

# Executive Summary

## Talbot Hill/East Kent - Area 059

### Annual Update

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

**Previous Physical Inspection:** 2012

**Number of Improved Sales:** 504

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

#### Sales - Improved Valuation Change Summary:

	Land	Improvements	Total	Mean Sale Price	Ratio	COD
<b>2013 Value</b>	\$97,300	\$193,300	\$290,600			7.52%
<b>2014 Value</b>	\$105,000	\$230,400	\$335,400	\$359,300	93.4%	7.17%
<b>\$ Change</b>	+\$7,700	+\$37,100	+\$44,800			
<b>% Change</b>	+7.9%	+19.2%	+15.4%			

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 7.17% is an improvement from the previous COD of 7.52%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards.

#### Population - Improved Parcel Summary Data:

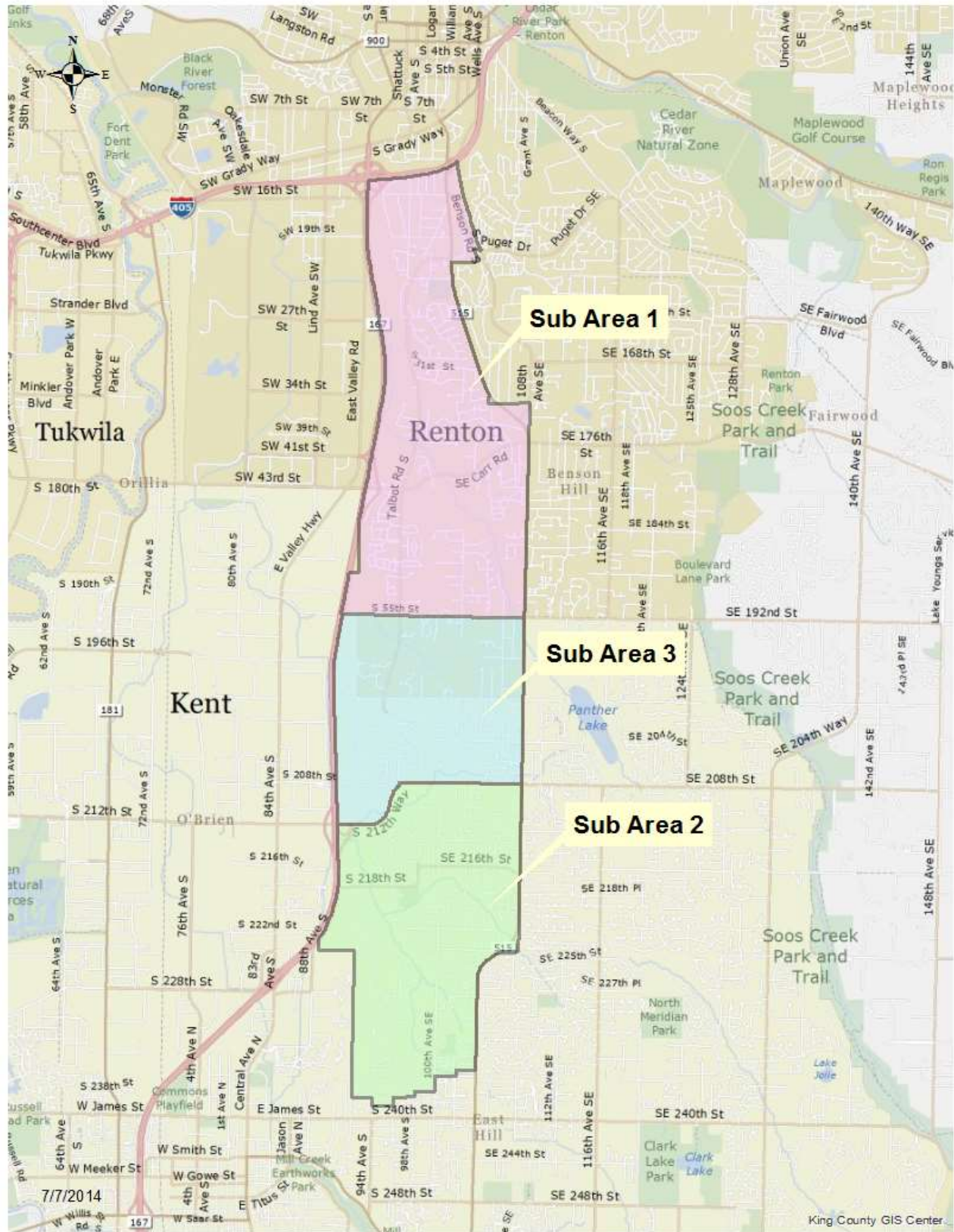
	Land	Improvements	Total
<b>2013 Value</b>	\$96,900	\$159,600	\$256,500
<b>2014 Value</b>	\$106,200	\$195,900	\$302,100
<b>% Change</b>	+9.6%	+22.7%	+17.8%

**Number of one to three unit residences in the population:** 4,450

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a characteristic-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, parcels with year built greater than 2010 had a higher average ratio than other properties and required less of an upward adjustment than the overall. This annual update valuation model corrects for these strata differences.



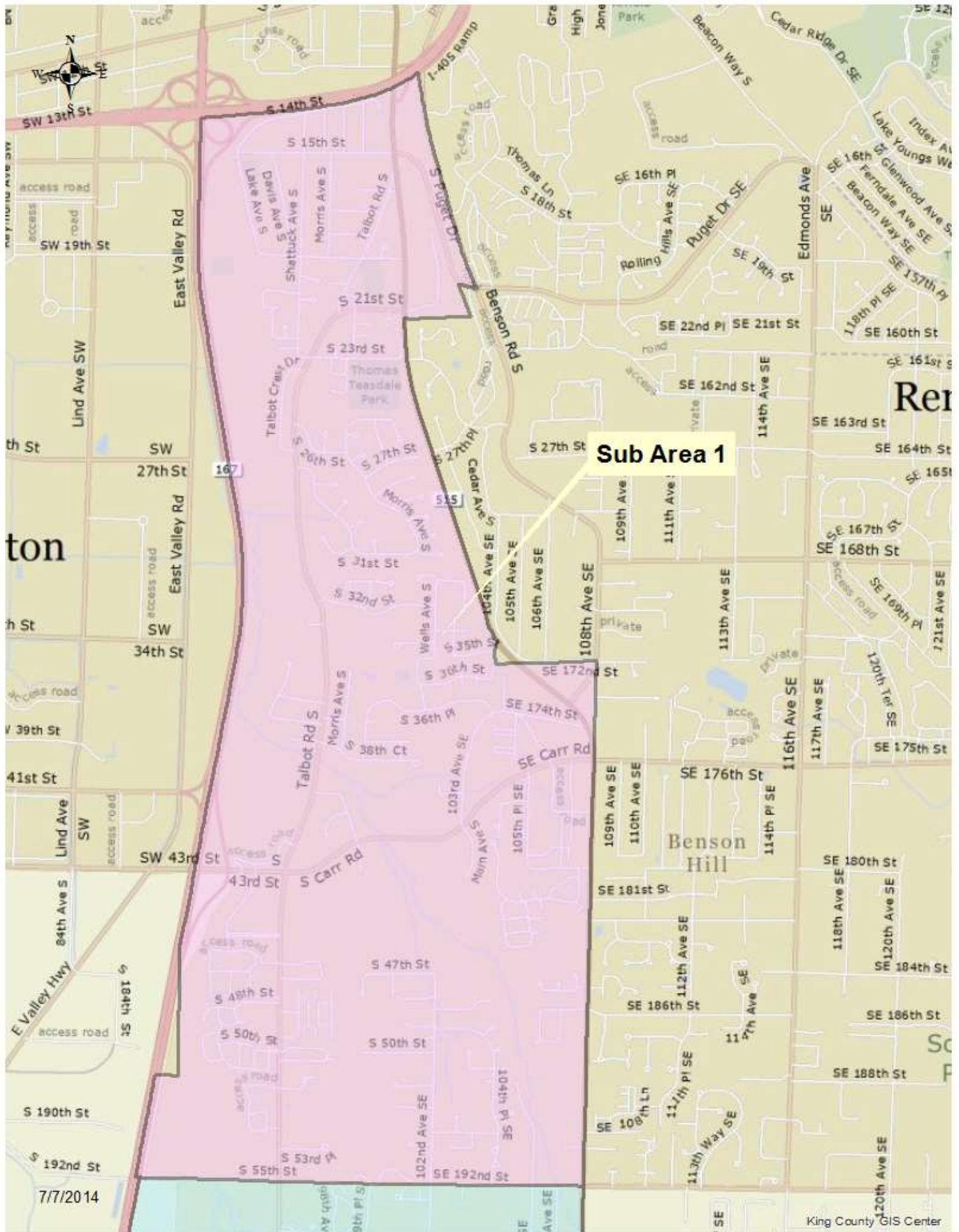
## Area 059 - Map



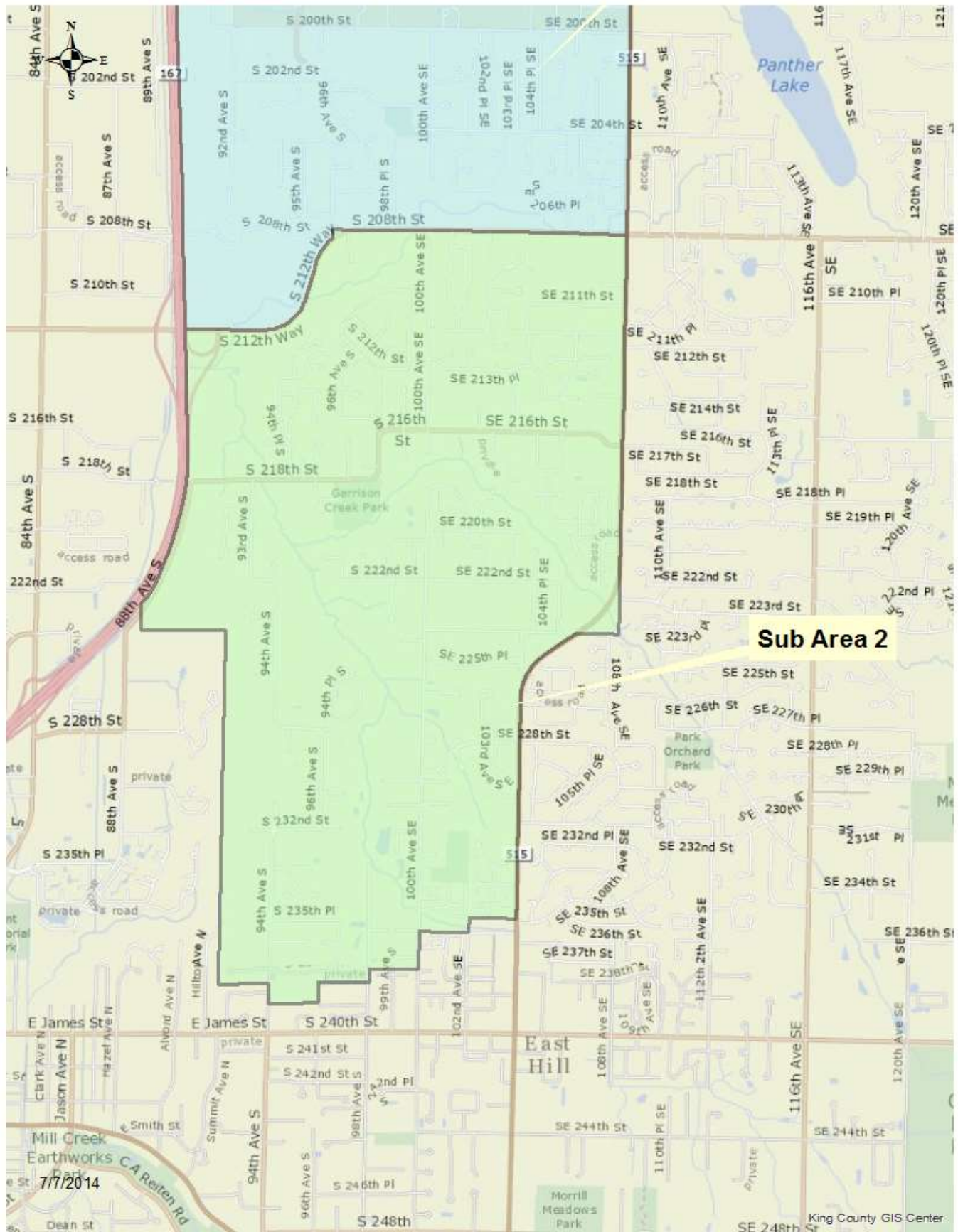
All maps in this document are subject to the following disclaimer: The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, 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 059 – Sub Area 1 Map

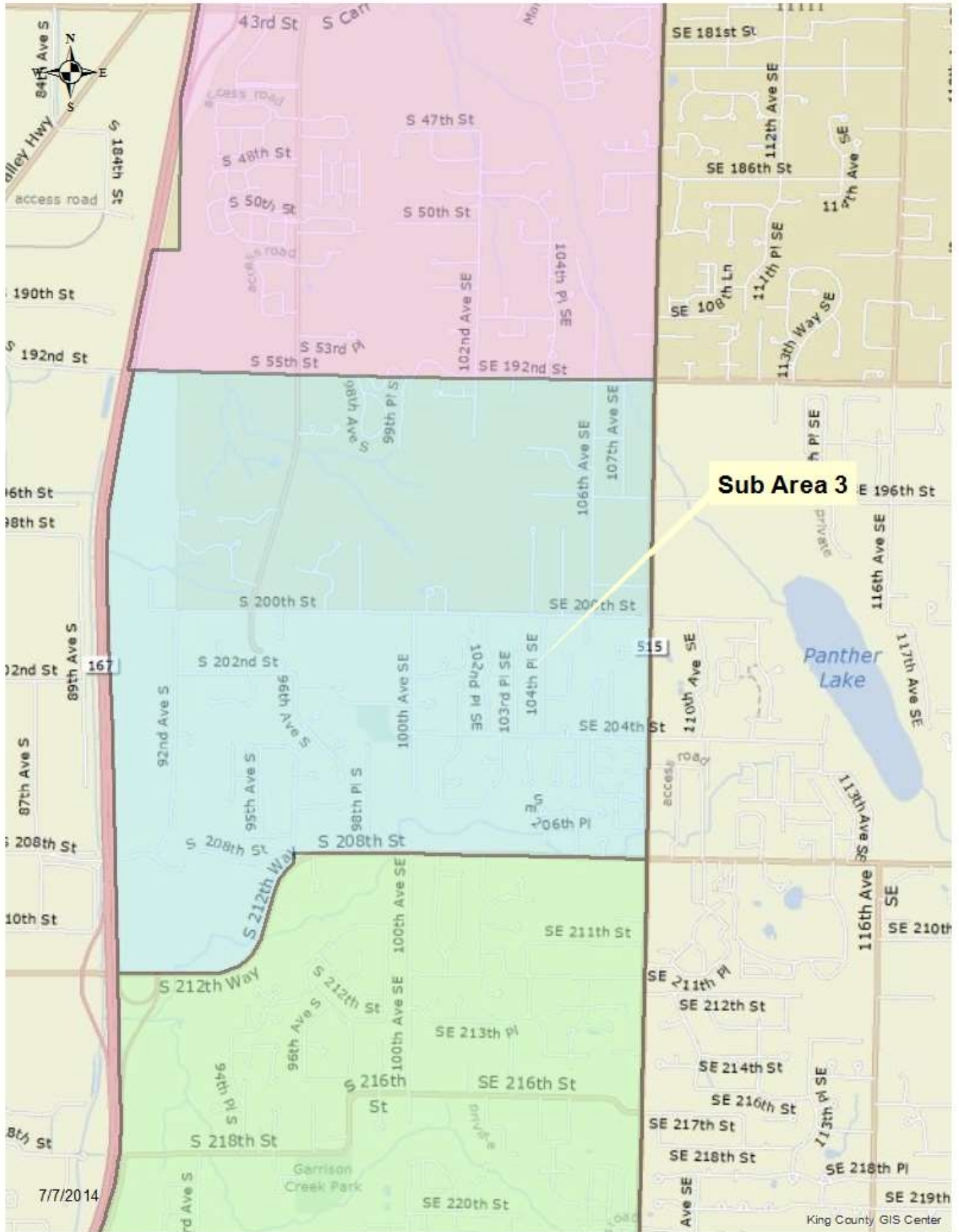


## Area 059 – Sub Area 2 Map





## Area 059 – Sub Area 3 Map



## Area 059 - Model Adjustments

### 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
<b>+18.37%</b>	4,281	96%

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

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

Model Variable	Adj %	# Sales	# in Pop	% Rep
<b>New Year Built &gt;2010</b>	+10.77%	164	169	97%

Generally, parcels with improvements that were built after year 2010 were at a higher assessment level than the rest of the population and would receive a lower overall adjustment than the rest of the population. This model corrects for these strata differences.

# Annual Update Process

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

**Date of Appraisal Report: July 7, 2014**

## Sales Screening for Improved Parcel Analysis

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

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

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

## Land Update

Based on the 7 usable land sales available in the area, their 2013 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall +9.6% increase in land assessments in the area for the 2014 Assessment Year. The formula is:

2014 Land Value = 2013 Land Value \* 1.100, with the result truncated to the next \$1,000.

## Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a characteristic-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, parcels with year built greater than 2010 had a higher average ratio than other properties and required less of an upward adjustment than the overall. This annual update valuation model corrects for these strata differences.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 504 useable residential sales in the area.

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

The derived adjustment formula is:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * (1 - 0.06) / (.7941292 + 5.445251E-02 * \text{NewYB})$$

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

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

## Mobile Home Update

Due to a lack of manufactured home sales (i.e. 1 sale) with Area 059, mobile homes received the Total % Change indicated by the Area's sales sample as reflected on the Executive Summary page of +15.4%. The adjustment formula is:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * 1.154$$

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

## Results

The resulting assessment level is 0.934. 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 +17.8%. This increase is due partly to market changes over time and the previous assessment levels.

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

## Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (2013 Land Value + Previous Improvement Value) \* 1.154.
- If the site is improved with a house and mobile home, the formula derived from the house is used to arrive at new total value.
- If "accessory improvements only", the Total % Change, as indicated by the sales sample, is used to arrive at a new total value. (2013 Land Value + Previous Improvement Value) \* 1.154.
- If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.
- If land value <= \$10,000 no adjustment is applied.
- If improvements and accessories <= \$10,000 no further adjustment applied.
- If vacant parcel (no improvement value), the land adjustment applies.
- If a parcel is coded "non-perc" (sewer system=3 or 4), there is no change from previous land value.
- If a parcel is coded "unbuildable" = 1, there is no change from previous land value.



- If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
- If an improvement is coded “% net condition” or is in “poor” condition, then there is no change from previous improvement value, only the land adjustment applies.
- Any properties excluded from the annual up-date process are noted in RealProperty.

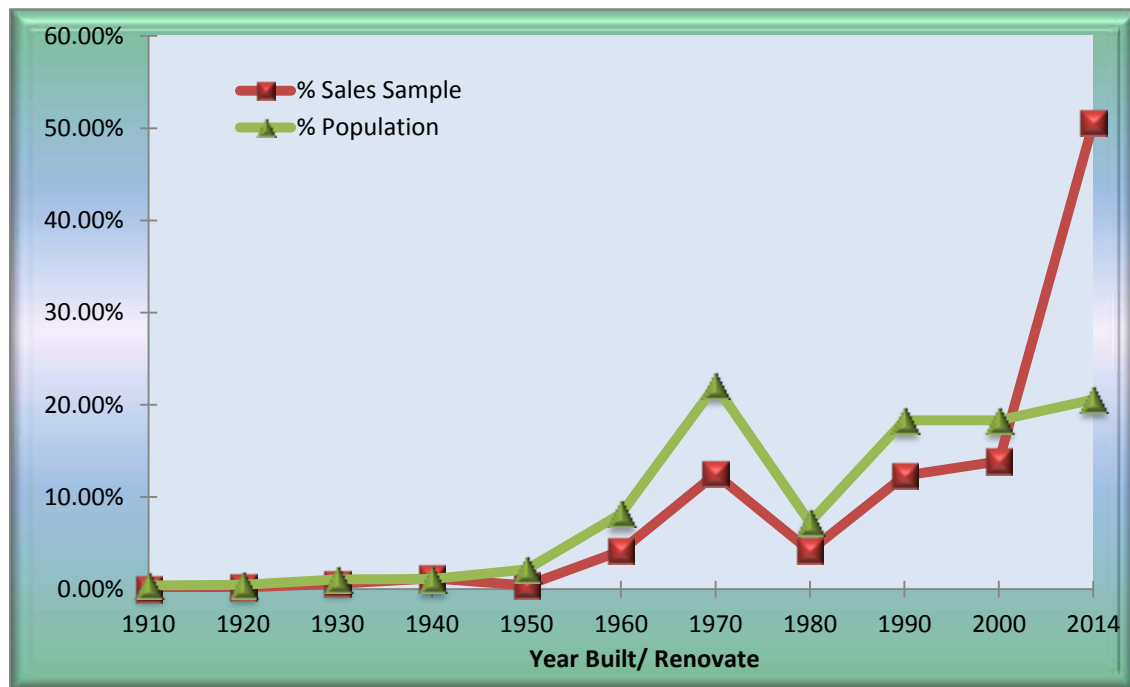
## Sales Sample Representation of Population Year Built or Renovated

**Sales Sample**

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.20%
1930	3	0.60%
1940	6	1.19%
1950	2	0.40%
1960	21	4.17%
1970	63	12.50%
1980	21	4.17%
1990	62	12.30%
2000	70	13.89%
2014	255	50.60%
504		

**Population**

Year Built/Ren	Frequency	% Population
1910	19	0.43%
1920	21	0.47%
1930	48	1.08%
1940	49	1.10%
1950	96	2.16%
1960	364	8.18%
1970	984	22.11%
1980	323	7.26%
1990	815	18.31%
2000	816	18.34%
2014	915	20.56%
4,450		



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 have statistical significance and results are reflected in the model.

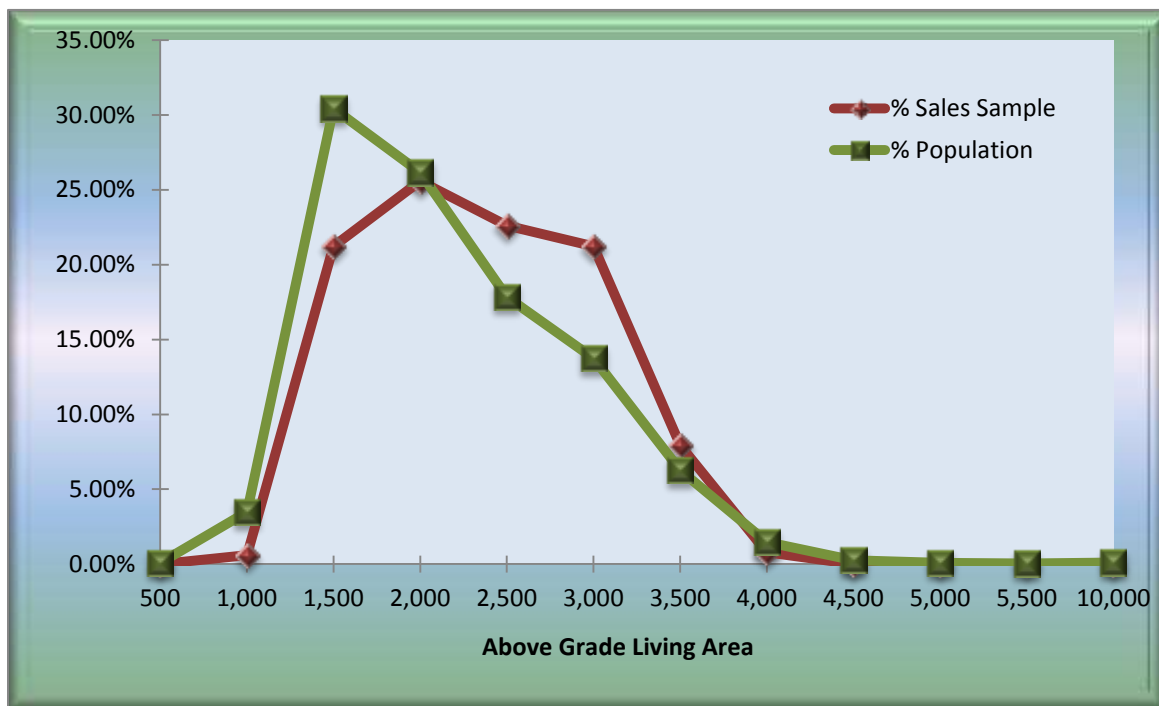
## Sales Sample Representation of Population Above Grade Living Area

**Sales Sample**

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	3	0.60%
1,500	107	21.23%
2,000	129	25.60%
2,500	114	22.62%
3,000	107	21.23%
3,500	40	7.94%
4,000	4	0.79%
4,500	0	0.00%
5,000	0	0.00%
5,500	0	0.00%
10,000	0	0.00%
504		

**Population**

AGLA	Frequency	% Population
500	4	0.09%
1,000	155	3.48%
1,500	1,354	30.43%
2,000	1,164	26.16%
2,500	794	17.84%
3,000	612	13.75%
3,500	279	6.27%
4,000	66	1.48%
4,500	11	0.25%
5,000	4	0.09%
5,500	2	0.04%
10,000	5	0.11%
4,450		



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



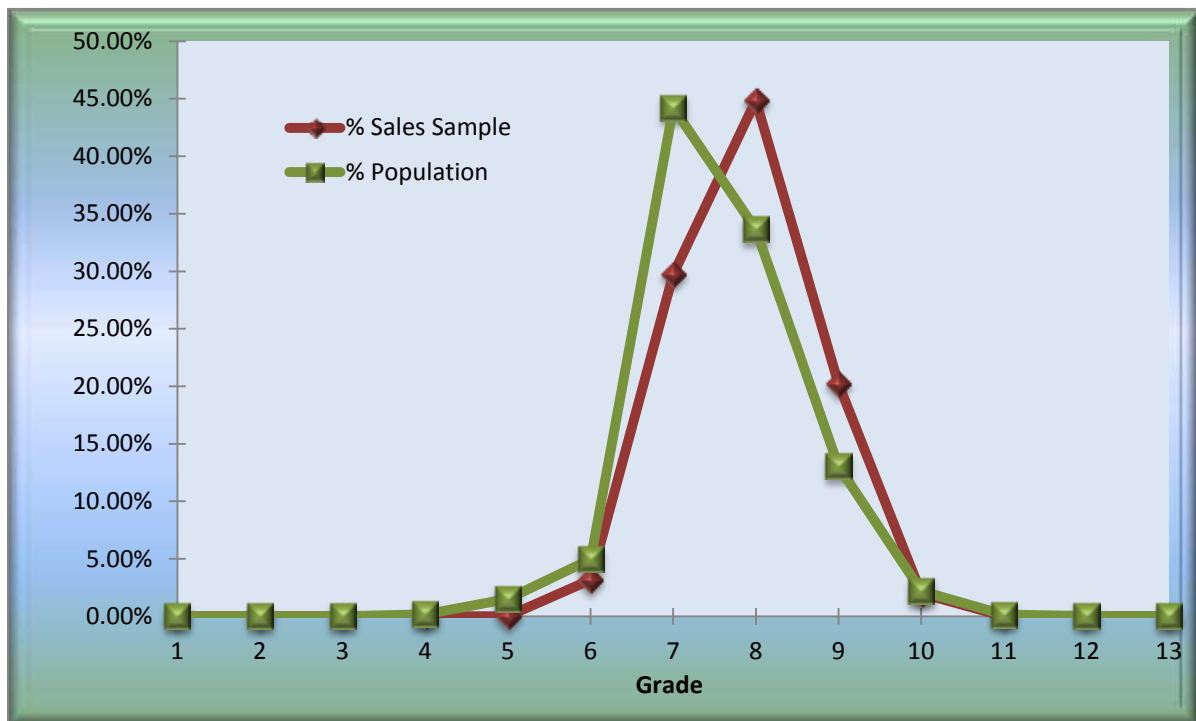
## Sales Sample Representation of Population Building Grade

**Sales Sample**

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	16	3.17%
7	150	29.76%
8	226	44.84%
9	102	20.24%
10	10	1.98%
11	0	0.00%
12	0	0.00%
13	0	0.00%
504		

**Population**

Grade	Frequency	% Population
1	0	0.00%
2	1	0.02%
3	0	0.00%
4	8	0.18%
5	67	1.51%
6	221	4.97%
7	1,967	44.20%
8	1,497	33.64%
9	581	13.06%
10	98	2.20%
11	7	0.16%
12	2	0.04%
13	1	0.02%
4,450		



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

## Area 059 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 1.170, resulting in an adjusted value of \$555,000 ( $\$475,000 \times 1.170 = \$555,750$ ) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.190	19.0%
2/1/2011	1.195	19.5%
3/1/2011	1.199	19.9%
4/1/2011	1.202	20.2%
5/1/2011	1.206	20.6%
6/1/2011	1.208	20.8%
7/1/2011	1.210	21.0%
8/1/2011	1.211	21.1%
9/1/2011	1.212	21.2%
10/1/2011	1.212	21.2%
11/1/2011	1.212	21.2%
12/1/2011	1.211	21.1%
1/1/2012	1.210	21.0%
2/1/2012	1.207	20.7%
3/1/2012	1.205	20.5%
4/1/2012	1.202	20.2%
5/1/2012	1.198	19.8%
6/1/2012	1.193	19.3%
7/1/2012	1.188	18.8%
8/1/2012	1.183	18.3%
9/1/2012	1.176	17.6%
10/1/2012	1.170	17.0%
11/1/2012	1.162	16.2%
12/1/2012	1.155	15.5%
1/1/2013	1.146	14.6%
2/1/2013	1.137	13.7%
3/1/2013	1.128	12.8%
4/1/2013	1.118	11.8%
5/1/2013	1.107	10.7%
6/1/2013	1.096	9.6%
7/1/2013	1.084	8.4%
8/1/2013	1.071	7.1%
9/1/2013	1.058	5.8%
10/1/2013	1.045	4.5%
11/1/2013	1.030	3.0%
12/1/2013	1.016	1.6%
1/1/2014	1.000	0.0%

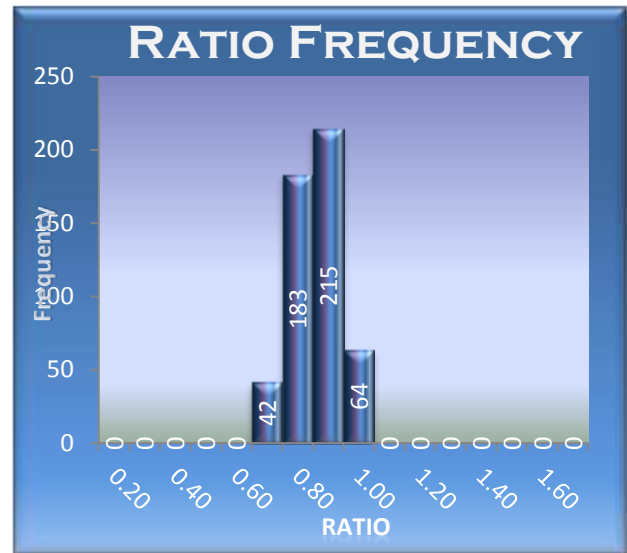
The time adjustment formula for Area 059 is:  $(.7941292 - 4.078057E-04 * \text{SaleDay} - 2.464778E-07 * \text{SaleDaySq} + 5.445251E-02 * 0.3075397) / (.7941292 + 5.445251E-02 * 0.3075397)$   
SaleDay = SaleDate - 41640  
SaleDaySq = (SaleDate - 41640)^2



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

<b>District: SW / Team: 1</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: Talbot Hill/East Kent</b>	<b>1/1/2013</b>	<b>7/7/2014</b>	<b>1/2011 - 12/2013</b>
<b>Area Number: 59</b>	<b>Appr ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
	<b>JWEI</b>	<b>1 to 3 Unit</b>	<b>YES</b>

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	504
<b>Mean Assessed Value</b>	290,600
<b>Mean Adj. Sales Price</b>	359,300
<b>Standard Deviation AV</b>	74,988
<b>Standard Deviation SP</b>	88,318
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.811
<b>Median Ratio</b>	0.810
<b>Weighted Mean Ratio</b>	0.809
<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.621
<b>Highest ratio:</b>	0.974
<b>Coefficient of Dispersion</b>	7.52%
<b>Standard Deviation</b>	0.076
<b>Coefficient of Variation</b>	9.35%
<b>Price Related Differential (PRD)</b>	1.002
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.801
Upper limit	0.821
<b>95% Confidence: Mean</b>	
Lower limit	0.804
Upper limit	0.817
<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	4450
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.076
<b>Recommended minimum:</b>	9
<b>Actual sample size:</b>	504
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	253
# ratios above mean:	251
z:	0.089
<b>Conclusion:</b>	<b>Normal*</b>
<b>*i.e. no evidence of non-normality</b>	



## COMMENTS:

1 to 3 Unit Residences throughout Area 059

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

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

District: SW / Team: 1		Appr. Date:	Date of Report:	Sales Dates:
Area Name: Talbot Hill/East Kent		1/1/2014	7/7/2014	1/2011 - 12/2013
Area Number: 59		Appr. ID:	Property Type:	Adjusted for time?
		JWEI	1 to 3 Unit	YES
SAMPLE STATISTICS				
Sample size (n)	504			
Mean Assessed Value	335,400			
Mean Sales Price	359,300			
Standard Deviation AV	81,823			
Standard Deviation SP	88,318			
ASSESSMENT LEVEL				
Arithmetic Mean Ratio	0.939			
Median Ratio	0.934			
Weighted Mean Ratio	0.933			
UNIFORMITY				
Lowest ratio	0.733			
Highest ratio:	1.150			
Coefficient of Dispersion	7.17%			
Standard Deviation	0.085			
Coefficient of Variation	9.02%			
Price Related Differential (PRD)	1.005			
RELIABILITY				
95% Confidence: Median				
Lower limit	0.927			
Upper limit	0.943			
95% Confidence: Mean				
Lower limit	0.931			
Upper limit	0.946			
SAMPLE SIZE EVALUATION				
N (population size)	4450			
B (acceptable error - in decimal)	0.05			
S (estimated from this sample)	0.085			
Recommended minimum:	11			
Actual sample size:	504			
Conclusion:	OK			
NORMALITY				
Binomial Test				
# ratios below mean:	263			
# ratios above mean:	241			
z:	0.980			
Conclusion:	Normal*			
*i.e. no evidence of non-normality				

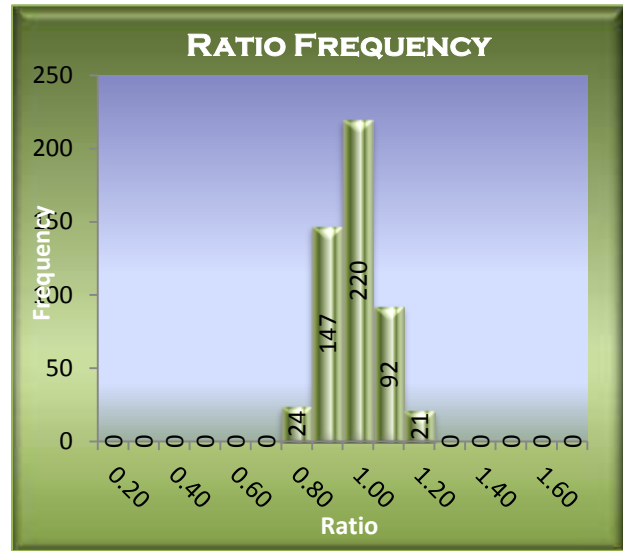
### RATIO FREQUENCY

Ratio	Frequency
0.75	24
0.85	147
0.95	220
1.05	92
1.15	21

COMMENTS:

1 to 3 Unit Residences throughout Area 059

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



### COMMENTS:

1 to 3 Unit Residences throughout Area 059

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

## Improved Sales Used in This Annual Update Analysis

### Area 059 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	322305	9221	12/12/13	\$175,000	\$177,000	720	6	1962	VGood	7,410	N	N	18617 108TH AVE SE
1	0	722200	0163	03/18/13	\$178,008	\$199,000	920	6	1970	Avg	7,760	N	N	2215 TALBOT RD S
1	0	989920	0010	07/09/12	\$165,000	\$195,000	1,070	6	1971	Good	11,170	N	N	3431 SHATTUCK AVE S
1	0	334040	1595	02/17/11	\$203,000	\$242,000	1,080	6	1937	Good	6,001	Y	N	1413 SHATTUCK AVE S
1	0	334040	1190	05/17/11	\$186,000	\$224,000	1,150	6	1932	Good	9,374	N	N	1503 LAKE AVE S
1	0	312305	9177	05/21/13	\$230,000	\$252,000	1,150	6	1981	Avg	47,232	N	N	498 S 55TH ST
1	0	312305	9178	02/22/12	\$225,200	\$271,000	1,150	6	1980	Avg	47,232	N	N	5414 TALBOT RD S
1	0	334040	1435	05/02/11	\$200,000	\$240,000	1,240	6	1936	Good	9,201	N	N	1517 SHATTUCK AVE S
1	0	722928	0100	10/14/13	\$261,000	\$271,000	1,340	6	1913	Avg	16,829	N	N	2212 TALBOT RD S
1	0	334040	1380	02/28/12	\$250,000	\$300,000	1,850	6	1937	VGood	14,700	N	N	1612 LAKE AVE S
1	0	322305	9116	08/02/13	\$226,000	\$242,000	1,120	7	1961	Avg	20,473	N	N	19037 106TH AVE SE
1	0	722200	0353	11/19/12	\$195,000	\$225,000	1,140	7	1954	Good	11,880	N	N	1817 MORRIS AVE S
1	0	722200	0030	11/27/12	\$295,500	\$341,000	1,150	7	1997	Avg	13,888	N	N	1622 TALBOT RD S
1	0	334040	1251	10/10/12	\$240,100	\$280,000	1,190	7	2005	Avg	4,502	N	N	1517 DAVIS AVE S
1	0	889920	0240	12/03/13	\$325,000	\$330,000	1,190	7	1974	Good	7,600	N	N	1004 S 31ST CT
1	0	334040	1160	01/15/13	\$279,500	\$318,000	1,210	7	1980	Avg	17,082	N	N	1619 LAKE AVE S
1	0	889920	0290	05/06/11	\$222,500	\$267,000	1,240	7	1975	Avg	11,200	N	N	1024 S 30TH CT
1	0	302305	9050	06/06/13	\$270,000	\$295,000	1,240	7	1958	Avg	36,273	N	N	2825 TALBOT RD S
1	0	889920	0150	03/09/13	\$295,000	\$331,000	1,240	7	1975	Good	7,500	N	N	1007 S 31ST CT
1	0	722200	0345	02/04/11	\$189,900	\$226,000	1,250	7	1953	Good	11,880	N	N	1807 MORRIS AVE S
1	0	302305	9045	05/10/11	\$205,000	\$246,000	1,250	7	1956	Avg	12,196	N	N	409 S 36TH ST
1	0	889921	0620	06/12/12	\$270,000	\$321,000	1,260	7	1980	Good	9,709	N	N	620 S 29TH PL
1	0	855860	0005	12/09/13	\$300,000	\$303,000	1,280	7	1959	Avg	10,764	N	N	3500 TALBOT RD S
1	0	889920	0230	08/01/11	\$240,000	\$290,000	1,290	7	1974	Avg	7,505	N	N	1010 S 31ST CT
1	0	889900	0310	12/28/11	\$210,000	\$253,000	1,300	7	1968	Good	7,313	N	N	610 S 26TH CT
1	0	322305	9214	11/14/12	\$185,000	\$214,000	1,300	7	1961	Avg	12,632	N	N	18615 102ND AVE SE
1	0	889900	0280	12/16/13	\$264,900	\$267,000	1,300	7	1968	Good	7,537	N	N	612 S 25TH ST
1	0	855860	0175	11/04/13	\$279,500	\$287,000	1,310	7	1975	Good	9,491	N	N	3722 MORRIS AVE S
1	0	855860	0050	05/10/11	\$250,000	\$301,000	1,320	7	1977	Good	7,875	N	N	3507 MORRIS AVE S



## Improved Sales Used in This Annual Update Analysis

### Area 059 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	889921	0470	02/25/13	\$265,000	\$299,000	1,320	7	1983	Good	9,230	N	N	3013 SMITHERS CT S
1	0	889921	0140	02/29/12	\$210,000	\$252,000	1,370	7	1970	Good	10,824	N	N	612 S 31ST ST
1	0	889920	0080	12/23/13	\$235,500	\$237,000	1,390	7	1974	Avg	7,700	N	N	2913 MORRIS AVE S
1	0	761680	0240	10/29/13	\$265,000	\$273,000	1,400	7	1966	Avg	9,750	N	N	17819 98TH AVE S
1	0	889900	0480	11/07/11	\$185,000	\$223,000	1,460	7	1970	Avg	10,608	N	N	408 S 26TH ST
1	0	334040	1315	07/25/13	\$240,000	\$257,000	1,460	7	1954	Avg	14,700	N	N	1813 DAVIS AVE S
1	0	889910	0040	06/26/12	\$245,000	\$290,000	1,460	7	1969	Good	8,614	N	N	709 S 27TH ST
1	0	889910	0080	08/02/13	\$290,000	\$310,000	1,490	7	1971	Avg	7,710	N	N	795 S 27TH ST
1	0	855700	0280	08/26/13	\$290,000	\$307,000	1,610	7	1978	Avg	8,880	N	N	2527 TALBOT CREST DR S
1	0	808335	0030	07/01/11	\$198,500	\$239,000	1,620	7	1996	Avg	2,700	N	N	415 S 51ST CT
1	0	808335	0120	12/07/12	\$200,000	\$230,000	1,620	7	1996	Avg	3,485	N	N	515 S 51ST CT
1	0	855860	0115	05/20/13	\$280,000	\$307,000	1,630	7	1963	Avg	8,308	N	N	3612 MORRIS AVE S
1	0	808335	0040	08/19/13	\$213,000	\$226,000	1,660	7	1996	Avg	2,700	N	N	421 S 51ST CT
1	0	855860	0155	11/27/12	\$217,000	\$250,000	1,670	7	1962	Avg	8,968	N	N	516 S 38TH CT
1	0	338832	0090	05/02/13	\$360,000	\$398,000	1,800	7	1968	Good	15,100	N	N	10041 SE 190TH ST
1	0	895650	0070	12/17/13	\$309,700	\$312,000	1,820	7	1993	Avg	8,361	N	N	18613 106TH PL SE
1	0	272850	0110	09/05/13	\$301,500	\$318,000	1,840	7	2003	Avg	4,050	N	N	605 S 53RD PL
1	0	272850	0100	04/23/12	\$193,030	\$231,000	1,880	7	2003	Avg	4,050	N	N	531 S 53RD PL
1	0	722928	0030	07/29/13	\$268,500	\$288,000	1,890	7	1998	Avg	6,266	N	N	2223 SMITHERS AVE S
1	0	272850	0190	05/08/12	\$206,500	\$246,000	1,940	7	2003	Avg	3,645	N	N	520 S 53RD PL
1	0	334040	1436	02/09/12	\$260,000	\$313,000	1,960	7	2011	Avg	5,000	N	N	1522 DAVIS AVE S
1	0	334040	1437	01/12/12	\$265,000	\$319,000	1,960	7	2011	Avg	7,005	N	N	1526 DAVIS AVE S
1	0	272850	0210	09/21/12	\$212,000	\$248,000	2,080	7	2003	Avg	3,645	N	N	508 S 53RD PL
1	0	988820	0020	05/22/13	\$311,500	\$342,000	2,080	7	2008	Avg	4,500	N	N	2107 BURNETT PL S
1	0	272850	0230	02/08/12	\$239,950	\$289,000	2,080	7	2003	Avg	3,645	N	N	424 S 53RD PL
1	0	272850	0150	11/21/11	\$230,000	\$278,000	2,200	7	2003	Avg	6,792	N	N	622 S 53RD PL
1	0	889910	0120	10/03/11	\$242,950	\$293,000	2,440	7	1970	Avg	7,622	N	N	819 S 27TH ST
1	0	761680	0340	08/14/12	\$254,000	\$299,000	1,200	8	1964	Good	22,568	N	N	17706 98TH AVE S
1	0	889921	0230	06/29/11	\$265,000	\$319,000	1,260	8	1979	Avg	16,199	N	N	601 S 31ST ST

## Improved Sales Used in This Annual Update Analysis

### Area 059 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	948574	0370	04/18/12	\$279,950	\$335,000	1,430	8	2001	Avg	5,854	N	N	1101 S 35TH ST
1	0	264140	0390	06/11/13	\$356,500	\$389,000	1,460	8	1995	Avg	7,270	N	N	10371 SE 187TH PL
1	0	722927	0070	12/11/13	\$247,500	\$250,000	1,520	8	1997	Avg	5,108	N	N	1801 BURNETT AVE S
1	0	855700	0050	04/22/11	\$231,500	\$278,000	1,700	8	1975	Avg	8,880	N	N	2408 TALBOT CREST DR S
1	0	948574	0030	06/29/11	\$250,500	\$302,000	1,720	8	1998	Avg	5,209	N	N	1226 S 35TH ST
1	0	264140	0430	12/06/13	\$351,000	\$356,000	1,720	8	1995	Avg	10,287	N	N	10355 SE 187TH PL
1	0	889921	0680	08/11/11	\$310,000	\$374,000	1,730	8	1980	VGood	7,857	N	N	515 S 28TH PL
1	0	948576	0320	07/19/13	\$332,450	\$357,000	1,740	8	1990	Avg	5,357	N	N	927 S 32ND PL
1	0	662340	0105	07/25/12	\$247,500	\$292,000	1,750	8	1991	Avg	22,215	N	N	10614 SE 192ND ST
1	0	264140	0590	04/27/11	\$235,000	\$282,000	1,800	8	1995	Avg	6,554	N	N	18607 104TH PL SE
1	0	264140	0590	11/26/12	\$265,000	\$305,000	1,800	8	1995	Avg	6,554	N	N	18607 104TH PL SE
1	0	886050	0050	01/03/13	\$298,000	\$340,000	1,860	8	2000	Avg	4,528	N	N	308 S 20TH PL
1	0	886050	0300	04/18/11	\$277,500	\$333,000	1,870	8	2000	Avg	4,657	N	N	2010 DAVIS AVE S
1	0	334040	1585	12/04/13	\$429,000	\$435,000	1,870	8	1952	Avg	22,400	N	N	322 S 15TH ST
1	0	855740	0025	05/24/11	\$273,500	\$329,000	1,980	8	1998	Avg	9,918	N	N	2115 SHATTUCK AVE S
1	0	394360	0080	04/17/13	\$385,000	\$427,000	1,993	8	2012	Avg	6,879	N	N	3100 MAIN AVE S
1	0	394360	0090	04/12/13	\$385,000	\$428,000	1,993	8	2013	Avg	6,465	N	N	3104 MAIN AVE S
1	0	889921	0160	08/30/12	\$330,000	\$387,000	2,020	8	1983	Avg	10,050	N	N	518 S 31ST ST
1	0	722200	0375	07/15/11	\$320,000	\$386,000	2,030	8	1985	Avg	12,632	N	N	1934 SHATTUCK AVE S
1	0	144100	0030	09/05/12	\$344,000	\$403,000	2,070	8	2012	Avg	4,635	N	N	3616 MILL PL S
1	0	948575	0350	02/06/13	\$274,000	\$310,000	2,080	8	1989	Avg	4,500	N	N	642 S 32ND PL
1	0	941600	0010	10/25/12	\$386,000	\$448,000	2,100	8	2006	Avg	6,750	N	N	300 S 22ND CT
1	0	177830	0230	01/03/13	\$245,000	\$280,000	2,110	8	1993	Avg	8,063	N	N	18908 104TH PL SE
1	0	889921	0170	09/11/12	\$260,000	\$304,000	2,180	8	1981	Avg	11,926	N	N	512 S 31ST ST
1	0	855740	0030	08/23/11	\$290,000	\$350,000	2,180	8	1998	Avg	9,298	N	N	2125 SHATTUCK AVE S
1	0	394360	0110	07/26/12	\$319,000	\$376,000	2,200	8	2012	Avg	4,745	N	N	1027 S 32ND PL
1	0	394360	0110	05/02/12	\$319,000	\$381,000	2,200	8	2012	Avg	4,745	N	N	1027 S 32ND PL
1	0	722200	0124	10/07/11	\$347,000	\$419,000	2,210	8	2011	Avg	6,786	N	N	1910 TALBOT RD S
1	0	948575	0090	12/19/13	\$335,000	\$337,000	2,230	8	1989	Avg	4,362	N	N	719 S 32ND ST

## Improved Sales Used in This Annual Update Analysis

### Area 059 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	394360	0100	04/06/12	\$327,909	\$392,000	2,279	8	2012	Avg	5,415	N	N	1033 S 32ND PL
1	0	214127	0210	10/21/13	\$370,000	\$383,000	2,310	8	1989	Avg	7,834	N	N	19113 104TH PL SE
1	0	948575	0300	05/07/13	\$322,000	\$355,000	2,350	8	1989	Avg	5,599	N	N	710 S 32ND PL
1	0	394360	0070	06/21/12	\$306,425	\$363,000	2,393	8	2012	Avg	4,788	N	N	1032 S 32ND PL
1	0	394360	0060	04/20/12	\$325,000	\$388,000	2,439	8	2012	Avg	4,624	N	N	1026 S 32ND PL
1	0	855740	0005	11/19/13	\$382,000	\$390,000	2,460	8	1999	Avg	9,534	N	N	2123 SHATTUCK PL S
1	0	144100	0040	03/25/13	\$389,950	\$436,000	2,508	8	2013	Avg	3,621	N	N	1223 S 36TH ST
1	0	144100	0050	05/01/13	\$397,000	\$439,000	2,508	8	2013	Avg	5,418	N	N	1217 S 36TH ST
1	0	144100	0020	08/26/13	\$399,950	\$424,000	2,508	8	2013	Avg	5,432	N	N	1229 S 36TH ST
1	0	394360	0120	04/07/12	\$362,000	\$433,000	2,556	8	2012	Avg	5,384	N	N	1021 S 32ND PL
1	0	334040	1573	04/26/13	\$400,000	\$443,000	2,569	8	2013	Avg	5,318	N	N	1405 DAVIS AVE S
1	0	723800	0260	06/15/12	\$300,000	\$356,000	2,580	8	2006	Avg	5,267	N	N	866 S 48TH ST
1	0	723800	0070	06/26/12	\$325,000	\$385,000	2,580	8	2006	Avg	4,505	N	N	4739 BURNETT CT S
1	0	723800	0250	11/20/12	\$350,000	\$404,000	2,580	8	2007	Avg	5,308	N	N	880 S 48TH ST
1	0	144100	0070	08/08/13	\$489,950	\$523,000	2,591	8	2013	Avg	4,836	Y	N	3609 MILL PL S
1	0	144100	0440	03/17/11	\$418,400	\$501,000	2,591	8	2008	Avg	6,053	N	N	3507 MILL PL S
1	0	144100	0170	04/06/11	\$350,000	\$420,000	2,600	8	2006	Avg	3,896	N	N	1123 S 36TH ST
1	0	144100	0120	05/03/11	\$450,000	\$541,000	2,613	8	2007	Avg	5,402	N	N	3601 MILL AVE S
1	0	144100	0080	07/24/13	\$464,950	\$499,000	2,630	8	2011	Avg	4,836	Y	N	3615 MILL PL S
1	0	334040	1572	10/12/12	\$436,000	\$507,000	2,643	8	2012	Avg	5,318	N	N	1411 DAVIS PL S
1	0	394360	0010	03/26/12	\$330,000	\$395,000	2,658	8	2012	Avg	7,712	N	N	1014 S 32ND PL
1	0	322305	9336	06/14/11	\$295,000	\$355,000	2,660	8	1988	Avg	11,250	N	N	18839 102ND AVE SE
1	0	144100	0460	05/04/11	\$385,000	\$463,000	2,670	8	2007	Avg	4,423	N	N	3500 MILL PL S
1	0	722200	0104	02/15/12	\$370,000	\$445,000	2,770	8	2005	Avg	9,237	N	N	2218 SMITHERS AVE S
1	0	144100	0210	04/26/11	\$305,000	\$366,000	2,780	8	2006	Avg	3,600	N	N	1015 S 36TH ST
1	0	144100	0260	03/16/12	\$352,000	\$422,000	2,780	8	2006	Avg	3,600	N	N	3513 WELLS AVE S
1	0	177830	0280	11/05/11	\$360,000	\$435,000	2,830	8	1988	Good	24,067	N	N	18835 106TH AVE SE
1	0	292305	9187	03/15/13	\$399,000	\$447,000	2,830	8	1999	Avg	6,441	N	N	3315 WELLS AVE S
1	0	144100	0200	05/01/13	\$325,000	\$359,000	2,860	8	2006	Avg	3,600	N	N	1105 S 36TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 059 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	144100	0250	01/18/13	\$350,000	\$398,000	2,860	8	2006	Avg	3,658	N	N	3519 WELLS AVE S
1	0	144100	0180	05/31/11	\$360,000	\$433,000	2,860	8	2006	Avg	3,611	N	N	1117 S 36TH ST
1	0	264140	0440	01/22/13	\$382,000	\$434,000	2,860	8	1995	Avg	11,614	N	N	10349 SE 187TH PL
1	0	722200	0125	12/12/12	\$410,000	\$471,000	2,942	8	2009	Avg	7,981	N	N	1914 TALBOT RD S
1	0	334040	1110	03/14/13	\$425,000	\$477,000	2,962	8	2012	Avg	18,330	N	N	1819 LAKE AVE S
1	0	662340	0095	05/29/13	\$415,000	\$454,000	2,964	8	2000	Avg	32,281	N	N	19012 106TH AVE SE
1	0	723800	0180	05/30/12	\$380,000	\$452,000	3,190	8	2007	Avg	6,658	N	N	926 S 48TH ST
1	0	723800	0270	10/22/13	\$434,000	\$449,000	3,250	8	2006	Avg	5,598	N	N	870 S 48TH ST
1	0	810630	0100	03/24/12	\$366,000	\$439,000	1,750	9	2005	Avg	4,984	N	N	3725 SMITHERS AVE S
1	0	810630	0080	01/24/13	\$449,500	\$511,000	1,750	9	2006	Avg	4,984	Y	N	3713 SMITHERS AVE S
1	0	947600	0160	03/17/11	\$320,000	\$383,000	2,140	9	1995	Avg	7,845	N	N	10232 SE 185TH PL
1	0	810630	0750	08/13/13	\$475,000	\$506,000	2,520	9	2006	Avg	4,852	N	N	1027 S 36TH PL
1	0	662480	0150	08/14/13	\$429,950	\$458,000	2,532	9	2013	Avg	4,400	N	N	1222 S 47TH PL
1	0	855920	0110	02/16/11	\$389,000	\$464,000	2,590	9	2002	Avg	7,122	N	N	4701 SMITHERS AVE S
1	0	810630	1030	07/03/12	\$375,500	\$445,000	2,670	9	2006	Avg	5,077	N	N	1144 S 36TH PL
1	0	810630	0050	11/18/11	\$420,000	\$507,000	2,730	9	2006	Avg	4,987	Y	N	3673 SMITHERS AVE S
1	0	810630	0450	10/05/12	\$430,000	\$501,000	2,730	9	2006	Avg	4,965	N	N	805 S 37TH PL
1	0	810630	0890	11/12/12	\$449,500	\$520,000	2,780	9	2007	Avg	5,370	N	N	3602 WELLS AVE S
1	0	855920	0130	03/08/11	\$381,950	\$457,000	2,800	9	2001	Avg	5,822	Y	N	706 S 47TH ST
1	0	855920	0150	06/04/12	\$349,000	\$415,000	2,810	9	2000	Avg	5,223	Y	N	718 S 47TH ST
1	0	855920	0120	08/22/12	\$380,000	\$446,000	2,810	9	2001	Avg	5,822	Y	N	700 S 47TH ST
1	0	810630	0810	06/13/11	\$400,000	\$482,000	2,820	9	2008	Avg	5,079	N	N	800 S 36TH PL
1	0	810630	1140	03/13/12	\$376,000	\$451,000	2,840	9	2006	Avg	6,252	N	N	1211 S 36TH PL
1	0	662480	0100	06/04/13	\$443,950	\$485,000	2,844	9	2013	Avg	5,415	N	N	1203 S 47TH PL
1	0	662480	0020	04/19/13	\$465,378	\$516,000	2,844	9	2013	Avg	4,752	N	N	1107 S 47TH PL
1	0	154300	0040	01/04/11	\$330,000	\$392,000	2,880	9	2006	Avg	4,714	N	N	1019 S 35TH ST
1	0	662480	0040	07/25/13	\$439,950	\$472,000	2,894	9	2013	Avg	5,415	N	N	1119 S 47TH PL
1	0	662480	0080	07/18/13	\$439,950	\$473,000	2,894	9	2013	Avg	4,752	N	N	1143 S 47TH PL
1	0	662480	0010	06/28/13	\$450,000	\$488,000	2,894	9	2013	Avg	5,274	N	N	1101 S 47TH PL

## Improved Sales Used in This Annual Update Analysis

### Area 059 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	662480	0090	05/22/13	\$455,339	\$500,000	2,894	9	2013	Avg	5,415	N	N	1149 S 47TH PL
1	0	662480	0060	08/26/13	\$441,950	\$468,000	2,894	9	2013	Avg	4,752	N	N	1131 S 47TH PL
1	0	662480	0140	08/30/13	\$446,950	\$473,000	2,894	9	2013	Avg	4,752	N	N	1228 S 47TH PL
1	0	154300	0100	04/16/11	\$355,000	\$426,000	2,910	9	2006	Avg	5,784	N	N	3450 WELLS AVE S
1	0	810630	0940	12/19/11	\$395,000	\$476,000	2,920	9	2006	Avg	4,708	N	N	1026 S 36TH PL
1	0	662480	0030	06/17/13	\$434,950	\$473,000	2,926	9	2013	Avg	5,751	N	N	1113 S 47TH PL
1	0	810630	0320	03/01/13	\$458,400	\$516,000	2,960	9	2006	Avg	5,777	N	N	816 S 38TH CT
1	0	810630	0520	04/19/11	\$465,000	\$558,000	2,960	9	2004	Avg	5,928	N	N	3712 SMITHERS AVE S
1	0	662480	0050	07/09/13	\$449,950	\$486,000	2,972	9	2013	Avg	4,752	N	N	1125 S 47TH PL
1	0	662480	0170	05/14/13	\$449,950	\$495,000	2,972	9	2013	Avg	4,752	N	N	1210 S 47TH PL
1	0	662480	0070	08/22/13	\$444,950	\$472,000	2,972	9	2013	Avg	4,752	N	N	1137 S 47TH PL
1	0	810630	0410	09/26/11	\$417,000	\$504,000	2,980	9	2004	Avg	4,896	N	N	709 S 37TH PL
1	0	154300	0150	09/12/12	\$375,900	\$440,000	3,000	9	2007	Avg	4,500	N	N	811 S 34TH PL
1	0	810630	0480	04/09/13	\$380,000	\$423,000	3,020	9	2004	Avg	6,395	N	N	724 S 37TH PL
1	0	810630	0880	04/05/13	\$485,000	\$540,000	3,030	9	2007	Avg	8,093	N	N	3603 WELLS AVE S
1	0	810630	0820	03/21/13	\$478,500	\$535,000	3,040	9	2008	Avg	5,326	N	N	806 S 36TH PL
1	0	810630	0970	06/27/13	\$411,300	\$446,000	3,080	9	2006	Avg	7,363	N	N	1108 S 36TH PL
1	0	810630	0860	06/01/11	\$435,000	\$524,000	3,090	9	2008	Avg	5,066	N	N	912 S 36TH PL
1	0	810630	1060	06/22/11	\$460,000	\$554,000	3,120	9	2006	Avg	4,770	N	N	904 S 37TH PL
1	0	154300	0030	08/21/13	\$445,000	\$472,000	3,170	9	2006	Avg	4,500	N	N	1013 S 35TH ST
1	0	855920	0100	07/08/13	\$438,000	\$473,000	3,180	9	2002	Avg	4,944	N	N	4707 SMITHERS AVE S
1	0	662480	0180	05/22/13	\$454,950	\$499,000	3,209	9	2013	Avg	4,752	N	N	1146 S 47TH PL
1	0	662480	0130	03/27/13	\$459,950	\$514,000	3,209	9	2013	Avg	5,827	N	N	1234 S 47TH PL
1	0	662480	0210	12/12/12	\$464,950	\$534,000	3,209	9	2013	Avg	4,752	N	N	1128 S 47TH PL
1	0	662480	0120	06/04/13	\$450,950	\$493,000	3,212	9	2013	Avg	4,752	N	N	1215 S 47TH PL
1	0	662480	0190	03/21/13	\$459,950	\$515,000	3,212	9	2013	Avg	4,752	N	N	1140 S 47TH PL
1	0	810630	0260	01/19/12	\$410,000	\$494,000	3,250	9	2006	Avg	6,984	N	N	1007 S 38TH CT
1	0	810630	0600	11/27/13	\$434,900	\$442,000	3,270	9	2005	Avg	6,378	N	N	705 S 36TH PL
1	0	810630	0640	10/30/13	\$471,000	\$485,000	3,270	9	2005	Avg	6,231	N	N	718 S 36TH PL



## Improved Sales Used in This Annual Update Analysis

### Area 059 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	810630	0210	05/24/13	\$425,500	\$467,000	3,310	9	2006	Avg	5,578	N	N	821 S 38TH CT
1	0	810630	0620	10/01/12	\$425,000	\$496,000	3,400	9	2006	Avg	4,705	N	N	717 S 36TH PL
1	1	723160	0125	03/22/12	\$206,000	\$247,000	1,020	7	1946	Good	6,000	N	N	1401 WHITWORTH AVE S
1	1	723160	0100	11/20/13	\$320,000	\$327,000	1,250	7	2008	Avg	6,000	N	N	1415 WHITWORTH AVE S
1	1	723160	0135	09/01/11	\$195,000	\$236,000	1,290	7	2004	Avg	3,358	N	N	412 14TH AVE S
1	1	723160	0205	11/03/12	\$229,950	\$266,000	1,510	7	1990	Avg	4,000	N	N	1318 WHITWORTH AVE S
2	0	880240	0785	01/14/13	\$250,000	\$285,000	1,460	6	1928	Good	75,358	N	N	22401 100TH AVE SE
2	0	182205	9283	09/30/13	\$259,950	\$271,000	1,600	6	1928	VGood	8,775	N	N	9813 S 231ST ST
2	0	295290	0110	06/21/12	\$197,000	\$234,000	960	7	1969	Good	10,380	N	N	21022 102ND AVE SE
2	0	880240	0419	01/29/13	\$165,750	\$188,000	1,050	7	1959	Good	8,498	N	N	22004 103RD PL SE
2	0	880240	0418	04/27/12	\$191,000	\$228,000	1,050	7	1959	Good	8,498	N	N	22029 103RD PL SE
2	0	932060	0580	10/30/13	\$222,500	\$229,000	1,060	7	1963	Good	8,676	N	N	9823 S 213TH PL
2	0	932070	0380	07/29/13	\$240,000	\$257,000	1,080	7	1966	Avg	9,600	N	N	9631 S 216TH ST
2	0	072205	9061	09/23/13	\$274,900	\$288,000	1,080	7	1961	Avg	8,100	N	N	21009 100TH AVE SE
2	0	932070	0670	10/14/13	\$275,000	\$285,000	1,080	7	1967	Avg	8,714	N	N	9608 S 216TH ST
2	0	932060	0110	09/05/12	\$205,000	\$240,000	1,140	7	1964	Good	9,690	N	N	9812 S 212TH ST
2	0	182205	9286	06/17/13	\$271,700	\$296,000	1,160	7	1967	Good	22,126	N	N	9905 S 232ND ST
2	0	526700	0050	07/16/12	\$245,000	\$290,000	1,170	7	1968	Good	10,205	N	N	21412 98TH AVE S
2	0	880240	0893	10/08/13	\$218,000	\$227,000	1,170	7	1957	Good	9,744	N	N	22207 104TH PL SE
2	0	182205	9402	08/20/12	\$221,000	\$260,000	1,190	7	1999	VGood	7,794	N	N	9914 S 235TH PL
2	0	932060	0670	07/27/11	\$170,000	\$205,000	1,190	7	1962	Good	8,500	N	N	21203 100TH AVE SE
2	0	932060	0320	07/01/13	\$162,000	\$175,000	1,200	7	1962	Avg	9,600	N	N	9817 S 210TH PL
2	0	241650	0030	03/23/12	\$245,000	\$294,000	1,210	7	1988	Good	12,001	N	N	9421 S 213TH PL
2	0	172205	9330	10/30/12	\$210,000	\$244,000	1,210	7	2003	Avg	5,784	N	N	22527 103RD PL SE
2	0	172205	9324	04/10/12	\$207,000	\$248,000	1,210	7	2003	Avg	5,765	N	N	22520 103RD PL SE
2	0	082205	9250	08/29/11	\$218,000	\$263,000	1,220	7	1963	Avg	14,592	N	N	10030 SE 216TH ST
2	0	932050	0060	05/03/12	\$232,500	\$277,000	1,220	7	1962	Good	8,400	N	N	21046 99TH AVE S
2	0	932050	0050	10/08/13	\$275,000	\$286,000	1,220	7	1962	Good	8,400	N	N	21038 99TH AVE S
2	0	526700	0120	05/20/13	\$227,830	\$250,000	1,270	7	1965	Good	10,205	N	N	21435 99TH AVE S

## Improved Sales Used in This Annual Update Analysis

### Area 059 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	241650	0213	01/05/11	\$265,000	\$314,000	1,290	7	1988	Avg	12,002	N	N	9404 S 213TH ST
2	0	932060	0530	11/06/11	\$187,500	\$226,000	1,310	7	1962	Good	11,039	N	N	9821 S 212TH ST
2	0	880240	0413	06/27/12	\$195,000	\$231,000	1,320	7	1958	Good	8,498	N	N	22139 103RD PL SE
2	0	072205	9055	10/26/11	\$205,000	\$248,000	1,320	7	1961	Good	15,300	N	N	21636 98TH AVE S
2	0	889500	0180	05/19/11	\$175,000	\$210,000	1,350	7	1968	Avg	9,760	N	N	9815 S 216TH ST
2	0	241650	0212	06/10/11	\$259,000	\$312,000	1,350	7	1988	Avg	12,002	N	N	9406 SE 213TH PL
2	0	932060	0130	04/30/12	\$176,800	\$211,000	1,390	7	1964	Avg	12,285	N	N	21050 98TH AVE S
2	0	072205	9057	11/16/11	\$162,000	\$196,000	1,400	7	1960	Avg	8,000	N	N	21045 100TH AVE SE
2	0	109150	0120	02/24/11	\$209,900	\$251,000	1,400	7	1986	Avg	9,720	N	N	22908 101ST PL SE
2	0	880240	0894	02/08/11	\$159,000	\$190,000	1,410	7	1957	Avg	8,885	N	N	10443 SE 222ND ST
2	0	327697	0040	05/07/12	\$180,000	\$215,000	1,420	7	1984	Avg	14,603	N	N	10305 SE 230TH PL
2	0	932060	0490	02/26/13	\$175,000	\$197,000	1,420	7	1963	Avg	9,660	N	N	9729 S 212TH ST
2	0	109150	0050	04/09/12	\$240,000	\$287,000	1,420	7	1986	Good	9,350	N	N	10023 SE 229TH PL
2	0	932070	0660	05/11/12	\$212,000	\$253,000	1,420	7	1967	Avg	8,800	N	N	21426 96TH AVE S
2	0	109150	0400	07/25/13	\$260,000	\$279,000	1,420	7	1986	Good	7,954	N	N	22826 100TH AVE SE
2	0	270850	0110	06/29/12	\$275,000	\$326,000	1,450	7	1997	Avg	12,680	N	N	21516 95TH PL S
2	0	932060	0360	05/16/13	\$235,000	\$258,000	1,456	7	1963	VGood	9,397	N	N	9810 S 210TH PL
2	0	082205	9195	09/13/13	\$175,000	\$184,000	1,460	7	1937	Avg	17,400	N	N	21319 108TH AVE SE
2	0	082205	9129	09/21/12	\$184,950	\$216,000	1,460	7	1958	Avg	13,632	N	N	10516 SE 213TH ST
2	0	082205	9147	03/22/12	\$189,950	\$228,000	1,510	7	1958	Good	12,400	N	N	10518 SE 211TH ST
2	0	072205	9063	11/27/13	\$215,000	\$219,000	1,510	7	2004	Avg	10,890	N	N	9653 S 208TH ST
2	0	932060	0230	05/31/11	\$220,000	\$265,000	1,530	7	1963	Good	9,620	N	N	9734 S 212TH ST
2	0	880240	0887	01/25/13	\$227,000	\$258,000	1,540	7	1956	Avg	15,468	N	N	22224 104TH PL SE
2	0	109150	0090	11/11/11	\$220,000	\$266,000	1,560	7	1988	Avg	15,450	N	N	22911 101ST PL SE
2	0	264020	0010	05/29/12	\$230,000	\$274,000	1,610	7	1969	Good	11,088	N	N	23024 100TH AVE SE
2	0	209560	0190	07/11/13	\$260,000	\$280,000	1,630	7	1993	Avg	4,305	N	N	22612 102ND PL SE
2	0	215495	0030	07/11/13	\$349,627	\$377,000	1,708	7	2013	Avg	11,049	N	N	21926 99TH PL S
2	0	215495	0010	07/17/13	\$349,950	\$377,000	1,708	7	2013	Avg	7,454	N	N	21918 99TH PL S
2	0	215495	0020	07/17/13	\$349,950	\$377,000	1,708	7	2013	Avg	7,454	N	N	21922 99TH PL S

## Improved Sales Used in This Annual Update Analysis

### Area 059 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	880240	0690	08/05/11	\$233,000	\$281,000	1,730	7	2010	Avg	6,602	N	N	9406 S 224TH ST
2	0	182205	9352	10/16/12	\$250,000	\$291,000	1,750	7	1988	Good	18,000	N	N	22426 94TH AVE S
2	0	209560	0180	07/05/13	\$240,000	\$259,000	1,750	7	1993	Avg	4,639	N	N	22610 102ND PL SE
2	0	932070	0110	08/11/11	\$245,000	\$296,000	1,760	7	1966	Good	9,363	N	N	21224 97TH PL S
2	0	932070	0460	08/07/13	\$280,000	\$299,000	1,760	7	1966	Avg	9,600	N	N	21311 98TH AVE S
2	0	270850	0090	05/02/11	\$257,500	\$309,000	1,770	7	1996	Avg	12,867	N	N	21502 95TH PL S
2	0	209560	0060	06/11/11	\$209,990	\$253,000	1,790	7	1991	Avg	4,309	N	N	22649 102ND PL SE
2	0	526700	0020	01/04/13	\$270,000	\$308,000	1,880	7	2011	Avg	10,205	N	N	21434 98TH AVE S
2	0	182205	9081	08/14/12	\$256,478	\$302,000	1,890	7	1970	Good	24,012	N	N	22640 94TH AVE S
2	0	182205	9384	09/02/11	\$245,000	\$296,000	1,980	7	1996	Avg	9,930	N	N	9907 SE 236TH PL
2	0	880240	0691	07/20/11	\$237,000	\$286,000	2,020	7	2010	Avg	6,049	N	N	9414 S 224TH ST
2	0	182205	9077	07/19/11	\$305,000	\$368,000	2,040	7	1959	Avg	81,163	N	N	22855 96TH AVE S
2	0	209560	0160	03/14/13	\$274,950	\$308,000	2,200	7	1992	Good	4,358	N	N	22611 102ND PL SE
2	0	182205	9414	11/20/12	\$269,900	\$312,000	2,200	7	1998	Avg	9,868	N	N	23711 99TH AVE S
2	0	327698	0060	08/17/11	\$215,500	\$260,000	2,280	7	1987	Avg	9,669	N	N	22841 103RD AVE SE
2	0	327698	0080	09/07/11	\$216,000	\$261,000	2,280	7	1987	Avg	10,968	N	N	22848 103RD AVE SE
2	0	880240	0642	10/14/11	\$290,000	\$350,000	2,290	7	2003	Avg	7,945	N	N	9325 S 222ND ST
2	0	880240	0913	04/22/13	\$343,700	\$381,000	2,380	7	1984	Good	15,468	N	N	22241 105TH AVE SE
2	0	133220	0120	06/04/13	\$307,018	\$335,000	2,900	7	1998	Avg	8,061	N	N	9525 S 221ST PL
2	0	241650	0050	05/04/11	\$265,000	\$318,000	1,350	8	1987	Avg	13,320	Y	N	9511 S 213TH ST
2	0	803560	0760	05/02/13	\$270,000	\$298,000	1,450	8	2000	Avg	9,159	N	N	10320 SE 209TH PL
2	0	880240	0689	08/24/12	\$300,000	\$352,000	1,553	8	2012	Avg	12,935	N	N	9434 S 223RD CT
2	0	803565	0260	05/23/12	\$249,500	\$297,000	1,600	8	1994	Avg	7,131	N	N	10626 SE 213TH CT
2	0	803565	0400	09/24/13	\$275,300	\$288,000	1,600	8	1995	Avg	7,279	N	N	10434 SE 214TH PL
2	0	880240	0692	06/21/12	\$280,000	\$332,000	1,661	8	2012	Avg	15,435	N	N	9433 SE 223RD CT
2	0	638650	0220	03/08/11	\$245,000	\$293,000	1,670	8	1967	Good	11,450	N	N	21227 100TH PL SE
2	0	082205	9180	06/01/12	\$229,000	\$272,000	1,730	8	1968	Avg	12,631	N	N	10116 SE 208TH PL
2	0	570950	0200	11/07/12	\$299,900	\$347,000	1,746	8	2012	Avg	7,057	N	N	9501 S 235TH PL
2	0	182205	9133	12/23/11	\$340,000	\$410,000	1,780	8	1958	Good	107,203	Y	N	23225 94TH AVE SE

## Improved Sales Used in This Annual Update Analysis

### Area 059 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	880240	0696	05/03/12	\$300,150	\$358,000	1,787	8	2012	Avg	14,367	N	N	22302 94TH CT S
2	0	880240	0687	05/03/12	\$268,000	\$320,000	1,804	8	2012	Avg	6,058	N	N	9420 S 224TH ST
2	0	803560	0570	09/27/13	\$285,000	\$298,000	1,810	8	1989	Avg	6,430	N	N	10312 SE 210TH PL
2	0	880240	0693	03/26/12	\$289,950	\$347,000	1,820	8	2012	Avg	19,438	N	N	22318 94TH CT S
2	0	072205	9016	10/04/12	\$279,000	\$325,000	1,830	8	1987	Good	22,275	N	N	21639 98TH AVE S
2	0	327698	0130	04/08/11	\$299,950	\$360,000	1,830	8	2009	Avg	29,336	N	N	22821 104TH AVE SE
2	0	880240	0630	07/10/12	\$225,000	\$266,000	1,840	8	1999	Avg	8,139	N	N	9215 S 220TH ST
2	0	803560	0150	06/21/12	\$270,000	\$320,000	1,870	8	1990	Good	7,664	N	N	21033 103RD AVE SE
2	0	570950	0110	12/13/12	\$298,760	\$343,000	1,886	8	2012	Avg	7,365	N	N	9610 S 235TH PL
2	0	178960	0070	12/20/12	\$267,000	\$306,000	1,970	8	1994	Avg	8,517	N	N	10121 SE 225TH PL
2	0	803565	0360	04/27/11	\$278,800	\$335,000	1,990	8	1994	Avg	8,563	N	N	21321 105TH PL SE
2	0	182205	9475	04/01/13	\$329,950	\$368,000	2,042	8	2013	Avg	8,788	N	N	22422 95TH CT S
2	0	182205	9104	04/10/13	\$302,500	\$336,000	2,082	8	2013	Avg	6,672	N	N	22426 95TH CT S
2	0	880240	0695	05/18/12	\$328,000	\$391,000	2,102	8	2012	Avg	12,702	N	N	22306 94TH CT S
2	0	570950	0150	09/05/12	\$314,900	\$369,000	2,132	8	2012	Avg	7,057	N	N	9527 S 235TH PL
2	0	570950	0190	07/19/12	\$303,900	\$359,000	2,132	8	2011	Avg	7,057	N	N	9505 S 235TH PL
2	0	270840	0080	05/09/12	\$335,000	\$400,000	2,140	8	1992	Good	31,645	N	N	21916 95TH PL S
2	0	270840	0070	12/11/12	\$342,000	\$393,000	2,150	8	1994	Avg	42,297	N	N	21918 95TH PL S
2	0	570950	0130	03/18/13	\$330,900	\$371,000	2,182	8	2013	Avg	7,100	N	N	9605 S 235TH PL
2	0	570950	0040	08/03/12	\$328,420	\$387,000	2,198	8	2012	Avg	8,192	N	N	9506 S 235TH PL
2	0	570950	0010	02/01/12	\$317,500	\$382,000	2,198	8	2011	Avg	8,204	N	N	9422 S 235TH PL
2	0	182205	9328	06/28/13	\$324,000	\$351,000	2,200	8	1979	Good	42,727	N	N	9460 S 228TH ST
2	0	803560	0730	02/28/13	\$325,000	\$366,000	2,220	8	1989	Good	6,132	N	N	20835 103RD CT SE
2	0	182205	9470	08/24/12	\$248,000	\$291,000	2,250	8	2007	Avg	6,462	N	N	9904 SE 237TH ST
2	0	241650	0080	04/26/13	\$305,000	\$338,000	2,250	8	1988	Avg	12,333	Y	N	21232 95TH CT S
2	0	570950	0180	08/13/12	\$314,721	\$370,000	2,261	8	2011	Avg	7,057	N	N	9511 S 235TH PL
2	0	570950	0140	10/19/12	\$330,030	\$384,000	2,272	8	2012	Avg	7,057	N	N	9531 S 235TH PL
2	0	803560	0100	02/13/13	\$240,000	\$271,000	2,290	8	1990	Avg	7,560	N	N	20941 103RD AVE SE
2	0	880240	0694	04/20/12	\$289,950	\$347,000	2,296	8	2012	Avg	16,840	N	N	22312 94TH CT S

## Improved Sales Used in This Annual Update Analysis

### Area 059 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	803560	0110	03/01/11	\$295,000	\$352,000	2,300	8	1990	Good	7,560	N	N	21001 103RD AVE SE
2	0	803560	0170	03/21/11	\$272,900	\$327,000	2,360	8	1990	Avg	9,068	N	N	21049 103RD AVE SE
2	0	379138	0150	09/10/12	\$349,950	\$410,000	2,390	8	2005	Avg	6,465	Y	N	22019 101ST PL SE
2	0	729780	0110	07/25/13	\$295,000	\$316,000	2,422	8	2008	Avg	6,569	N	N	9818 SE 228TH PL
2	0	570950	0070	07/18/12	\$352,300	\$416,000	2,422	8	2012	Avg	8,180	N	N	9522 S 235TH PL
2	0	570950	0090	02/01/13	\$330,815	\$375,000	2,424	8	2012	Avg	8,172	N	N	9532 S 235TH PL
2	0	570950	0170	08/28/12	\$352,000	\$413,000	2,426	8	2012	Avg	7,057	N	N	9517 S 235TH PL
2	0	378285	0180	05/17/13	\$349,000	\$384,000	2,431	8	2013	Avg	5,950	N	N	10041 SE 227TH ST
2	0	570950	0120	03/25/13	\$361,900	\$404,000	2,432	8	2012	Avg	6,995	N	N	9609 S 235TH PL
2	0	564140	0230	10/22/12	\$264,500	\$307,000	2,460	8	2006	Avg	7,359	N	N	9604 S 236TH ST
2	0	564140	0350	06/01/12	\$269,000	\$320,000	2,460	8	2006	Avg	5,713	N	N	23616 97TH AVE S
2	0	178961	0100	02/24/12	\$295,000	\$354,000	2,460	8	1998	Avg	9,652	N	N	10115 SE 226TH PL
2	0	378285	0040	04/22/13	\$385,000	\$427,000	2,480	8	2010	Avg	5,700	N	N	22718 101ST PL SE
2	0	178961	0070	04/17/12	\$289,000	\$345,000	2,490	8	1998	Avg	9,604	N	N	10120 SE 226TH PL
2	0	570950	0210	05/01/13	\$345,900	\$382,000	2,499	8	2012	Avg	7,057	N	N	9429 S 235TH PL
2	0	564140	0320	09/15/11	\$282,000	\$341,000	2,500	8	2006	Avg	5,739	N	N	23532 97TH AVE S
2	0	570950	0030	09/13/12	\$336,960	\$394,000	2,528	8	2012	Avg	8,196	N	N	9502 S 235TH PL
2	0	570950	0020	10/10/12	\$350,000	\$408,000	2,528	8	2012	Avg	8,200	N	N	9428 S 235TH PL
2	0	182205	9476	04/08/13	\$342,950	\$382,000	2,537	8	2013	Avg	7,718	N	N	22418 95TH CT S
2	0	182205	9477	02/27/13	\$351,150	\$395,000	2,537	8	2013	Avg	7,754	N	N	22412 95TH CT S
2	0	570950	0060	01/05/12	\$339,900	\$410,000	2,628	8	2011	Avg	8,184	N	N	9516 S 235TH PL
2	0	570950	0060	10/09/13	\$384,950	\$400,000	2,628	8	2011	Avg	8,184	N	N	9516 S 235TH PL
2	0	182205	9478	03/07/13	\$348,000	\$391,000	2,649	8	2013	Avg	8,260	N	N	22408 95TH CT S
2	0	379138	0120	03/09/12	\$305,000	\$366,000	2,650	8	2004	Avg	5,880	N	N	10041 SE 220TH ST
2	0	570950	0050	06/05/13	\$374,000	\$408,000	2,660	8	2012	Avg	8,188	N	N	9510 S 235TH PL
2	0	570950	0080	10/24/12	\$369,900	\$429,000	2,680	8	2012	Avg	8,176	N	N	9526 S 235TH PL
2	0	182205	9293	08/01/11	\$379,950	\$459,000	2,780	8	1999	Avg	37,965	N	N	856 HILLTOP AVE
2	0	564140	0260	11/03/11	\$300,000	\$362,000	2,960	8	2006	Avg	5,843	N	N	23603 97TH AVE S
2	0	174880	0130	07/30/13	\$357,000	\$382,000	2,960	8	2007	Avg	4,650	N	N	10310 SE 225TH PL



## Improved Sales Used in This Annual Update Analysis

### Area 059 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	564140	0360	10/21/11	\$334,000	\$403,000	3,070	8	2006	Avg	5,798	N	N	23622 97TH AVE S
2	0	880240	0653	11/08/12	\$296,000	\$343,000	3,100	8	2007	Avg	6,099	N	N	22224 93RD AVE S
2	0	182205	9461	04/08/11	\$385,000	\$462,000	3,310	8	2006	Avg	7,714	N	N	9610 S 234TH ST
2	0	570950	0100	11/13/12	\$435,220	\$503,000	3,433	8	2012	Avg	8,102	N	N	9604 S 235TH PL
2	0	422410	0110	08/29/12	\$261,000	\$306,000	2,110	9	1990	Avg	9,605	N	N	9215 S 237TH PL
2	0	422410	0100	11/12/13	\$405,000	\$415,000	2,550	9	1990	Avg	9,773	N	N	9211 S 237TH PL
2	0	742900	0100	03/11/13	\$429,000	\$481,000	2,630	9	1993	Avg	23,288	N	N	22605 97TH AVE S
2	0	379140	0280	06/24/11	\$345,000	\$416,000	2,700	9	1998	Avg	6,180	N	N	9920 S 220TH PL
2	0	880240	0675	06/30/11	\$335,000	\$404,000	2,880	9	2006	Avg	6,977	N	N	9304 S 223RD PL
2	0	802990	0130	03/15/13	\$392,000	\$439,000	2,950	9	2000	Avg	7,610	N	N	9628 S 230TH PL
2	0	880240	0680	10/15/13	\$384,500	\$399,000	2,980	9	2005	Avg	7,282	N	N	9313 S 223RD PL
2	0	742900	0070	11/21/12	\$285,000	\$329,000	2,990	9	1992	Avg	13,907	N	N	22631 96TH PL S
2	0	802990	0070	07/17/13	\$455,000	\$490,000	3,000	9	2001	Avg	12,410	N	N	9705 S 230TH PL
2	0	742900	0170	07/20/12	\$395,000	\$467,000	3,080	9	1993	Good	9,469	N	N	22704 97TH AVE S
2	0	742900	0020	04/24/12	\$375,000	\$448,000	3,140	9	1993	Avg	11,237	N	N	22739 96TH PL S
2	0	802990	0120	08/17/13	\$379,000	\$403,000	3,190	9	2000	Avg	8,370	N	N	9702 S 230TH PL
2	0	295300	0340	12/01/11	\$380,000	\$459,000	3,330	9	2006	Avg	8,913	N	N	20846 100TH AVE SE
2	0	940640	0060	03/22/11	\$426,500	\$511,000	3,430	9	1991	Good	14,831	N	N	23421 95TH CT S
2	0	802990	0030	08/10/12	\$348,201	\$410,000	3,470	9	2000	Avg	8,450	N	N	9615 S 230TH PL
2	0	880240	0665	08/23/12	\$339,500	\$399,000	3,510	9	2006	Avg	7,026	N	N	9324 S 223RD PL
2	0	182205	9428	07/20/12	\$420,000	\$496,000	3,570	9	2001	Avg	7,802	N	N	9608 S 232ND ST
2	0	880240	0651	04/23/13	\$430,000	\$476,000	3,670	9	2011	Avg	5,700	N	N	9219 S 222ND ST
2	0	880240	0005	12/02/13	\$419,950	\$426,000	1,710	10	1977	Good	50,529	N	N	21817 93RD AVE S
2	0	182205	9156	07/24/13	\$587,500	\$630,000	2,050	10	2011	Avg	103,672	Y	N	22509 94TH AVE S
2	0	182205	9381	04/02/12	\$505,000	\$605,000	2,800	10	1996	Avg	21,940	N	N	22620 94TH AVE S
2	0	379141	0290	03/26/13	\$350,000	\$391,000	3,100	10	2002	Avg	5,825	N	N	10042 SE 219TH PL
2	0	379141	0100	02/23/12	\$360,000	\$432,000	3,200	10	2002	Avg	5,870	N	N	21907 101ST PL SE
2	0	508380	0010	09/14/11	\$420,000	\$507,000	3,290	10	2005	Avg	10,170	N	N	10219 SE 224TH ST
2	0	379141	0330	06/24/13	\$425,000	\$461,000	3,290	10	2002	Avg	5,771	N	N	21918 101ST PL SE

## Improved Sales Used in This Annual Update Analysis

### Area 059 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	379141	0280	04/25/11	\$380,000	\$456,000	3,370	10	2002	Avg	6,000	N	N	10036 SE 219TH PL
2	6	775780	0299	10/07/11	\$400,000	\$483,000	2,860	8	1979	Avg	33,106	N	N	22015 92ND AVE S
3	0	025590	0030	06/02/11	\$175,000	\$211,000	1,050	6	1978	Avg	7,200	N	N	10720 SE 201ST ST
3	0	025590	0010	06/07/12	\$160,000	\$190,000	1,080	6	1981	Avg	7,068	N	N	10732 SE 201ST ST
3	0	885830	0110	10/24/13	\$223,000	\$230,000	1,140	6	1937	Good	11,550	Y	N	9436 S 207TH PL
3	0	062205	9037	10/08/13	\$340,000	\$354,000	2,090	6	1928	Good	27,486	N	N	9413 S 200TH ST
3	0	865400	0080	05/23/13	\$244,000	\$268,000	1,060	7	1983	Avg	7,691	N	N	20445 104TH AVE SE
3	0	388310	0240	07/30/12	\$240,000	\$283,000	1,090	7	1984	Avg	7,538	N	N	10413 SE 206TH PL
3	0	379770	0180	08/11/11	\$179,900	\$217,000	1,120	7	1989	Avg	7,000	N	N	20418 105TH PL SE
3	0	379770	0160	05/15/13	\$245,000	\$269,000	1,120	7	1989	Avg	7,000	N	N	20430 105TH PL SE
3	0	525200	0280	03/04/11	\$165,000	\$197,000	1,150	7	1966	Good	10,800	N	N	20430 100TH AVE SE
3	0	525200	0020	04/10/12	\$180,200	\$216,000	1,190	7	1963	Avg	9,444	N	N	20412 102ND AVE SE
3	0	918060	0010	06/20/11	\$255,000	\$307,000	1,200	7	1960	Avg	45,738	N	N	20429 100TH AVE SE
3	0	662340	0217	08/19/11	\$173,000	\$209,000	1,230	7	1957	Good	10,350	N	N	19416 106TH AVE SE
3	0	525200	0240	10/24/11	\$175,000	\$211,000	1,250	7	1967	Good	9,000	N	N	10015 SE 204TH ST
3	0	052205	9241	05/04/12	\$250,000	\$298,000	1,290	7	1977	Good	12,103	N	N	20302 106TH PL SE
3	0	206850	0170	04/01/13	\$162,000	\$181,000	1,390	7	1962	Avg	9,779	N	N	19652 105TH AVE SE
3	0	142040	0070	07/31/12	\$220,000	\$259,000	1,420	7	1967	Good	9,072	N	N	20212 106TH AVE SE
3	0	794100	0260	06/24/11	\$248,700	\$300,000	1,420	7	1964	Good	12,000	N	N	19821 95TH AVE S
3	0	155700	0140	01/02/13	\$200,000	\$229,000	1,430	7	1964	Good	9,477	N	N	20228 103RD PL SE
3	0	542200	0030	05/18/11	\$260,000	\$313,000	1,460	7	1967	VGood	12,514	N	N	20021 106TH AVE SE
3	0	572850	0080	07/23/13	\$244,700	\$263,000	1,520	7	1963	Good	12,825	N	N	19905 106TH AVE SE
3	0	525210	0010	05/13/13	\$245,000	\$270,000	1,580	7	1988	Avg	9,986	N	N	20617 101ST AVE SE
3	0	567200	0080	08/21/13	\$230,000	\$244,000	1,610	7	1962	Good	11,803	N	N	19630 104TH AVE SE
3	0	865400	0160	11/03/12	\$233,000	\$270,000	1,640	7	1984	Avg	7,200	N	N	20434 104TH AVE SE
3	0	542200	0050	02/04/11	\$260,000	\$310,000	1,710	7	1985	Good	12,223	N	N	20012 106TH AVE SE
3	0	919770	0030	05/11/11	\$268,500	\$323,000	1,770	7	2004	Avg	4,360	N	N	19914 101ST AVE SE
3	0	572700	0020	06/16/11	\$255,000	\$307,000	1,870	7	2003	Avg	6,451	N	N	20149 105TH AVE SE
3	0	052205	9125	04/26/13	\$325,000	\$360,000	1,930	7	1955	Avg	23,344	N	N	19229 106TH AVE SE

## Improved Sales Used in This Annual Update Analysis

### Area 059 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	865400	0210	10/22/12	\$233,000	\$271,000	2,030	7	1984	Avg	7,894	N	N	20402 104TH AVE SE
3	0	572700	0100	12/18/12	\$281,900	\$323,000	2,120	7	2003	Avg	4,653	N	N	20128 105TH AVE SE
3	0	919770	0120	12/12/13	\$300,000	\$303,000	2,180	7	2004	Avg	4,050	N	N	19974 101ST AVE SE
3	0	505480	0090	12/19/12	\$270,000	\$310,000	2,180	7	1966	Avg	10,400	N	N	19826 97TH AVE S
3	0	937850	0050	02/22/11	\$235,000	\$281,000	2,350	7	1993	Avg	8,906	N	N	20219 94TH PL S
3	0	379771	0080	09/04/13	\$332,500	\$351,000	2,890	7	1998	Avg	10,393	N	N	20449 105TH AVE SE
3	0	793100	0049	04/19/11	\$230,000	\$276,000	3,050	7	1991	Avg	10,890	N	N	9226 S 200TH ST
3	0	793100	0049	06/13/13	\$303,400	\$330,000	3,050	7	1991	Avg	10,890	N	N	9226 S 200TH ST
3	0	885840	0020	12/04/13	\$258,600	\$262,000	1,060	8	1965	Good	11,340	Y	N	20607 95TH AVE S
3	0	794120	0100	02/07/13	\$287,500	\$326,000	1,210	8	1987	Avg	6,956	N	N	19263 98TH AVE S
3	0	505480	0130	10/12/12	\$315,000	\$367,000	1,420	8	1968	Good	10,434	N	N	19801 97TH AVE S
3	0	505480	0130	04/22/11	\$315,000	\$378,000	1,420	8	1968	Good	10,434	N	N	19801 97TH AVE S
3	0	505480	0190	04/26/13	\$247,395	\$274,000	1,460	8	1967	Good	10,140	N	N	19917 97TH AVE S
3	0	885850	0030	09/19/12	\$299,000	\$350,000	1,490	8	1968	Good	9,430	Y	N	9421 S 205TH ST
3	0	885850	0050	07/15/11	\$223,500	\$270,000	1,520	8	1965	Good	10,160	N	N	20436 95TH AVE S
3	0	525210	0080	04/06/12	\$210,000	\$251,000	1,540	8	1966	Good	10,047	N	N	10124 SE 207TH ST
3	0	786180	0310	10/28/11	\$269,990	\$326,000	1,620	8	2011	Avg	6,440	N	N	20208 90TH PL S
3	0	786180	0230	12/24/12	\$278,750	\$319,000	1,627	8	2012	Avg	5,759	N	N	9028 S 204TH PL
3	0	786180	0290	03/09/12	\$261,627	\$314,000	1,636	8	2012	Avg	6,053	N	N	20314 90TH PL S
3	0	786180	0260	08/30/12	\$269,990	\$317,000	1,636	8	2012	Avg	5,748	N	N	20330 90TH PL S
3	0	786180	0450	07/31/12	\$259,990	\$307,000	1,648	8	2012	Avg	5,728	Y	N	20329 90TH PL S
3	0	786180	0560	10/25/12	\$287,300	\$333,000	1,648	8	2012	Avg	5,700	Y	N	9123 S 204TH PL
3	0	786180	0540	11/04/12	\$282,221	\$327,000	1,648	8	2012	Avg	5,700	Y	N	9107 S 204TH PL
3	0	786180	0530	10/22/12	\$279,990	\$325,000	1,648	8	2011	Avg	6,102	Y	N	9027 S 204TH PL
3	0	162070	0010	10/13/11	\$269,950	\$326,000	1,710	8	1998	Avg	7,305	N	N	20210 105TH AVE SE
3	0	786180	0360	11/27/11	\$300,990	\$363,000	1,754	8	2012	Avg	5,728	Y	N	20217 90TH PL S
3	0	786180	0420	05/30/12	\$299,990	\$357,000	1,754	8	2012	Avg	5,728	Y	N	20315 90TH PL S
3	0	786180	0400	03/05/12	\$312,051	\$375,000	1,754	8	2012	Avg	5,728	Y	N	20305 90TH PL S
3	0	786180	0380	01/06/12	\$320,084	\$386,000	1,754	8	2012	Avg	5,728	Y	N	20225 90TH PL S

## Improved Sales Used in This Annual Update Analysis

### Area 059 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	786180	0140	02/09/12	\$354,215	\$426,000	1,754	8	2012	Avg	5,923	Y	N	20301 91ST PL S
3	0	786180	0340	10/09/11	\$311,197	\$376,000	1,760	8	2011	Avg	5,728	Y	N	20209 90TH PL S
3	0	786180	0090	05/31/12	\$359,718	\$428,000	1,760	8	2011	Avg	6,000	Y	N	20207 91ST PL S
3	0	786180	0210	12/26/12	\$380,000	\$435,000	1,760	8	2011	Avg	5,773	Y	N	20401 91ST PL S
3	0	786180	0480	12/18/12	\$345,000	\$396,000	1,761	8	2012	Avg	5,873	Y	N	20411 90TH PL S
3	0	786180	0510	12/04/12	\$344,617	\$397,000	1,761	8	2012	Avg	9,778	Y	N	9019 S 204TH PL
3	0	786180	0160	04/06/12	\$326,833	\$391,000	1,783	8	2012	Avg	5,758	Y	N	20307 91ST PL S
3	0	786180	0110	11/15/11	\$328,116	\$396,000	1,810	8	2011	Avg	6,000	Y	N	20215 90TH PL S
3	0	786180	0500	05/14/13	\$353,490	\$389,000	1,852	8	2012	Avg	6,870	Y	N	9017 S 204TH PL
3	0	786180	0190	12/04/12	\$381,659	\$439,000	1,852	8	2012	Avg	5,712	Y	N	20237 91ST PL S
3	0	052205	9243	07/25/13	\$349,999	\$375,000	1,880	8	1964	Good	20,294	N	N	10400 SE 194TH PL
3	0	666686	0030	05/20/13	\$250,000	\$275,000	1,890	8	1986	Avg	9,607	N	N	20021 102ND PL SE
3	0	666686	0070	02/28/12	\$257,000	\$309,000	1,890	8	1986	Avg	10,993	N	N	20127 102ND PL SE
3	0	526600	0130	07/17/12	\$245,000	\$290,000	1,920	8	1999	Avg	5,910	N	N	20117 102ND AVE SE
3	0	526600	0080	04/10/13	\$280,000	\$311,000	1,930	8	1999	Avg	5,306	N	N	20106 102ND AVE SE
3	0	786180	0320	02/07/12	\$299,161	\$360,000	1,942	8	2012	Avg	6,582	N	N	20204 90TH PL S
3	0	786180	0250	07/30/12	\$291,008	\$343,000	1,954	8	2012	Good	5,706	N	N	20404 90TH PL S
3	0	786180	0270	07/23/12	\$299,990	\$354,000	1,954	8	2012	Good	5,850	N	N	20326 90TH PL S
3	0	786180	0040	06/04/12	\$313,363	\$373,000	1,970	8	2012	Avg	5,811	Y	N	20302 91ST PL S
3	0	786180	0050	08/09/12	\$317,990	\$374,000	1,970	8	2012	Avg	6,698	Y	N	20226 91ST PL S
3	0	786180	0030	07/10/12	\$325,325	\$385,000	1,970	8	2012	Avg	6,240	Y	N	20304 91ST PL S
3	0	786180	0020	10/17/12	\$339,990	\$395,000	1,970	8	2012	Avg	7,535	Y	N	20308 91ST PL S
3	0	526600	0150	03/07/13	\$279,950	\$315,000	1,970	8	1999	Avg	5,789	N	N	20129 102ND AVE SE
3	0	786180	0060	08/10/12	\$349,990	\$412,000	1,970	8	2012	Avg	7,124	Y	N	20222 91ST PL S
3	0	786180	0010	03/28/13	\$354,990	\$396,000	1,970	8	2012	Avg	8,262	Y	N	20312 91ST PL S
3	0	786180	0070	11/02/12	\$359,990	\$417,000	1,970	8	2012	Avg	7,574	Y	N	20218 91ST PL S
3	0	107947	0020	04/28/11	\$280,000	\$336,000	1,990	8	1999	Avg	8,788	Y	N	20029 95TH PL S
3	0	107947	0030	03/14/11	\$265,000	\$317,000	1,990	8	1999	Avg	7,376	N	N	20030 95TH PL S
3	0	071300	0240	07/30/13	\$276,000	\$295,000	1,990	8	1962	Good	11,430	N	N	20642 98TH PL S

## Improved Sales Used in This Annual Update Analysis

### Area 059 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	786180	0280	06/13/12	\$274,990	\$327,000	2,027	8	2012	Avg	5,952	N	N	20320 90TH PL S
3	0	786180	0300	03/21/12	\$279,990	\$336,000	2,027	8	2012	Avg	5,712	N	N	20310 90TH PL S
3	0	786180	0460	11/07/12	\$296,990	\$344,000	2,027	8	2012	Avg	5,728	Y	N	20401 90TH PL S
3	0	786180	0470	12/14/12	\$299,990	\$344,000	2,027	8	2012	Avg	5,728	Y	N	20407 90TH PL S
3	0	786180	0550	01/29/13	\$309,990	\$352,000	2,027	8	2012	Avg	5,700	Y	N	9115 S 204TH PL
3	0	786180	0520	09/10/12	\$313,990	\$368,000	2,027	8	2012	Avg	6,303	Y	N	9025 S 204TH PL
3	0	786180	0220	01/30/13	\$306,333	\$348,000	2,027	8	2012	Avg	5,731	N	N	9032 S 204TH PL
3	0	786180	0150	02/28/12	\$339,990	\$408,000	2,074	8	2012	Avg	5,731	Y	N	20303 91ST PL S
3	0	786180	0100	03/05/12	\$341,440	\$410,000	2,074	8	2012	Avg	6,000	Y	N	20211 91ST PL S
3	0	786180	0370	02/02/12	\$314,843	\$379,000	2,074	8	2012	Avg	5,728	Y	N	20221 90TH PL S
3	0	786180	0350	03/20/12	\$324,990	\$390,000	2,074	8	2012	Avg	5,728	Y	N	20213 90TH PL S
3	0	786180	0430	06/05/12	\$325,000	\$386,000	2,074	8	2012	Avg	5,728	Y	N	20319 90TH PL S
3	0	786180	0120	03/08/12	\$355,874	\$427,000	2,074	8	2012	Avg	6,000	Y	N	20219 91ST PL S
3	0	786180	0130	01/12/12	\$359,068	\$433,000	2,074	8	2012	Avg	6,000	Y	N	20223 91ST PL S
3	0	786180	0410	05/08/12	\$348,749	\$416,000	2,074	8	2012	Avg	5,728	Y	N	20309 90TH PL S
3	0	786180	0390	07/05/12	\$369,990	\$438,000	2,074	8	2012	Avg	5,728	Y	N	20303 90TH PL S
3	0	786180	0080	01/12/12	\$351,100	\$423,000	2,080	8	2011	Avg	6,054	Y	N	20203 91ST PL S
3	0	786180	0330	10/11/11	\$344,657	\$416,000	2,080	8	2011	Avg	6,350	Y	N	20205 90TH PL S
3	0	786180	0200	02/26/13	\$398,000	\$448,000	2,080	8	2011	Avg	5,712	Y	N	20331 91ST PL S
3	0	052205	9262	08/26/11	\$214,950	\$260,000	2,110	8	1945	Good	11,888	N	N	20009 104TH PL SE
3	0	786180	0440	07/16/12	\$325,000	\$384,000	2,151	8	2012	Avg	5,728	Y	N	20325 90TH PL S
3	0	786180	0170	05/30/12	\$359,990	\$428,000	2,151	8	2012	Avg	5,878	Y	N	20311 91ST PL S
3	0	786180	0180	06/29/12	\$364,990	\$432,000	2,151	8	2012	Avg	5,714	Y	N	20321 91ST PL S
3	0	786180	0490	09/28/12	\$357,832	\$418,000	2,151	8	2012	Avg	6,783	Y	N	20417 90TH PL S
3	0	666686	0240	09/10/13	\$320,000	\$337,000	2,180	8	1987	Avg	10,656	N	N	20216 102ND PL SE
3	0	638512	0080	04/02/12	\$287,000	\$344,000	2,200	8	2006	Avg	3,653	N	N	9455 S 196TH PL
3	0	666685	0020	05/20/13	\$320,000	\$351,000	2,310	8	1987	Avg	10,010	N	N	19625 104TH AVE SE
3	0	062205	9160	12/20/12	\$324,975	\$373,000	2,320	8	1992	Good	18,112	N	N	9311 S 200TH ST
3	0	855720	0160	03/27/13	\$335,000	\$374,000	2,370	8	1999	Avg	7,111	N	N	9621 S 194TH ST



## Improved Sales Used in This Annual Update Analysis

### Area 059 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	666685	0030	10/18/13	\$349,000	\$362,000	2,370	8	1986	Avg	8,794	N	N	19633 104TH AVE SE
3	0	052205	9292	12/03/12	\$323,950	\$373,000	2,390	8	1987	Avg	12,598	N	N	20024 100TH AVE SE
3	0	107947	0050	05/18/11	\$280,000	\$337,000	2,600	8	1999	Avg	8,552	N	N	20026 95TH PL S
3	0	666685	0070	10/30/13	\$299,000	\$308,000	2,690	8	1986	Avg	9,601	N	N	19659 104TH AVE SE
3	0	107947	0120	07/20/12	\$330,500	\$390,000	2,830	8	1999	Avg	9,608	N	N	20118 95TH PL S
3	0	638512	0120	05/28/13	\$385,000	\$422,000	3,000	8	2005	Avg	4,687	N	N	9431 S 196TH PL
3	0	156190	0370	05/28/13	\$345,000	\$378,000	1,720	9	1990	Avg	9,791	N	N	9713 S 204TH CT
3	0	855930	0200	11/08/12	\$363,500	\$421,000	1,836	9	2012	Avg	4,593	N	N	19202 101ST PL SE
3	0	855930	0060	03/19/12	\$339,999	\$408,000	1,891	9	2012	Avg	4,497	N	N	10107 SE 192ND PL
3	0	855930	0220	11/30/12	\$375,950	\$433,000	2,190	9	2012	Avg	4,740	N	N	19214 101ST PL SE
3	0	855930	0050	04/18/12	\$380,950	\$455,000	2,238	9	2012	Avg	4,487	N	N	10113 SE 192ND ST
3	0	855930	0210	11/19/12	\$399,950	\$462,000	2,241	9	2012	Avg	4,066	N	N	19208 101ST PL SE
3	0	855930	0170	08/29/12	\$393,810	\$462,000	2,288	9	2012	Avg	4,896	N	N	19213 101ST PL SE
3	0	855720	0110	11/25/13	\$350,000	\$356,000	2,350	9	1998	Avg	8,726	N	N	9645 S 194TH ST
3	0	855930	0010	03/08/12	\$389,051	\$467,000	2,358	9	2012	Avg	4,875	N	N	10159 SE 192ND PL
3	0	855930	0070	05/05/12	\$389,950	\$465,000	2,374	9	2012	Avg	4,505	N	N	10101 SE 192ND PL
3	0	855930	0040	03/19/12	\$391,950	\$470,000	2,448	9	2012	Avg	4,478	N	N	10119 SE 192ND PL
3	0	156190	0350	01/25/13	\$317,000	\$360,000	2,450	9	1988	Avg	9,852	N	N	20408 97TH AVE S
3	0	855930	0100	06/04/12	\$399,368	\$475,000	2,542	9	2012	Avg	5,295	Y	N	10015 SE 192ND PL
3	0	855930	0080	05/01/12	\$408,431	\$488,000	2,542	9	2012	Avg	4,065	N	N	10025 SE 192ND PL
3	0	156191	0120	05/23/11	\$365,000	\$439,000	2,560	9	1989	Good	9,738	N	N	9419 S 204TH PL
3	0	156191	0210	02/11/13	\$332,000	\$376,000	2,570	9	1989	Avg	11,611	N	N	20510 96TH AVE S
3	0	855930	0030	04/18/12	\$398,950	\$477,000	2,572	9	2012	Avg	4,469	N	N	10127 SE 192ND PL
3	0	855930	0190	09/26/12	\$399,217	\$466,000	2,583	9	2012	Avg	5,634	N	N	19201 101ST PL SE
3	0	855930	0180	09/21/12	\$413,126	\$483,000	2,583	9	2012	Avg	4,116	N	N	19207 101ST PL SE
3	0	156191	0050	10/31/12	\$309,000	\$358,000	2,590	9	1990	Avg	8,407	Y	N	9516 S 204TH PL
3	0	156191	0170	10/25/12	\$328,000	\$381,000	2,590	9	1989	Avg	10,078	N	N	20418 95TH AVE S
3	0	855930	0110	08/08/12	\$411,218	\$484,000	2,624	9	2012	Avg	4,719	Y	N	10014 SE 192ND PL
3	0	855930	0160	08/21/12	\$408,321	\$480,000	2,624	9	2012	Avg	5,202	N	N	10112 SE 192ND PL

## Improved Sales Used in This Annual Update Analysis

### Area 059 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	855930	0090	05/05/12	\$419,210	\$500,000	2,681	9	2012	Avg	7,241	Y	N	10021 SE 192ND PL
3	0	156191	0040	03/16/13	\$370,000	\$415,000	2,720	9	1990	Avg	8,889	Y	N	9522 S 204TH PL
3	0	855930	0150	06/08/12	\$413,209	\$491,000	2,760	9	2012	Avg	6,058	N	N	10106 SE 192ND PL
3	0	855930	0020	03/19/12	\$424,950	\$509,000	2,798	9	2012	Avg	4,473	N	N	10153 SE 192ND PL
3	0	855930	0120	05/09/12	\$418,470	\$499,000	2,815	9	2012	Avg	5,619	Y	N	19215 101ST AVE SE
3	0	156190	0500	07/27/11	\$349,950	\$422,000	2,910	9	1988	Avg	9,508	N	N	9709 S 203RD ST
3	0	855930	0130	06/08/12	\$432,950	\$514,000	3,165	9	2012	Avg	7,152	Y	N	19209 101ST AVE SE
3	0	855930	0140	05/14/12	\$422,412	\$503,000	3,165	9	2012	Avg	8,404	N	N	19210 101ST AVE SE
3	0	062205	9169	03/23/11	\$466,438	\$558,000	3,400	9	2010	Avg	6,465	N	N	20313 97TH AVE S
3	0	885840	0050	12/01/11	\$360,000	\$434,000	2,900	10	1981	Good	9,696	Y	N	20625 95TH AVE S
3	0	062205	9171	09/21/11	\$450,000	\$544,000	3,563	10	2009	Avg	7,355	N	N	20316 97TH PL S

## Improved Sales Removed in This Annual Update Analysis

### Area 059 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	144100	0280	12/21/11	\$315,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
1	0	144100	0040	02/11/13	\$200,000	DOR RATIO
1	0	144100	0050	01/30/13	\$200,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
1	0	144100	0100	10/11/13	\$409,950	DOR RATIO;PREVIMP<=25K
1	0	144100	0030	08/28/12	\$200,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
1	0	144100	0260	12/10/11	\$352,000	RELOCATION - SALE TO SERVICE
1	0	154300	0050	07/20/12	\$325,000	OBSERVATION OUTSIDE THE NORM
1	0	154300	0110	02/05/13	\$371,000	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group
1	0	154300	0030	05/28/13	\$383,000	NON-REPRESENTATIVE SALE
1	0	264140	0030	06/04/12	\$237,650	GOVERNMENT AGENCY; NEW PLAT (WITH LESS THAN 20% SOLD); EXEMPT FROM EXCISE TAX;
1	0	272850	0060	11/28/12	\$194,639	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AUCTION SALE; AND OTHER WARNINGS
1	0	272850	0010	03/26/12	\$206,000	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
1	0	272850	0110	06/05/13	\$223,000	SHORT SALE; NON-REPRESENTATIVE SALE
1	0	302305	9071	01/24/13	\$235,286	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
1	0	302305	9028	06/11/13	\$380,000	IMP COUNT
1	0	302305	9033	09/25/12	\$100,000	NO MARKET EXPOSURE
1	0	312305	9178	04/09/13	\$225,000	QUIT CLAIM DEED
1	0	322305	9116	02/20/13	\$159,992	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
1	0	322305	9244	05/15/12	\$207,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
1	0	322305	9100	05/15/12	\$474,000	IMP COUNT
1	0	322305	9265	12/28/12	\$80,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	334040	1579	02/14/13	\$408,000	ACTIVE PERMIT BEFORE SALE>25K
1	0	334040	1572	08/30/12	\$155,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR
1	0	334040	1190	05/15/13	\$222,000	NO MARKET EXPOSURE;
1	0	334040	1375	08/15/13	\$250,000	TEAR DOWN; IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	0	338832	0020	03/28/13	\$312,000	STATISTICAL OUTLIER
1	0	338832	0020	12/06/12	\$147,000	NON-REPRESENTATIVE SALE
1	0	507000	0150	02/29/12	\$190,000	ANOMALY DETECTION
1	0	507000	0100	07/10/13	\$452,800	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE; Sale price updated by Sales ID group
1	0	662340	0050	07/09/13	\$199,950	MODEL DEVELOPMENT EXCLUSION
1	0	662430	0170	02/12/13	\$222,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
1	0	662480	0110	10/02/13	\$458,950	MODEL DEVELOPMENT EXCLUSION
1	0	662480	0160	12/30/13	\$429,950	NON-NORMAL DISTRIBUTION
1	0	722200	0318	11/13/13	\$230,000	LACK OF REPRESENTATION-GRADES

## Improved Sales Removed in This Annual Update Analysis

### Area 059 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	722200	0147	01/11/12	\$112,500	MODEL DEVELOPMENT EXCLUSION
1	0	722200	0163	08/03/12	\$286,270	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
1	0	722200	0163	01/25/13	\$263,663	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
1	0	722200	0339	12/01/11	\$56,250	DOR RATIO;IMP COUNT;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
1	0	722200	0109	12/12/12	\$321,101	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
1	0	722200	0339	02/07/11	\$300,000	IMP COUNT
1	0	722200	0173	10/01/12	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	722200	0192	11/16/11	\$175,000	NO MARKET EXPOSURE
1	0	722200	0193	04/25/11	\$165,797	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	722200	0285	08/27/13	\$284,950	OBSOL
1	0	722200	0286	08/28/13	\$169,500	PREVIMP<=25K
1	0	722927	0010	12/17/12	\$57,649	DOR RATIO;QUIT CLAIM DEED; NON-REPRESENTATIVE SALE
1	0	761680	0210	07/09/12	\$325,000	MODEL DEVELOPMENT EXCLUSION
1	0	761680	0380	08/19/11	\$230,881	FULL SALES PRICE NOT REPORTED; NO MARKET EXPOSURE; GOVERNMENT AGENCY;
1	0	761680	0380	05/24/12	\$164,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
1	0	761680	0210	02/13/12	\$147,001	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX;
1	0	808335	0170	06/26/13	\$195,000	MODEL DEVELOPMENT EXCLUSION
1	0	808335	0130	09/27/12	\$175,000	MODEL DEVELOPMENT EXCLUSION
1	0	808335	0240	10/05/12	\$188,003	STATISTICAL OUTLIER
1	0	808335	0020	07/01/11	\$155,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	0	810630	0320	10/30/12	\$365,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AUCTION SALE;
1	0	810630	0600	06/27/13	\$436,000	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group
1	0	810630	0890	10/17/12	\$449,500	RELOCATION - SALE TO SERVICE
1	0	855740	0010	01/24/13	\$260,000	OBSERVATION OUTSIDE THE NORM
1	0	855860	0200	02/28/12	\$161,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX;
1	0	886050	0250	03/01/12	\$373,413	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
1	0	886050	0250	06/28/12	\$286,250	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
1	0	889900	0180	03/01/12	\$296,899	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	0	889900	0280	08/18/11	\$190,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	889910	0020	02/20/13	\$179,000	EXEMPT FROM EXCISE TAX; AUCTION SALE
1	0	889910	0360	04/08/13	\$421,121	EXEMPT FROM EXCISE TAX; FORCED SALE; Sale price updated by Sales ID group
1	0	889910	0360	07/26/13	\$207,000	FINANCIAL INSTITUTION RESALE;FINANCIAL INSTITUTION RESALE; AUCTION SALE
1	0	889921	0160	04/23/12	\$234,016	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
1	0	889921	0290	03/13/13	\$232,000	EXEMPT FROM EXCISE TAX; FORCED SALE; Sale price updated by Sales ID group

## Improved Sales Removed in This Annual Update Analysis

### Area 059 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	889921	0190	08/27/13	\$333,396	EXEMPT FROM EXCISE TAX; FORCED SALE; Sale price updated by Sales ID group
1	0	889921	0500	01/15/13	\$216,001	EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
1	0	889921	0500	07/24/13	\$330,900	FINANCIAL INSTITUTION RESALE
1	0	889921	0060	02/13/12	\$180,000	NON-REPRESENTATIVE SALE
1	0	895650	0040	06/24/13	\$365,000	NON-NORMAL DISTRIBUTION
1	0	948574	0460	07/24/12	\$270,000	STATISTICAL OUTLIER-BOX PLOT
1	0	948574	0040	04/05/11	\$285,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE
1	0	948574	0310	02/22/12	\$153,986	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
1	0	948575	0140	04/26/13	\$207,000	MODEL DEVELOPMENT EXCLUSION
1	0	948575	0460	02/07/11	\$235,000	NON-NORMAL DISTRIBUTION
1	0	948575	0490	04/08/11	\$218,000	FINANCIAL INSTITUTION RESALE
1	0	948576	0280	08/31/11	\$320,000	NO MARKET EXPOSURE
1	0	988820	0020	02/05/13	\$273,869	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
1	0	988820	0040	10/12/11	\$245,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
1	1	723160	0125	02/01/12	\$93,150	DOR RATIO;GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	1	723160	0424	04/15/11	\$98,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	024190	0240	02/20/13	\$399,423	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
2	0	072205	9082	03/19/12	\$327,000	ANOMALY DETECTION
2	0	072205	9237	08/25/11	\$605,000	LACK OF REPRESENTATION-GRADE11
2	0	082205	9175	10/12/12	\$125,000	ANOMALY DETECTION
2	0	082205	9109	05/08/13	\$175,000	ASSESSOR'S DATA DOESN'T MATCH SALE DATA
2	0	082205	9109	04/27/12	\$115,000	LACK OF REPRESENTATION-CONDITION FAIR
2	0	082205	9117	01/27/12	\$282,388	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
2	0	082205	9261	07/19/12	\$81,100	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
2	0	082205	9117	04/30/12	\$165,000	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
2	0	082205	9195	05/06/13	\$173,277	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
2	0	082205	9141	05/22/12	\$130,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	0	082205	9261	03/14/13	\$161,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	172205	9109	06/18/12	\$233,203	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
2	0	172205	9109	06/22/12	\$195,665	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
2	0	172205	9109	09/13/12	\$195,500	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
2	0	174880	0130	12/26/12	\$422,435	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
2	0	178961	0100	02/24/12	\$295,000	RELOCATION - SALE TO SERVICE
2	0	182205	9392	11/04/13	\$250,000	ANOMALY DETECTION



## Improved Sales Removed in This Annual Update Analysis

### Area 059 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	182205	9035	11/14/11	\$220,000	LACK OF REPRESENTATION-GRADES
2	0	182205	9111	06/18/12	\$209,000	NON-NORMAL DISTRIBUTION
2	0	182205	9076	12/26/12	\$145,140	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
2	0	182205	9377	09/10/12	\$190,815	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
2	0	182205	9460	10/27/11	\$401,955	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
2	0	182205	9280	07/16/12	\$70,000	DOR RATIO;IMP COUNT;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
2	0	182205	9278	07/05/13	\$151,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	0	182205	9124	12/15/11	\$135,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE;
2	0	182205	9062	02/21/12	\$122,950	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	182205	9076	04/15/13	\$135,000	FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE
2	0	182205	9249	01/04/13	\$198,900	FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE
2	0	182205	9162	02/13/13	\$256,132	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
2	0	182205	9162	06/04/13	\$145,000	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX;
2	0	182205	9221	09/12/12	\$179,319	IMP COUNT;BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
2	0	182205	9221	04/15/13	\$165,000	IMP COUNT;FINANCIAL INSTITUTION RESALE
2	0	182205	9202	10/11/11	\$130,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
2	0	182205	9143	03/20/12	\$236,000	OBSOL
2	0	241650	0030	04/19/12	\$263,000	NO MARKET EXPOSURE
2	0	295290	0060	01/01/11	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	379138	0150	02/24/12	\$267,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
2	0	379138	0090	11/03/11	\$256,800	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AUCTION SALE; AND OTHER WARNINGS
2	0	379138	0090	05/02/12	\$300,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; AUCTION SALE
2	0	379140	0190	02/08/12	\$270,000	STATISTICAL OUTLIER
2	0	379140	0210	12/14/11	\$259,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	379141	0250	04/16/13	\$327,200	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group
2	0	526700	0140	10/23/12	\$210,000	STATISTICAL OUTLIER
2	0	564140	0180	04/25/13	\$247,000	STATISTICAL OUTLIER
2	0	570220	0170	05/21/12	\$204,900	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AUCTION SALE; AND OTHER WARNINGS
2	0	570220	0190	07/26/13	\$260,270	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
2	0	570220	0150	09/10/12	\$155,000	NON-REPRESENTATIVE SALE
2	0	638650	0300	01/19/12	\$334,906	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
2	0	638650	0300	12/20/11	\$393,350	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
2	0	638650	0300	07/30/12	\$187,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE
2	0	729780	0080	09/25/13	\$251,000	STATISTICAL OUTLIER

## Improved Sales Removed in This Annual Update Analysis

### Area 059 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	742900	0060	03/24/11	\$305,000	LACK OF REPRESENTATION-CONDITION FAIR
2	0	742900	0100	12/20/12	\$316,300	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AUCTION SALE; AND OTHER WARNINGS
2	0	742900	0240	06/27/11	\$210,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	0	803565	0020	02/26/13	\$152,500	STATISTICAL OUTLIER
2	0	880240	0608	10/04/11	\$385,850	LACK OF REPRESENTATION-GRADE11
2	0	880240	0658	04/19/12	\$335,000	STATISTICAL OUTLIER
2	0	880240	0409	07/10/12	\$125,000	STATISTICAL OUTLIER
2	0	880240	0418	01/09/12	\$176,414	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
2	0	880240	0810	02/06/13	\$223,000	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group;
2	0	880240	0418	02/13/12	\$110,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	880240	0422	02/10/12	\$109,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	880240	0677	05/20/11	\$276,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	880240	0609	09/07/11	\$400,000	OBSOL;FINANCIAL INSTITUTION RESALE
2	0	880240	0634	09/20/13	\$275,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	880240	0683	08/14/13	\$270,000	SHORT SALE; NON-REPRESENTATIVE SALE
2	0	889500	0140	04/02/12	\$159,500	NON-REPRESENTATIVE SALE
2	0	932050	0010	02/26/13	\$175,000	NON-NORMAL DISTRIBUTION
2	0	932060	0070	12/06/12	\$220,795	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
2	0	932060	0360	10/08/12	\$108,500	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
2	0	932060	0420	07/22/13	\$275,184	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
2	0	932060	0070	03/05/13	\$210,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
2	0	932070	0670	12/26/12	\$257,410	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
2	0	932070	0670	03/25/13	\$155,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
2	0	932080	0060	10/29/12	\$167,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
2	0	932080	0040	04/09/13	\$168,000	EXEMPT FROM EXCISE TAX; AUCTION SALE; FINANCIAL INSTITUTION RESALE;
2	0	932080	0040	07/29/13	\$275,000	FINANCIAL INSTITUTION RESALE;ASSESSOR'S DATA DOESN'T MATCH SALE DATA
2	0	940640	0240	12/03/13	\$320,000	EXEMPT FROM EXCISE TAX; AUCTION SALE; Sale price updated by Sales ID group;
3	0	025590	0010	01/23/12	\$161,422	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
3	0	025590	0130	04/16/12	\$100,000	NON-REPRESENTATIVE SALE
3	0	052205	9013	02/13/12	\$130,000	ANOMALY DETECTION
3	0	052205	9124	02/29/12	\$176,492	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
3	0	052205	9096	01/26/11	\$99,483	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	052205	9018	05/23/13	\$126,122	EXEMPT FROM EXCISE TAX; AUCTION SALE; FINANCIAL INSTITUTION RESALE;
3	0	052205	9189	04/04/13	\$181,000	EXEMPT FROM EXCISE TAX; AUCTION SALE; FINANCIAL INSTITUTION RESALE;

## Improved Sales Removed in This Annual Update Analysis

### Area 059 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	052205	9124	05/23/12	\$170,900	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
3	0	052205	9134	10/27/11	\$157,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
3	0	052205	9171	03/15/11	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	052205	9159	04/13/11	\$117,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
3	0	062205	9138	01/22/13	\$221,995	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
3	0	062205	9169	03/25/11	\$225,000	DOR RATIO;CORPORATE AFFILIATES; NO MARKET EXPOSURE
3	0	062205	9171	09/16/11	\$200,000	DOR RATIO;CORPORATE AFFILIATES; NON-REPRESENTATIVE SALE
3	0	062205	9082	07/01/11	\$150,000	DOR RATIO;IMP COUNT;%COMPL
3	0	062205	9138	07/26/13	\$188,475	FINANCIAL INSTITUTION RESALE; AUCTION SALE
3	0	062205	9143	07/29/11	\$241,000	FORCED SALE; FINANCIAL INSTITUTION RESALE
3	0	062205	9030	12/12/12	\$313,000	NON-REPRESENTATIVE SALE
3	0	062205	9158	04/26/11	\$750,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	071300	0020	05/02/13	\$209,000	MODEL DEVELOPMENT EXCLUSION
3	0	071300	0190	01/25/11	\$136,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	0	107947	0080	12/17/13	\$278,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	155700	0050	10/19/11	\$181,596	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; BANKRUPTCY - RECEIVER OR TRUSTEE;
3	0	155700	0220	04/12/11	\$127,000	NON-REPRESENTATIVE SALE
3	0	374950	0200	03/01/11	\$150,000	MODEL DEVELOPMENT EXCLUSION
3	0	379770	0160	01/09/13	\$196,087	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
3	0	505480	0130	04/22/11	\$310,000	RELOCATION - SALE TO SERVICE
3	0	526600	0090	06/11/12	\$198,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
3	0	542200	0030	03/15/11	\$182,100	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	542200	0020	08/06/11	\$69,900	DOR RATIO;TEAR DOWN; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	567200	0080	04/17/13	\$329,215	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE; FINANCIAL INSTITUTION RESALE;
3	0	572700	0030	09/27/12	\$34,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
3	0	572850	0040	01/04/11	\$168,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	0	572850	0050	04/10/13	\$190,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
3	0	638512	0270	04/29/13	\$271,000	EXEMPT FROM EXCISE TAX; AUCTION SALE; FINANCIAL INSTITUTION RESALE;
3	0	640220	0060	03/15/11	\$135,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	640220	0060	04/20/12	\$218,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	662340	0219	02/26/13	\$282,389	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
3	0	662340	0190	04/15/13	\$101,859	DOR RATIO;EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
3	0	662340	0236	06/27/13	\$145,000	NO MARKET EXPOSURE;
3	0	662340	0236	08/08/13	\$157,000	NO MARKET EXPOSURE;

## Improved Sales Removed in This Annual Update Analysis

### Area 059 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	666685	0070	09/26/12	\$270,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
3	0	666686	0180	09/24/12	\$255,500	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
3	0	793100	0063	06/11/13	\$154,000	MODEL DEVELOPMENT EXCLUSION
3	0	793100	0102	11/18/11	\$26,250	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
3	0	793100	0063	04/11/13	\$246,201	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
3	0	793100	0102	11/18/11	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	793100	0065	04/21/11	\$125,000	NON-REPRESENTATIVE SALE
3	0	793100	0068	01/27/12	\$168,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	0	794100	0310	06/26/13	\$418,000	NON-NORMAL DISTRIBUTION
3	0	813800	0040	03/27/12	\$123,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
3	0	813800	0120	01/09/12	\$235,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
3	0	813800	0010	06/27/13	\$335,529	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
3	0	813800	0040	06/21/12	\$189,316	NON-REPRESENTATIVE SALE
3	0	813800	0120	04/25/12	\$164,199	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	0	919770	0140	09/12/13	\$138,666	RELATED PARTY, FRIEND, OR NEIGHBOR

## Vacant Sales Used in this Annual Update Analysis

### Area 059

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
2	0	182205	9479	12/02/13	\$48,000	13,694	N	N
1	0	322305	9202	09/02/13	\$87,500	17,859	N	N
1	0	722200	0422	08/14/13	\$170,000	15,202	N	N
2	0	378285	0020	07/29/13	\$110,000	5,841	N	N
1	0	722200	0111	04/08/13	\$100,000	6,219	N	N
3	0	062205	9161	01/03/13	\$104,000	15,147	N	N
1	0	312305	9119	03/04/11	\$250,000	98,010	N	N

## Vacant Sales Removed in this Annual Update Analysis

### Area 059

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	N	662430	0050	11/06/13	\$145,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES;
1	N	302305	9131	10/17/13	\$110,000	NO MARKET EXPOSURE;
1	N	334040	1577	02/14/13	\$130,000	CONDEMNATION/EMINENT DOMAIN;
3	N	052205	9085	12/12/12	\$200,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
2	N	378285	0090	03/20/12	\$71,000	QUIT CLAIM DEED;
3	N	062205	9163	02/22/12	\$75,000	QUIT CLAIM DEED;
3	N	062205	9162	02/22/12	\$75,000	QUIT CLAIM DEED;
2	N	082205	9071	01/23/12	\$400,000	CORPORATE AFFILIATES; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
2	N	082205	9071	11/01/11	\$1,100,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; EXEMPT FROM EXCISE TAX;



# Uniform Standards of Professional Appraisal Practice Compliance

## Client and Intended Use of the Appraisal:

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

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

## Definition and date of value estimate:

### Market Value

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

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

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

### Highest and Best Use

#### **RCW 84.40.030**

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

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



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

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

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

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

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

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

**Date of Value Estimate**

**RCW 84.36.005**

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

**RCW 36.21.080**

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

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



## Property Rights Appraised: Fee Simple

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

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

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

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

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

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

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

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

## Assumptions and Limiting Conditions:

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



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

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

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

## Certification:

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

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

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

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

- Annual Update Model Development and Report Preparation
- Data Collection
- Sales Verification
- Appeals Response Preparation / Review
- Appeal Hearing Attendance
- Physical Inspection Model Development and Report Preparation
- Land and total Valuation
- New Construction Evaluation

Janelle Weihl

7/7/2014

Appraiser II

Date