000	1,370	7	1929	Good	3,750	N	N	3706 42ND AVE SW
6	3	432120	0530	03/10/11	\$352,500	\$417,000	1,390	7	1980	Avg	5,000	Y	N	3432 36TH AVE SW
6	3	928580	0015	07/16/13	\$548,000	\$576,000	1,420	7	1927	Good	4,567	Y	N	3613 35TH AVE SW
6	3	928580	0140	07/18/12	\$450,000	\$509,000	1,420	7	1921	Avg	5,000	Y	N	3452 BELVIDERE AVE SW
6	3	231390	0575	11/22/13	\$360,000	\$365,000	1,430	7	1928	Avg	5,000	N	N	3410 WALNUT AVE SW
6	3	928580	0570	11/20/13	\$457,500	\$464,000	1,470	7	1928	Good	4,482	N	N	3707 35TH AVE SW
6	3	928580	0200	01/02/13	\$560,000	\$615,000	1,510	7	1913	VGood	5,038	Y	N	3442 38TH AVE SW
6	3	282460	0235	12/18/13	\$518,000	\$520,000	1,510	7	1992	Avg	5,300	Y	N	3217 37TH AVE SW
6	3	231390	0410	09/21/12	\$482,000	\$540,000	1,530	7	1980	VGood	4,000	N	N	3410 41ST AVE SW
6	3	231390	0410	07/11/11	\$435,000	\$512,000	1,530	7	1980	VGood	4,000	N	N	3410 41ST AVE SW

Improved Sales Used in This Annual Update Analysis

Area 048 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Re n	Cond	Lot Size	Vie w	Water - front	Situs Address
6	3	032400	0045	08/28/12	\$450,000	\$506,000	1,590	7	1919	Avg	5,000	N	N	3462 41ST AVE SW
6	3	432120	0975	06/24/13	\$542,500	\$573,000	1,660	7	1926	Good	5,000	Y	N	3407 BELVIDERE AVE SW
6	3	032400	0080	03/13/12	\$566,000	\$652,000	1,700	7	2011	Avg	5,000	N	N	3714 41ST AVE SW
6	3	746590	0205	08/31/11	\$457,500	\$537,000	1,710	7	1919	Good	5,000	N	N	3436 39TH AVE SW
6	3	928580	0315	05/02/11	\$637,000	\$752,000	1,830	7	1912	VGood	5,501	Y	N	3717 BELVIDERE AVE SW
6	3	857540	0290	05/30/12	\$730,000	\$832,000	1,060	8	1939	VGood	6,839	Y	N	3507 SW HANFORD ST
6	3	928580	0365	07/09/13	\$561,300	\$591,000	1,120	8	1910	Avg	5,125	Y	N	3802 38TH AVE SW
6	3	548920	0485	07/24/12	\$520,000	\$588,000	1,200	8	1927	Avg	4,500	Y	N	2707 36TH AVE SW
6	3	548920	0225	05/21/13	\$605,000	\$645,000	1,290	8	1947	VGood	5,000	N	N	2707 BELVIDERE AVE SW
6	3	928580	0475	03/28/13	\$472,500	\$510,000	1,320	8	1977	Avg	5,000	Y	N	3716 BELVIDERE AVE SW
6	3	032400	0195	10/24/12	\$589,000	\$656,000	1,360	8	1929	Good	5,000	N	N	3441 41ST AVE SW
6	3	691120	0150	04/13/12	\$506,000	\$581,000	1,360	8	1937	Avg	10,000	Y	N	3012 36TH AVE SW
6	3	957780	0170	09/10/13	\$592,500	\$613,000	1,390	8	1930	Good	5,000	N	N	2746 BELVIDERE AVE SW
6	3	757770	0025	11/14/12	\$385,000	\$427,000	1,400	8	1929	Avg	5,208	N	N	3724 WALNUT AVE SW
6	3	764590	0280	11/09/12	\$652,000	\$724,000	1,440	8	1935	Good	3,680	Y	N	3047 BELVIDERE AVE SW
6	3	764590	0260	12/18/12	\$611,994	\$675,000	1,440	8	1927	Good	3,680	Y	N	3031 BELVIDERE AVE SW
6	3	432120	0780	10/24/11	\$510,000	\$596,000	1,450	8	1956	Avg	5,000	Y	N	3415 36TH AVE SW
6	3	764590	0230	06/26/12	\$599,000	\$680,000	1,510	8	2012	Avg	3,680	N	N	3005 BELVIDERE AVE SW
6	3	422940	0250	03/23/12	\$475,000	\$546,000	1,530	8	1928	Good	3,737	N	N	3437 41ST AVE SW
6	3	282460	0105	03/24/11	\$500,000	\$591,000	1,560	8	1956	Avg	6,500	Y	N	3246 37TH AVE SW
6	3	432120	0065	03/08/13	\$502,500	\$545,000	1,670	8	1907	VGood	3,000	Y	N	3262 BELVIDERE AVE SW
6	3	432120	0065	09/06/11	\$495,000	\$580,000	1,670	8	1907	VGood	3,000	Y	N	3262 BELVIDERE AVE SW
6	3	857540	0195	03/01/12	\$618,050	\$713,000	1,680	8	2009	Avg	5,555	Y	N	3246 36TH AVE SW
6	3	934540	0295	11/23/11	\$589,998	\$687,000	1,790	8	1931	Good	6,000	Y	N	2615 37TH AVE SW
6	3	231390	0830	01/11/13	\$640,000	\$702,000	1,840	8	1910	VGood	4,424	N	N	3417 39TH AVE SW
6	3	764590	0165	10/28/11	\$682,000	\$796,000	1,850	8	1926	Good	3,588	Y	N	3022 37TH AVE SW
6	3	928580	0250	06/03/13	\$469,500	\$499,000	1,900	8	1926	Good	5,020	N	N	3440 39TH AVE SW
6	3	691120	0175	06/14/12	\$650,000	\$740,000	1,910	8	1938	Good	9,000	Y	N	3036 36TH AVE SW
6	3	957780	0180	11/22/11	\$610,000	\$711,000	1,980	8	2012	Avg	5,000	N	N	2742 BELVIDERE AVE SW
6	3	548920	0304	10/29/13	\$597,000	\$609,000	2,050	8	1948	Avg	5,000	Y	N	2726 37TH AVE SW
6	3	231390	0461	09/26/12	\$540,000	\$604,000	2,120	8	1910	Good	6,750	N	N	3435 WALNUT AVE SW

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Area 048 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Re n	Cond	Lot Size	Vie w	Water - front	Situs Address
6	3	957780	0085	06/28/12	\$812,000	\$922,000	2,140	8	1926	VGood	5,000	N	N	2737 37TH AVE SW
6	3	548920	0425	05/23/13	\$540,000	\$575,000	2,560	8	1987	Avg	5,000	Y	N	2735 36TH AVE SW
6	3	857540	0135	03/30/12	\$672,000	\$772,000	1,320	9	1956	Avg	6,000	Y	N	3218 36TH AVE SW
6	3	032400	0100	07/08/11	\$645,000	\$759,000	1,500	9	1910	VGood	5,000	N	N	3701 41ST AVE SW
6	3	757820	0070	04/18/13	\$630,000	\$677,000	1,750	9	2013	Avg	2,857	N	N	3453 39TH AVE SW
6	3	548920	0155	11/28/11	\$509,000	\$593,000	1,770	9	1980	Avg	5,000	N	N	2741 BELVIDERE AVE SW
6	3	757820	0075	04/23/13	\$665,000	\$713,000	1,890	9	2013	Avg	2,860	N	N	3451 39TH AVE SW
6	3	691120	0135	10/26/12	\$775,000	\$863,000	1,980	9	1936	Avg	19,000	Y	N	3002 36TH AVE SW
6	3	764590	0095	03/12/12	\$700,000	\$806,000	2,060	9	1926	VGood	3,588	Y	N	3050 37TH AVE SW
6	3	432120	0295	12/20/12	\$585,000	\$645,000	2,070	9	1990	Avg	3,750	Y	N	3259 36TH AVE SW
6	3	764590	0330	06/27/11	\$756,000	\$890,000	2,140	9	2002	Avg	3,680	N	N	3032 38TH AVE SW
6	3	757820	0141	09/29/11	\$635,000	\$743,000	2,230	9	2011	Avg	3,350	N	N	3468 WALNUT AVE SW
6	3	757820	0390	03/08/12	\$612,500	\$706,000	2,330	9	1997	Avg	5,000	N	N	3707 40TH AVE SW
6	3	934540	0355	08/17/11	\$799,000	\$938,000	2,410	9	2011	Avg	5,000	N	N	2624 BELVIDERE AVE SW
6	3	928580	0470	11/14/11	\$754,000	\$879,000	2,410	9	1998	Avg	5,150	Y	N	3722 BELVIDERE AVE SW
6	3	928580	0410	08/20/12	\$705,000	\$794,000	2,470	9	1998	Avg	5,000	Y	N	3703 37TH AVE SW
6	3	432120	0200	07/03/13	\$850,000	\$896,000	2,840	9	2007	Avg	5,000	Y	N	3258 37TH AVE SW
6	3	957780	0150	06/13/13	\$780,000	\$827,000	2,350	10	2013	Avg	3,000	N	N	2750 BELVIDERE AVE SW
6	3	928580	0185	01/03/12	\$724,000	\$840,000	2,530	10	2005	Avg	5,000	Y	N	3456 38TH AVE SW
6	4	929730	0170	04/06/11	\$235,000	\$278,000	720	6	1923	Avg	4,000	N	N	3709 34TH AVE SW
6	4	929730	0195	10/23/12	\$275,000	\$306,000	850	6	1941	Avg	3,668	Y	N	3733 34TH AVE SW
6	4	929730	0085	03/13/12	\$260,000	\$299,000	960	6	1910	Avg	5,849	Y	N	3710 34TH AVE SW
6	4	929730	0126	09/13/12	\$320,000	\$359,000	1,170	7	1950	Avg	8,000	Y	N	3736 34TH AVE SW
6	4	929730	0131	01/18/11	\$293,000	\$347,000	1,250	7	1949	Avg	7,722	Y	N	3308 SW CHARLESTOWN ST
6	4	929730	0040	07/18/13	\$410,000	\$431,000	1,260	7	1958	Avg	3,865	Y	N	3601 33RD AVE SW
6	4	929730	0145	05/11/12	\$485,000	\$554,000	1,210	8	1965	Avg	4,830	Y	N	3667 33RD AVE SW
6	4	798740	1120	09/13/13	\$479,000	\$495,000	1,460	8	1977	Avg	5,000	Y	N	3400 SW HINDS ST
6	4	798740	1080	11/10/11	\$541,500	\$632,000	1,820	8	2008	Avg	2,500	Y	N	3301 34TH AVE SW
6	4	929730	0220	07/12/12	\$699,000	\$792,000	2,380	8	2003	Avg	4,000	Y	N	3716 35TH AVE SW
6	4	798740	0475	07/09/12	\$450,100	\$510,000	2,400	8	1981	Avg	10,126	Y	N	3061 SW ADMIRAL WAY
6	4	762870	0065	02/09/12	\$579,000	\$669,000	1,620	9	2008	Avg	3,605	Y	N	3656 FAUNTLEROY AVE SW

Improved Sales Used in This Annual Update Analysis

Area 048 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Re n	Cond	Lot Size	Vie w	Water - front	Situs Address
6	4	762870	0050	10/28/13	\$724,000	\$739,000	2,360	9	2008	Avg	4,120	N	N	3048 SW MANNING ST
6	4	762870	0045	01/08/13	\$644,000	\$707,000	2,360	9	2008	Avg	4,120	N	N	3046 SW MANNING ST
6	4	929730	0020	08/11/11	\$792,500	\$931,000	2,690	10	2000	Avg	4,000	Y	N	3612 35TH AVE SW
6	4	798740	0975	07/20/11	\$827,000	\$972,000	2,710	10	2005	Avg	7,500	Y	N	3315 33RD AVE SW
6	4	798740	1275	01/25/13	\$810,000	\$886,000	2,800	10	2012	Avg	3,773	Y	N	3416 35TH AVE SW
6	5	095200	1650	08/22/12	\$218,250	\$246,000	570	6	1944	Avg	1,750	N	N	4109 SW ANDOVER ST
6	5	929730	1690	06/25/12	\$302,800	\$344,000	720	6	1930	Good	4,900	N	N	4046 35TH AVE SW
6	5	095200	3585	03/07/13	\$240,000	\$260,000	720	6	1943	Avg	4,945	N	N	4107 37TH AVE SW
6	5	928580	0935	01/27/12	\$220,900	\$256,000	720	6	1943	Avg	3,583	N	N	3804 BELVIDERE AVE SW
6	5	929730	1710	04/29/13	\$381,600	\$409,000	740	6	1940	Good	4,000	Y	N	4030 35TH AVE SW
6	5	095200	5630	08/29/12	\$354,950	\$399,000	740	6	1918	Good	5,750	N	N	4457 40TH AVE SW
6	5	095200	3955	06/20/13	\$337,500	\$357,000	740	6	1923	Avg	4,600	N	N	4112 36TH AVE SW
6	5	928580	0760	06/25/13	\$445,000	\$470,000	770	6	1944	VGood	6,100	N	N	3817 36TH AVE SW
6	5	095200	5165	09/04/13	\$390,500	\$405,000	780	6	1949	Avg	5,750	Y	N	4434 39TH AVE SW
6	5	095200	0600	06/27/12	\$314,000	\$357,000	780	6	1924	Avg	5,750	Y	N	4025 37TH AVE SW
6	5	095200	0900	06/07/12	\$367,875	\$419,000	790	6	1917	Good	4,025	Y	N	4039 38TH AVE SW
6	5	929730	0445	05/21/13	\$415,000	\$442,000	810	6	1925	Good	7,000	Y	N	3815 33RD AVE SW
6	5	095200	3875	07/19/12	\$275,000	\$311,000	830	6	1909	Avg	2,875	N	N	4129 36TH AVE SW
6	5	095200	0260	11/19/12	\$395,000	\$438,000	860	6	1926	Good	5,750	N	N	4054 36TH AVE SW
6	5	929730	1590	06/13/12	\$369,000	\$420,000	870	6	1950	Avg	3,930	Y	N	4034 34TH AVE SW
6	5	929730	1590	04/16/12	\$354,950	\$407,000	870	6	1950	Avg	3,930	Y	N	4034 34TH AVE SW
6	5	929730	1475	08/22/12	\$332,000	\$374,000	870	6	2006	Avg	3,630	Y	N	4107 FAUNTLEROY WAY SW
6	5	757770	0465	03/05/12	\$331,618	\$382,000	870	6	1912	Good	5,175	N	N	4109 SW BRADFORD ST
6	5	095200	4715	05/25/12	\$330,000	\$377,000	890	6	1939	Avg	5,750	N	N	4407 37TH AVE SW
6	5	095200	4830	11/27/12	\$327,500	\$362,000	900	6	1944	Avg	5,750	Y	N	4406 38TH AVE SW
6	5	095200	4915	02/10/12	\$329,950	\$381,000	910	6	1926	Good	5,750	N	N	4446 38TH AVE SW
6	5	095200	1985	12/30/13	\$292,000	\$292,000	910	6	1918	Good	4,313	N	N	4031 42ND AVE SW
6	5	095200	0230	10/22/12	\$405,000	\$451,000	950	6	1926	VGood	5,750	N	N	4040 36TH AVE SW
6	5	095200	3880	06/28/12	\$283,500	\$322,000	950	6	1910	Avg	2,875	N	N	4135 36TH AVE SW
6	5	095200	1160	07/30/12	\$317,000	\$358,000	960	6	1918	Avg	5,750	Y	N	4031 39TH AVE SW
6	5	095200	0830	06/15/13	\$345,000	\$365,000	970	6	1924	Avg	5,750	N	N	4007 38TH AVE SW

Improved Sales Used in This Annual Update Analysis

Area 048 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Re n	Cond	Lot Size	Vie w	Water - front	Situs Address
6	5	095200	0165	05/02/13	\$389,125	\$417,000	1,010	6	1923	Good	5,750	N	N	4010 36TH AVE SW
6	5	095200	2765	02/21/13	\$299,000	\$325,000	1,040	6	1929	Good	3,050	N	N	4136 41ST AVE SW
6	5	095200	3350	12/01/11	\$274,000	\$319,000	1,100	6	1915	Avg	5,750	Y	N	4117 38TH AVE SW
6	5	095200	2995	11/15/11	\$232,500	\$271,000	1,140	6	1912	Avg	5,750	N	N	4126 40TH AVE SW
6	5	929730	1485	05/03/12	\$264,000	\$302,000	1,200	6	1947	Avg	3,628	N	N	4117 FAUNTLEROY WAY SW
6	5	095200	4895	11/09/12	\$299,000	\$332,000	1,470	6	1950	Avg	5,750	Y	N	4436 38TH AVE SW
6	5	095200	2045	09/12/13	\$317,000	\$328,000	760	7	1924	Avg	2,875	N	N	4202 SW DAKOTA ST
6	5	095200	3464	08/14/12	\$475,000	\$535,000	780	7	1946	Good	4,600	Y	N	4110 38TH AVE SW
6	5	095200	3655	03/22/13	\$409,700	\$443,000	790	7	1946	Good	5,750	N	N	4141 37TH AVE SW
6	5	095200	7080	08/23/11	\$259,500	\$304,000	800	7	1929	Good	1,942	N	N	4508 40TH AVE SW
6	5	095200	6715	04/01/11	\$287,000	\$339,000	830	7	1945	Good	2,594	Y	N	4531 41ST AVE SW
6	5	095200	1755	07/14/11	\$445,000	\$523,000	840	7	1923	VGood	5,750	N	N	4049 41ST AVE SW
6	5	929730	0420	04/30/13	\$503,000	\$539,000	890	7	1927	VGood	4,000	Y	N	3806 35TH AVE SW
6	5	095200	1330	03/28/12	\$345,000	\$397,000	890	7	1927	Avg	4,313	Y	N	4048 40TH AVE SW
6	5	929730	0410	04/04/12	\$449,000	\$516,000	900	7	2001	Avg	4,000	Y	N	3816 35TH AVE SW
6	5	132403	9081	03/28/13	\$405,000	\$437,000	900	7	1948	Avg	5,658	Y	N	3830 33RD AVE SW
6	5	095200	3645	06/27/12	\$452,500	\$514,000	910	7	1952	Good	5,750	N	N	4137 37TH AVE SW
6	5	095200	0465	11/21/13	\$514,250	\$521,000	920	7	1943	VGood	5,750	Y	N	4026 37TH AVE SW
6	5	757770	0220	07/03/13	\$465,000	\$490,000	950	7	1930	Good	3,300	Y	N	4107 SW CHARLESTOWN ST
6	5	928580	0970	08/29/11	\$500,000	\$586,000	980	7	1925	Good	5,880	Y	N	3818 39TH AVE SW
6	5	095200	5435	06/27/11	\$395,000	\$465,000	1,010	7	1923	Avg	4,313	N	N	4422 40TH AVE SW
6	5	929730	0430	06/23/13	\$429,000	\$453,000	1,050	7	1948	Avg	7,070	Y	N	3803 33RD AVE SW
6	5	929730	0295	09/02/11	\$325,000	\$381,000	1,050	7	1940	Avg	4,000	N	N	3845 34TH AVE SW
6	5	929730	0265	09/05/12	\$380,000	\$427,000	1,080	7	1985	Avg	4,000	Y	N	3821 34TH AVE SW
6	5	095200	0850	06/12/13	\$295,000	\$313,000	1,100	7	1923	Avg	5,750	N	N	4017 38TH AVE SW
6	5	095200	5860	12/18/13	\$512,000	\$514,000	1,110	7	1940	Avg	5,750	N	N	4447 41ST AVE SW
6	5	095200	1565	07/25/11	\$399,000	\$469,000	1,110	7	1910	Avg	5,750	N	N	4026 41ST AVE SW
6	5	929730	0330	05/11/12	\$507,000	\$580,000	1,120	7	1963	Good	4,510	Y	N	3869 34TH AVE SW
6	5	095200	3203	09/03/12	\$450,000	\$506,000	1,120	7	2004	Avg	4,830	Y	N	4110 39TH AVE SW
6	5	095200	2854	01/03/12	\$379,950	\$441,000	1,120	7	1930	Good	4,408	N	N	4119 40TH AVE SW
6	5	929730	1560	04/22/13	\$423,800	\$455,000	1,150	7	1957	Avg	7,384	N	N	4058 34TH AVE SW

Improved Sales Used in This Annual Update Analysis

Area 048 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Re n	Cond	Lot Size	Vie w	Water - front	Situs Address
6	5	929730	0600	08/05/13	\$410,000	\$428,000	1,150	7	1927	Good	6,656	Y	N	3836 33RD AVE SW
6	5	757770	0479	02/20/13	\$380,000	\$413,000	1,160	7	2007	Avg	1,320	N	N	3908 B CALIFORNIA AVE SW
6	5	757770	0483	07/20/11	\$314,950	\$370,000	1,160	7	2007	Avg	1,253	N	N	3912 B CALIFORNIA AVE SW
6	5	757770	0482	09/28/11	\$309,990	\$363,000	1,160	7	2007	Avg	1,279	N	N	3912 A CALIFORNIA AVE SW
6	5	757770	0479	03/02/11	\$309,000	\$365,000	1,160	7	2007	Avg	1,320	N	N	3908 B CALIFORNIA AVE SW
6	5	757770	0477	03/17/11	\$307,000	\$363,000	1,160	7	2007	Avg	1,316	N	N	3906 B CALIFORNIA AVE SW
6	5	757770	0187	08/20/13	\$472,000	\$491,000	1,180	7	1929	Good	3,150	N	N	4116 SW BRADFORD ST
6	5	095200	5750	08/10/12	\$379,000	\$428,000	1,190	7	1958	Avg	5,750	N	N	4452 41ST AVE SW
6	5	095200	4850	11/30/12	\$479,000	\$530,000	1,210	7	2004	Avg	5,750	Y	N	4416 38TH AVE SW
6	5	095200	6906	01/17/12	\$265,000	\$307,000	1,220	7	2002	Avg	1,469	N	N	4505 A 40TH AVE SW
6	5	095200	6917	03/28/12	\$259,950	\$299,000	1,220	7	2002	Avg	1,469	N	N	4505 D 40TH AVE SW
6	5	095200	6916	07/07/11	\$255,200	\$300,000	1,220	7	2002	Avg	1,469	N	N	4505 C 40TH AVE SW
6	5	095200	3845	08/20/12	\$410,000	\$462,000	1,230	7	1910	Good	5,750	N	N	4117 36TH AVE SW
6	5	095200	1265	08/17/11	\$540,000	\$634,000	1,280	7	2011	Avg	5,750	N	N	4018 40TH AVE SW
6	5	757770	0271	06/15/11	\$465,000	\$548,000	1,290	7	1927	Good	5,153	N	N	4001 SW CHARLESTOWN ST
6	5	929730	0375	10/12/12	\$305,000	\$340,000	1,320	7	1927	Avg	4,000	Y	N	3842 35TH AVE SW
6	5	929730	0300	10/23/12	\$455,000	\$507,000	1,330	7	1926	VGood	4,000	N	N	3849 34TH AVE SW
6	5	095200	5055	03/26/13	\$350,000	\$378,000	1,340	7	1968	Avg	5,750	Y	N	4437 38TH AVE SW
6	5	757770	0507	09/18/13	\$400,000	\$413,000	1,350	7	1930	Avg	3,600	N	N	4208 SW ANDOVER ST
6	5	929730	0580	02/18/11	\$335,000	\$396,000	1,420	7	1926	Avg	4,000	Y	N	3816 34TH AVE SW
6	5	095200	3865	02/25/13	\$469,500	\$510,000	1,430	7	1918	Good	5,750	N	N	4127 36TH AVE SW
6	5	929730	0335	08/26/11	\$370,000	\$434,000	1,440	7	1926	Good	4,510	Y	N	3878 35TH AVE SW
6	5	929730	1505	08/06/13	\$435,000	\$454,000	1,450	7	1926	VGood	4,000	N	N	4135 FAUNTLEROY WAY SW
6	5	095200	3785	11/06/12	\$480,000	\$533,000	1,500	7	1975	Avg	5,750	N	N	4146 37TH AVE SW
6	5	757770	0406	02/26/13	\$469,000	\$510,000	1,540	7	1928	Avg	5,175	N	N	3915 40TH AVE SW
6	5	929730	0515	07/25/12	\$467,500	\$529,000	1,540	7	1925	Good	4,510	Y	N	3866 34TH AVE SW
6	5	095200	1965	07/18/13	\$355,000	\$373,000	1,540	7	1926	Avg	5,750	N	N	4023 42ND AVE SW
6	5	095200	2767	02/21/12	\$415,000	\$479,000	1,550	7	2002	Avg	3,050	N	N	4138 41ST AVE SW
6	5	095200	1110	02/27/13	\$629,950	\$684,000	1,590	7	1928	Good	5,750	Y	N	4007 39TH AVE SW
6	5	929730	0575	12/28/11	\$378,000	\$439,000	1,600	7	1925	Avg	4,000	Y	N	3820 34TH AVE SW
6	5	757770	0531	10/22/13	\$535,000	\$547,000	1,620	7	1925	Good	5,175	N	N	3905 42ND AVE SW

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Area 048 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Re n	Cond	Lot Size	Vie w	Water - front	Situs Address
6	5	929730	0570	12/07/11	\$460,000	\$535,000	1,620	7	1990	Avg	4,000	Y	N	3824 34TH AVE SW
6	5	095200	5340	04/13/11	\$350,000	\$413,000	1,630	7	1963	Avg	5,750	N	N	4437 39TH AVE SW
6	5	095200	1690	03/28/11	\$308,000	\$364,000	1,640	7	1912	Avg	5,750	N	N	4023 41ST AVE SW
6	5	095200	0015	08/02/13	\$447,000	\$468,000	1,670	7	1928	Avg	5,060	Y	N	4007 35TH AVE SW
6	5	757770	0295	05/23/12	\$450,000	\$514,000	1,840	7	1958	Good	4,830	N	N	3818 40TH AVE SW
6	5	757770	0241	04/04/11	\$410,000	\$484,000	2,540	7	1979	Avg	5,175	N	N	3816 41ST AVE SW
6	5	095200	3459	09/19/13	\$509,250	\$526,000	780	8	2007	Avg	4,600	Y	N	4106 38TH AVE SW
6	5	095200	3459	06/02/11	\$470,000	\$554,000	780	8	2007	Avg	4,600	Y	N	4106 38TH AVE SW
6	5	095200	7067	11/12/12	\$345,000	\$383,000	1,010	8	2004	Avg	1,888	N	N	4506 B 40TH AVE SW
6	5	095200	3155	07/03/13	\$540,000	\$569,000	1,090	8	1950	Good	5,750	Y	N	4147 39TH AVE SW
6	5	095200	3155	06/20/12	\$470,000	\$534,000	1,090	8	1950	Good	5,750	Y	N	4147 39TH AVE SW
6	5	095200	5825	10/03/13	\$439,950	\$452,000	1,090	8	2007	Avg	1,618	N	N	4431 A 41ST AVE SW
6	5	095200	2482	10/17/12	\$399,950	\$446,000	1,090	8	2007	Avg	1,436	N	N	4122 B 42ND AVE SW
6	5	095200	2330	04/30/13	\$441,000	\$472,000	1,130	8	2006	Avg	1,436	N	N	4111 A 42ND AVE SW
6	5	095200	2342	05/02/13	\$430,000	\$460,000	1,130	8	2006	Avg	1,436	N	N	4117 A 42ND AVE SW
6	5	929730	1625	07/30/12	\$455,000	\$514,000	1,140	8	1975	Good	4,000	Y	N	4008 34TH AVE SW
6	5	095200	2484	11/12/13	\$440,000	\$447,000	1,140	8	2007	Avg	1,436	N	N	4120 B 42ND AVE SW
6	5	095200	2356	08/30/11	\$390,000	\$457,000	1,160	8	2006	Avg	1,436	N	N	4121 A 42ND AVE SW
6	5	095200	6789	11/29/12	\$364,950	\$404,000	1,180	8	2006	Avg	1,150	N	N	4504 B 41ST AVE SW
6	5	095200	1655	08/22/12	\$392,000	\$441,000	1,190	8	1952	Avg	4,000	Y	N	4001 41ST AVE SW
6	5	757770	0505	11/25/13	\$499,950	\$506,000	1,230	8	1931	VGood	3,000	N	N	3921 42ND AVE SW
6	5	095200	6941	11/06/13	\$417,500	\$425,000	1,260	8	2003	Avg	1,537	N	N	4523 A 40TH AVE SW
6	5	095200	1280	04/20/12	\$569,000	\$652,000	1,650	8	1930	VGood	5,750	Y	N	4024 40TH AVE SW
6	5	929730	0305	08/25/11	\$505,000	\$592,000	1,760	8	1986	Avg	4,000	Y	N	3853 34TH AVE SW
6	5	929730	0280	11/20/12	\$549,950	\$609,000	2,020	8	1997	Avg	4,000	Y	N	3831 34TH AVE SW
6	5	095200	1835	05/24/11	\$649,900	\$766,000	2,090	8	2002	Avg	5,750	N	N	4022 42ND AVE SW
6	5	095200	2885	12/03/11	\$429,000	\$499,000	2,110	8	1996	Avg	2,875	N	N	4135 40TH AVE SW
6	5	095200	1795	05/18/11	\$625,000	\$737,000	2,160	8	1909	VGood	5,750	N	N	4000 42ND AVE SW
6	5	095200	3745	03/07/13	\$560,000	\$607,000	3,180	8	1947	Good	5,750	N	N	4126 37TH AVE SW
6	5	928580	0355	01/07/13	\$665,000	\$730,000	1,880	9	1946	Good	11,221	Y	N	3820 38TH AVE SW
6	5	095200	2935	07/26/13	\$805,000	\$844,000	2,180	9	2013	Avg	6,440	N	N	4010 SW GENESEE ST

Improved Sales Used in This Annual Update Analysis

Area 048 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Re n	Cond	Lot Size	Vie w	Water - front	Situs Address
6	5	929730	1595	04/25/13	\$665,000	\$713,000	2,520	10	2013	Avg	3,152	Y	N	4032 34TH AVE SW
6	5	095200	2945	07/19/13	\$909,000	\$954,000	2,560	10	2013	Avg	5,750	N	N	4100 40TH AVE SW
9	6	001000	0100	06/28/12	\$335,000	\$380,000	650	6	1909	Good	4,600	N	N	4151 47TH AVE SW
9	6	239160	0185	07/09/12	\$319,950	\$363,000	710	6	1916	Avg	4,255	Y	N	4432 48TH AVE SW
9	6	239160	0455	01/25/11	\$263,500	\$312,000	840	6	1947	Good	5,750	N	N	4446 49TH AVE SW
9	6	239160	2185	05/16/13	\$365,000	\$389,000	870	6	1947	Good	5,750	N	N	4553 49TH AVE SW
9	6	301030	0325	03/18/13	\$310,000	\$335,000	870	6	1910	Avg	3,680	N	N	4007 46TH AVE SW
9	6	638450	0690	07/27/11	\$314,950	\$370,000	920	6	2011	Avg	6,625	N	N	3813 50TH AVE SW
9	6	348830	0080	08/27/12	\$410,000	\$461,000	950	6	1920	Avg	5,600	N	N	4417 46TH AVE SW
9	6	916110	0795	06/14/12	\$398,000	\$453,000	960	6	1910	Good	5,758	N	N	4035 50TH AVE SW
9	6	019400	0365	07/17/13	\$405,000	\$425,000	970	6	1909	Good	3,393	N	N	4154 46TH AVE SW
9	6	790520	0228	12/06/11	\$365,000	\$425,000	1,010	6	1919	Good	4,095	N	N	3646 46TH AVE SW
9	6	916110	0025	01/25/11	\$310,000	\$367,000	1,170	6	1909	Avg	5,750	N	N	4013 47TH AVE SW
9	6	550570	0050	04/17/12	\$361,500	\$415,000	770	7	1928	Avg	6,150	N	N	3642 49TH AVE SW
9	6	916110	0420	08/15/13	\$375,000	\$391,000	800	7	1948	Good	5,500	N	N	4026 49TH AVE SW
9	6	916110	0530	09/27/11	\$369,950	\$433,000	800	7	1948	Avg	4,840	N	N	4019 49TH AVE SW
9	6	942440	0230	09/23/13	\$405,000	\$418,000	810	7	1947	Good	5,252	Y	N	4157 48TH AVE SW
9	6	942440	0240	06/02/11	\$395,000	\$466,000	810	7	1947	VGood	5,304	Y	N	4147 48TH AVE SW
9	6	001000	0039	07/18/13	\$380,500	\$400,000	810	7	1947	Good	5,750	N	N	4128 48TH AVE SW
9	6	239160	0775	05/06/11	\$370,000	\$437,000	810	7	1947	Avg	5,750	Y	N	4427 50TH AVE SW
9	6	942440	0260	06/28/12	\$341,000	\$387,000	810	7	1947	Good	5,460	Y	N	4131 48TH AVE SW
9	6	239160	0525	09/21/12	\$309,000	\$346,000	810	7	1947	Avg	5,750	Y	N	4423 49TH AVE SW
9	6	239160	0105	12/17/13	\$399,950	\$402,000	840	7	1942	Good	4,600	N	N	4453 47TH AVE SW
9	6	239160	0025	12/05/13	\$425,000	\$429,000	850	7	1942	Avg	4,600	N	N	4413 47TH AVE SW
9	6	001000	0004	10/09/13	\$400,000	\$410,000	860	7	1947	Avg	6,900	N	N	4102 48TH AVE SW
9	6	916110	0326	05/16/11	\$364,000	\$429,000	860	7	1948	Good	5,280	N	N	4041 48TH AVE SW
9	6	916110	0390	03/17/11	\$335,000	\$396,000	860	7	1948	Avg	5,500	N	N	4012 49TH AVE SW
9	6	501350	0180	11/16/12	\$304,000	\$337,000	860	7	1950	Avg	6,678	N	N	3435 47TH AVE SW
9	6	916110	0360	05/30/12	\$370,000	\$422,000	870	7	1948	Avg	6,380	N	N	4057 48TH AVE SW
9	6	019400	0285	09/23/13	\$366,000	\$377,000	870	7	1949	Avg	5,800	N	N	4118 46TH AVE SW
9	6	916110	0876	07/23/12	\$402,500	\$455,000	880	7	1948	Avg	8,050	N	N	4012 51ST AVE SW

Improved Sales Used in This Annual Update Analysis

Area 048 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Re n	Cond	Lot Size	Vie w	Water - front	Situs Address
9	6	239160	0115	04/08/11	\$360,000	\$425,000	880	7	1942	Avg	4,600	N	N	4457 47TH AVE SW
9	6	019400	0265	05/14/13	\$486,250	\$519,000	890	7	1949	Good	5,750	N	N	4108 46TH AVE SW
9	6	239160	0705	10/17/12	\$455,000	\$507,000	890	7	1947	Good	5,750	Y	N	4452 50TH AVE SW
9	6	790520	0330	11/19/12	\$335,500	\$372,000	900	7	1951	Good	6,201	N	N	3848 47TH AVE SW
9	6	539860	0080	09/09/13	\$387,000	\$401,000	910	7	1950	Good	5,969	N	N	3843 48TH AVE SW
9	6	501400	0145	03/26/13	\$348,850	\$377,000	920	7	1950	Good	6,731	N	N	3812 50TH AVE SW
9	6	239160	2570	06/27/13	\$482,500	\$509,000	930	7	1947	Good	5,750	N	N	4507 47TH AVE SW
9	6	239160	0375	01/11/11	\$401,000	\$475,000	930	7	1947	Good	5,750	N	N	4408 49TH AVE SW
9	6	338990	0850	05/07/13	\$525,000	\$561,000	950	7	1918	VGood	5,850	N	N	4527 46TH AVE SW
9	6	790520	0280	11/01/13	\$489,000	\$498,000	950	7	1948	Avg	7,493	Y	N	3844 46TH AVE SW
9	6	916110	0380	11/07/13	\$451,000	\$459,000	950	7	1948	Good	5,500	N	N	4006 49TH AVE SW
9	6	574260	0100	08/05/13	\$456,000	\$477,000	960	7	1951	Good	6,555	N	N	3854 48TH AVE SW
9	6	501350	0305	05/19/11	\$375,000	\$442,000	960	7	1952	Avg	6,466	N	N	3419 48TH AVE SW
9	6	239160	0835	07/20/11	\$331,500	\$390,000	960	7	1947	Avg	5,750	N	N	4457 50TH AVE SW
9	6	239160	0635	10/07/11	\$445,000	\$520,000	980	7	1947	Avg	5,750	Y	N	4416 50TH AVE SW
9	6	501400	0120	05/14/11	\$360,000	\$425,000	980	7	1950	Good	7,200	N	N	3609 49TH AVE SW
9	6	239160	2200	02/28/13	\$359,000	\$390,000	980	7	1947	Good	5,750	N	N	4502 49TH AVE SW
9	6	790520	0397	08/20/12	\$382,000	\$430,000	1,000	7	1951	Avg	6,380	N	N	3608 47TH AVE SW
9	6	239160	2320	09/25/12	\$366,000	\$410,000	1,010	7	1942	Good	5,750	N	N	4503 48TH AVE SW
9	6	638450	0525	07/12/12	\$465,000	\$527,000	1,020	7	1954	Good	6,250	N	N	3820 51ST AVE SW
9	6	790520	0331	03/28/13	\$408,250	\$441,000	1,020	7	1951	Good	6,435	N	N	3854 47TH AVE SW
9	6	638450	0605	09/27/13	\$364,000	\$375,000	1,030	7	1951	Avg	7,000	N	N	5002 SW ANDOVER ST
9	6	501350	0250	08/19/13	\$465,000	\$484,000	1,060	7	1950	Good	6,466	N	N	3440 49TH AVE SW
9	6	301030	0386	07/19/11	\$375,000	\$441,000	1,060	7	1953	Avg	5,175	N	N	4022 46TH AVE SW
9	6	001000	0060	06/25/13	\$502,000	\$530,000	1,070	7	1909	Good	4,600	N	N	4138 48TH AVE SW
9	6	916110	0516	04/29/13	\$366,800	\$393,000	1,070	7	1948	Avg	4,840	N	N	4015 49TH AVE SW
9	6	942440	0080	11/27/12	\$459,950	\$509,000	1,080	7	1947	Good	6,027	Y	N	4157 49TH AVE SW
9	6	239160	2115	03/11/13	\$368,000	\$399,000	1,080	7	1947	Avg	5,750	N	N	4517 49TH AVE SW
9	6	239160	1965	04/11/12	\$417,500	\$479,000	1,100	7	1955	VGood	6,000	N	N	4917 SW OREGON ST
9	6	338990	0945	05/26/11	\$396,000	\$467,000	1,100	7	1951	Good	5,850	N	N	4512 47TH AVE SW
9	6	574260	0035	01/25/12	\$392,000	\$454,000	1,100	7	1953	Good	5,700	N	N	3820 48TH AVE SW

Improved Sales Used in This Annual Update Analysis

Area 048 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Re n	Cond	Lot Size	Vie w	Water - front	Situs Address
9	6	019400	0245	04/22/11	\$365,000	\$431,000	1,100	7	1961	Avg	3,835	N	N	4101 46TH AVE SW
9	6	239160	2010	12/19/11	\$355,000	\$413,000	1,120	7	1958	Avg	5,750	N	N	4526 50TH AVE SW
9	6	239160	2460	06/09/11	\$380,000	\$448,000	1,130	7	1918	Avg	5,750	N	N	4512 48TH AVE SW
9	6	239160	0165	12/12/12	\$399,000	\$440,000	1,150	7	1985	Avg	5,750	Y	N	4420 48TH AVE SW
9	6	927770	0070	08/09/13	\$451,500	\$471,000	1,210	7	1952	Good	6,720	N	N	3642 50TH AVE SW
9	6	927770	0045	07/19/13	\$345,000	\$362,000	1,250	7	1952	Avg	7,200	N	N	3614 50TH AVE SW
9	6	019400	0345	12/04/13	\$430,000	\$434,000	1,260	7	1953	Avg	5,850	N	N	4146 46TH AVE SW
9	6	019400	0055	02/09/12	\$363,750	\$420,000	1,260	7	1926	Good	5,800	N	N	4128 47TH AVE SW
9	6	501350	0185	05/20/11	\$455,000	\$537,000	1,340	7	1950	VGood	6,678	N	N	3431 47TH AVE SW
9	6	574260	0180	09/13/13	\$520,000	\$538,000	1,360	7	1951	Good	5,700	N	N	3823 47TH AVE SW
9	6	501350	0135	09/17/13	\$400,000	\$413,000	1,360	7	1950	Avg	6,625	N	N	3434 48TH AVE SW
9	6	790520	0295	06/06/11	\$478,800	\$564,000	1,390	7	1917	Good	8,509	Y	N	3802 46TH AVE SW
9	6	348830	0095	10/16/13	\$540,000	\$553,000	1,430	7	1957	VGood	5,311	N	N	4433 46TH AVE SW
9	6	001000	0110	04/28/13	\$410,000	\$439,000	1,430	7	1952	Good	4,600	N	N	4141 47TH AVE SW
9	6	338990	0820	03/26/13	\$373,777	\$404,000	1,450	7	1947	Avg	5,850	N	N	4511 46TH AVE SW
9	6	790520	0290	04/11/11	\$505,000	\$597,000	1,490	7	1921	Avg	9,525	Y	N	3814 46TH AVE SW
9	6	916110	0250	07/15/13	\$445,000	\$468,000	1,490	7	1948	Avg	5,500	N	N	4003 48TH AVE SW
9	6	790520	0241	12/14/11	\$454,000	\$528,000	1,540	7	1927	Avg	4,680	Y	N	3622 46TH AVE SW
9	6	239160	0845	11/19/13	\$587,000	\$595,000	1,550	7	2010	Avg	6,250	Y	N	5015 SW GENESEE ST
9	6	239160	0845	03/30/11	\$525,000	\$620,000	1,550	7	2010	Avg	6,250	Y	N	5015 SW GENESEE ST
9	6	239160	0395	11/23/11	\$374,500	\$436,000	1,560	7	1947	Good	5,750	N	N	4416 49TH AVE SW
9	6	501400	0080	11/13/13	\$459,000	\$466,000	1,580	7	1950	Good	6,413	N	N	3433 49TH AVE SW
9	6	019400	0185	11/25/13	\$421,000	\$426,000	1,580	7	1909	Avg	5,700	N	N	4133 46TH AVE SW
9	6	239160	2155	03/21/13	\$449,950	\$486,000	1,670	7	1984	Avg	5,750	N	N	4537 49TH AVE SW
9	6	790520	0366	06/16/11	\$595,000	\$701,000	1,760	7	1997	Good	6,084	Y	N	3625 46TH AVE SW
9	6	239160	2250	01/09/12	\$350,000	\$406,000	1,770	7	1947	Avg	5,750	N	N	4526 49TH AVE SW
9	6	239160	2300	09/01/11	\$325,000	\$381,000	1,840	7	1956	Avg	5,500	N	N	4816 SW ALASKA ST
9	6	916110	0210	05/08/12	\$525,000	\$600,000	1,880	7	1985	Avg	8,625	N	N	4042 48TH AVE SW
9	6	239160	0295	07/12/11	\$419,000	\$493,000	2,010	7	1941	Good	5,060	N	N	4427 48TH AVE SW
9	6	916110	0450	07/24/12	\$620,000	\$701,000	2,190	7	1928	Good	5,500	Y	N	4042 49TH AVE SW
9	6	239160	1930	02/18/11	\$394,000	\$466,000	1,320	8	1965	Avg	4,830	N	N	4543 50TH AVE SW

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Area 048 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Re n	Cond	Lot Size	Vie w	Water - front	Situs Address
9	6	916110	0165	11/13/12	\$635,000	\$705,000	1,390	8	2012	Avg	5,750	N	N	4018 48TH AVE SW
9	6	916110	0800	08/31/11	\$465,000	\$545,000	1,800	8	1998	Avg	2,879	N	N	4039 50TH AVE SW
9	6	239160	0848	11/28/11	\$456,000	\$531,000	1,860	8	2007	Avg	3,770	Y	N	4408 51ST AVE SW
9	6	019400	0305	05/23/13	\$700,000	\$746,000	1,890	8	2001	Avg	5,800	Y	N	4126 46TH AVE SW
9	6	239160	1825	10/23/11	\$380,000	\$444,000	1,920	8	1994	Avg	2,875	Y	N	4548 51ST AVE SW
9	6	239160	1753	10/29/12	\$485,000	\$540,000	1,970	8	1990	Avg	3,833	Y	N	4518 51ST AVE SW
9	6	916110	0533	05/12/11	\$539,950	\$637,000	2,250	8	2011	Avg	2,753	N	N	4023 49TH AVE SW
9	6	019400	0125	09/06/13	\$675,000	\$699,000	2,490	8	2003	Avg	3,245	N	N	4610 SW GENESEE ST
9	6	338990	0960	05/17/11	\$659,000	\$777,000	2,510	8	2003	Avg	4,420	N	N	4520 47TH AVE SW
9	6	574260	0120	12/09/11	\$485,000	\$564,000	2,900	8	1980	Avg	5,750	N	N	3853 47TH AVE SW
9	6	338990	0649	07/09/13	\$445,000	\$468,000	1,510	9	1996	Avg	2,237	Y	N	4504 SW ALASKA ST
9	6	338990	0535	08/12/13	\$565,000	\$589,000	1,610	9	2013	Avg	1,851	Y	N	4509 SW OREGON ST
9	6	338990	0536	10/08/13	\$532,000	\$546,000	1,610	9	2013	Avg	927	Y	N	4507 SW OREGON ST
9	6	338990	0537	11/01/13	\$525,000	\$535,000	1,610	9	2013	Avg	927	Y	N	4505 SW OREGON ST
9	6	338990	0538	12/23/13	\$501,688	\$503,000	1,610	9	2013	Avg	927	Y	N	4503 SW OREGON ST
9	6	338990	0539	08/28/13	\$559,000	\$581,000	1,640	9	2013	Avg	1,223	Y	N	4501 SW OREGON ST
9	6	239160	2507	09/19/11	\$665,000	\$779,000	2,240	9	2009	Avg	4,393	N	N	4540 48TH AVE SW
9	6	301030	0125	10/28/12	\$715,000	\$796,000	2,650	9	2012	Avg	5,850	N	N	4040 47TH AVE SW
9	6	501350	0230	09/24/12	\$702,000	\$786,000	2,780	9	2012	Avg	6,466	N	N	3418 49TH AVE SW
9	6	019400	0165	07/24/13	\$837,000	\$878,000	3,040	9	2008	Avg	5,650	N	N	4143 46TH AVE SW
9	7	570850	0220	10/17/12	\$287,000	\$320,000	690	5	1909	Avg	4,336	N	N	3209 44TH AVE SW
9	7	927720	0205	04/02/13	\$341,000	\$368,000	740	6	1980	Avg	5,000	N	N	3027 GARLOUGH AVE SW
9	7	927820	0025	05/21/13	\$321,500	\$343,000	740	6	1920	Avg	6,075	N	N	3237 47TH AVE SW
9	7	927820	0005	01/08/13	\$305,000	\$335,000	770	6	1949	Avg	7,425	N	N	3219 47TH AVE SW
9	7	927820	0005	10/03/12	\$232,200	\$260,000	770	6	1949	Avg	7,425	N	N	3219 47TH AVE SW
9	7	677520	0045	11/15/12	\$406,000	\$450,000	810	6	1931	VGood	6,100	N	N	3241 48TH AVE SW
9	7	385290	0115	11/26/13	\$358,000	\$362,000	820	6	1988	Avg	5,750	N	N	3049 46TH AVE SW
9	7	927820	0018	06/29/12	\$378,000	\$429,000	850	6	1917	Good	5,450	N	N	3226 48TH AVE SW
9	7	570850	0208	06/03/11	\$310,000	\$365,000	860	6	1909	Good	3,873	N	N	3211 44TH AVE SW
9	7	927820	0095	06/26/13	\$307,000	\$324,000	900	6	1941	Avg	8,690	N	N	3224 48TH AVE SW
9	7	927620	0790	05/30/12	\$364,500	\$416,000	1,030	6	1908	Avg	3,700	N	N	2643 47TH AVE SW

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Area 048 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Re n	Cond	Lot Size	Vie w	Water - front	Situs Address
9	7	790470	0007	07/20/11	\$415,000	\$488,000	1,140	6	1908	Good	4,000	Y	N	4411 SW GENESEE ST
9	7	293960	0015	03/08/13	\$305,000	\$331,000	1,200	6	1949	Avg	7,140	N	N	5203 SW ADMIRAL WAY
9	7	500850	0115	08/28/13	\$264,000	\$274,000	780	7	1940	Avg	2,850	N	N	4516 SW HANFORD ST
9	7	150180	0160	07/22/11	\$315,000	\$370,000	850	7	1924	Avg	4,255	N	N	3029 44TH AVE SW
9	7	790520	0047	11/10/11	\$451,000	\$526,000	860	7	1942	VGood	4,680	N	N	3612 44TH AVE SW
9	7	790520	0265	04/23/13	\$355,000	\$381,000	860	7	1918	Avg	4,680	N	N	3845 45TH AVE SW
9	7	800960	0185	06/22/12	\$349,000	\$397,000	890	7	1918	Avg	3,234	N	N	3003 44TH AVE SW
9	7	441810	0015	06/06/12	\$321,500	\$366,000	900	7	1920	Avg	4,680	N	N	3410 45TH AVE SW
9	7	149330	0125	04/21/11	\$385,000	\$455,000	920	7	1927	Avg	4,692	N	N	3430 44TH AVE SW
9	7	500850	0155	09/12/13	\$340,000	\$352,000	920	7	1938	Avg	6,250	N	N	3041 45TH AVE SW
9	7	800960	0196	10/09/13	\$435,000	\$446,000	970	7	1941	Good	4,200	N	N	4321 SW STEVENS ST
9	7	019400	0455	04/06/11	\$503,250	\$595,000	980	7	1915	VGood	5,800	N	N	4121 45TH AVE SW
9	7	927620	0170	07/18/13	\$429,000	\$451,000	980	7	1922	Good	6,250	N	N	2626 45TH AVE SW
9	7	537320	0035	04/30/13	\$521,000	\$558,000	990	7	1941	VGood	6,100	N	N	3032 52ND AVE SW
9	7	790520	0201	05/23/12	\$367,000	\$419,000	990	7	1938	Avg	5,616	N	N	3606 45TH AVE SW
9	7	927620	2125	07/09/13	\$452,100	\$476,000	1,000	7	1910	Avg	5,750	N	N	2724 47TH AVE SW
9	7	385290	0075	02/13/12	\$425,500	\$492,000	1,000	7	1969	Good	5,750	N	N	3029 46TH AVE SW
9	7	019400	0565	09/28/11	\$299,950	\$351,000	1,000	7	1915	Avg	4,640	Y	N	4122 45TH AVE SW
9	7	441810	0050	04/08/11	\$426,000	\$503,000	1,010	7	1918	Avg	5,348	N	N	4315 SW HINDS ST
9	7	927720	0170	09/17/13	\$411,250	\$425,000	1,010	7	1950	Avg	7,295	N	N	5057 SW STEVENS ST
9	7	441810	0045	05/24/13	\$420,000	\$447,000	1,020	7	1918	Avg	5,634	N	N	4317 SW HINDS ST
9	7	281310	0025	04/03/13	\$420,000	\$453,000	1,030	7	1908	Avg	6,250	N	N	3046 48TH AVE SW
9	7	927720	0377	08/17/11	\$360,000	\$423,000	1,030	7	1960	Avg	6,150	N	N	3027 47TH AVE SW
9	7	790520	0165	04/26/12	\$425,000	\$487,000	1,050	7	1925	Good	4,680	N	N	3633 44TH AVE SW
9	7	790520	0050	02/20/12	\$380,000	\$439,000	1,050	7	1930	Good	4,680	N	N	3610 44TH AVE SW
9	7	441810	0030	07/22/11	\$354,000	\$416,000	1,100	7	1924	Avg	5,546	N	N	3407 44TH AVE SW
9	7	927620	0200	01/24/13	\$325,000	\$356,000	1,100	7	1913	Avg	6,250	N	N	2612 45TH AVE SW
9	7	570850	0250	02/07/13	\$375,000	\$409,000	1,120	7	1928	Good	3,150	N	N	3201 44TH AVE SW
9	7	855990	0035	09/13/11	\$439,888	\$515,000	1,130	7	1924	Avg	6,270	N	N	2729 49TH AVE SW
9	7	149280	0106	10/08/12	\$337,000	\$376,000	1,130	7	1953	Avg	6,725	N	N	3223 49TH AVE SW
9	7	677520	0056	07/26/11	\$460,000	\$541,000	1,140	7	1965	Avg	5,412	N	N	4802 SW HINDS ST

Improved Sales Used in This Annual Update Analysis

Area 048 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Re n	Cond	Lot Size	Vie w	Water - front	Situs Address
9	7	570850	0145	07/04/13	\$458,000	\$483,000	1,140	7	1925	Avg	5,850	N	N	3245 44TH AVE SW
9	7	927620	0295	10/26/12	\$450,000	\$501,000	1,140	7	1906	VGood	4,625	N	N	2633 45TH AVE SW
9	7	019400	0685	04/27/11	\$352,000	\$416,000	1,160	7	1916	Good	5,800	Y	N	4139 44TH AVE SW
9	7	301030	0595	11/29/12	\$389,950	\$431,000	1,170	7	1924	Avg	4,582	N	N	4004 45TH AVE SW
9	7	790520	0176	05/24/13	\$357,450	\$381,000	1,170	7	1925	Avg	4,680	N	N	3657 44TH AVE SW
9	7	927620	2070	07/05/12	\$535,000	\$607,000	1,180	7	1910	Good	5,750	N	N	2750 47TH AVE SW
9	7	013600	0111	09/10/12	\$420,000	\$471,000	1,180	7	1951	Avg	5,226	N	N	2743 GARLOUGH AVE SW
9	7	927720	0090	04/10/13	\$358,950	\$386,000	1,180	7	1949	Avg	7,200	N	N	2714 50TH AVE SW
9	7	800960	0141	04/20/11	\$485,000	\$573,000	1,190	7	1929	VGood	3,480	N	N	4415 SW STEVENS ST
9	7	329770	0040	09/24/12	\$380,000	\$425,000	1,200	7	1950	Avg	7,480	N	N	3023 50TH AVE SW
9	7	927720	0250	05/16/11	\$394,000	\$465,000	1,210	7	1956	Avg	7,500	N	N	3034 GARLOUGH AVE SW
9	7	927620	0601	03/30/11	\$355,000	\$420,000	1,230	7	1930	Good	2,765	N	N	4610 SW LANDER ST
9	7	957180	0040	02/01/13	\$422,000	\$461,000	1,240	7	1946	Avg	6,721	N	N	3033 48TH AVE SW
9	7	957180	0040	05/26/11	\$380,000	\$448,000	1,240	7	1946	Avg	6,721	N	N	3033 48TH AVE SW
9	7	790520	0207	10/16/13	\$441,200	\$452,000	1,250	7	1926	Avg	5,850	N	N	3611 45TH AVE SW
9	7	281310	0015	08/14/12	\$405,000	\$457,000	1,260	7	1910	Good	6,250	N	N	3052 48TH AVE SW
9	7	800960	0145	10/26/11	\$395,000	\$461,000	1,270	7	1929	Avg	3,400	N	N	3008 45TH AVE SW
9	7	570850	0165	05/09/11	\$283,950	\$335,000	1,280	7	1922	Avg	5,850	N	N	3235 44TH AVE SW
9	7	927720	0235	10/09/12	\$475,000	\$530,000	1,290	7	1985	Avg	6,817	N	N	3018 GARLOUGH AVE SW
9	7	801010	0435	03/11/13	\$440,000	\$477,000	1,320	7	1914	Good	5,650	N	N	2724 44TH AVE SW
9	7	790520	0082	04/25/13	\$425,000	\$456,000	1,330	7	1928	Avg	5,733	N	N	3842 44TH AVE SW
9	7	019400	0575	06/01/11	\$356,000	\$420,000	1,340	7	1914	Avg	5,800	Y	N	4126 45TH AVE SW
9	7	855990	0020	02/01/11	\$301,964	\$357,000	1,380	7	1918	Avg	3,080	N	N	2715 49TH AVE SW
9	7	757220	0095	10/17/11	\$350,000	\$409,000	1,400	7	1951	Avg	4,400	N	N	2736 50TH AVE SW
9	7	790520	0136	03/21/11	\$515,000	\$609,000	1,420	7	1940	Good	5,850	N	N	3842 45TH AVE SW
9	7	801010	0030	09/11/12	\$415,000	\$466,000	1,440	7	2000	Avg	5,750	N	N	2713 44TH AVE SW
9	7	801010	0050	05/15/13	\$558,000	\$596,000	1,460	7	1918	VGood	3,795	N	N	2725 44TH AVE SW
9	7	790520	0041	02/10/12	\$460,000	\$532,000	1,480	7	1945	VGood	6,903	N	N	3628 44TH AVE SW
9	7	120800	0035	11/18/11	\$514,000	\$599,000	1,510	7	1927	VGood	5,520	N	N	3416 44TH AVE SW
9	7	927620	2350	06/17/11	\$500,000	\$589,000	1,520	7	1920	Good	6,000	N	N	2738 46TH AVE SW
9	7	801010	0405	05/25/12	\$400,000	\$456,000	1,540	7	1996	Avg	5,672	N	N	2732 44TH AVE SW

Improved Sales Used in This Annual Update Analysis

Area 048 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Re n	Cond	Lot Size	Vie w	Water - front	Situs Address
9	7	927620	0485	12/18/12	\$500,000	\$551,000	1,560	7	1921	Good	5,290	N	N	2607 46TH AVE SW
9	7	570850	0360	09/20/13	\$515,000	\$531,000	1,710	7	1916	VGood	5,550	N	N	3242 44TH AVE SW
9	7	019400	0725	07/19/12	\$685,000	\$775,000	1,720	7	1908	VGood	8,700	Y	N	4117 44TH AVE SW
9	7	150130	0030	11/21/13	\$482,500	\$489,000	1,890	7	2013	Avg	3,750	N	N	3209 45TH AVE SW
9	7	149280	0450	12/13/13	\$509,000	\$512,000	1,960	7	1908	Good	5,000	N	N	5010 SW HINDS ST
9	7	019400	0390	10/25/11	\$510,403	\$596,000	2,250	7	1991	Avg	5,850	N	N	4153 45TH AVE SW
9	7	927620	0466	07/27/12	\$355,000	\$401,000	990	8	1949	Avg	4,160	N	N	4521 SW ADMIRAL WAY
9	7	927620	0706	03/25/11	\$350,000	\$414,000	990	8	1948	Avg	4,550	N	N	4621 SW ADMIRAL WAY
9	7	013600	0270	07/25/13	\$535,000	\$561,000	1,090	8	1970	VGood	6,000	N	N	5015 SW ADMIRAL WAY
9	7	013600	0270	07/26/11	\$485,000	\$570,000	1,090	8	1970	VGood	6,000	N	N	5015 SW ADMIRAL WAY
9	7	790470	0011	08/26/13	\$429,500	\$446,000	1,090	8	2006	Avg	1,504	N	N	4415 A 44TH AVE SW
9	7	790470	0058	07/08/13	\$494,000	\$520,000	1,100	8	1948	Avg	6,000	Y	N	4446 45TH AVE SW
9	7	790470	0122	04/10/13	\$412,500	\$444,000	1,100	8	2006	Avg	1,451	N	N	4438 D 44TH AVE SW
9	7	790470	0122	03/02/11	\$410,000	\$485,000	1,100	8	2006	Avg	1,451	N	N	4438 D 44TH AVE SW
9	7	790470	0118	10/06/11	\$340,000	\$398,000	1,100	8	2006	Avg	855	N	N	4438 C 44TH AVE SW
9	7	790470	0034	08/17/11	\$375,000	\$440,000	1,150	8	2006	Avg	1,187	N	N	4433 C 44TH AVE SW
9	7	013600	0121	01/23/13	\$455,000	\$498,000	1,180	8	1951	Avg	5,360	N	N	5052 SW STEVENS ST
9	7	790470	0022	06/17/13	\$445,000	\$471,000	1,220	8	2005	Avg	1,537	N	N	4421 A 44TH AVE SW
9	7	790470	0026	05/24/13	\$423,500	\$451,000	1,220	8	2005	Avg	1,471	N	N	4423 A 44TH AVE SW
9	7	294010	0030	11/13/13	\$715,000	\$726,000	1,250	8	1959	Avg	6,252	Y	N	5238 SW STEVENS ST
9	7	790470	0036	11/26/12	\$387,000	\$428,000	1,280	8	2006	Avg	1,637	N	N	4435 C 44TH AVE SW
9	7	013600	0185	03/19/13	\$534,000	\$578,000	1,320	8	1966	Avg	5,000	Y	N	2728 GARLOUGH AVE SW
9	7	927620	0835	06/07/13	\$511,000	\$542,000	1,330	8	1930	Avg	3,300	N	N	2654 48TH AVE SW
9	7	790520	0180	05/14/13	\$489,400	\$522,000	1,330	8	1946	Good	3,904	N	N	4420 SW CHARLESTOWN ST
9	7	129430	0031	07/23/12	\$400,000	\$452,000	1,360	8	2008	Avg	1,216	N	N	3411 D CALIFORNIA AVE SW
9	7	129430	0027	07/23/13	\$420,950	\$441,000	1,380	8	2008	Avg	910	N	N	3411 B CALIFORNIA AVE SW
9	7	013600	0195	05/22/12	\$430,000	\$491,000	1,420	8	1970	Avg	5,100	Y	N	2722 GARLOUGH AVE SW
9	7	500850	0195	11/02/12	\$450,000	\$500,000	1,460	8	1951	Avg	6,250	N	N	3023 45TH AVE SW
9	7	790520	0125	10/18/12	\$560,000	\$624,000	1,500	8	1931	Good	4,299	N	N	3847 44TH AVE SW
9	7	294010	0075	07/22/13	\$649,950	\$682,000	1,540	8	1959	Avg	10,860	Y	N	5132 SW FOREST ST
9	7	149280	0284	10/28/13	\$535,500	\$546,000	1,540	8	1994	Avg	5,000	N	N	4947 SW FORNEY ST

Improved Sales Used in This Annual Update Analysis

Area 048 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Re n	Cond	Lot Size	Vie w	Water - front	Situs Address
9	7	129430	0026	05/01/13	\$410,000	\$439,000	1,560	8	2008	Avg	871	N	N	3423 B CALIFORNIA AVE SW
9	7	927620	1015	08/01/13	\$577,500	\$604,000	1,620	8	1948	Avg	6,900	N	N	2651 48TH AVE SW
9	7	129430	0020	07/11/13	\$420,000	\$442,000	1,620	8	2008	Avg	1,227	N	N	3409 A CALIFORNIA AVE SW
9	7	129430	0024	02/14/13	\$405,000	\$441,000	1,620	8	2008	Avg	1,266	N	N	3423 A CALIFORNIA AVE SW
9	7	005900	0114	10/04/11	\$425,000	\$497,000	1,660	8	1990	Avg	2,500	Y	N	5345 SW ADMIRAL WAY
9	7	149330	0220	03/22/13	\$510,000	\$551,000	1,690	8	1945	Avg	5,850	N	N	3446 45TH AVE SW
9	7	927720	0300	08/29/12	\$517,500	\$582,000	1,720	8	1989	Avg	5,794	N	N	3047 50TH AVE SW
9	7	790520	0145	11/03/11	\$575,000	\$671,000	1,780	8	1926	Good	7,605	N	N	3816 45TH AVE SW
9	7	677520	0010	03/28/12	\$485,000	\$558,000	1,830	8	2013	Avg	6,124	N	N	3207 48TH AVE SW
9	7	019400	0655	10/15/12	\$700,000	\$781,000	1,840	8	1915	Avg	5,850	Y	N	4153 44TH AVE SW
9	7	152403	9068	12/10/13	\$615,000	\$619,000	1,890	8	1971	Avg	9,000	N	N	3215 51ST AVE SW
9	7	570850	0285	01/03/11	\$515,000	\$610,000	1,920	8	2002	Avg	5,500	N	N	3206 44TH AVE SW
9	7	019400	0425	04/11/13	\$804,500	\$866,000	2,010	8	1911	VGood	5,800	N	N	4137 45TH AVE SW
9	7	019400	0850	12/17/13	\$525,000	\$528,000	2,250	8	1989	Avg	2,903	N	N	4132 44TH AVE SW
9	7	927620	2090	10/14/11	\$700,000	\$818,000	2,670	8	2011	Avg	5,491	N	N	2740 47TH AVE SW
9	7	790470	0076	08/27/13	\$725,000	\$753,000	1,460	9	1911	VGood	6,000	Y	N	4412 45TH AVE SW
9	7	294010	0015	10/24/12	\$862,000	\$960,000	1,590	9	1963	Avg	5,700	Y	N	5217 SW FOREST ST
9	7	669350	0045	05/24/13	\$815,000	\$868,000	3,020	9	1994	Avg	7,500	N	N	2901 52ND AVE SW
9	7	152403	9066	05/20/13	\$836,500	\$892,000	1,840	10	1965	Avg	9,000	N	N	3203 51ST AVE SW
9	7	927620	1685	06/25/13	\$797,000	\$842,000	2,200	10	2013	Avg	3,004	Y	N	2705 47TH AVE SW
9	7	927620	1680	06/11/13	\$779,900	\$827,000	2,200	10	2013	Avg	3,004	Y	N	2701 47TH AVE SW
9	7	294010	0010	05/02/12	\$930,000	\$1,064,000	2,640	10	1992	Avg	5,460	Y	N	5225 SW FOREST ST
9	7	152403	9067	08/23/12	\$900,000	\$1,013,000	3,020	10	2012	Avg	9,000	N	N	3209 51ST AVE SW

Improved Sales Removed in This Annual Update Analysis

Area 048 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	9	006600	0240	10/05/11	\$233,000	IMP COUNT
3	9	006600	0265	01/25/13	\$330,000	IMP CHARS DON'T MATCH SALES CHARS
3	9	006600	0265	10/08/12	\$198,000	NO MARKET EXPOSURE
3	9	006600	0350	08/29/11	\$230,000	DOR RATIO
3	9	006600	0385	08/31/12	\$279,000	EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR
3	9	006600	0405	08/09/12	\$208,000	DOR RATIO
3	9	082600	0191	06/03/11	\$312,000	RELOCATION - SALE TO SERVICE; STATEMENT TO DOR
3	9	139330	0020	07/22/13	\$313,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	9	172580	0165	01/26/12	\$257,000	DIAGNOSTIC OUTLIER/MODEL DEVELOPMENT EXCLUSION
3	9	172580	0210	05/23/12	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	9	172580	0220	07/30/13	\$306,428	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	9	232403	9104	12/29/11	\$300,000	DOR RATIO;NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
3	9	232403	9114	02/19/13	\$206,494	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); STATEMENT TO DOR
3	9	232403	9119	08/06/12	\$699,499	IMP CHARS DON'T MATCH SALES CHARS
3	9	234930	0060	11/15/13	\$172,000	DIAGNOSTIC OUTLIER/OBSERVATION OUTSIDE THE NORM
3	9	234930	0105	06/21/11	\$190,000	DIAGNOSTIC OUTLIER/STATISTICAL OUTLIER
3	9	246190	0355	07/01/13	\$625,000	IMP CHARS DON'T MATCH SALES CHARS
3	9	246190	0355	04/03/13	\$387,201	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
3	9	246190	0445	04/22/13	\$375,000	NO MARKET EXPOSURE
3	9	246190	0455	10/31/13	\$283,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR
3	9	246190	0670	10/31/13	\$458,423	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	9	246190	0675	09/06/12	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	9	246190	0745	12/05/12	\$340,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARS CHANGED SINCE SALE
3	9	246190	0770	07/16/13	\$432,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	9	246190	0960	01/29/13	\$70,982	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
3	9	309500	0025	12/07/11	\$170,000	DOR RATIO;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
3	9	309500	0025	04/01/11	\$453,784	FORCED SALE; EXEMPT FROM EXCISE TAX
3	9	309500	0050	01/23/12	\$130,000	DOR RATIO
3	9	309500	0100	09/07/12	\$280,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
3	9	309500	0145	08/02/13	\$280,000	LACK OF REPRESENTATION FAIR CONDITION

Improved Sales Removed in This Annual Update Analysis

Area 048 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	9	309500	0145	03/04/13	\$255,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	9	516670	0090	04/22/13	\$500,000	NO MARKET EXPOSURE
3	9	528820	0394	10/04/11	\$481,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	9	609520	0040	08/16/11	\$207,381	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	9	612660	0200	11/15/11	\$210,000	DIAGNOSTIC OUTLIER/NON-NORMAL DISTRIBUTION
3	9	612660	0880	07/29/13	\$412,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	9	612660	0935	07/03/13	\$375,000	IMP CHARS DONT MATCH; SEG MERGE
3	9	612660	0946	11/03/11	\$154,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
3	9	612660	0970	06/08/11	\$333,000	UNFIN AREA
3	9	612660	1004	01/21/11	\$180,000	NON-REPRESENTATIVE SALE; SHORT SALE
3	9	731240	0015	07/15/13	\$533,000	RELOCATION - SALE TO SERVICE
3	9	731240	0030	10/22/13	\$263,001	NO MARKET EXPOSURE;IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
3	9	757920	0736	03/18/13	\$370,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	9	757920	0925	05/21/12	\$210,000	PREVIMP<=25K
3	9	762470	0020	04/19/11	\$335,000	UNFIN AREA
3	9	762570	0017	01/27/12	\$340,789	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FIN. INSTITUTION RESALE
3	9	762570	2440	12/04/13	\$550,000	NO MARKET EXPOSURE
3	9	762570	2442	03/13/13	\$258,116	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
3	9	762570	2616	12/22/11	\$165,000	NON-REPRESENTATIVE SALE; SHORT SALE
3	9	762570	2911	07/06/12	\$176,000	DIAGNOSTIC OUTLIER/MODEL DEVELOPMENT EXCLUSION
3	9	762570	2990	05/25/11	\$105,000	DOR RATIO;AFFORDABLE HOUSING SALES; FINANCIAL INSTITUTION RESALE
3	9	762570	2990	05/25/11	\$142,198	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	9	762570	3030	12/10/12	\$267,484	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
3	9	762570	3095	05/20/13	\$520,000	NO MARKET EXPOSURE
3	9	762570	3175	04/26/13	\$385,000	IMP COUNT
3	9	762570	3245	04/01/13	\$255,000	PREVIMP<=25K
3	9	772360	0005	08/12/13	\$466,123	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	9	939670	0120	04/11/13	\$771,926	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	9	939670	0120	04/24/13	\$557,263	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
6	2	347580	0020	09/09/13	\$450,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in This Annual Update Analysis

Area 048 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	2	422940	0050	10/07/13	\$280,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6	2	501950	0240	03/27/12	\$380,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	746590	0080	02/16/11	\$310,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
6	3	032400	0080	03/07/11	\$239,000	DOR RATIO;NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
6	3	432120	0200	07/03/13	\$922,500	RELOCATION - SALE TO SERVICE
6	3	691120	0011	07/17/12	\$1,193,500	LACK OF REPRESENTATION GRADE 11
6	3	691120	0015	11/30/12	\$215,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6	3	757820	0070	06/14/12	\$150,000	DOR RATIO
6	3	757820	0075	06/14/12	\$150,000	DOR RATIO
6	3	757820	0400	09/09/11	\$325,686	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
6	3	764590	0230	10/25/11	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	928580	0415	08/11/11	\$275,000	UNFIN AREA
6	3	934540	0125	01/28/12	\$380,000	DOR RATIO;%COMPL;FINANCIAL INSTITUTION RESALE
6	3	934540	0210	12/23/13	\$1,270,000	OBSOL;NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
6	3	934540	0295	07/13/11	\$589,998	RELOCATION - SALE TO SERVICE
6	3	957780	0140	09/25/12	\$360,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER
6	3	957780	0170	06/04/13	\$526,161	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6	4	132403	9107	01/31/13	\$610,000	NON-REPRESENTATIVE SALE; SHORT SALE
6	4	762870	0225	02/01/11	\$90,225	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6	4	798740	1010	11/12/13	\$509,038	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6	4	929730	0020	08/29/12	\$270,171	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6	4	929730	0210	05/16/13	\$252,800	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
6	5	095200	0165	03/10/11	\$274,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	5	095200	0485	06/27/11	\$280,300	DIAGNOSTIC OUTLIER/STATISTICAL OUTLIER
6	5	095200	0900	06/07/12	\$367,875	RELOCATION - SALE TO SERVICE
6	5	095200	0915	05/06/11	\$314,900	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
6	5	095200	1265	04/08/11	\$262,500	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
6	5	095200	2150	04/24/13	\$425,000	DOR RATIO;PREVIMP<=25K
6	5	095200	2935	09/25/12	\$220,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	5	095200	2945	05/15/12	\$240,000	DOR RATIO

Improved Sales Removed in This Annual Update Analysis

Area 048 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	5	095200	3645	11/23/11	\$243,600	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	5	095200	3945	01/09/13	\$100,000	DOR RATIO;QUIT CLAIM DEED; DIVORCE
6	5	095200	4155	11/27/12	\$248,000	NO MARKET EXPOSURE
6	5	095200	5580	04/17/13	\$381,687	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
6	5	095200	6630	03/15/13	\$445,000	NO MARKET EXPOSURE
6	5	095200	7139	10/24/13	\$95,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	5	928580	0920	12/26/13	\$440,000	ACTIVE PERMIT BEFORE SALE>25K
6	5	928580	0920	06/06/13	\$305,000	ACTIVE PERMIT BEFORE SALE>25K
6	5	928580	1020	05/18/11	\$280,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6	5	929730	0300	10/23/12	\$455,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; DIVORCE; AND OTHER WARNINGS
6	5	929730	0480	06/03/13	\$335,000	ACTIVE PERMIT BEFORE SALE>25K
9	6	001000	0039	12/31/12	\$359,745	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
9	6	001000	0100	05/04/12	\$335,000	RELOCATION - SALE TO SERVICE
9	6	019400	0335	08/06/13	\$354,142	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
9	6	239160	0020	07/18/11	\$201,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
9	6	239160	0295	04/08/11	\$289,900	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
9	6	239160	0355	12/17/13	\$701,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
9	6	239160	0375	01/06/11	\$401,000	RELOCATION - SALE TO SERVICE
9	6	239160	1753	10/29/12	\$485,000	RELOCATION - SALE TO SERVICE
9	6	239160	1905	02/02/11	\$474,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
9	6	239160	1970	08/08/13	\$353,000	DIAGNOSTIC OUTLIER/NON-NORMAL DISTRIBUTION
9	6	239160	2010	04/28/11	\$225,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
9	6	239160	2340	06/09/11	\$355,000	DIAGNOSTIC OUTLIER/OBSERVATION OUTSIDE THE NORM
9	6	239160	2421	12/16/13	\$250,000	PREVIMP<=25K
9	6	239160	2570	01/04/11	\$390,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	6	239160	2590	10/22/11	\$205,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
9	6	301030	0220	12/23/13	\$615,000	NO MARKET EXPOSURE
9	6	301030	0260	11/25/13	\$562,000	IMP CHARS DON'T MATCH SALES CHARS
9	6	301030	0415	02/12/13	\$401,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
9	6	338990	0535	06/21/12	\$300,000	TEAR DOWN; STATEMENT TO DOR

Improved Sales Removed in This Annual Update Analysis

Area 048 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	6	338990	0545	08/16/12	\$325,000	DIAGNOSTIC OUTLIER/MODEL DEVELOPMENT EXCLUSION
9	6	348830	0095	10/16/13	\$540,000	RELOCATION - SALE TO SERVICE
9	6	501350	0190	05/22/13	\$414,000	NO MARKET EXPOSURE
9	6	501350	0335	04/20/12	\$237,500	BOX OUTLIER
9	6	501350	0335	01/23/12	\$259,681	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; FORCED SALE
9	6	501400	0130	06/13/11	\$209,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
9	6	501400	0130	08/29/13	\$415,000	NO MARKET EXPOSURE
9	6	550570	0040	09/09/13	\$564,700	IMP CHARS DON'T MATCH SALES CHARS
9	6	638500	0135	08/26/13	\$445,950	IMP CHARS DON'T MATCH SALES CHARS
9	6	790520	0326	08/16/13	\$337,100	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
9	6	790520	0366	06/07/11	\$595,000	RELOCATION - SALE TO SERVICE
9	6	916110	0165	12/27/11	\$300,000	DOR RATIO
9	6	916110	0326	05/16/11	\$364,000	RELOCATION - SALE TO SERVICE
9	6	942440	0146	11/14/13	\$320,422	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
9	6	942440	0260	12/14/11	\$306,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; FORCED SALE
9	7	019400	0455	04/06/11	\$503,250	RELOCATION - SALE TO SERVICE
9	7	019400	0637	12/27/11	\$68,878	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
9	7	019400	0685	11/30/12	\$115,333	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); EXEMPT FROM EXCISE TAX
9	7	019400	0890	06/09/11	\$360,000	NON-REPRESENTATIVE SALE
9	7	120800	0035	05/24/11	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	7	129430	0027	02/22/12	\$106,291	DOR RATIO;QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; STATEMENT TO DOR
9	7	150130	0030	05/24/12	\$220,000	DOR RATIO
9	7	294010	0045	07/13/11	\$525,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
9	7	301030	0645	11/29/12	\$321,800	%COMPL
9	7	329770	0085	01/02/13	\$137,749	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
9	7	385290	0075	09/29/11	\$248,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARS CHANGED SINCE SALE
9	7	500850	0115	05/08/13	\$252,475	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
9	7	570850	0185	10/21/13	\$475,000	IMP CHARS DON'T MATCH SALES CHARS
9	7	570850	0185	06/23/13	\$310,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
9	7	570850	0265	10/18/11	\$289,000	NON-REPRESENTATIVE SALE

Improved Sales Removed in This Annual Update Analysis

Area 048 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	7	677520	0010	05/23/11	\$190,000	DOR RATIO; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
9	7	790470	0030	12/13/13	\$375,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
9	7	790470	0124	02/15/12	\$252,500	DIAGNOSTIC OUTLIER/STATISTICAL OUTLIER
9	7	790470	0132	09/25/12	\$250,000	NON-REPRESENTATIVE SALE
9	7	790520	0037	09/18/13	\$219,500	DOR RATIO
9	7	790520	0059	06/28/12	\$240,000	DIAGNOSTIC OUTLIER/OBSERVATION OUTSIDE THE NORM
9	7	790520	0100	02/27/13	\$190,856	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
9	7	790520	0186	08/20/13	\$589,000	NO MARKET EXPOSURE; RELOCATION - SALE BY SERVICE
9	7	790520	0260	07/01/13	\$405,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
9	7	800960	0110	03/16/11	\$287,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARS CHANGED SINCE SALE
9	7	801010	0080	03/28/11	\$302,000	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
9	7	801010	0220	09/12/13	\$540,000	DIAGNOSTIC OUTLIER/NON-NORMAL DISTRIBUTION
9	7	855990	0150	07/02/13	\$459,000	NO MARKET EXPOSURE
9	7	855990	0180	08/15/13	\$247,000	PREVIMP<=25K
9	7	855990	0180	06/23/13	\$145,000	PREVIMP<=25K
9	7	927620	0200	05/18/12	\$292,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; EXEMPT FROM EXCISE TAX
9	7	927620	0230	06/10/11	\$267,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
9	7	927620	0295	09/19/11	\$297,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARS CHANGED SINCE SALE
9	7	927620	1945	12/27/12	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	7	927620	2070	06/19/12	\$535,000	RELOCATION - SALE TO SERVICE
9	7	927720	0045	12/27/12	\$460,000	PREVIMP<=25K
9	7	927820	0080	05/11/11	\$207,000	NON-REPRESENTATIVE SALE
9	7	957180	0075	05/23/11	\$155,860	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR

Vacant Sales Used in this Annual Update Analysis
Area 048

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
003	9	387490	0085	9/10/2013	\$175,000	7,770	N	N
006	3	432120	0595	4/29/2013	\$175,000	3,780	Y	N
006	3	432120	0810	4/1/2013	\$315,000	5,000	Y	N
006	3	757820	0070	6/14/2012	\$150,000	5,000	N	N
006	4	798740	0700	10/18/2013	\$190,000	10,000	Y	N
006	4	798740	0925	10/9/2012	\$21,500	4,165	N	N
006	4	798740	0930	11/7/2012	\$27,500	4,165	N	N
006	4	798740	0940	10/9/2012	\$27,500	4,165	N	N
009	6	239160	0355	4/2/2013	\$205,000	5,060	N	N
009	6	501350	0230	12/21/2011	\$180,000	6,466	N	N
009	7	152403	9067	11/23/2011	\$210,000	9,000	N	N

Vacant Sales Removed in this Annual Update Analysis

Area 048

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
003	9	762570	0453	12/21/2011	\$700,000	MULTI-PARCEL SALE
003	9	762570	0453	1/2/2013	\$319,950	DATA CHARS DON'T MATCH SALES CHARS
003	9	762570	0454	12/21/2011	\$700,000	MULTI-PARCEL SALE
003	9	762570	0454	12/30/2012	\$320,000	DATA CHARS DON'T MATCH SALES CHARS
003	9	762570	0456	12/21/2011	\$700,000	MULTI-PARCEL SALE
003	9	762570	0456	11/28/2012	\$290,000	DATA CHARS DON'T MATCH SALES CHARS
003	9	762570	0457	12/21/2011	\$700,000	MULTI-PARCEL SALE
003	9	762570	0457	1/22/2013	\$324,000	DATA CHARS DON'T MATCH SALES CHARS
006	5	095200	2309	10/25/2013	\$585,500	DATA CHARS DON'T MATCH SALES CHARS
006	5	095200	2309	10/5/2012	\$360,000	SEGREGATION AND/OR MERGER
006	5	095200	3105	2/6/2013	\$150,000	TEAR DOWN; NO MARKET EXPOSURE
006	5	095200	6835	11/8/2011	\$270,000	SEGREGATION AND/OR MERGER
009	6	301030	0125	3/24/2012	\$125,000	DOR RATIO
009	6	338990	0535	6/21/2012	\$300,000	SEGREGATION AND/OR MERGER
009	7	019400	0935	10/17/2013	\$1,065,000	MULTI-PARCEL SALE
009	7	801010	0220	9/12/2013	\$540,000	SEGREGATION AND/OR MERGER
009	7	927620	1680	12/5/2011	\$300,000	SEGREGATION AND/OR MERGER

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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



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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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



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

Scope of Work Performed:

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

Certification:

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

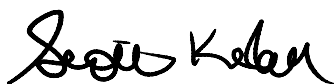
- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present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

None

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

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

- Annual Update Model Development and Report Preparation
- Sales Verification
- Appeals Response Preparation / Review



Appraiser II

6-9-2014

Date