

Executive Summary Physical Inspection Benson Hill/Panther Lake - Area 051

Appraisal Date: 1/1/2014
Previous Physical Inspection: 2008
Number of Improved Sales: 469
Range of Sale Dates: 1/1/2011 – 12/31/2013 Sales were time adjusted to 1/1/2014

Sales – Improved Valuation Change Summary

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
2013 Value	\$153,700	\$101,400	\$255,100			9.21%
2014 Value	\$103,900	\$231,300	\$335,200	\$356,100	93.7%	6.49%
Change	-\$49,800	+\$129,900	+\$80,100			
% Change	-32.4%	+128.1%	+31.4%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2014 COD of 6.49% is an improvement from the previous COD of 9.21%. 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. Sales from 1/1/2011 to 12/31/2013 (at a minimum) were considered in all analysis. Sales were time adjusted to 1/1/2014

Population – Improved Valuation Change Summary

Population - Improved Parcel Summary Data:			
	Land	Improvements	Total
2013 Value	\$154,200	\$97,200	\$251,400
2014 Value	\$104,100	\$212,700	\$316,800
% Change	-32.5%	+118.8%	+26.0%

Number of one to three unit residences in the population: 5,094

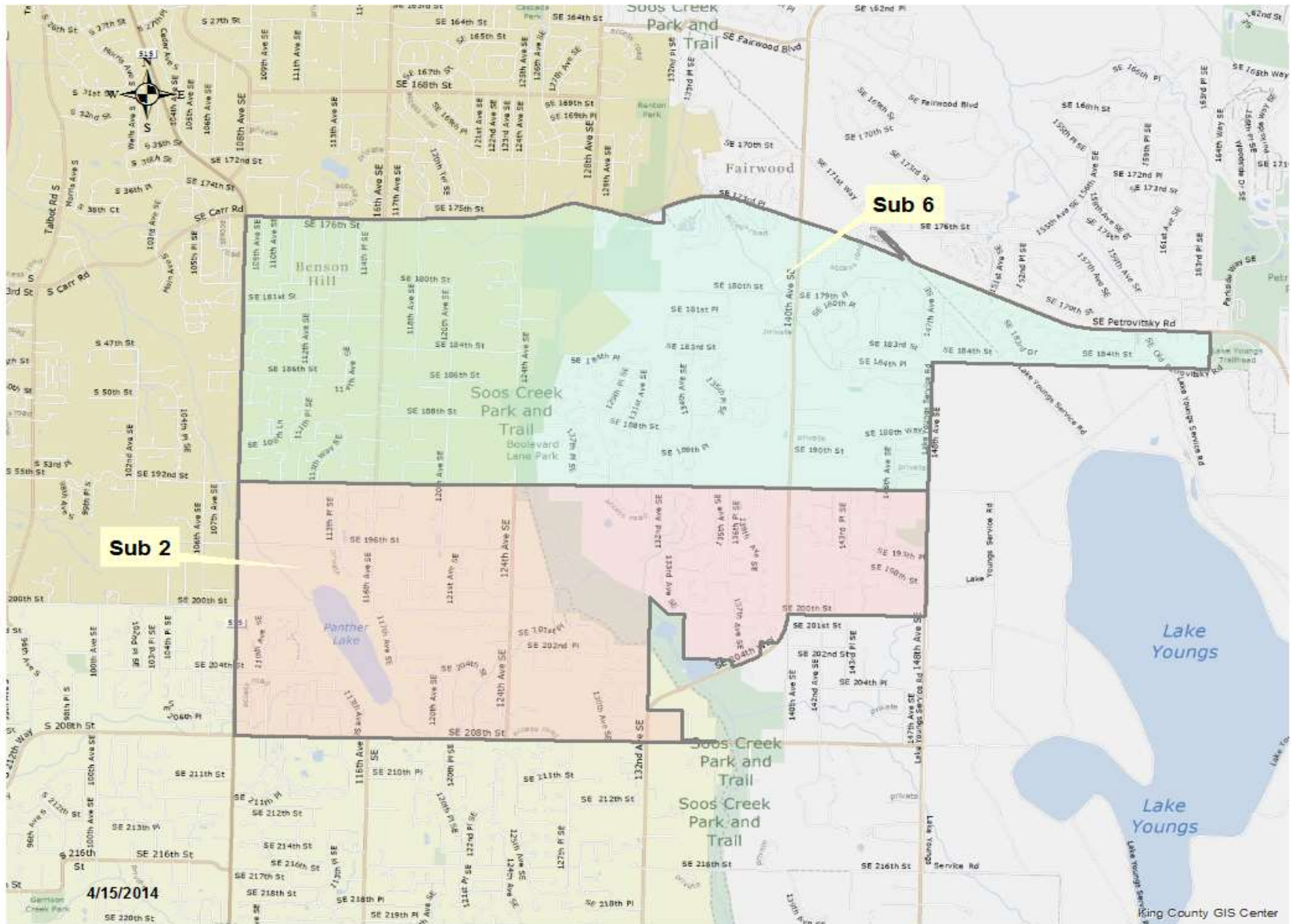
Physical Inspection Area:

State law requires that each property be physically inspected at least once during a 6 year revaluation cycle. During the recent inspection of Area 51-Benson Hill/Panther Lake, appraisers were in the area confirming data characteristics, developing new valuation models and selecting a new value for each property for the assessment year. For each of the subsequent years, the previous property values are statistically adjusted during each assessment year. Taxes are paid on total value not on the separate amounts allocated to land and improvements.

The current physical inspection analysis for area 51 indicated a substantial change was needed in the allocation of the land and improvement value as part of the total. Land is valued as though vacant and at its highest and best use. The improvement value is a residual remaining when land is subtracted from total value.

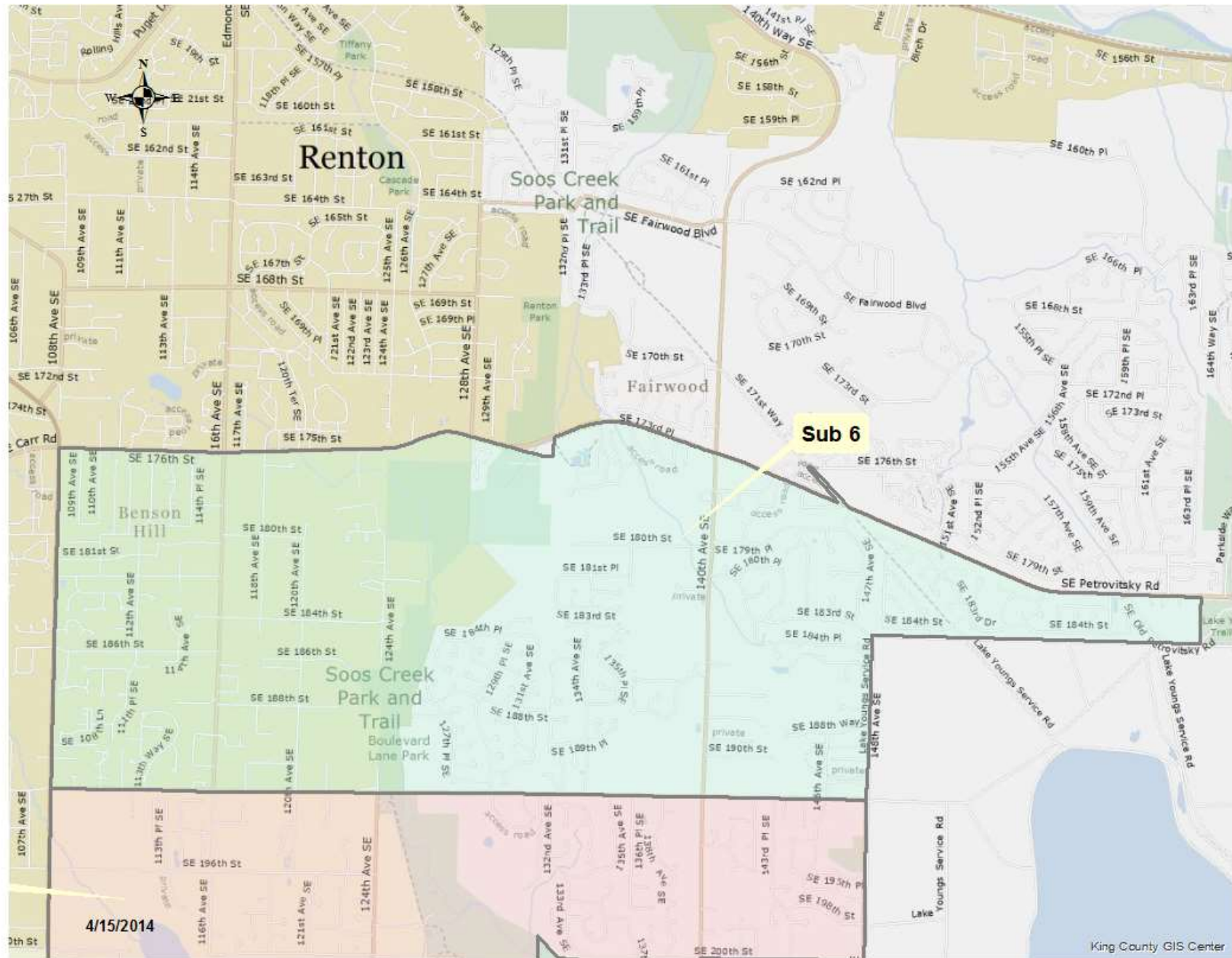
Land valuation during the previous physical inspection was established at a time when developers were buying larger tracts of land at a premium price and subdividing the tracts into multiple building sites thus affecting all properties. Since that time a significant downturn in development occurred resulting in lower land values. Currently development is beginning to recover.

Area 051 - Map

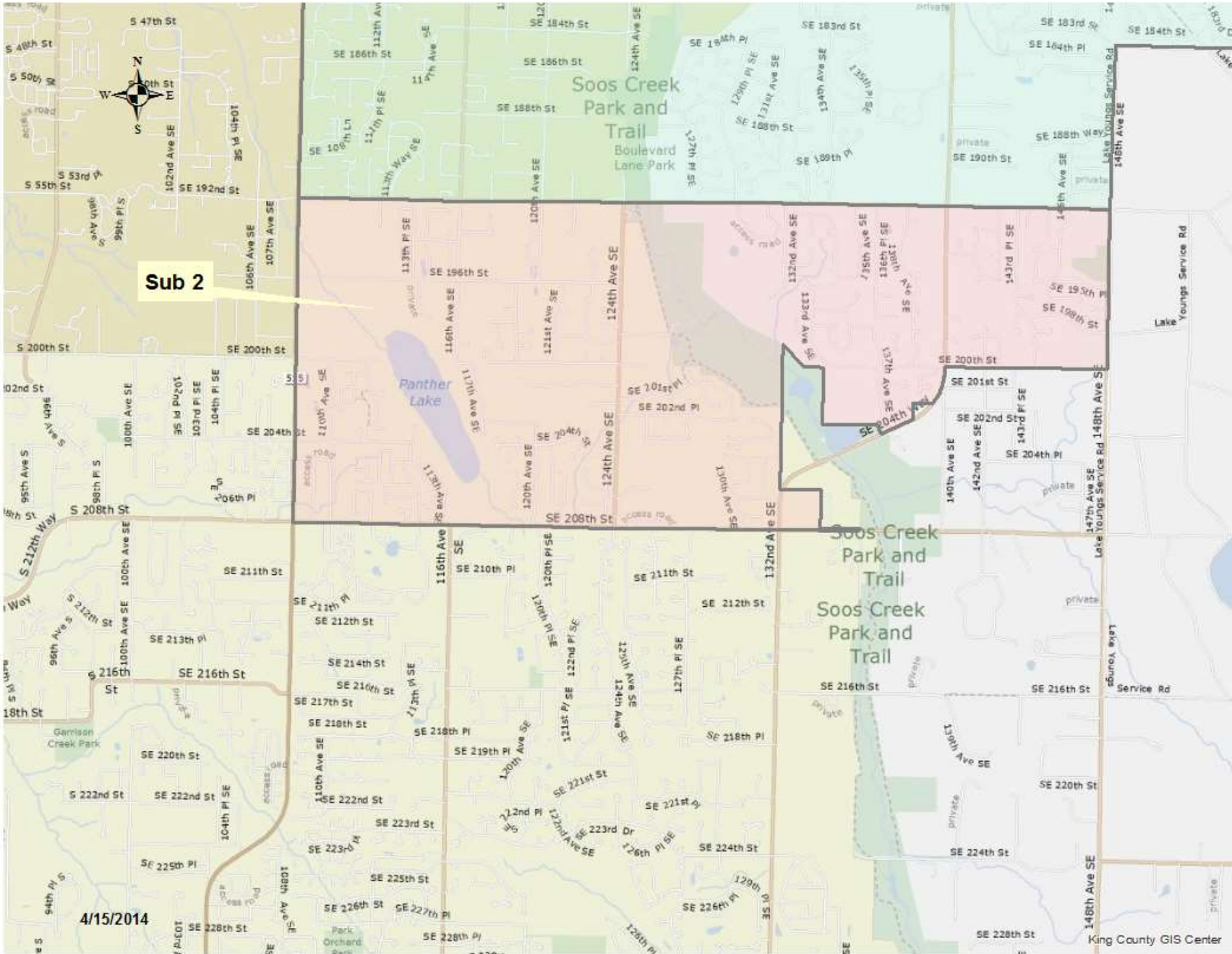


All maps in this document are subject to the following disclaimer: The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County. Scale unknown.

Area 051 - Sub Area 6 Map



Area 051 – Sub Area 2 Map



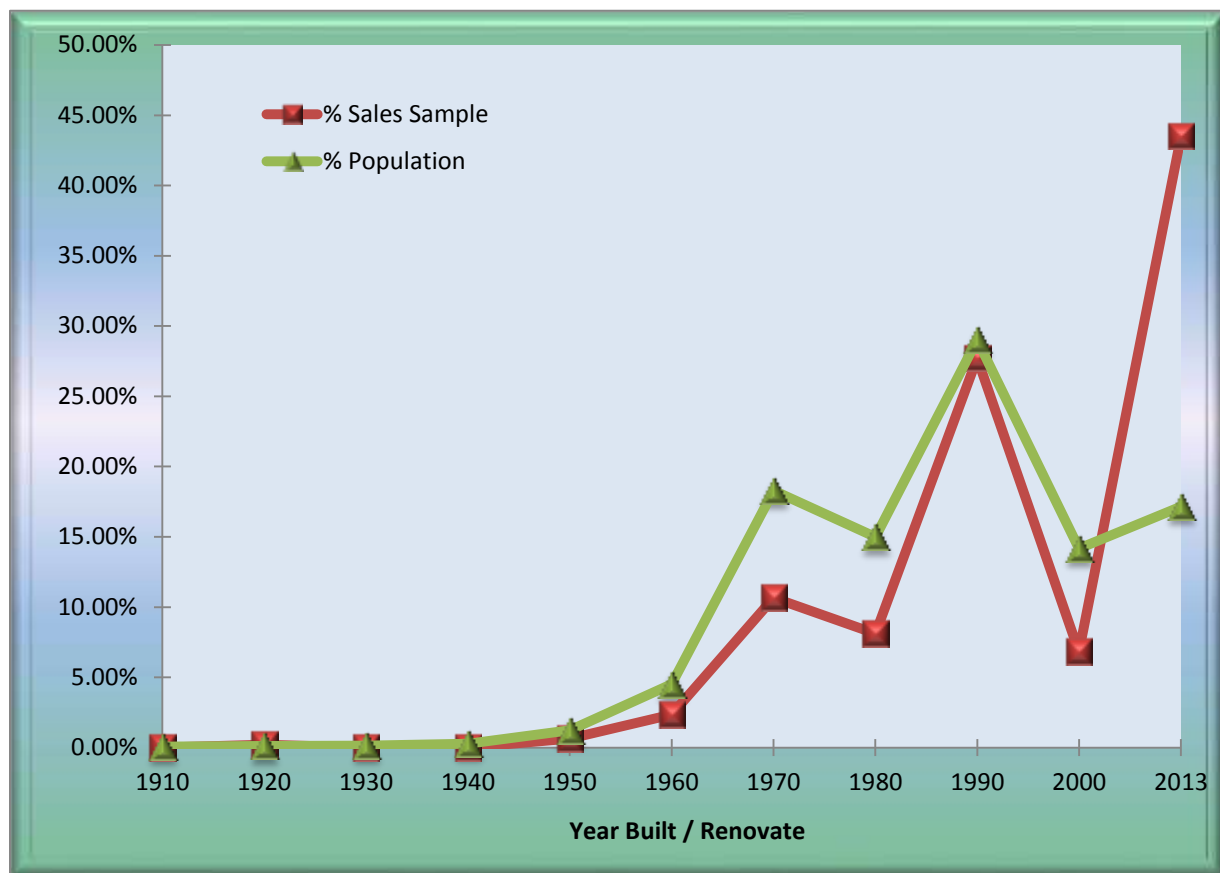
Sales Sample Representation of Population Year Built or Renovated

Sales

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.21%
1930	0	0.00%
1940	0	0.00%
1950	3	0.64%
1960	11	2.35%
1970	50	10.66%
1980	38	8.10%
1990	130	27.72%
2000	32	6.82%
2013	204	43.50%
	469	

Population

Year Built/Ren	Frequency	% Population
1910	4	0.08%
1920	6	0.12%
1930	7	0.14%
1940	14	0.27%
1950	63	1.24%
1960	230	4.52%
1970	932	18.30%
1980	764	15.00%
1990	1,478	29.01%
2000	722	14.17%
2013	874	17.16%
	5,094	



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.

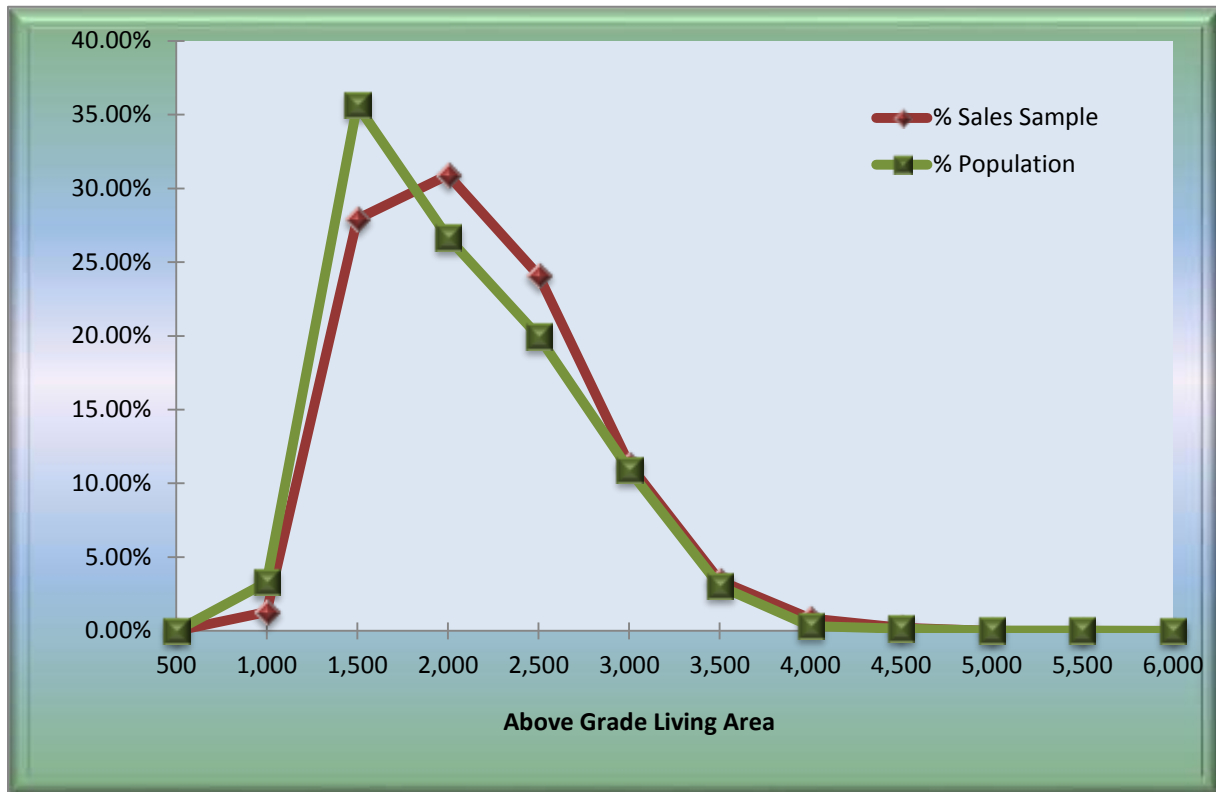
Sales Sample Representation of Population Above Grade Living Area

Sales

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	6	1.28%
1,500	131	27.93%
2,000	145	30.92%
2,500	113	24.09%
3,000	53	11.30%
3,500	16	3.41%
4,000	4	0.85%
4,500	1	0.21%
5,000	0	0.00%
5,500	0	0.00%
6,000	0	0.00%
469		

Population

AGLA	Frequency	% Population
500	0	0.00%
1,000	168	3.30%
1,500	1,816	35.65%
2,000	1,358	26.66%
2,500	1,017	19.96%
3,000	556	10.91%
3,500	154	3.02%
4,000	16	0.31%
4,500	7	0.14%
5,000	1	0.02%
5,500	1	0.02%
6,000	0	0.00%
5,094		



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



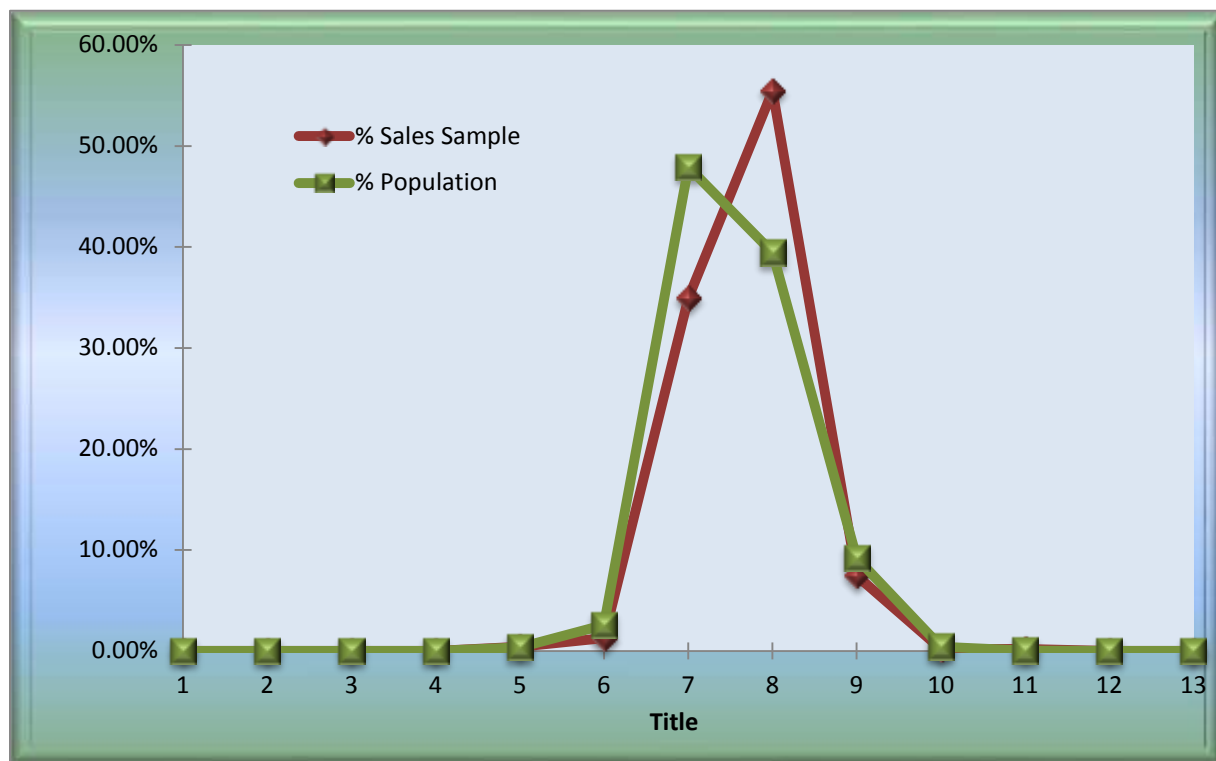
Sales Sample Representation of Population Building Grade

Sales

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	2	0.43%
6	6	1.28%
7	164	34.97%
8	260	55.44%
9	35	7.46%
10	1	0.21%
11	1	0.21%
12	0	0.00%
13	0	0.00%
469		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	18	0.35%
6	132	2.59%
7	2,440	47.90%
8	2,010	39.46%
9	469	9.21%
10	22	0.43%
11	3	0.06%
12	0	0.00%
13	0	0.00%
5,094		



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

Physical Inspection Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: May 8, 2014

Appraisal Team Members and Participation

The valuation for this area was done by the following Appraisal Team. The degree of participation varied according to individual skill in relevant areas and depending on the time they joined the team.

- Janelle Weihl – Appraiser II: Team lead, scheduling, coordination, valuation model development and testing. Land and total valuation appraisals. Sales verification, physical inspection and report writing.
- Peter Kolb – Appraiser I: Sales verification, appraisal analysis, maintenance, land appraisal, review work, physical inspection and total valuation.
- Jeff Holding – Appraiser I: Sales verification, appraisal analysis, maintenance, land appraisal, review work, training, physical inspection and total valuation.
- Solomiya Bilyk – Appraiser I: Sales verification, appraisal analysis, maintenance, land appraisal, physical inspection and total valuation.

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 Physical Inspection Analysis and Improved Sales Removed from this Physical Inspection Analysis for more detailed information)

Highest and Best Use Analysis

As If Vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis for the valuation of that specific parcel.

As If Improved: Where any value for improvements is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy

Sales were verified with the purchaser, seller or real estate agent where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

We maintain uniformity with respect to building characteristics such as year-built, quality, condition, living area, stories, and land characteristics such as location (sub-area and plat), lot size, views, and waterfront. Other variables that are unique to the specific areas are also investigated. This approach ensures that values are equitable for all properties with respect to all measurable characteristics, whether the houses are larger or smaller, higher or lower quality, remodeled or not, with or without views or waterfront, etc.

Special Assumptions and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value. Therefore the income approach is not applicable in this appraisal as these properties are not typically leased, but rather owner occupied. The income approach to value was not considered in the valuation of this area.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/1/2011 to 12/31/2013 (at minimum) were considered in all analyses.
- Sales were time adjusted to 1/1/2014.
- This report is intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.



Identification of the Area

Name or Designation:

Area 051

Boundaries:

Area 51 is bounded on the north by SE Petrovitsky Road (SE 176th Street), on the south by SE 208th Street, on the west by 108th Ave SE, and on the east by 148th Ave SE.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 051

is located in the SE portion of King County. The municipalities represented in the area are the cities of Kent and Renton. The eastern portion of the area is unincorporated King County. This area is divided into two subareas, 2 and 6.

Area 51 has been impacted by financial institution resales, foreclosures and short sales. The number of these transactions has greatly decreased in 2013 in comparison to 2011 and 2012 (i.e. 38 transactions in 2011, 48 in 2012, 16 in 2013) indicating a stabilizing and improving real estate market.

Subarea 6's western portion is within the city limits of Renton and the eastern portion is located in unincorporated King County. The majority of subarea 2 is within Kent city limits and the eastern portion of the subarea is in unincorporated King County. Soos Creek Park and Trail runs through the center of Area 51 and provides numerous bike paths, walking trails and recreation opportunities.

Area 51 has a mixture of older established plats, tax lots, acreage and newer subdivisions. The area is bounded by major arterials, and highways, and is in close proximity to Interstate 5, which provides good access to major business and employment centers, shopping and medical facilities. Some topography and traffic noise issues adversely affect this area. The majority of the improvements are single family dwellings in average condition.

Land Valuation

Vacant sales from 1/1/2011 to 12/31/2013 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2014. Area 51 has several homogenous plats that were valued using a single plat value. Tax lots and parcels not located within a homogenous plat were valued on a per lot basis. A typical building site in Area 51 is between 9,000 to 15,000 square feet and has a value range of \$90,000 to \$97,000.

Area 51, Benson Hill/Panther Lake has 5,595 parcels of which 214 sites are vacant land. The area is divided into 2 subareas. Subarea 2, located in the southern portion of Area 51, has 2,233 parcels mostly within the city limits of Kent. Subarea 6, located in the northern portion of Area 51, has 3,362 parcels and is almost equally divided between the City of Renton and unincorporated King County. The area primarily consists of residential developments. Larger parcels are being developed from a single family site into several small sites with new improvements. There are some larger newer subdivisions; however, they were being developed just before the start of the real estate market decline in 2007. Currently it appears that new developments are being built on a smaller scale. We only considered the subdivision or short platting of larger lots into smaller sites when the process was complete.

Panther Lake is a small "lake" of 34 surface acres located in subarea 2, in the City of Kent. There is public access and a boat launch on the lake; however, there are no parks. The lake is shallow and most of the lake surface is covered by water lilies which limits actual and potential beneficial uses. The market does not indicate a positive or negative reaction to the lake frontage. No adjustments were made for Panther Lake water frontage.

Due to insufficient vacant lot sales within the three year valuation period of 2011 to 2014, we expanded the search area to include similar competing areas. Area 30 (Fairwood) and Area 59 (Talbot Hill/East Kent) are neighboring areas in close proximity with characteristics and amenities similar to those of Area 51. They are also similar to Area 51 in their good access to employment centers.

Model Development, Description and Conclusions:

Area 51's land was valued by a single plat value when applicable or a per lot basis for tax lots and sites that have fewer amenities. Valuation by a single plat value was indicated when improvements were homogenous and there were substantial amenities such as underground utilities, curbs, gutters, sidewalks and street lights. If a plat was more heterogeneous and had fewer amenities, the base lot schedule was used to value the land.

The sales comparison approach was used to determine land values and was augmented by using land allocation with improved sales. Historically, King County builders have used an allocation of 25% to 35% for a land to building ratio. For land allocation in Area 51, we estimated the land to total value allocated at 30%. The allocation percentage was determined after reviewing and analyzing the vacant land sales, builder and developer sales, multi-parcel sales, and sales of new improvements in the area. We used the allocation percentage in conjunction with the Assessor's depreciation table to calculate the indicated land values for improved sold properties. The allocation approach results were consistent with the sale comparison approach.

The market did not indicate that there were views in Area 51 that warranted an adjustment. External influences and nuisances such as traffic noise, topography, restricted access, power line influences and environmental issues were coded and recognized, and downward adjustments were made.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Land Value Model Calibration

Major	Plat Name	Land Value
019250	ALPINE MANOR ADD	\$85,000
019580	ALTMYER	\$105,000
030550	AURIA WOODS	\$105,000
051170	BANKERS 1ST ADD PLAT OF	\$90,000
064691	BELGROVE AT RENTON DIV NO. 2-BSP	\$95,000
071200	BELTERRA NO. 10	\$90,000
073900	BENSON HEIGHTS ADD	*
073940	BENSON HILL	\$95,000
074050	BENSON TERRACE DIV NO. 01	\$90,000
074070	BENSON TERRACE DIV NO. 02	\$90,000
074090	BENSON TERRACE DIV NO. 03	\$90,000
074110	BENSON TERRACE DIV NO. 04	\$90,000
074150	BENSON TRAILS	\$95,000
074300	BENSON WOODS	\$95,000
081300	BILL RUTH ADD	*
081820	BIRCHWOOD ESTATES	\$115,000
090800	BOLLMAN	\$95,000
098400	BOULEVARD LANE DIV NO. 01	\$95,000
098410	BOULEVARD LANE DIV NO. 02	\$95,000
098420	BOULEVARD LANE DIV NO. 03	\$95,000
098421	BOULEVARD LANE DIV NO. 04 & 05	\$95,000
098422	BOULEVARD LANE DIV NO. 06	\$95,000
098423	BOULEVARD LANE DIV NO. 07	\$95,000
111610	BRISTOW ADD	\$90,000
140200	CARRIAGE LANE DIV NO. 01	*
140210	CARRIAGE LANE DIV NO. 02	*
140220	CARRIAGE LANE DIV NO. 03	*
140260	CARRIAGE WOOD DIV NO. 01	\$105,000
140261	CARRIAGE WOOD DIV NO. 02	\$105,000
140262	CARRIAGE WOOD DIV NO. 03	\$105,000
140263	CARRIAGE WOOD DIV NO. 04	\$105,000
140264	CARRIAGE WOOD DIV NO. 05	\$105,000
140265	CARRIAGE WOOD DIV NO. 06	\$105,000
140266	CARRIAGE WOOD DIV NO. 07	\$105,000
140267	CARRIAGE WOOD DIV NO. 08	\$105,000
140270	CARRIAGE WOOD PARK	\$105,000
144286	CEDAR ESTATES NO. 02	\$105,000
147312	CEDARWOOD ESTATES	\$115,000
156595	CHINQUAPIN RIDGE	\$105,000



Major	Plat Name	Land Value
178725	COUNTRY GATE AT LAKE YOUNGS	\$105,000
216330	EAST PANTHER NO. 01	\$90,000
222100	ECHO GLEN	\$85,000
232983	EMERALD FOREST	\$95,000
232985	EMERALD GLEN	\$95,000
233323	EMERALD VISTA	\$95,000
245950	FAIRFIELD GLEN	\$90,000
245995	FAIRHAVEN DIV NO. 1	\$95,000
245996	FAIRHAVEN DIV NO. 2	\$95,000
245997	FAIRHAVEN DIV NO. 3	\$95,000
247292	FAIRWOOD FIRS	\$115,000
247293	FAIRWOOD FIRS DIV NO. 02	\$115,000
247295	FAIRWOOD GLEN	\$90,000
247380	FAIRWOOD POND ESTATES	\$115,000
250880	FENTON RIDGE	\$110,000
253841	FIELDSTONE DIV 02	\$95,000
259180	FOREST ESTATES DIV NO. 01	\$105,000
259181	FOREST ESTATES DIV NO. 02	\$105,000
259182	FOREST ESTATES DIV NO. 03	\$105,000
259183	FOREST ESTATES DIV NO. 04	\$105,000
259184	FOREST ESTATES DIV NO. 05	\$115,000
259185	FOREST ESTATES DIV NO. 06	\$105,000
259186	FOREST ESTATES DIV NO. 07	\$105,000
259230	FOREST GLEN SOUTH	\$90,000
259768	FOREST TRAILS DIV NO. 01	\$110,000
259767	FOREST TRAILS DIV NO. 02	\$110,000
259769	FOREST TRAILS DIV NO. 03	\$110,000
259771	FOREST TRAILS DIV NO. 04	\$110,000
259772	FOREST TRAILS DIV NO. 05	\$110,000
261940	FOX ESTATES	\$105,000
269820	GARDEN VIEW ESTATES	\$95,000
281780	GOLDEN HILLS	\$90,000
287300	GREEN ACRES EAST	\$80,000
293700	GREYSTONE	\$115,000
321690	HEDLUND MEADOWS	\$105,000
327485	HIDDEN CEDARS DIV NO. 02	\$95,000
327620	HIGGINBOTHAM ADD	\$90,000
327690	HIGH CHAPARRAL ESTATES	\$90,000
370960	JESSIE GLEN	\$105,000
382040	KENNEDY L J ADD	\$90,000
383070	KENT RIDGE PLACE	\$115,000



Major	Plat Name	Land Value
430100	L'HEUREUX ADD	*
412795	LAKE YOUNGS	\$105,000
412800	LAKE YOUNGS PLACE	\$105,000
419310	LARSON PARKE	\$95,000
432420	LINDA CREST DIV NO. 01	\$95,000
432421	LINDA CREST DIV NO. 02	\$95,000
432455	LINDA HIGHLANDS DIV NO. 01	\$95,000
440600	LORI LANE	\$90,000
447500	LYNDEN PLACE	\$105,000
508970	MAPLE GLEN ADD	\$105,000
516470	MARMAK	*
519800	MASONS PLACE	*
543800	MELRIDGE ADD	\$90,000
563520	MORFORD PARK	\$105,000
564860	MORNING GLEN	\$90,000
619660	NORTHWESTERN GARDEN TRACTS DIV NO. 01	*
619720	NORTHWESTERN GARDEN TRACTS DIV NO. 02	*
619780	NORTHWESTERN GARDEN TRACTS DIV NO. 03	*
619840	NORTHWESTERN GARDEN TRACTS DIV NO. 04	*
619900	NORTHWESTERN GARDEN TRACTS DIV NO. 05	*
619900	NORTHWESTERN GARDEN TRACTS DIV NO. 05	*
619960	NORTHWESTERN GARDEN TRACTS DIV NO. 06	*
640271	ORCHARD PARK NO. 02	\$90,000
662300	PANTHER LAKE ESTATES (MH PARK)	\$70,000
662340	PANTHER LAKE GARDEN TRS	*
662400	PANTHER LAKE TERRACE DIV NO. 01	\$90,000
662401	PANTHER LAKE TERRACE DIV NO. 02	\$90,000
662402	PANTHER LAKE TERRACE DIV NO. 03	\$90,000
662403	PANTHER LAKE TERRACE DIV NO. 04	\$100,000
675230	PHEASANT MEADOW	\$95,000
681775	PLATEAU AT PANTHER LAKE	\$105,000
730000	RIDGE AT PANTHER LAKE THE DIV 1	\$105,000
738340	ROCK CREEK	\$115,000
746140	RUDELL'S 1ST ADD	\$105,000
746142	RUDELL'S 3RD ADD	\$95,000
769730	SERENITY RIDGE	\$105,000
774870	SHERLYN PARK	\$90,000
786130	SOOS CREEK MEADOW	\$95,000
793200	SPRING BROOK FIVE-ACRE TRS	*
793260	SPRING BROOK RANCH ADD	*
793390	SPRING HILL	\$115,000



Major	Plat Name	Land Value
793680	SPRING HILL WEST	\$105,000
795508	STAFFORD-HANSELL NO. 11	\$95,000
815500	B H SUTTLE ADD	*
815590	SWANSON COURT (MH PARK)	\$65,000
890610	VIEW GARDENS ADD	\$90,000
890620	VIEW GARDENS NO. 02	\$90,000
894360	VILA REAL	\$105,000
896020	VISTA VIEW HEIGHTS NO. 02	\$90,000
896030	VISTA VIEW HEIGHTS NO. 03	\$90,000
911700	WALHAVEN - PLAT	\$90,000
911710	WALHAVEN ADD NO. 02	\$90,000
926650	WEST GLEN	\$90,000
930650	WESTMONT VISTA PH 2	\$105,000
937840	WHITNEY GLENN	\$95,000
951040	WOODBERRY LANE	\$105,000

*Base Lot Value Schedule was used.

BASE LOT VALUES	
<= 4,000	\$85,000
4,001 - 7,000	\$88,000
7,001 - 10,000	\$90,000
10,001 - 15,000	\$97,000
15,001 - 20,000	\$105,000
20,001 - 26,000	\$120,000
26,001 - 35,000	\$135,000
35,001 - 43,559	\$150,000
1 AC - 1.25 AC	\$165,000
1.26 AC - 1.50 AC	\$185,000
1.51 AC - 1.75 AC	\$205,000
1.76 AC - 2.00 AC	\$225,000
2.01 AC - 2.25 AC	\$245,000
2.26 AC - 2.50 AC	\$265,000
2.51 AC - 2.75 AC	\$285,000
2.76 AC - 3.00 AC	\$305,000
> 3.00 Acres	\$305,000 + \$20,000 for each additional acre up to and including 10 acres. For sites over 10 acres use \$10,000 for each acre above 10 acres.

Land values are not interpolated. However, appraiser judgment may be used to deviate from the model and would be explained in the note field of Real Property.

Improved Parcel Valuation



Plat - Westmont Vista



Plat - Plateau at Panther Lake

All maps in this document are subject to the following disclaimer: The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County. **Scale unknown.**

Improved Parcel Valuation

Improved Parcel Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Improved Sales Used In This Physical Inspection Analysis" and "Improved Sales Removed From This Physical Inspection Analysis" sections of this report. Additional information may reside in the Assessor's Real Property Database, Assessor's procedures, Assessor's "field" maps, Revalue Plan, separate studies, and statutes.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principal improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

Model Development, Description and Conclusions:

Most sales were field verified and characteristics updated prior to model development. Sales were time adjusted to 1/1/2014.

In addition to standard physical property characteristics, the analysis showed that the plat Plateau at Panther Lake (Major 681775) and plat Westmont Vista PH2 (Major 930650) were influential in the market and required a specific variable in the model. The Westmont Vista plat made up of 34 parcels includes 9 parcels with tax lot parcel numbers. The 9 tax lot parcels were constructed by the same builder has the same grade, condition and floor plans; therefore, were valued like the other parcels (i.e. with the plat variable). The grades, in Area 51, range from 4 to 11 with the typical improvement being a grade 7 single family dwelling in average condition.

There were a lack of sales, of parcels with improvements in poor condition, buildings with a grade of less than 5 and parcels with multiple improvements. The lack of sales made it impossible to develop specifications within the model for these strata. The parcels with improvements in poor condition, with grades 4 or less were valued using Replacement Cost New Less Depreciation (RCNLD) plus new land. Parcels with multiple improvements were valued at total EMV for the primary improvement, plus RCNLD for additional improvements. A supplemental model was developed for improvements that have a grade 6, 10 or 11. In addition supplemental models were developed for the plat Ridge at Panther Lake (Major 730000) and plat Belgrove at Renton Div #2 (Major 064691). The supplemental models were based on EMV plus a market factor. EMV indicated that some improvements had minimal contributory value (i.e. \$70,000 or less) because of age and/or size in relation to larger lot size or higher valued land. The appraiser's judgment was the deciding factor when to use RCNLD plus new land for the total value.



Improved Parcel Valuation

There are 125 manufactured homes as primary residences in Area 51. Because of the lack of sales within Area 51 (i.e. only 5 good market sales), Replacement Cost New (RCN) plus Accessory Replacement Cost New Less Depreciation (Accy RCNLD), was used to value the properties. All of the manufactured homes were field-reviewed and characteristics were updated.

A list of improved sales used and those considered not reflective of market are included in the following sections

Improved Parcel Total Value Model Calibration

Variable	Definition
Sale Day	Time Adjustment
Sale Day Squared	Time Adjustment
Plateau at Panther Lake	Plat in Area 51
Westmont Vista PH 2	Plat in Area 51
BaseLand C	2015 Base Land Value
Total RCN C	Reconstruction Cost New
Age C	Age of Improvement
Condition C	Condition of Improvements

Multiplicative Model

$(1-0.06) * 1.541373 + 7.704601E-04 * \text{SaleDay} + 5.451055E-07 * \text{SaleDaySq} - 5.051756E-02 * \text{PlatPltuPnthLK} + 4.039114E-02 * \text{PlatWstmtVsta2} + .1801516 * \text{BaseLandC} + .5865458 * \text{TotalRcnC} - 4.798489E-02 * \text{AgeC} + .3156964 * \text{ConditionC}$

EMV values were not generated for:

- Buildings with grade less than 5
- Building two or greater. (EMV is generated for building one only.)
- If total EMV is less than base land value
- Lot size less than 1000 square feet
- Poor Condition

Of the improved parcels in the population, 5,056 parcels increased in value. They were comprised of 44 single family residences on commercially zoned land and 5012 single family residences or other parcels.

Of the vacant land parcels greater than \$1000, 54 parcels increased in value. Tax exempt parcels were excluded from the number of parcels increased.



Supplemental Models and Exceptions

Supplemental Models	Value Adjustments
Grade <= 4	RCNLD
Grade = 6	EMV*1.04
Grade = 10	EMV*1.03
Grade = 11	EMV*1.10
Plat - Ridge at Panther Lake Div. #1 (Major = 730000)	EMV*.85
Plat-Belgrove at Renton Div. #2 (Major = 064691)	EMV*.88
Improvement Value <=\$70,000 due to an older improvement, and/or smaller improvement, and/or larger than typical lot size.	RCNLD

EXCEPTIONS	Value Adjustments
Traffic	
Moderate	-\$5,000
High	-\$10,000
If the site is East of 140th Ave SE on Petrovitsky Rd. the adjustment is - \$5,000. If the site is not directly located on an arterial the adjustment is the smaller amount.	
Power Lines	-5% to -30%
Sensitive Area	
Topography	-5% to -30%
Wetlands/Floodplains	-5% to -30%
Streams	-5% to -30%
Restricted Access	-5% to -30%
Unbuildable Lots	
1 Acre or Less	\$20,000
Greater Than 1 Acre	20% of Base Lot Values



Area 051 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 1.269, resulting in an adjusted value of \$602,000 ($\$475,000 \times 1.269 = \$602,775$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.209	20.9%
2/1/2011	1.224	22.4%
3/1/2011	1.237	23.7%
4/1/2011	1.250	25.0%
5/1/2011	1.262	26.2%
6/1/2011	1.273	27.3%
7/1/2011	1.282	28.2%
8/1/2011	1.291	29.1%
9/1/2011	1.298	29.8%
10/1/2011	1.303	30.3%
11/1/2011	1.308	30.8%
12/1/2011	1.311	31.1%
1/1/2012	1.312	31.2%
2/1/2012	1.313	31.3%
3/1/2012	1.312	31.2%
4/1/2012	1.310	31.0%
5/1/2012	1.306	30.6%
6/1/2012	1.301	30.1%
7/1/2012	1.295	29.5%
8/1/2012	1.288	28.8%
9/1/2012	1.279	27.9%
10/1/2012	1.269	26.9%
11/1/2012	1.258	25.8%
12/1/2012	1.246	24.6%
1/1/2013	1.232	23.2%
2/1/2013	1.217	21.7%
3/1/2013	1.203	20.3%
4/1/2013	1.186	18.6%
5/1/2013	1.169	16.9%
6/1/2013	1.150	15.0%
7/1/2013	1.131	13.1%
8/1/2013	1.111	11.1%
9/1/2013	1.090	9.0%
10/1/2013	1.069	6.9%
11/1/2013	1.046	4.6%
12/1/2013	1.024	2.4%
1/1/2014	1.000	0.0%

Area 051

Market Value Changes Over Time

The time adjustment formula for Area 051 is: $1/EXP (7.704601E-04 * SaleDay + 5.451055E-07 * SaleDaySq)$

$SaleDay = SaleDate - 41640$

$SaleDaySq = (SaleDate - 41640)^2$

Results

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determines which available value estimate may be appropriate. This value estimate may be adjusted based on particular characteristics and conditions as they occur in the valuation area.

The resulting assessment level is 93.7%. 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 +26.0%. This increase is due partly to market changes over time and the previous assessment levels.

A Ratio Study was completed just prior to the application of the 2013 recommended values. This study benchmarks the prior assessment level using 2013 posted values (1/1/2013) compared to current adjusted sale prices (1/1/2014). The study was also repeated after the application of the 2014 recommended values. The results show an improvement in the COD from 9.21% to 6.49%.

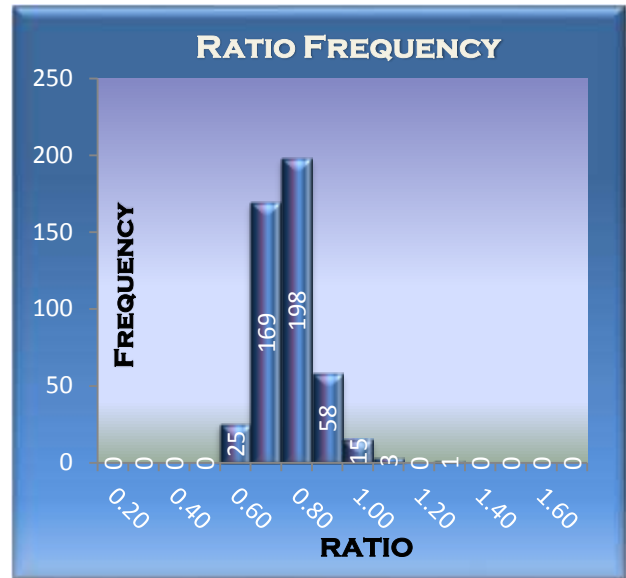
The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office. Choose Building Grade Statement

Physical Inspection Ratio Study Report (Before) – 2013 Assessments

District: SW / Team: 1	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Benson Hill/Panther Lake	1/1/2013	5/7/2014	1/2011 - 12/2013
Area Number: 51	Appr ID:	Property Type:	Adjusted for time?
	JWEI	1 to 3 Unit	Yes

SAMPLE STATISTICS	
Sample size (n)	469
Mean Assessed Value	255,100
Mean Adj. Sales Price	356,100
Standard Deviation AV	49,088
Standard Deviation SP	76,599
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.726
Median Ratio	0.718
Weighted Mean Ratio	0.716
UNIFORMITY	
Lowest ratio	0.509
Highest ratio:	1.217
Coefficient of Dispersion	9.21%
Standard Deviation	0.089
Coefficient of Variation	12.28%
Price Related Differential (PRD)	1.013
RELIABILITY	
95% Confidence: Median	
Lower limit	0.707
Upper limit	0.727
95% Confidence: Mean	
Lower limit	0.718
Upper limit	0.734
SAMPLE SIZE EVALUATION	
N (population size)	5094
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.089
Recommended minimum:	13
Actual sample size:	469
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	252
# ratios above mean:	217
z:	1.616
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 051

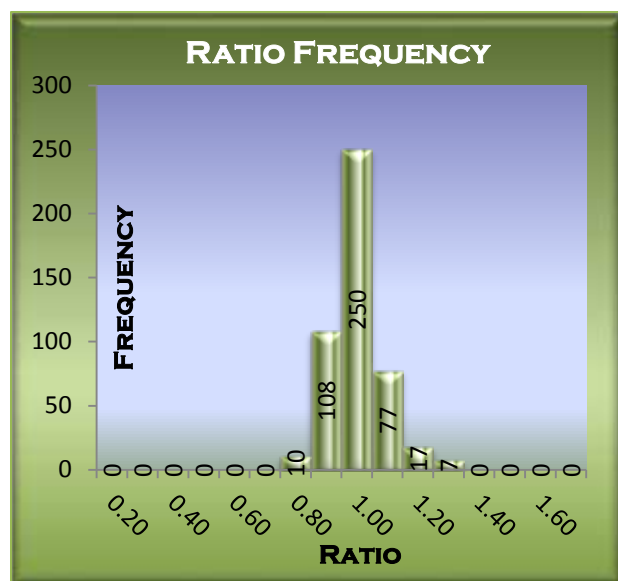
Sales Prices are adjusted for time to the
Assessment Date of 1/1/2014



Physical Inspection Ratio Study Report (After) – 2014 Assessments

District: SW / Team: 1	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Benson Hill/Panther Lake	1/1/2014	5/7/2014	1/2011 - 12/2013
	Appr. ID:	Property Type:	Adjusted for time?
Area Number: 51	JWEI	1 to 3 Unit	Yes

SAMPLE STATISTICS	
Sample size (n)	469
Mean Assessed Value	335,200
Mean Sales Price	356,100
Standard Deviation AV	66,282
Standard Deviation SP	76,599
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.948
Median Ratio	0.937
Weighted Mean Ratio	0.941
UNIFORMITY	
Lowest ratio	0.735
Highest ratio:	1.297
Coefficient of Dispersion	6.49%
Standard Deviation	0.083
Coefficient of Variation	8.78%
Price Related Differential (PRD)	1.007
RELIABILITY	
95% Confidence: Median	
Lower limit	0.931
Upper limit	0.945
95% Confidence: Mean	
Lower limit	0.941
Upper limit	0.956
SAMPLE SIZE EVALUATION	
N (population size)	5094
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.083
Recommended minimum:	11
Actual sample size:	469
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	271
# ratios above mean:	198
z:	3.371
Conclusion:	Non-normal



COMMENTS:

1 to 3 Unit Residences throughout Area 051

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

Improved Sales Used in this Physical Inspection Analysis

Area 051 -- 1 to 3 Unit Residences

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	032205	9156	10/31/13	\$250,000	\$262,000	1,300	6	2013	3	21,450	N	N	14317 SE 192ND ST
2	042205	9064	03/06/13	\$270,000	\$324,000	1,540	6	1986	3	30,900	N	N	19232 124TH AVE SE
2	440600	0320	04/22/13	\$255,000	\$299,000	770	7	1969	5	8,400	N	N	19340 142ND PL SE
2	440600	0500	02/14/11	\$259,000	\$319,000	770	7	1971	4	9,126	N	N	19337 142ND PL SE
2	287300	0750	11/14/11	\$120,000	\$157,000	860	7	1969	4	7,210	N	N	20411 131ST PL SE
2	032205	9152	09/17/13	\$220,000	\$237,000	960	7	1970	4	18,000	N	N	14447 SE 192ND ST
2	052205	9123	05/20/13	\$207,500	\$240,000	1,060	7	1961	3	14,238	N	N	11107 SE 204TH ST
2	287300	0290	05/10/11	\$154,700	\$196,000	1,060	7	1968	3	7,462	N	N	20701 130TH AVE SE
2	247295	0070	03/12/12	\$230,079	\$302,000	1,080	7	1984	4	11,502	N	N	19418 146TH AVE SE
2	746142	0130	08/28/13	\$283,450	\$310,000	1,080	7	1979	4	7,950	N	N	14602 SE 198TH ST
2	795508	0020	06/18/13	\$278,000	\$317,000	1,080	7	1981	4	8,065	N	N	19930 138TH AVE SE
2	774870	0080	09/26/12	\$245,000	\$311,000	1,100	7	1975	5	8,604	N	N	20223 125TH PL SE
2	896020	0600	06/05/12	\$250,000	\$325,000	1,160	7	1975	5	10,033	N	N	12232 SE 200TH ST
2	245950	0020	02/07/11	\$208,000	\$255,000	1,170	7	1985	3	12,254	N	N	19218 135TH AVE SE
2	245950	0170	07/12/11	\$189,000	\$243,000	1,170	7	1985	3	10,634	N	N	19532 135TH AVE SE
2	937840	0480	07/02/13	\$224,000	\$253,000	1,180	7	1955	4	7,714	N	N	12341 SE 204TH ST
2	222100	0080	12/03/11	\$234,950	\$308,000	1,220	7	1974	4	8,408	N	N	19312 140TH PL SE
2	287300	0120	02/25/11	\$189,950	\$235,000	1,250	7	1970	4	10,919	N	N	13002 SE 204TH PL
2	440600	0220	06/10/13	\$235,000	\$269,000	1,260	7	1969	5	10,128	N	N	14055 SE 195TH PL
2	052205	9145	11/08/12	\$260,000	\$326,000	1,270	7	1961	4	19,110	N	N	19625 116TH AVE SE
2	746142	0550	04/04/11	\$215,000	\$269,000	1,290	7	1980	4	7,094	N	N	19735 143RD PL SE
2	675230	0010	07/23/12	\$201,000	\$259,000	1,320	7	1981	3	10,645	N	N	14519 SE 196TH PL
2	786130	0010	09/25/13	\$299,950	\$322,000	1,320	7	1987	4	9,761	N	N	13730 SE 200TH ST
2	786130	0090	09/08/11	\$270,000	\$351,000	1,320	7	1987	3	9,601	N	N	13719 SE 199TH PL
2	287300	0100	04/03/12	\$208,000	\$272,000	1,340	7	1975	4	7,210	N	N	13012 SE 204TH PL
2	247295	0400	02/25/13	\$266,000	\$321,000	1,390	7	1984	4	6,586	N	N	14431 SE 194TH ST
2	746142	0890	04/25/13	\$255,000	\$299,000	1,390	7	1979	4	8,168	N	N	14641 SE 198TH ST
2	247295	0120	08/17/12	\$220,000	\$282,000	1,410	7	1983	4	7,622	N	N	14618 SE 195TH PL
2	247295	0240	02/23/12	\$238,000	\$312,000	1,410	7	1983	5	7,200	N	N	19419 144TH PL SE
2	247295	0240	02/15/11	\$245,000	\$302,000	1,410	7	1983	5	7,200	N	N	19419 144TH PL SE
2	795508	0260	09/26/12	\$244,950	\$311,000	1,460	7	1982	5	7,551	N	N	13804 SE 195TH CT
2	662402	0050	04/09/12	\$204,000	\$267,000	1,480	7	1980	4	8,003	N	N	11812 SE 206TH ST
2	032205	9229	06/12/13	\$275,000	\$314,000	1,560	7	1967	4	13,500	N	N	19835 142ND AVE SE
2	281780	0150	07/27/11	\$266,750	\$344,000	1,570	7	1979	3	7,828	N	N	19226 121ST PL SE
2	245950	0330	08/30/13	\$276,666	\$302,000	1,590	7	1987	3	6,600	N	N	19215 135TH AVE SE
2	937840	0090	06/03/13	\$299,950	\$345,000	1,610	7	1989	3	9,219	N	N	20316 122ND CT SE
2	052205	9280	03/28/13	\$269,000	\$320,000	1,620	7	1947	4	22,000	N	N	11215 SE 192ND ST



Improved Sales Used in this Physical Inspection Analysis

Area 051 -- 1 to 3 Unit Residences

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	662401	0040	06/01/11	\$175,000	\$223,000	1,730	7	1971	3	7,200	N	N	20500 120TH AVE SE
2	019250	0260	07/17/12	\$246,500	\$318,000	1,744	7	2012	3	11,344	N	N	19426 136TH PL SE
2	786130	0080	04/29/13	\$290,000	\$339,000	1,760	7	1988	4	9,603	N	N	13715 SE 199TH PL
2	786130	0210	12/05/12	\$280,000	\$348,000	1,760	7	1988	4	9,657	N	N	19816 137TH AVE SE
2	247295	0440	07/25/13	\$327,500	\$365,000	1,764	7	1983	5	7,404	N	N	19431 146TH AVE SE
2	042205	9147	04/05/13	\$317,500	\$376,000	1,780	7	1985	4	51,836	N	N	19820 116TH AVE SE
2	245950	0080	04/16/13	\$280,000	\$330,000	1,780	7	1985	4	8,411	N	N	19328 135TH AVE SE
2	937840	0390	10/25/13	\$295,000	\$310,000	1,780	7	1989	3	10,797	N	N	20422 123RD CT SE
2	786130	0190	06/25/13	\$303,800	\$345,000	1,860	7	1987	4	9,631	N	N	19830 137TH AVE SE
2	052205	9363	04/05/13	\$280,000	\$331,000	1,944	7	2009	3	3,421	N	N	11017 SE 204TH ST
2	216330	0080	08/02/13	\$263,000	\$292,000	1,950	7	1990	3	7,677	N	N	11838 SE 204TH ST
2	250880	0450	04/29/13	\$250,000	\$293,000	1,140	8	1997	3	6,150	N	N	20515 122ND PL SE
2	250880	0080	04/04/12	\$232,000	\$304,000	1,180	8	1994	3	6,438	N	N	12112 SE 205TH PL
2	259769	0230	04/28/11	\$234,000	\$295,000	1,290	8	1986	3	6,395	N	N	19438 133RD AVE SE
2	894360	0360	04/06/11	\$249,995	\$313,000	1,350	8	2010	3	3,582	N	N	11159 SE 202ND CT
2	894360	0830	09/17/11	\$249,995	\$325,000	1,350	8	2011	3	3,600	N	N	20231 110TH PL SE
2	894360	0850	09/28/11	\$239,995	\$313,000	1,350	8	2011	3	3,666	N	N	20215 110TH PL SE
2	894360	0940	02/07/11	\$249,995	\$307,000	1,350	8	2010	3	3,677	N	N	11018 SE 201ST PL
2	894360	1030	06/12/12	\$245,565	\$319,000	1,350	8	2012	3	3,791	N	N	20150 110TH PL SE
2	894360	1080	10/14/11	\$239,995	\$313,000	1,350	8	2011	3	3,778	N	N	20179 110TH TER SE
2	259767	0360	03/06/13	\$299,900	\$360,000	1,400	8	1989	4	9,514	N	N	19852 133RD PL SE
2	894360	0150	03/08/12	\$249,995	\$328,000	1,413	8	2012	3	3,209	N	N	11165 SE 203RD PL
2	894360	0720	12/07/11	\$249,995	\$328,000	1,413	8	2011	3	3,600	N	N	20114 110TH TER SE
2	894360	0340	01/31/11	\$267,500	\$327,000	1,420	8	2010	3	3,745	N	N	11145 SE 202ND CT
2	894360	0350	03/07/11	\$280,000	\$347,000	1,420	8	2010	3	3,860	N	N	11153 SE 202ND CT
2	894360	0390	07/01/11	\$254,000	\$326,000	1,420	8	2011	3	3,823	N	N	20152 111TH WAY SE
2	894360	0420	02/28/11	\$267,500	\$331,000	1,420	8	2010	3	4,341	N	N	20128 111TH WAY SE
2	894360	0880	04/24/12	\$249,995	\$327,000	1,420	8	2012	3	3,600	N	N	20175 110TH PL SE
2	894360	0920	09/01/11	\$249,995	\$324,000	1,420	8	2011	3	3,743	N	N	20143 110TH PL SE
2	894360	1070	12/09/11	\$249,995	\$328,000	1,420	8	2011	3	3,796	N	N	20182 110TH PL SE
2	894360	1120	11/02/12	\$255,000	\$321,000	1,420	8	2012	3	3,783	N	N	20147 110TH TER SE
2	259768	0130	08/12/13	\$292,500	\$323,000	1,430	8	1986	4	7,082	N	N	19820 133RD AVE SE
2	259767	0150	07/05/13	\$318,000	\$359,000	1,450	8	1987	3	7,500	N	N	19818 134TH PL SE
2	259771	0010	08/01/13	\$409,900	\$455,000	1,570	8	1987	4	7,082	N	N	19305 133RD PL SE
2	447500	0110	06/17/13	\$262,500	\$299,000	1,570	8	2000	3	6,767	N	N	19233 117TH PL SE
2	681775	0790	06/10/11	\$259,950	\$332,000	1,710	8	2010	3	2,935	N	N	11449 SE 194TH ST
2	681775	0800	04/27/12	\$239,950	\$314,000	1,710	8	2010	3	3,010	N	N	11443 SE 194TH ST



Improved Sales Used in this Physical Inspection Analysis

Area 051 -- 1 to 3 Unit Residences

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	681775	0160	02/14/11	\$249,000	\$306,000	1,714	8	2010	3	3,160	N	N	19346 114TH PL SE
2	681775	0200	02/14/11	\$256,000	\$315,000	1,714	8	2010	3	3,150	N	N	11427 SE 193RD TER
2	681775	0330	07/11/11	\$249,000	\$320,000	1,714	8	2010	3	3,150	N	N	11448 SE 193RD TER
2	681775	0370	05/20/11	\$252,000	\$320,000	1,714	8	2009	3	3,150	N	N	11424 SE 193RD TER
2	681775	0820	09/15/11	\$249,950	\$325,000	1,714	8	2011	3	3,257	N	N	11431 SE 194TH ST
2	681775	0840	03/15/12	\$239,950	\$315,000	1,714	8	2011	3	3,290	N	N	11419 SE 194TH ST
2	681775	0850	03/09/12	\$249,300	\$327,000	1,714	8	2011	3	3,668	N	N	11413 SE 194TH ST
2	730000	0610	04/21/11	\$240,000	\$302,000	1,714	8	2005	3	3,150	N	N	19341 113TH PL SE
2	730000	0670	01/23/13	\$230,000	\$281,000	1,714	8	2005	3	3,265	N	N	19332 113TH AVE SE
2	259768	0180	05/29/13	\$285,000	\$328,000	1,760	8	1985	3	7,000	N	N	19803 133RD AVE SE
2	894360	0400	10/13/11	\$264,995	\$346,000	1,760	8	2010	3	4,040	N	N	20144 111TH WAY SE
2	894360	0680	03/08/11	\$276,820	\$343,000	1,760	8	2010	3	3,600	N	N	20117 111TH WAY SE
2	894360	0740	04/08/11	\$287,695	\$361,000	1,760	8	2010	3	3,657	N	N	20130 110TH TER SE
2	894360	0840	10/13/11	\$264,995	\$346,000	1,760	8	2011	3	3,600	N	N	20223 110TH PL SE
2	894360	0930	07/06/11	\$280,578	\$360,000	1,760	8	2011	3	5,167	N	N	11010 SE 201ST PL
2	894360	1100	07/13/12	\$269,995	\$349,000	1,760	8	2012	3	3,594	N	N	20163 110TH TER SE
2	894360	0870	06/01/12	\$270,000	\$351,000	1,763	8	2012	3	3,717	N	N	20183 110TH PL SE
2	894360	0970	02/15/12	\$269,995	\$354,000	1,763	8	2011	3	3,600	N	N	11040 SE 201ST PL
2	259767	0350	09/09/13	\$294,400	\$319,000	1,770	8	1988	3	10,142	N	N	19831 134TH PL SE
2	259772	0040	04/11/12	\$281,077	\$368,000	1,770	8	1988	3	8,285	N	N	19632 134TH CT SE
2	259230	0370	04/14/11	\$244,950	\$308,000	1,790	8	1986	3	8,340	N	N	13711 SE 200TH ST
2	259769	0460	05/07/13	\$320,500	\$373,000	1,840	8	1986	3	9,100	N	N	19419 133RD AVE SE
2	259769	0290	10/25/12	\$275,000	\$347,000	1,850	8	1985	3	7,000	N	N	19336 133RD AVE SE
2	383070	0170	12/28/12	\$366,000	\$452,000	1,860	8	1975	3	14,958	N	N	20018 139TH WAY SE
2	662402	0100	01/06/12	\$238,000	\$312,000	1,910	8	1997	3	7,590	N	N	11831 SE 206TH ST
2	681775	0150	04/30/13	\$240,000	\$281,000	1,910	8	2009	3	4,272	N	N	19352 114TH PL SE
2	681775	0590	02/10/11	\$260,000	\$319,000	1,910	8	2010	3	4,478	N	N	19452 114TH PL SE
2	681775	0760	03/24/11	\$263,300	\$328,000	1,910	8	2010	3	3,842	N	N	19413 115TH PL SE
2	681775	0770	03/24/11	\$257,800	\$321,000	1,910	8	2010	3	3,256	N	N	19407 115TH PL SE
2	681775	0780	03/24/11	\$260,000	\$324,000	1,910	8	2010	3	3,805	N	N	19401 115TH PL SE
2	681775	0030	04/04/11	\$262,000	\$328,000	1,914	8	2010	3	4,000	N	N	19386 115TH PL SE
2	681775	0380	04/21/11	\$263,500	\$332,000	1,914	8	2009	3	3,167	N	N	11418 SE 193RD TER
2	681775	0570	07/08/11	\$259,000	\$333,000	1,914	8	2010	3	3,880	N	N	19440 114TH PL NE
2	681775	0600	04/24/12	\$250,000	\$327,000	1,914	8	2010	3	3,888	N	N	19458 114TH PL NE
2	681775	0660	11/09/12	\$239,000	\$300,000	1,914	8	2008	3	4,026	N	N	19473 115TH PL SE
2	681775	0810	11/09/11	\$249,950	\$327,000	1,914	8	2011	3	3,112	N	N	11437 SE 194TH ST
2	681775	0830	01/10/12	\$249,950	\$328,000	1,914	8	2011	3	3,290	N	N	11425 SE 194TH ST



Improved Sales Used in this Physical Inspection Analysis

Area 051 -- 1 to 3 Unit Residences

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	730000	0050	07/24/13	\$250,000	\$279,000	1,918	8	2005	3	2,975	N	N	19522 113TH PL SE
2	730000	0070	08/27/13	\$249,950	\$273,000	1,918	8	2005	3	2,975	N	N	19510 113TH PL SE
2	730000	0690	11/04/13	\$265,000	\$277,000	1,918	8	2005	3	3,253	N	N	19344 113TH AVE SE
2	730000	0720	02/06/12	\$235,000	\$309,000	1,918	8	2005	3	3,234	N	N	19362 113TH AVE SE
2	894360	0320	02/08/11	\$299,995	\$368,000	1,940	8	2010	3	4,109	N	N	11131 SE 202ND CT
2	894360	0660	03/29/13	\$292,500	\$347,000	1,940	8	2010	3	3,839	N	N	20133 111TH WAY SE
2	894360	0660	03/01/11	\$303,030	\$375,000	1,940	8	2010	3	3,839	N	N	20133 111TH WAY SE
2	894360	0760	04/06/11	\$312,206	\$391,000	1,940	8	2010	3	3,695	N	N	20146 110TH TER SE
2	894360	0910	01/11/12	\$279,995	\$368,000	1,940	8	2011	3	3,628	N	N	20151 110TH PL SE
2	894360	1060	09/02/11	\$284,000	\$369,000	1,940	8	2011	3	3,606	N	N	20174 110TH PL SE
2	894360	1110	08/06/12	\$293,731	\$378,000	1,940	8	2012	3	3,594	N	N	20155 110TH TER SE
2	894360	0140	12/11/13	\$315,000	\$320,000	1,945	8	2009	3	4,481	N	N	11156 SE 204TH ST
2	894360	0730	02/02/12	\$279,995	\$368,000	1,945	8	2012	3	3,600	N	N	20122 110TH TER SE
2	894360	0750	05/16/12	\$305,000	\$398,000	1,945	8	2012	3	3,934	N	N	20138 110TH TER SE
2	894360	0810	05/08/12	\$309,335	\$404,000	1,945	8	2012	3	4,260	N	N	11037 SE 202ND LN
2	894360	0860	05/02/12	\$279,995	\$366,000	1,945	8	2012	3	4,054	N	N	20207 110TH PL SE
2	321690	0220	04/13/12	\$259,950	\$340,000	1,970	8	1993	3	6,300	N	N	11913 SE 203RD ST
2	259768	0270	05/11/11	\$265,000	\$335,000	2,000	8	1985	3	6,522	N	N	19831 132ND PL SE
2	259767	0030	01/21/13	\$280,000	\$342,000	2,040	8	1987	3	7,483	N	N	19817 133RD PL SE
2	662403	0080	09/22/11	\$324,900	\$423,000	2,090	8	1999	4	17,616	N	N	20611 119TH AVE SE
2	259769	0370	10/23/12	\$280,000	\$353,000	2,150	8	1986	3	9,100	N	N	19213 133RD AVE SE
2	894360	0670	04/18/11	\$314,995	\$396,000	2,150	8	2011	3	3,869	N	N	20125 111TH WAY SE
2	894360	0790	11/16/11	\$302,000	\$395,000	2,150	8	2011	3	3,600	N	N	20170 110TH TER SE
2	894360	0820	07/01/11	\$315,000	\$404,000	2,150	8	2011	3	6,319	N	N	20239 110TH PL SE
2	894360	0900	04/16/12	\$299,995	\$392,000	2,150	8	2011	3	3,600	N	N	20159 110TH PL SE
2	894360	0950	05/04/11	\$295,000	\$373,000	2,150	8	2011	3	4,339	N	N	11024 SE 201ST PL
2	894360	1020	12/07/11	\$289,995	\$380,000	2,150	8	2011	3	4,442	N	N	11033 SE 201ST ST
2	894360	0120	08/28/13	\$316,500	\$346,000	2,152	8	2009	3	3,590	N	N	11140 SE 204TH ST
2	793200	0017	11/01/13	\$299,000	\$313,000	2,170	8	1972	3	27,025	N	N	11807 SE 192ND ST
2	894360	1210	08/20/13	\$290,000	\$318,000	2,283	8	2007	3	4,166	N	N	11091 SE 200TH ST
2	793200	0122	07/10/13	\$391,995	\$441,000	2,290	8	2013	3	5,732	N	N	19515 120TH PL SE
2	793200	0125	06/27/13	\$395,150	\$448,000	2,290	8	2013	3	7,391	N	N	19528 120TH PL SE
2	793200	0127	10/14/13	\$399,995	\$424,000	2,290	8	2013	3	5,057	N	N	19506 120TH PL SE
2	894360	0640	04/19/11	\$325,355	\$409,000	2,290	8	2010	3	3,586	N	N	20149 111TH WAY SE
2	894360	0780	01/08/12	\$297,995	\$391,000	2,290	8	2011	3	3,600	N	N	20162 110TH TER SE
2	894360	0990	03/13/12	\$299,995	\$393,000	2,290	8	2012	3	3,916	N	N	11056 SE 201ST PL
2	894360	1010	04/25/13	\$290,000	\$340,000	2,290	8	2010	3	3,600	N	N	11041 SE 201ST ST



Improved Sales Used in this Physical Inspection Analysis

Area 051 -- 1 to 3 Unit Residences

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	894360	1010	06/17/11	\$302,995	\$387,000	2,290	8	2010	3	3,600	N	N	11041 SE 201ST ST
2	894360	1040	10/03/12	\$306,000	\$388,000	2,290	8	2012	3	3,606	N	N	20158 110TH PL SE
2	894360	0210	06/11/12	\$299,999	\$390,000	2,292	8	2009	3	3,401	N	N	20322 111TH AVE SE
2	259771	0380	07/12/12	\$290,000	\$375,000	2,300	8	1987	4	9,661	N	N	19522 134TH AVE SE
2	178725	0230	09/22/11	\$299,950	\$390,000	2,410	8	2001	3	5,400	N	N	19832 142ND AVE SE
2	894360	0370	03/29/13	\$311,000	\$369,000	2,420	8	2011	3	4,076	N	N	11146 SE 202ND CT
2	894360	0370	04/07/11	\$324,995	\$407,000	2,420	8	2011	3	4,076	N	N	11146 SE 202ND CT
2	894360	0650	05/06/11	\$324,995	\$411,000	2,420	8	2011	3	3,652	N	N	20141 111TH WAY SE
2	894360	0770	06/07/11	\$309,995	\$395,000	2,420	8	2011	3	3,602	N	N	20154 110TH TER SE
2	894360	0800	07/13/12	\$319,000	\$412,000	2,420	8	2012	3	4,484	N	N	11045 SE 202ND LN
2	894360	0960	12/07/11	\$314,995	\$413,000	2,420	8	2011	3	3,903	N	N	11032 SE 201ST PL
2	894360	1050	10/09/12	\$320,000	\$405,000	2,420	8	2011	3	3,606	N	N	20166 110TH PL SE
2	894360	1090	03/15/12	\$319,995	\$420,000	2,420	8	2012	3	3,594	N	N	20171 110TH TER SE
2	793200	0137	10/07/13	\$409,995	\$436,000	2,540	8	2013	3	4,862	N	N	19505 120TH PL SE
2	259767	0050	07/27/12	\$339,950	\$438,000	2,570	8	1987	4	7,847	N	N	19829 133RD PL SE
2	259771	0470	07/15/13	\$370,000	\$415,000	2,600	8	1988	3	7,353	N	N	19328 134TH AVE SE
2	259767	0130	11/12/13	\$398,000	\$413,000	2,602	8	1989	3	10,353	N	N	19832 134TH PL SE
2	793200	0060	10/01/13	\$479,000	\$512,000	2,640	8	2013	3	5,905	N	N	19516 120TH PL SE
2	793200	0124	08/06/13	\$446,995	\$495,000	2,640	8	2013	3	8,662	N	N	19527 120TH PL SE
2	894360	1000	10/17/13	\$338,000	\$357,000	2,690	8	2007	3	3,916	N	N	11049 SE 201ST ST
2	412795	0090	03/15/12	\$351,200	\$460,000	2,780	8	1998	3	8,330	N	N	14624 SE 195TH PL
2	042205	9083	06/24/13	\$440,000	\$500,000	2,830	8	1966	4	111,828	N	N	20040 117TH AVE SE
2	793200	0056	06/28/13	\$449,995	\$510,000	2,890	8	2013	3	6,206	N	N	19520 121ST AVE SE
2	793200	0123	06/28/13	\$455,748	\$516,000	2,890	8	2013	3	6,001	N	N	19521 120TH PL SE
2	793200	0128	08/23/13	\$449,995	\$493,000	2,890	8	2013	3	5,127	N	N	19502 120TH PL SE
2	250880	0430	03/26/12	\$285,000	\$373,000	3,010	8	1998	3	6,484	N	N	20531 122ND PL SE
2	793680	0180	10/08/13	\$403,000	\$429,000	3,050	8	2004	4	11,950	N	N	11621 SE 199TH ST
2	032205	9199	08/06/13	\$337,500	\$374,000	3,668	8	1970	3	74,923	N	N	19643 140TH AVE SE
2	383070	0140	04/15/13	\$425,000	\$501,000	2,440	9	1999	3	8,149	N	N	20024 139TH WAY SE
2	793390	0220	12/17/12	\$351,000	\$435,000	2,680	9	1991	4	8,354	N	N	11910 SE 198TH CT
2	042205	9127	10/24/13	\$543,000	\$571,000	2,750	9	1988	4	42,400	N	N	20131 124TH AVE SE
2	793390	0400	08/27/13	\$399,000	\$436,000	3,100	9	1991	3	8,081	N	N	19827 119TH AVE SE
2	793390	0280	04/21/12	\$398,000	\$520,000	3,330	9	1992	4	7,294	N	N	19910 118TH AVE SE
2	793200	0076	04/09/13	\$350,000	\$414,000	3,910	9	1969	3	101,930	N	N	11640 SE 196TH ST
2	681775	0730	10/09/12	\$440,000	\$557,000	4,260	10	1988	3	25,300	N	N	19431 115TH PL SE
2	042205	9066	04/01/13	\$759,000	\$900,000	3,750	11	2005	3	43,560	N	N	12104 SE 201ST ST
6	322305	9112	08/29/13	\$210,000	\$229,000	1,060	5	1942	5	9,679	N	N	17803 116TH AVE SE



King County

Department of Assessments

Improved Sales Used in this Physical Inspection Analysis

Area 051 -- 1 to 3 Unit Residences

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	662340	0020	10/18/11	\$254,500	\$332,000	1,530	5	1920	4	35,100	N	N	10870 SE 190TH ST
6	519800	0060	04/16/13	\$164,907	\$194,000	1,010	6	1968	3	8,792	N	N	16207 SE PETROVITSKY RD
6	619720	0323	08/28/13	\$223,900	\$245,000	1,080	6	1968	4	9,660	N	N	18019 118TH AVE SE
6	890610	0010	03/26/13	\$230,000	\$274,000	1,250	6	1955	5	11,560	N	N	11446 SE 182ND ST
6	619720	0381	09/20/11	\$165,000	\$215,000	1,540	6	1963	4	8,100	N	N	18030 118TH AVE SE
6	619960	0021	04/17/13	\$264,000	\$311,000	910	7	1984	4	10,000	N	N	18414 120TH AVE SE
6	911700	0190	03/27/12	\$200,000	\$262,000	960	7	1962	4	9,240	N	N	11427 SE 186TH ST
6	098400	0660	09/20/12	\$231,500	\$295,000	1,040	7	1967	4	8,750	N	N	18955 127TH PL SE
6	327690	0100	07/25/12	\$223,500	\$288,000	1,040	7	1973	4	8,214	N	N	17801 113TH PL SE
6	071200	0060	03/15/12	\$162,000	\$212,000	1,060	7	1984	3	8,114	N	N	17703 114TH PL SE
6	098420	0310	07/10/13	\$249,950	\$281,000	1,110	7	1969	4	8,820	N	N	18605 129TH PL SE
6	619780	0285	02/27/13	\$176,000	\$212,000	1,110	7	1976	3	13,124	N	N	11913 SE 186TH PL
6	322305	9195	01/03/11	\$170,000	\$206,000	1,120	7	1983	3	7,653	N	N	18425 112TH AVE SE
6	327620	0110	09/19/12	\$182,000	\$232,000	1,140	7	1962	3	9,379	N	N	17824 111TH AVE SE
6	327620	0310	08/25/11	\$194,200	\$252,000	1,140	7	1961	3	10,428	N	N	11032 SE 180TH ST
6	332305	9068	02/10/12	\$250,000	\$328,000	1,150	7	1970	4	15,246	N	N	18228 124TH AVE SE
6	098421	0430	07/03/13	\$293,500	\$332,000	1,160	7	1972	5	7,700	N	N	13010 SE 188TH ST
6	098420	0720	11/07/12	\$238,000	\$299,000	1,170	7	1972	3	7,314	N	N	18842 129TH PL SE
6	098423	0380	11/20/13	\$238,000	\$246,000	1,180	7	1977	3	7,350	N	N	13122 SE 188TH ST
6	619720	0380	02/15/11	\$254,000	\$313,000	1,180	7	1968	4	11,262	N	N	18031 120TH AVE SE
6	111610	0100	03/15/12	\$195,000	\$256,000	1,190	7	1965	3	9,791	N	N	17826 109TH AVE SE
6	074050	0010	01/02/13	\$200,000	\$246,000	1,200	7	1956	3	8,505	N	N	10810 SE 181ST ST
6	619720	0360	09/14/11	\$245,000	\$319,000	1,210	7	1968	4	11,979	N	N	18017 120TH AVE SE
6	911710	0315	10/10/13	\$237,000	\$252,000	1,210	7	1980	4	7,179	N	N	18435 112TH AVE SE
6	074050	0065	09/12/12	\$180,000	\$230,000	1,220	7	1955	3	8,505	N	N	10903 SE 181ST ST
6	074110	0150	03/22/13	\$186,000	\$222,000	1,220	7	1959	3	9,500	N	N	11048 SE 182ND ST
6	619780	0282	11/21/12	\$237,950	\$297,000	1,220	7	1976	4	13,318	N	N	11813 SE 186TH PL
6	074150	0030	04/26/13	\$243,000	\$285,000	1,230	7	2010	3	3,208	N	N	18339 121ST PL SE
6	074150	0120	03/20/13	\$233,000	\$278,000	1,240	7	2010	3	5,548	N	N	18324 121ST PL SE
6	098420	0550	09/05/12	\$221,650	\$283,000	1,240	7	1975	4	8,231	N	N	12904 SE 186TH PL
6	098422	0100	03/28/11	\$213,000	\$266,000	1,240	7	1975	4	7,548	N	N	12919 SE 185TH ST
6	098423	0450	04/13/11	\$260,000	\$326,000	1,240	7	1977	4	8,191	N	N	13018 SE 189TH CT
6	327690	0060	10/24/11	\$161,000	\$210,000	1,240	7	1968	3	7,542	N	N	17725 113TH PL SE
6	098400	0140	08/16/12	\$255,000	\$327,000	1,250	7	1967	4	7,898	N	N	12740 SE 190TH PL
6	098421	0200	07/30/12	\$230,000	\$296,000	1,250	7	1973	4	7,350	N	N	18518 131ST AVE SE
6	074300	0030	04/24/12	\$216,000	\$282,000	1,260	7	1992	3	8,745	N	N	11005 SE 189TH ST
6	064691	0480	07/31/12	\$152,000	\$196,000	1,280	7	2005	3	1,566	N	N	18879 108TH LN SE



Improved Sales Used in this Physical Inspection Analysis

Area 051 -- 1 to 3 Unit Residences

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	282305	9123	02/15/13	\$231,347	\$280,000	1,290	7	1961	4	17,738	N	N	12325 SE PETROVITSKY RD
6	911700	0230	09/05/13	\$269,950	\$293,000	1,290	7	1965	3	9,000	N	N	11257 SE 186TH ST
6	098400	0700	06/20/13	\$245,000	\$279,000	1,300	7	1967	4	8,750	N	N	19003 127TH PL SE
6	098420	0470	11/29/12	\$255,250	\$318,000	1,300	7	1969	4	7,665	N	N	12818 SE 186TH ST
6	098420	0580	02/02/12	\$243,950	\$320,000	1,300	7	1968	4	9,379	N	N	12917 SE 186TH PL
6	245995	0230	11/14/13	\$274,950	\$285,000	1,300	7	1996	3	7,664	N	N	14007 SE 188TH WAY
6	322305	9181	06/25/13	\$220,000	\$250,000	1,320	7	1958	3	21,910	N	N	17931 116TH AVE SE
6	051170	0150	08/29/11	\$256,000	\$332,000	1,340	7	1963	3	9,975	N	N	11414 SE 180TH PL
6	619660	0421	06/24/11	\$195,000	\$250,000	1,340	7	1963	3	12,338	N	N	17632 118TH AVE SE
6	064691	0060	08/10/12	\$156,000	\$200,000	1,350	7	2005	3	1,386	N	N	18949 108TH LN SE
6	064691	0090	02/14/12	\$190,000	\$249,000	1,350	7	2005	3	1,386	N	N	18955 108TH LN SE
6	064691	0380	04/24/12	\$179,900	\$235,000	1,350	7	2005	3	1,503	N	N	18893 108TH LN SE
6	322305	9348	07/29/11	\$237,000	\$306,000	1,360	7	1997	4	7,778	N	N	19131 114TH PL SE
6	746140	0150	08/13/12	\$275,000	\$353,000	1,370	7	1979	4	7,937	N	N	18655 110TH PL SE
6	051170	0130	12/13/12	\$229,000	\$284,000	1,380	7	1967	4	9,975	N	N	11434 SE 180TH PL
6	074090	0140	08/21/13	\$237,000	\$260,000	1,380	7	1959	5	8,030	N	N	18004 110TH AVE SE
6	746140	0170	09/23/13	\$264,950	\$285,000	1,380	7	1979	4	7,500	N	N	18662 110TH PL SE
6	098423	0330	10/30/12	\$235,000	\$296,000	1,390	7	1977	3	8,109	N	N	18836 131ST AVE SE
6	098420	0500	04/17/12	\$199,950	\$262,000	1,410	7	1972	3	8,505	N	N	18516 129TH PL SE
6	890610	0050	07/01/13	\$299,500	\$339,000	1,410	7	1960	4	11,730	N	N	11238 SE 182ND ST
6	253841	0220	10/24/13	\$298,000	\$313,000	1,430	7	2005	3	4,549	N	N	14633 SE 189TH PL
6	253841	0230	08/13/12	\$275,000	\$353,000	1,430	7	2005	3	4,551	N	N	14627 SE 189TH PL
6	074090	0090	05/07/13	\$243,500	\$284,000	1,440	7	1959	3	9,234	N	N	10827 SE 180TH PL
6	098422	0140	03/06/13	\$289,950	\$348,000	1,440	7	1975	4	8,162	N	N	12934 SE 186TH ST
6	090800	0090	05/05/11	\$235,000	\$297,000	1,450	7	2005	3	5,378	N	N	14525 SE 188TH WAY
6	090800	0120	04/16/13	\$290,000	\$342,000	1,450	7	2005	3	5,238	N	N	14509 SE 188TH WAY
6	253841	0170	11/02/11	\$215,000	\$281,000	1,450	7	1977	3	7,358	N	N	14725 SE 189TH PL
6	064691	0050	07/11/12	\$160,000	\$207,000	1,460	7	2005	3	1,778	N	N	18947 108TH LN SE
6	064691	0200	02/13/13	\$185,000	\$224,000	1,460	7	2004	3	1,875	N	N	18961 108TH LN SE
6	064691	0310	03/27/12	\$186,000	\$244,000	1,460	7	2005	3	2,553	N	N	18919 108TH LN SE
6	064691	0440	12/06/12	\$185,000	\$230,000	1,460	7	2005	3	1,845	N	N	18885 108TH LN SE
6	090800	0230	11/25/13	\$331,000	\$340,000	1,460	7	2004	3	8,041	N	N	14424 SE 188TH WAY
6	322305	9189	03/31/11	\$156,000	\$195,000	1,460	7	1960	3	9,350	N	N	18226 114TH AVE SE
6	746140	0240	08/21/12	\$240,500	\$308,000	1,460	7	1980	3	8,800	N	N	18626 110TH PL SE
6	140210	0220	01/06/11	\$277,500	\$336,000	1,470	7	1965	4	30,056	N	N	17832 146TH AVE SE
6	064691	0290	08/06/12	\$185,000	\$238,000	1,490	7	2005	3	1,866	N	N	18908 108TH LN SE
6	140210	0350	10/02/12	\$275,000	\$349,000	1,490	7	1965	4	18,462	N	N	17806 147TH AVE SE



King County

Department of Assessments

Improved Sales Used in this Physical Inspection Analysis

Area 051 -- 1 to 3 Unit Residences

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	322305	9196	07/01/13	\$336,000	\$380,000	1,490	7	1980	4	7,653	N	N	18427 112TH AVE SE
6	098420	0570	06/15/12	\$201,250	\$261,000	1,500	7	1968	3	9,527	N	N	12916 SE 186TH PL
6	619660	0361	10/21/13	\$299,880	\$316,000	1,510	7	1963	4	7,210	N	N	17611 118TH AVE SE
6	332305	9075	12/27/12	\$230,000	\$284,000	1,530	7	1957	4	20,150	N	N	18401 124TH AVE SE
6	098400	0680	05/03/11	\$237,000	\$299,000	1,570	7	1967	4	8,750	N	N	18967 127TH PL SE
6	327620	0070	08/28/12	\$219,000	\$280,000	1,570	7	1985	4	9,379	N	N	17658 111TH AVE SE
6	064691	0180	10/24/13	\$255,000	\$268,000	1,580	7	2004	3	3,454	N	N	18945 108TH LN SE
6	074150	0060	03/20/13	\$280,000	\$334,000	1,580	7	2012	3	3,052	N	N	18307 121ST PL SE
6	074150	0070	05/25/11	\$239,950	\$305,000	1,580	7	2011	3	3,284	N	N	18301 121ST PL SE
6	564860	0070	01/11/11	\$237,000	\$288,000	1,580	7	1995	3	5,580	N	N	17710 114TH PL SE
6	233323	0020	05/21/12	\$225,000	\$293,000	1,610	7	2001	3	4,275	N	N	12816 SE 175TH CT
6	233323	0180	03/11/11	\$249,950	\$310,000	1,610	7	2001	3	4,186	N	N	12831 SE 176TH ST
6	640271	0210	07/20/13	\$275,000	\$308,000	1,620	7	1994	3	10,276	N	N	11209 SE 179TH ST
6	890620	0050	10/22/13	\$308,000	\$324,000	1,620	7	1963	4	10,540	N	N	11225 SE 181ST ST
6	619780	0300	02/23/12	\$280,000	\$367,000	1,650	7	1950	4	45,738	N	N	18631 120TH AVE SE
6	074150	0150	06/25/12	\$250,000	\$324,000	1,659	7	2011	3	4,066	N	N	18342 121ST PL SE
6	074150	0110	05/09/11	\$244,950	\$310,000	1,670	7	2011	3	4,314	N	N	18318 121ST PL SE
6	074150	0160	10/31/11	\$254,000	\$332,000	1,670	7	2011	3	3,469	N	N	18348 121ST PL SE
6	098400	0580	08/21/13	\$330,000	\$362,000	1,670	7	1967	3	10,224	N	N	12545 SE 188TH PL
6	074150	0090	04/09/12	\$250,000	\$327,000	1,680	7	2011	3	3,372	N	N	18306 121ST PL SE
6	074150	0050	03/22/13	\$278,000	\$331,000	1,690	7	2012	3	4,126	N	N	18313 121ST PL SE
6	140210	0270	01/17/13	\$249,000	\$305,000	1,700	7	1965	3	19,380	N	N	17815 147TH AVE SE
6	232983	0030	09/28/12	\$270,000	\$343,000	1,720	7	2004	3	4,228	N	N	13241 SE 188TH PL
6	232983	0150	05/29/13	\$325,000	\$374,000	1,720	7	2004	3	5,884	N	N	18823 132ND PL SE
6	064691	0230	10/19/12	\$225,000	\$284,000	1,730	7	2004	3	2,519	N	N	18967 108TH LN SE
6	098422	0340	06/27/13	\$312,500	\$354,000	1,776	7	1975	5	7,455	N	N	13019 SE 188TH PL
6	322305	9357	02/11/13	\$298,000	\$361,000	1,800	7	2011	3	4,720	N	N	11348 SE 192ND ST
6	926650	0060	01/28/13	\$245,000	\$299,000	1,800	7	2006	3	4,401	N	N	11458 SE 191ST CT
6	245996	0040	02/01/11	\$255,000	\$312,000	1,810	7	2002	3	5,023	N	N	14742 SE 185TH PL
6	245996	0430	06/20/12	\$267,000	\$346,000	1,810	7	2002	3	5,367	N	N	14770 SE 185TH PL
6	051170	0180	05/04/12	\$229,000	\$299,000	1,820	7	1962	3	11,340	N	N	11320 SE 180TH PL
6	245996	0060	02/25/11	\$260,000	\$321,000	1,850	7	2002	3	4,950	N	N	14730 SE 185TH PL
6	245996	0280	01/26/11	\$259,950	\$317,000	1,910	7	2002	3	4,385	N	N	14631 SE 185TH PL
6	232983	0040	10/21/13	\$315,000	\$332,000	1,940	7	2004	3	4,661	N	N	13249 SE 188TH PL
6	232983	0080	09/24/12	\$284,950	\$362,000	1,940	7	2004	3	4,876	N	N	13240 SE 188TH PL
6	245997	0050	12/07/12	\$260,500	\$324,000	1,950	7	2004	3	6,227	N	N	14751 SE 187TH CT
6	342305	9066	01/12/12	\$229,950	\$302,000	1,970	7	1962	4	42,569	N	N	19024 140TH AVE SE



King County

Department of Assessments

Improved Sales Used in this Physical Inspection Analysis

Area 051 -- 1 to 3 Unit Residences

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	233323	0290	06/12/12	\$227,000	\$295,000	1,990	7	2002	3	4,050	N	N	17619 128TH AVE SE
6	245996	0180	10/16/11	\$257,000	\$336,000	2,060	7	2002	3	5,456	N	N	14439 SE 185TH PL
6	911710	0290	10/10/11	\$253,000	\$330,000	2,090	7	1967	4	12,870	N	N	11044 SE 186TH ST
6	051170	0070	09/24/12	\$233,500	\$297,000	2,240	7	1961	4	12,284	N	N	11323 SE 180TH PL
6	233323	0200	03/09/11	\$289,000	\$359,000	2,270	7	2002	3	6,106	N	N	17618 128TH AVE SE
6	233323	0220	10/16/12	\$297,500	\$376,000	2,270	7	2002	3	4,733	N	N	17630 128TH AVE SE
6	233323	0100	08/01/13	\$342,500	\$380,000	2,450	7	2002	3	4,092	N	N	12856 SE 175TH CT
6	233323	0170	05/08/13	\$315,000	\$367,000	2,450	7	2002	3	5,004	N	N	12835 SE 176TH ST
6	090800	0060	10/18/11	\$285,000	\$372,000	2,470	7	2004	3	4,858	N	N	14629 SE 188TH WAY
6	253841	0070	01/12/12	\$262,500	\$345,000	2,470	7	2005	3	4,800	N	N	14626 SE 189TH PL
6	140200	0090	06/29/12	\$359,950	\$466,000	2,880	7	1967	5	23,680	N	N	14251 SE 179TH PL
6	232985	0080	03/14/13	\$310,000	\$371,000	3,490	7	1999	3	6,471	N	N	11449 SE 185TH PL
6	140260	0660	04/15/13	\$268,000	\$316,000	1,180	8	1981	3	7,676	N	N	18312 151ST CT SE
6	259180	0100	01/30/13	\$271,000	\$330,000	1,180	8	1982	3	8,400	N	N	13510 SE 186TH PL
6	259180	0250	07/18/13	\$325,000	\$364,000	1,180	8	1981	4	7,700	N	N	18616 134TH AVE SE
6	140260	0570	12/22/11	\$235,500	\$309,000	1,200	8	1981	3	6,561	N	N	18325 152ND AVE SE
6	140260	0190	02/25/13	\$250,500	\$302,000	1,340	8	1983	3	7,256	N	N	15214 SE 183RD DR
6	259180	0870	09/05/13	\$260,000	\$283,000	1,340	8	1981	3	10,220	N	N	18701 134TH AVE SE
6	259180	0090	01/24/13	\$264,900	\$323,000	1,390	8	1982	3	8,050	N	N	13514 SE 186TH PL
6	140263	0200	03/11/13	\$305,000	\$365,000	1,440	8	1985	4	7,944	N	N	18213 154TH PL SE
6	261940	0110	05/24/13	\$294,000	\$340,000	1,500	8	1990	3	53,843	N	N	18325 130TH AVE SE
6	140266	0060	08/11/11	\$320,000	\$414,000	1,530	8	1986	3	12,136	N	N	15706 SE 182ND PL
6	259180	0120	08/14/13	\$350,000	\$386,000	1,600	8	1982	4	8,640	N	N	13502 SE 186TH PL
6	259180	0210	09/06/12	\$290,000	\$370,000	1,600	8	1982	4	7,350	N	N	13416 SE 187TH PL
6	140265	0210	10/23/12	\$324,000	\$409,000	1,610	8	1985	4	7,493	N	N	18316 155TH PL SE
6	259180	0300	02/09/11	\$296,000	\$363,000	1,610	8	1982	4	7,776	N	N	18508 134TH AVE SE
6	259180	0770	04/04/13	\$323,500	\$383,000	1,610	8	1981	3	8,400	N	N	13323 SE 185TH PL
6	508970	0460	06/21/13	\$291,000	\$331,000	1,640	8	1979	4	7,837	N	N	18320 108TH PL SE
6	140264	0250	07/30/12	\$304,000	\$392,000	1,670	8	1985	3	8,248	N	N	15008 SE 184TH ST
6	508970	0470	10/03/12	\$265,000	\$336,000	1,680	8	1979	3	7,840	N	N	18312 108TH PL SE
6	419310	0040	03/20/13	\$240,000	\$286,000	1,690	8	2002	3	3,669	N	N	18440 114TH AVE SE
6	342305	9212	04/01/12	\$295,000	\$386,000	1,720	8	2012	3	4,376	N	N	13325 SE 180TH ST
6	144286	0100	10/08/11	\$240,000	\$313,000	1,760	8	1987	4	8,149	N	N	13531 SE 189TH PL
6	930650	0120	01/04/13	\$342,610	\$422,000	1,760	8	2012	3	6,026	N	N	18020 135TH PL SE
6	419310	0070	07/29/11	\$267,750	\$345,000	1,790	8	2002	3	3,779	N	N	18485 114TH AVE SE
6	370960	0140	06/10/11	\$255,000	\$325,000	1,800	8	2009	3	4,071	N	N	18943 117TH LN SE
6	140263	0320	10/18/13	\$306,200	\$323,000	1,860	8	1984	3	12,261	N	N	15368 SE 182ND ST



Improved Sales Used in this Physical Inspection Analysis

Area 051 -- 1 to 3 Unit Residences

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	342305	9211	11/21/12	\$315,995	\$395,000	1,870	8	2012	3	3,500	N	N	13319 SE 180TH ST
6	342305	9215	12/02/12	\$314,565	\$392,000	1,870	8	2012	3	3,410	N	N	13345 SE 180TH ST
6	342305	9214	12/06/12	\$322,355	\$401,000	1,890	8	2012	3	3,328	N	N	13337 180TH AVE NE
6	342305	9193	11/07/12	\$341,000	\$428,000	1,900	8	1990	3	43,995	N	N	18203 140TH AVE SE
6	769730	0210	05/03/12	\$255,000	\$333,000	1,940	8	2002	3	3,307	N	N	17720 110TH PL SE
6	769730	0270	11/08/12	\$264,900	\$332,000	1,940	8	2002	3	3,301	N	N	17739 110TH PL SE
6	156595	0650	11/27/12	\$280,000	\$349,000	1,950	8	1994	3	7,650	N	N	11253 SE 190TH CT
6	342305	9059	03/12/13	\$344,645	\$413,000	1,960	8	2012	3	5,361	N	N	13315 SE 180TH ST
6	419310	0080	09/07/11	\$270,000	\$351,000	1,960	8	2002	3	3,463	N	N	18481 114TH AVE SE
6	930650	0020	10/18/12	\$312,935	\$395,000	1,960	8	2012	3	5,490	N	N	13417 SE 181ST ST
6	930650	0040	07/25/12	\$328,445	\$424,000	1,960	8	2012	3	5,485	N	N	13427 SE 181ST ST
6	930650	0080	09/04/12	\$312,990	\$400,000	1,960	8	2012	3	4,563	N	N	13455 SE 181ST ST
6	259181	0260	08/07/11	\$249,900	\$323,000	1,990	8	1985	4	9,513	N	N	18427 135TH PL SE
6	259181	0170	04/25/11	\$269,800	\$340,000	2,010	8	1985	4	7,310	N	N	18432 135TH PL SE
6	144286	0240	11/16/12	\$295,000	\$369,000	2,030	8	1986	4	9,673	N	N	18819 135TH AVE SE
6	140220	0660	05/23/13	\$329,000	\$380,000	2,040	8	1973	4	18,000	N	N	18112 145TH AVE SE
6	259180	0550	02/21/13	\$299,000	\$361,000	2,040	8	1981	4	7,905	N	N	18523 132ND PL SE
6	259182	0060	04/16/13	\$408,000	\$480,000	2,040	8	1986	4	9,471	N	N	18406 135TH PL SE
6	140260	0240	07/15/13	\$310,000	\$348,000	2,070	8	1983	4	7,316	N	N	15238 SE 183RD DR
6	259181	0220	11/07/13	\$335,000	\$349,000	2,070	8	1985	4	7,164	N	N	18410 135TH PL SE
6	140200	0180	11/30/12	\$349,000	\$435,000	2,080	8	1968	4	20,000	N	N	17816 142ND AVE SE
6	156595	0490	08/03/12	\$240,000	\$309,000	2,100	8	1994	3	6,949	N	N	18917 112TH PL SE
6	370960	0310	09/18/13	\$330,000	\$356,000	2,100	8	2009	3	3,780	N	N	11723 SE 189TH PL
6	370960	0310	03/29/11	\$275,390	\$344,000	2,100	8	2009	3	3,780	N	N	11723 SE 189TH PL
6	030550	0120	06/07/12	\$260,000	\$338,000	2,110	8	2005	3	3,971	N	N	12136 SE 186TH ST
6	342305	9213	11/26/12	\$334,700	\$418,000	2,110	8	2012	3	5,983	N	N	13331 SE 180TH ST
6	930650	0090	08/31/12	\$343,390	\$439,000	2,110	8	2012	3	5,326	N	N	13459 SE 181ST ST
6	930650	0190	10/30/12	\$326,015	\$410,000	2,110	8	2012	3	5,400	N	N	13432 SE 181ST ST
6	930650	0240	08/01/12	\$336,570	\$433,000	2,110	8	2012	3	6,627	N	N	13414 SE 181ST ST
6	930650	0030	08/20/12	\$328,180	\$421,000	2,120	8	2012	3	5,030	N	N	13423 SE 181ST ST
6	930650	0150	12/07/12	\$369,900	\$460,000	2,120	8	2012	3	7,131	N	N	18007 135TH PL SE
6	930650	0230	07/06/12	\$340,020	\$440,000	2,120	8	2012	3	9,109	N	N	13418 SE 181ST ST
6	259182	0090	10/26/12	\$265,000	\$334,000	2,130	8	1987	4	7,737	N	N	13438 SE 184TH ST
6	259182	0140	09/17/12	\$329,950	\$420,000	2,130	8	1985	4	7,556	N	N	13410 SE 184TH ST
6	342305	9216	11/15/12	\$331,930	\$416,000	2,130	8	2012	3	5,315	N	N	13357 SE 180TH ST
6	370960	0080	07/21/11	\$275,000	\$354,000	2,130	8	2007	3	4,200	N	N	11616 SE 189TH PL
6	930650	0050	11/05/12	\$331,355	\$416,000	2,130	8	2012	3	4,569	N	N	13433 SE 181ST ST



Improved Sales Used in this Physical Inspection Analysis

Area 051 -- 1 to 3 Unit Residences

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	930650	0110	12/01/12	\$343,960	\$428,000	2,130	8	2012	3	5,840	N	N	18104 135TH PL SE
6	930650	0160	09/14/12	\$328,175	\$418,000	2,130	8	2012	3	5,852	N	N	13446 SE 181ST ST
6	140263	0360	01/12/11	\$319,000	\$387,000	2,140	8	1987	4	12,068	N	N	15428 SE 182ND ST
6	342305	9217	12/13/12	\$322,700	\$400,000	2,140	8	2012	3	3,594	N	N	13341 SE 180TH ST
6	342305	9218	10/02/12	\$309,575	\$393,000	2,140	8	2012	3	4,198	N	N	13353 SE 180TH ST
6	951040	0150	12/03/12	\$255,000	\$317,000	2,160	8	2007	3	4,001	N	N	11816 SE 176TH ST
6	951040	0170	10/11/12	\$253,000	\$320,000	2,160	8	2007	3	3,469	N	N	11804 SE 176TH ST
6	140260	0300	04/06/12	\$290,000	\$380,000	2,170	8	1981	4	6,582	N	N	18314 153RD PL SE
6	342305	9171	04/25/11	\$410,000	\$517,000	2,190	8	1988	3	26,498	N	N	13817 SE 180TH ST
6	140263	0210	10/03/12	\$325,000	\$412,000	2,210	8	1985	4	7,072	N	N	18207 154TH PL SE
6	140263	0310	06/24/13	\$349,000	\$396,000	2,210	8	1984	4	12,011	N	N	15362 SE 182ND ST
6	370960	0100	07/21/11	\$275,000	\$354,000	2,217	8	2009	3	3,600	N	N	11658 SE 189TH PL
6	140263	0140	12/11/12	\$305,000	\$379,000	2,230	8	1992	3	7,432	N	N	18232 153RD AVE SE
6	930650	0070	07/23/12	\$353,505	\$456,000	2,240	8	2012	3	4,565	N	N	13447 SE 181ST ST
6	930650	0170	12/26/12	\$364,255	\$450,000	2,240	8	2012	3	7,629	N	N	13440 SE 181ST ST
6	930650	0100	10/10/12	\$347,740	\$440,000	2,260	8	2012	3	6,553	N	N	18110 135TH PL SE
6	930650	0130	02/25/13	\$361,125	\$435,000	2,260	8	2012	3	5,804	N	N	18016 135TH PL SE
6	930650	0180	11/01/12	\$351,085	\$442,000	2,260	8	2012	3	7,103	N	N	13436 SE 181ST ST
6	156595	0080	03/16/12	\$250,000	\$328,000	2,280	8	1993	3	7,284	N	N	19012 113TH WAY SE
6	930650	0010	11/29/12	\$349,900	\$436,000	2,280	8	2012	3	5,386	N	N	13409 SE 181ST ST
6	140263	0250	08/15/13	\$356,000	\$392,000	2,290	8	1985	3	9,358	N	N	15345 SE 182ND ST
6	259181	0150	04/15/11	\$295,000	\$370,000	2,290	8	1985	4	8,000	N	N	18448 135TH PL SE
6	259186	0100	09/27/12	\$285,000	\$362,000	2,290	8	1989	3	7,840	N	N	18901 132ND PL SE
6	370960	0250	08/15/12	\$270,000	\$347,000	2,290	8	2009	3	3,780	N	N	11663 SE 189TH PL
6	370960	0120	06/05/12	\$274,950	\$358,000	2,308	8	2009	3	3,600	N	N	11668 SE 189TH PL
6	370960	0170	05/23/12	\$279,950	\$365,000	2,308	8	2009	3	4,196	N	N	18944 117TH LN SE
6	370960	0300	03/21/12	\$274,950	\$360,000	2,308	8	2009	3	3,780	N	N	11717 SE 189TH PL
6	370960	0330	08/01/12	\$280,000	\$361,000	2,308	8	2009	3	5,429	N	N	19107 117TH PL SE
6	030550	0240	11/25/13	\$303,500	\$312,000	2,310	8	2004	3	5,548	N	N	12043 SE 186TH ST
6	140260	0050	09/24/13	\$360,250	\$387,000	2,310	8	1983	3	7,815	N	N	18235 152ND AVE SE
6	140260	0050	07/06/12	\$314,950	\$408,000	2,310	8	1983	3	7,815	N	N	18235 152ND AVE SE
6	140260	0180	09/04/12	\$365,000	\$466,000	2,310	8	1983	4	7,186	N	N	15208 SE 183RD DR
6	140260	0460	03/15/11	\$314,500	\$391,000	2,310	8	1983	3	7,200	N	N	15219 SE 183RD DR
6	370960	0130	09/12/11	\$289,950	\$377,000	2,310	8	2009	3	3,916	N	N	11674 SE 189TH PL
6	140264	0580	06/11/12	\$335,000	\$435,000	2,360	8	1987	4	8,514	N	N	18314 149TH AVE SE
6	327485	0010	12/11/13	\$365,000	\$371,000	2,380	8	1991	4	8,598	N	N	12207 SE 178TH ST
6	140262	0120	08/26/11	\$329,950	\$428,000	2,410	8	1983	3	7,517	N	N	14919 SE 183RD ST



Improved Sales Used in this Physical Inspection Analysis

Area 051 -- 1 to 3 Unit Residences

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	140260	0040	01/11/13	\$315,700	\$387,000	2,430	8	1983	3	7,490	N	N	15130 SE 183RD DR
6	140262	0110	07/27/11	\$315,500	\$407,000	2,460	8	1983	3	7,440	N	N	14913 SE 183RD ST
6	327485	0330	03/14/13	\$337,000	\$403,000	2,490	8	1990	3	7,451	N	N	12313 SE 179TH PL
6	140265	0300	05/10/13	\$430,000	\$500,000	2,500	8	1986	4	8,358	N	N	15500 SE 183RD DR
6	930650	0200	02/04/13	\$371,715	\$452,000	2,500	8	2012	3	6,000	N	N	13428 SE 181ST ST
6	140261	0150	10/11/13	\$385,000	\$409,000	2,530	8	1983	4	7,500	N	N	18111 149TH AVE SE
6	140264	0500	02/22/13	\$310,000	\$374,000	2,540	8	1985	3	8,063	N	N	14942 SE 184TH ST
6	156595	0540	08/19/13	\$361,000	\$397,000	2,540	8	1992	3	8,715	N	N	19013 112TH PL SE
6	156595	0410	06/21/13	\$355,000	\$404,000	2,550	8	1994	3	7,670	N	N	11212 SE 188TH PL
6	259186	0050	05/01/12	\$283,500	\$370,000	2,550	8	1988	3	8,711	N	N	18834 132ND PL SE
6	769730	0240	05/16/13	\$305,000	\$354,000	2,560	8	2002	3	3,302	N	N	17715 110TH PL SE
6	769730	0320	12/05/13	\$300,000	\$306,000	2,560	8	2002	3	3,299	N	N	17813 110TH PL SE
6	259182	0180	07/22/11	\$339,950	\$438,000	2,580	8	1987	4	7,700	N	N	13417 SE 183RD ST
6	140262	0240	09/03/13	\$392,450	\$427,000	2,586	8	1984	3	7,848	N	N	18220 149TH AVE SE
6	327485	0200	10/22/12	\$315,000	\$397,000	2,630	8	1990	3	9,023	N	N	12202 SE 179TH PL
6	140262	0040	06/09/11	\$370,000	\$472,000	2,650	8	1984	4	15,000	N	N	18145 149TH AVE SE
6	370960	0380	01/05/11	\$330,000	\$400,000	2,684	8	2009	3	4,689	N	N	11725 SE 191ST ST
6	930650	0220	10/03/12	\$386,885	\$491,000	2,690	8	2012	3	8,376	N	N	13422 SE 181ST ST
6	930650	0210	12/22/12	\$369,900	\$457,000	2,700	8	2012	3	6,140	N	N	13426 SE 181ST ST
6	342305	9026	08/01/12	\$360,000	\$464,000	2,710	8	1996	4	45,302	N	N	13605 SE 180TH ST
6	342305	9184	05/23/13	\$422,000	\$488,000	2,730	8	1988	3	58,370	N	N	14426 SE 192ND ST
6	232983	0010	11/10/11	\$360,000	\$471,000	2,750	8	1966	4	13,359	N	N	13227 SE 188TH PL
6	140260	0090	07/10/13	\$373,000	\$420,000	2,760	8	1983	3	14,552	N	N	18211 152ND AVE SE
6	140260	0090	06/22/11	\$348,000	\$445,000	2,760	8	1983	3	14,552	N	N	18211 152ND AVE SE
6	140264	0010	07/20/11	\$439,000	\$565,000	2,790	8	1986	4	15,000	N	N	18313 149TH AVE SE
6	140263	0460	10/15/12	\$342,500	\$433,000	2,830	8	1987	3	7,600	N	N	18216 154TH PL SE
6	156595	0290	08/09/12	\$350,000	\$450,000	2,900	8	1993	3	8,605	N	N	18908 113TH WAY SE
6	930650	0140	03/04/13	\$408,170	\$490,000	2,920	8	2012	3	7,601	N	N	18008 135TH PL SE
6	259183	0210	06/27/13	\$357,000	\$405,000	3,030	8	1988	3	7,557	N	N	13515 SE 181ST PL
6	140270	0080	07/12/11	\$369,950	\$476,000	3,040	8	2000	3	4,619	N	N	18339 160TH PL SE
6	140270	0060	12/30/13	\$425,000	\$426,000	3,130	8	1999	3	5,084	N	N	18349 160TH PL SE
6	930650	0250	01/25/13	\$440,780	\$538,000	3,160	8	2012	3	6,488	N	N	13410 SE 181ST ST
6	332305	9078	08/25/13	\$480,000	\$525,000	4,000	8	1976	4	41,895	N	N	12226 SE 178TH ST
6	140266	0140	07/22/11	\$329,950	\$425,000	1,620	9	1986	4	7,866	N	N	18241 157TH AVE SE
6	247292	0190	03/01/11	\$350,000	\$433,000	1,700	9	1987	3	7,433	N	N	14213 SE 183RD ST
6	140220	0630	05/07/13	\$367,000	\$428,000	2,200	9	1968	4	18,000	N	N	18142 145TH AVE SE
6	247292	0610	08/14/13	\$350,000	\$386,000	2,290	9	1988	3	7,503	N	N	18211 143RD AVE SE



Improved Sales Used in this Physical Inspection Analysis

Area 051 -- 1 to 3 Unit Residences

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	247292	0100	05/14/13	\$378,000	\$439,000	2,370	9	1988	3	7,680	N	N	18213 141ST AVE SE
6	247292	0360	02/14/11	\$370,000	\$455,000	2,470	9	1987	3	13,468	N	N	14254 SE 180TH PL
6	259184	0020	06/19/13	\$385,000	\$438,000	2,480	9	1988	3	7,866	N	N	13308 SE 183RD ST
6	259184	0430	05/11/11	\$319,000	\$404,000	2,510	9	1988	4	7,155	N	N	13313 SE 183RD ST
6	247292	0150	10/09/13	\$344,000	\$366,000	2,580	9	1988	3	7,273	N	N	18315 142ND AVE SE
6	147312	0050	08/06/12	\$382,500	\$492,000	2,690	9	1990	4	9,340	N	N	13818 SE 186TH PL
6	147312	0680	01/12/11	\$380,000	\$461,000	2,690	9	1990	4	8,493	N	N	18714 136TH PL SE
6	247292	0830	09/27/13	\$410,000	\$439,000	2,690	9	1987	3	7,660	N	N	18118 141ST AVE SE
6	247293	0330	07/02/13	\$425,000	\$481,000	2,710	9	1990	4	9,199	N	N	14621 SE 184TH PL
6	081820	0120	07/16/12	\$360,000	\$465,000	2,740	9	1988	4	8,402	N	N	11204 SE 183RD ST
6	147312	0280	06/26/12	\$371,250	\$481,000	2,770	9	1991	4	9,066	N	N	13619 SE 188TH ST
6	247292	0540	04/26/13	\$414,900	\$486,000	2,780	9	1987	4	7,964	N	N	14241 SE 180TH PL
6	140267	0290	10/09/12	\$363,000	\$460,000	2,840	9	1985	4	12,000	N	N	15914 SE 182ND PL
6	147312	0120	05/28/13	\$353,950	\$408,000	2,870	9	1990	3	8,606	N	N	13614 SE 186TH PL
6	247293	0300	12/30/13	\$440,500	\$441,000	2,880	9	1990	3	8,960	N	N	14603 SE 184TH PL
6	259184	0030	04/23/12	\$345,000	\$451,000	2,880	9	1988	4	10,018	N	N	18218 133RD AVE SE
6	147312	0440	10/15/12	\$429,900	\$543,000	2,890	9	1992	4	9,359	N	N	18622 139TH WAY SE
6	342305	9188	06/15/12	\$375,500	\$488,000	2,900	9	1985	4	43,705	N	N	19003 146TH AVE SE
6	259184	0150	05/13/13	\$431,500	\$501,000	3,010	9	1988	4	8,000	N	N	18138 132ND PL SE
6	247292	0550	03/13/13	\$425,000	\$509,000	3,040	9	1987	4	7,922	N	N	18029 143RD AVE SE
6	332305	9035	09/05/12	\$400,000	\$511,000	3,040	9	1979	4	46,875	N	N	12353 SE 181ST ST
6	147312	0350	08/23/11	\$395,000	\$512,000	3,060	9	1991	4	9,070	N	N	13817 SE 188TH ST
6	147312	0720	04/19/13	\$434,900	\$511,000	3,190	9	1990	4	7,700	N	N	18632 136TH PL SE
6	081820	0010	08/19/13	\$419,950	\$461,000	3,200	9	1987	4	7,557	N	N	18312 112TH AVE SE
6	247292	0070	01/29/13	\$380,000	\$463,000	3,210	9	1988	3	7,461	N	N	18127 141ST AVE SE

Improved Sales Removed in this Physical Inspection Analysis

Area 051 -- 1 to 3 Unit Residences

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	019250	0260	03/01/12	\$119,350	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
2	019250	0060	09/21/13	\$229,900	RELATED PARTY, FRIEND, OR NEIGHBOR
2	032205	9156	12/06/12	\$135,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	032205	9040	05/03/12	\$264,100	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group
2	032205	9292	06/11/12	\$130,250	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
2	032205	9292	12/12/11	\$217,062	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
2	032205	9357	05/18/13	\$87,117	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
2	042205	9039	11/15/11	\$137,000	%NETCOND;IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX;
2	042205	9033	03/07/12	\$150,000	%NETCOND;NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
2	042205	9033	06/15/11	\$300,000	%NETCOND;QUIT CLAIM DEED
2	042205	9010	05/03/11	\$137,250	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	052205	9194	02/26/13	\$155,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	052205	9230	04/19/13	\$325,000	IMP COUNT
2	178725	0080	02/25/13	\$209,050	BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REPRESENTATIVE SALE; SHORT SALE
2	216330	0080	01/23/13	\$309,264	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY;
2	216330	0090	09/12/13	\$248,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
2	250880	0450	01/04/12	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	250880	0270	07/15/11	\$175,000	NO MARKET EXPOSURE; QUIT CLAIM DEED
2	250880	0330	04/01/13	\$115,159	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	259230	0190	03/25/13	\$199,950	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
2	259230	0280	09/06/13	\$328,851	QUESTIONABLE PER SALES IDENTIFICATION; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
2	259767	0180	03/23/12	\$235,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; Sale price updated by Sales ID group
2	259767	0450	03/01/12	\$253,500	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
2	259768	0250	08/16/12	\$217,500	NON-REPRESENTATIVE SALE; SHORT SALE
2	259769	0300	01/26/12	\$195,000	NON-REPRESENTATIVE SALE
2	259771	0080	03/01/12	\$242,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AUCTION SALE
2	287300	0920	09/19/12	\$135,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
2	287300	0660	07/31/13	\$212,884	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
2	287300	0260	04/26/12	\$157,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE

Improved Sales Removed in this Physical Inspection Analysis

Area 051 -- 1 to 3 Unit Residences

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	287300	0750	02/12/13	\$114,000	NON-REPRESENTATIVE SALE
2	287300	0250	08/17/11	\$110,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	287300	0640	03/07/11	\$125,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	287300	0350	01/09/12	\$140,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	321690	0110	05/01/13	\$181,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	321690	0220	01/10/11	\$317,800	NON-REPRESENTATIVE SALE
2	383070	0150	06/18/13	\$338,000	NO MARKET EXPOSURE
2	383070	0160	05/19/12	\$235,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	432420	0030	02/23/12	\$105,000	CONTRACT OR CASH SALE; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	432420	0050	11/14/12	\$130,000	NON-REPRESENTATIVE SALE
2	432455	0310	12/24/12	\$205,000	NON-REPRESENTATIVE SALE
2	440600	0320	12/23/11	\$250,294	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; CHANGE OF USE; AND OTHER WARNINGS
2	440600	0220	10/25/12	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	440600	0320	08/24/12	\$143,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
2	440600	0390	11/07/13	\$105,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	447500	0150	11/01/12	\$469,981	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
2	447500	0150	01/17/13	\$282,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
2	447500	0220	03/28/11	\$265,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	563520	0110	10/28/13	\$221,500	NON-REPRESENTATIVE SALE
2	662340	0323	03/01/11	\$175,000	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	662340	0153	04/22/13	\$200,000	NON-REPRESENTATIVE SALE
2	662401	0170	09/18/12	\$207,500	NON-REPRESENTATIVE SALE
2	662401	0140	09/11/13	\$229,392	QUESTIONABLE PER SALES IDENTIFICATION; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
2	662402	0020	01/11/13	\$145,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
2	662402	0030	07/27/11	\$172,000	NON-REPRESENTATIVE SALE
2	681775	0780	03/24/11	\$260,000	CORPORATE AFFILIATES; QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
2	681775	0020	05/30/13	\$96,865	NO MARKET EXPOSURE; QUIT CLAIM DEED; NON-REPRESENTATIVE SALE
2	681775	0880	06/19/12	\$230,000	NON-REPRESENTATIVE SALE
2	730000	0010	04/17/13	\$285,858	EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group

Improved Sales Removed in this Physical Inspection Analysis

Area 051 -- 1 to 3 Unit Residences

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	730000	0310	10/25/13	\$220,600	EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
2	730000	0010	05/06/13	\$285,858	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
2	730000	0450	09/09/13	\$433,457	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
2	730000	0340	05/22/12	\$323,476	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
2	746142	0810	07/17/12	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	746142	0820	08/14/13	\$239,587	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
2	746142	0790	11/12/12	\$180,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	774870	0080	05/25/12	\$26,000	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
2	774870	0320	07/12/13	\$173,500	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AUCTION SALE;
2	774870	0630	07/12/13	\$237,100	EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
2	774870	0080	05/23/12	\$78,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
2	786130	0240	04/17/13	\$230,000	NON-REPRESENTATIVE SALE
2	793200	0010	12/09/11	\$169,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
2	793200	0043	10/02/13	\$2,250	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
2	793200	0007	07/03/13	\$173,551	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group
2	793200	0010	03/15/12	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	793200	0079	09/01/11	\$89,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
2	793200	0100	10/22/13	\$234,000	NO MARKET EXPOSURE
2	793200	0036	08/22/11	\$385,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
2	793200	0101	10/18/12	\$100,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	793200	0138	09/18/13	\$490,355	NON-REPRESENTATIVE SALE
2	793200	0043	10/18/13	\$405,000	RELOCATION - SALE TO SERVICE
2	793390	0100	11/13/12	\$221,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	793390	0300	03/25/13	\$234,900	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
2	793390	0400	04/25/11	\$305,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	793390	0110	01/24/12	\$260,199	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
2	793390	0410	05/15/13	\$295,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
2	793390	0240	09/16/13	\$310,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	793390	0420	08/27/12	\$277,000	NON-REPRESENTATIVE SALE; SHORT SALE

Improved Sales Removed in this Physical Inspection Analysis

Area 051 -- 1 to 3 Unit Residences

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	793680	0180	03/01/13	\$296,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX;
2	793680	0140	07/24/13	\$300,000	NON-REPRESENTATIVE SALE
2	795508	0270	05/24/11	\$229,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	795508	0170	12/21/12	\$148,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
2	795508	0120	08/19/13	\$205,000	NO MARKET EXPOSURE
2	795508	0010	06/01/12	\$180,000	NON-REPRESENTATIVE SALE
2	815590	0170	11/27/13	\$106,800	REAL MH;QUESTIONABLE PER SALES IDENTIFICATION; EXEMPT FROM EXCISE TAX;
2	894360	0890	04/11/12	\$244,995	BUILDER OR DEVELOPER SALES
2	894360	0980	03/11/12	\$279,995	BUILDER OR DEVELOPER SALES
2	894360	0380	06/25/13	\$300,000	NO MARKET EXPOSURE
2	894360	0440	06/21/13	\$255,000	NO MARKET EXPOSURE
2	894360	0160	07/23/13	\$279,000	NON-REPRESENTATIVE SALE
2	896020	0600	03/15/12	\$134,000	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	896020	0200	06/30/11	\$134,000	NON-REPRESENTATIVE SALE
2	896020	0390	01/12/11	\$121,600	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	896030	0080	10/24/13	\$275,000	NO MARKET EXPOSURE
2	896030	0120	05/24/13	\$200,000	NO MARKET EXPOSURE
2	937840	0020	02/10/12	\$182,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
6	030550	0050	10/25/13	\$275,600	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
6	064691	0450	09/03/13	\$240,424	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
6	071200	0130	10/05/12	\$160,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
6	071200	0130	06/14/12	\$295,833	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
6	071200	0130	03/27/12	\$345,167	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
6	071200	0140	06/11/12	\$156,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE
6	071200	0140	12/20/11	\$163,964	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
6	073940	0150	12/10/13	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
6	073940	0070	04/14/11	\$273,000	NO MARKET EXPOSURE
6	074090	0140	05/24/13	\$163,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	074110	0160	03/13/12	\$166,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in this Physical Inspection Analysis

Area 051 -- 1 to 3 Unit Residences

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	074150	0130	07/05/12	\$193,920	NON-REPRESENTATIVE SALE; SHORT SALE
6	090800	0020	06/19/13	\$96,775	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6	090800	0010	09/09/11	\$235,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE; AUCTION SALE
6	090800	0220	06/13/11	\$211,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE; AUCTION SALE
6	098400	0630	06/24/11	\$309,950	NO MARKET EXPOSURE
6	098400	0780	04/16/13	\$334,213	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
6	098400	0780	05/06/13	\$334,213	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
6	098410	0130	12/09/11	\$164,800	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AUCTION SALE;
6	098410	0130	06/06/12	\$234,950	NO MARKET EXPOSURE
6	098420	0580	04/04/11	\$168,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6	098420	0330	03/23/11	\$204,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AUCTION SALE
6	098420	0580	09/27/11	\$127,900	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
6	098420	0460	04/26/13	\$431,608	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
6	098420	0120	08/10/11	\$165,000	NON-REPRESENTATIVE SALE
6	098420	0560	05/14/12	\$195,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
6	098421	0200	03/19/12	\$189,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
6	098421	0160	02/02/12	\$202,350	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
6	098421	0090	07/02/13	\$183,500	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
6	098421	0480	02/27/12	\$187,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
6	098421	0750	02/20/13	\$161,600	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR;
6	098422	0140	07/03/12	\$314,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
6	098422	0140	10/29/12	\$199,299	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
6	098423	0360	10/04/13	\$173,500	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
6	098423	0480	08/19/11	\$180,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
6	140210	0090	10/14/13	\$566,215	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
6	140210	0030	06/29/12	\$210,000	NON-REPRESENTATIVE SALE; SHORT SALE
6	140260	0090	03/21/11	\$348,000	RELOCATION - SALE TO SERVICE
6	140262	0240	09/03/13	\$392,450	RELOCATION - SALE TO SERVICE
6	140263	0450	02/03/12	\$245,000	NON-REPRESENTATIVE SALE

Improved Sales Removed in this Physical Inspection Analysis

Area 051 -- 1 to 3 Unit Residences

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	140263	0270	03/20/13	\$153,765	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6	140265	0100	08/08/12	\$295,000	QUIT CLAIM DEED
6	140266	0140	07/22/11	\$329,950	RELOCATION - SALE TO SERVICE
6	140267	0300	06/20/12	\$277,215	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
6	140267	0300	02/27/13	\$290,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
6	140267	0170	03/29/11	\$259,000	NON-REPRESENTATIVE SALE; SHORT SALE
6	144286	0060	10/26/12	\$241,000	NON-REPRESENTATIVE SALE; SHORT SALE
6	156595	0410	03/27/13	\$77,776	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
6	232983	0140	09/14/12	\$235,080	NON-REPRESENTATIVE SALE
6	233323	0030	04/18/11	\$269,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6	233323	0020	01/09/12	\$375,931	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
6	233323	0020	02/10/12	\$375,931	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY;
6	233323	0170	01/08/13	\$323,058	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY;
6	233323	0030	01/04/12	\$242,500	CORPORATE AFFILIATES; NO MARKET EXPOSURE; QUIT CLAIM DEED; AND OTHER WARNINGS
6	233323	0030	01/04/12	\$242,500	FINANCIAL INSTITUTION RESALE; AUCTION SALE
6	233323	0100	04/11/13	\$296,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
6	245997	0170	10/16/13	\$405,000	NON-REPRESENTATIVE SALE
6	245997	0150	04/05/12	\$300,000	QUIT CLAIM DEED
6	247292	0510	10/21/11	\$275,000	NON-REPRESENTATIVE SALE
6	247292	0850	12/05/13	\$281,450	NON-REPRESENTATIVE SALE; SHORT SALE
6	253841	0250	11/10/11	\$373,795	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
6	253841	0250	07/27/12	\$225,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE; AUCTION SALE
6	259180	0210	12/02/11	\$198,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
6	259180	0470	02/22/11	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
6	259180	0590	12/14/11	\$187,000	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
6	259180	0870	04/16/13	\$329,489	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
6	259180	0870	05/06/13	\$329,489	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
6	259180	0310	10/06/11	\$203,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
6	259180	0190	08/29/12	\$220,000	NON-REPRESENTATIVE SALE; SHORT SALE

Improved Sales Removed in this Physical Inspection Analysis

Area 051 -- 1 to 3 Unit Residences

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	259180	0250	06/07/13	\$325,000	RELOCATION - SALE TO SERVICE
6	259180	0210	04/05/12	\$221,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE; AUCTION SALE
6	259182	0210	08/07/12	\$250,000	QUIT CLAIM DEED
6	259184	0330	01/10/13	\$316,340	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
6	259184	0330	02/26/13	\$360,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
6	259184	0020	05/23/13	\$385,000	RELOCATION - SALE TO SERVICE
6	259185	0010	11/18/13	\$195,000	EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
6	269820	0120	01/24/12	\$196,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
6	269820	0120	05/11/12	\$196,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY; QUIT CLAIM DEED; AND OTHER WARNINGS
6	269820	0120	03/21/13	\$263,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
6	282305	9053	09/09/13	\$110,250	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE; SHORT SALE;
6	282305	9053	07/09/13	\$228,722	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
6	322305	9033	03/28/12	\$475,000	NO MARKET EXPOSURE
6	322305	9200	07/08/13	\$225,000	NO MARKET EXPOSURE
6	322305	9206	03/08/13	\$170,000	NO MARKET EXPOSURE; CORRECTION DEED; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
6	322305	9206	01/18/13	\$170,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
6	322305	9334	08/15/13	\$159,395	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
6	322305	9264	04/25/12	\$153,000	NON-REPRESENTATIVE SALE; SHORT SALE
6	322305	9275	01/23/12	\$115,700	NON-REPRESENTATIVE SALE; SHORT SALE
6	322305	9014	01/17/12	\$160,000	NON-REPRESENTATIVE SALE; SHORT SALE
6	327485	0010	04/25/13	\$213,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
6	327690	0210	02/14/13	\$170,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
6	332305	9086	08/08/13	\$465,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
6	342305	9170	06/11/12	\$242,240	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
6	342305	9109	05/21/12	\$140,113	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AUCTION SALE;
6	342305	9177	11/19/13	\$242,001	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AUCTION SALE;
6	342305	9195	07/27/12	\$216,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
6	342305	9045	05/20/13	\$290,559	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
6	342305	9081	11/18/13	\$204,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group

Improved Sales Removed in this Physical Inspection Analysis

Area 051 -- 1 to 3 Unit Residences

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	342305	9139	03/27/12	\$205,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
6	342305	9166	03/25/13	\$179,800	NON-REPRESENTATIVE SALE; SHORT SALE
6	342305	9059	03/21/11	\$720,000	TEAR DOWN; IMP. CHARACTERISTICS CHANGED SINCE SALE; MULTI-PARCEL SALE;
6	370960	0030	05/04/11	\$303,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
6	508970	0470	12/07/11	\$225,188	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
6	508970	0270	12/11/13	\$304,917	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
6	543800	0040	04/29/13	\$207,000	NO MARKET EXPOSURE
6	619660	0260	04/27/12	\$101,850	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
6	619660	0021	06/11/12	\$77,700	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
6	619660	0180	08/08/12	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
6	619720	0100	01/04/12	\$160,100	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX;
6	619720	0023	04/26/11	\$67,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
6	619720	0323	05/07/12	\$97,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
6	619720	0160	06/27/13	\$315,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
6	619720	0301	03/24/11	\$126,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
6	619780	0342	08/02/11	\$121,800	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
6	619840	0300	04/20/11	\$300,000	TEAR DOWN; RELATED PARTY, FRIEND, OR NEIGHBOR
6	619900	0141	08/20/12	\$210,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
6	619900	0099	12/27/12	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
6	619960	0020	03/01/11	\$269,500	NO MARKET EXPOSURE
6	619960	0021	01/09/13	\$135,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
6	640271	0110	10/01/13	\$312,308	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
6	662340	0132	04/21/11	\$7,000	DOR RATIO;NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
6	769730	0200	01/25/12	\$192,341	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
6	769730	0270	06/12/12	\$353,241	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY;
6	769730	0020	09/20/13	\$344,081	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
6	890610	0010	11/09/12	\$93,100	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
6	911710	0250	07/30/12	\$251,000	GOVERNMENT AGENCY; FORCED SALE; EXEMPT FROM EXCISE TAX
6	911710	0250	02/08/12	\$312,548	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;

Improved Sales Removed in this Physical Inspection Analysis

Area 051 -- 1 to 3 Unit Residences

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	951040	0180	06/12/13	\$118,500	NO MARKET EXPOSURE; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR

Vacant Sales Used in this Physical Inspection Analysis

Area 051

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
30	2	337810	0090	05/23/13	\$35,000	7,168	N	N
30	2	864551	0350	04/23/13	\$90,000	7,125	N	N
51	6	342305	9013	11/13/12	\$119,900	12,002	N	N
51	6	619900	0142	09/24/13	\$125,000	25,360	N	N
59	1	312305	9119	03/04/11	\$250,000	98,010	N	N
59	1	322305	9202	09/02/13	\$87,500	17,859	N	N
59	1	722200	0286	08/28/13	\$169,500	10,978	N	N
59	1	722200	0422	08/14/13	\$170,000	15,202	N	N
59	1	722200	0111	04/08/13	\$100,000	6,219	N	N
59	2	378285	0020	07/29/13	\$110,000	5,841	N	N
59	3	062205	9161	01/03/13	\$104,000	15,147	N	N
60	1	770260	0150	10/07/13	\$100,000	21,830	N	N

Vacant Sales Removed in this Physical Inspection Analysis Area 051

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	032205	9088	02/23/12	\$65,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES; FINANCIAL INSTITUTION RESALE;
2	032205	9093	02/23/12	\$65,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES; FINANCIAL INSTITUTION RESALE;
2	032205	9142	02/23/12	\$65,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES; FINANCIAL INSTITUTION RESALE;
2	793200	0025	08/01/11	\$1,425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; MULTI-PARCEL SALE; MOBILE HOME;
2	793200	0026	08/01/11	\$1,425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; MULTI-PARCEL SALE; MOBILE HOME;
6	322305	9272	08/08/13	\$22,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
6	332305	9010	10/01/13	\$100,000	GOVERNMENT AGENCY; QUIT CLAIM DEED;
6	342305	9029	06/14/12	\$980,000	TEAR DOWN; IMP. CHARACTERISTICS CHANGED SINCE SALE; MULTI-PARCEL SALE;
6	342305	9031	06/14/12	\$980,000	TEAR DOWN; IMP. CHARACTERISTICS CHANGED SINCE SALE; MULTI-PARCEL SALE;
6	342305	9035	06/14/12	\$980,000	TEAR DOWN; IMP. CHARACTERISTICS CHANGED SINCE SALE; MULTI-PARCEL SALE;
6	342305	9061	06/14/12	\$980,000	TEAR DOWN; IMP. CHARACTERISTICS CHANGED SINCE SALE; MULTI-PARCEL SALE;
6	619660	0325	12/26/13	\$182,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE; RELATED PARTY, FRIEND, OR NEIGHBOR;
6	619780	0263	06/12/13	\$27,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
6	619900	0101	09/26/13	\$800,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE;
6	619900	0161	06/19/13	\$390,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES;
6	619900	0240	09/24/13	\$1,200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE; MULTI-PARCEL SALE;
6	619900	0241	09/24/13	\$1,200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE; MULTI-PARCEL SALE;
6	619900	0260	09/24/13	\$1,200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE; MULTI-PARCEL SALE;
6	619900	0126	09/18/12	\$331,138	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
6	619900	0127	09/18/12	\$331,138	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;

USPAP 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.
- To the best of my knowledge the following services were performed by the appraisal team within the subject area in the last three years:
 - Jeff Holding, Peter Kolb Data Collection
 - Jeff Holding, Peter Kolb Sales Verification
 - Jeff Holding, Peter Kolb Appeals Response Preparation / Review
 - Jeff Holding, Peter Kolb Appeal Hearing Attendance
 - Jeff Holding, Peter Kolb Land and Total Valuation
 - Jeff Holding, Peter Kolb New Construction Evaluation
- Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed adjacent to my name.
- To the best of my knowledge the following services were performed by me within the subject area in the last three years:
 - Janelle Weihl Annual Up-Date Model Development and Report Preparation
 - Janelle Weihl Data Collection
 - Janelle Weihl Sales Verification
 - Janelle Weihl Appeals Response Preparation / Review
 - Janelle Weihl Appeal Hearing Attendance
 - Janelle Weihl Physical Inspection Model Development and Report Preparation
 - Janelle Weihl Land and Total Valuation
 - Janelle Weihl New Construction Evaluation

Janelle Weihl

5/8/14

Appraiser II

Date

Area 051

2014 Physical Inspection



King County

Department of Assessments

56