

# Executive Summary

## Beacon Hill - Area 079

### Annual Update

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

**Previous Physical Inspection:** 2008  
**Number of Improved Sales:** 645  
**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>	\$132,200	\$181,500	\$313,700			11.81%
<b>2014 Value</b>	\$149,100	\$189,800	\$338,900	\$367,700	92.5%	11.33%
<b>\$ Change</b>	+\$16,900	+\$8,300	+\$25,200			
<b>% Change</b>	+12.8%	+4.6%	+8.0%			

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 11.33% is an improvement from the previous COD of 11.81%. 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>	\$142,400	\$154,600	\$297,000
<b>2014 Value</b>	\$160,600	\$158,500	\$319,100
<b>% Change</b>	+12.8%	+2.5%	+7.4%

**Number of one to three unit residences in the population:** 6,971

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, parcels located in subarea 4 or parcels that are building grade 8 improvements with above grade living area greater than 1000 SF located in all subareas *except* subarea 4 were generally at lower assessment levels than the rest of the population. Similarly, parcels affected by traffic noise that *are not* in sub area 4 or *are not* building grade 8 with above grade living area greater than 1000 SF were generally at higher assessment levels than rest of the population. This annual update valuation model corrects for these strata differences.

A conservative approach to valuation was taken for Area 79 due to its being scheduled for a Physical Inspection for 2015 assessment roll.

Area 079 - Map

SubArea 1

SubArea 2

SubArea 3

SubArea 4

SubArea 5

SubArea 7

Mount Baker

Rainier Valley

Seattle

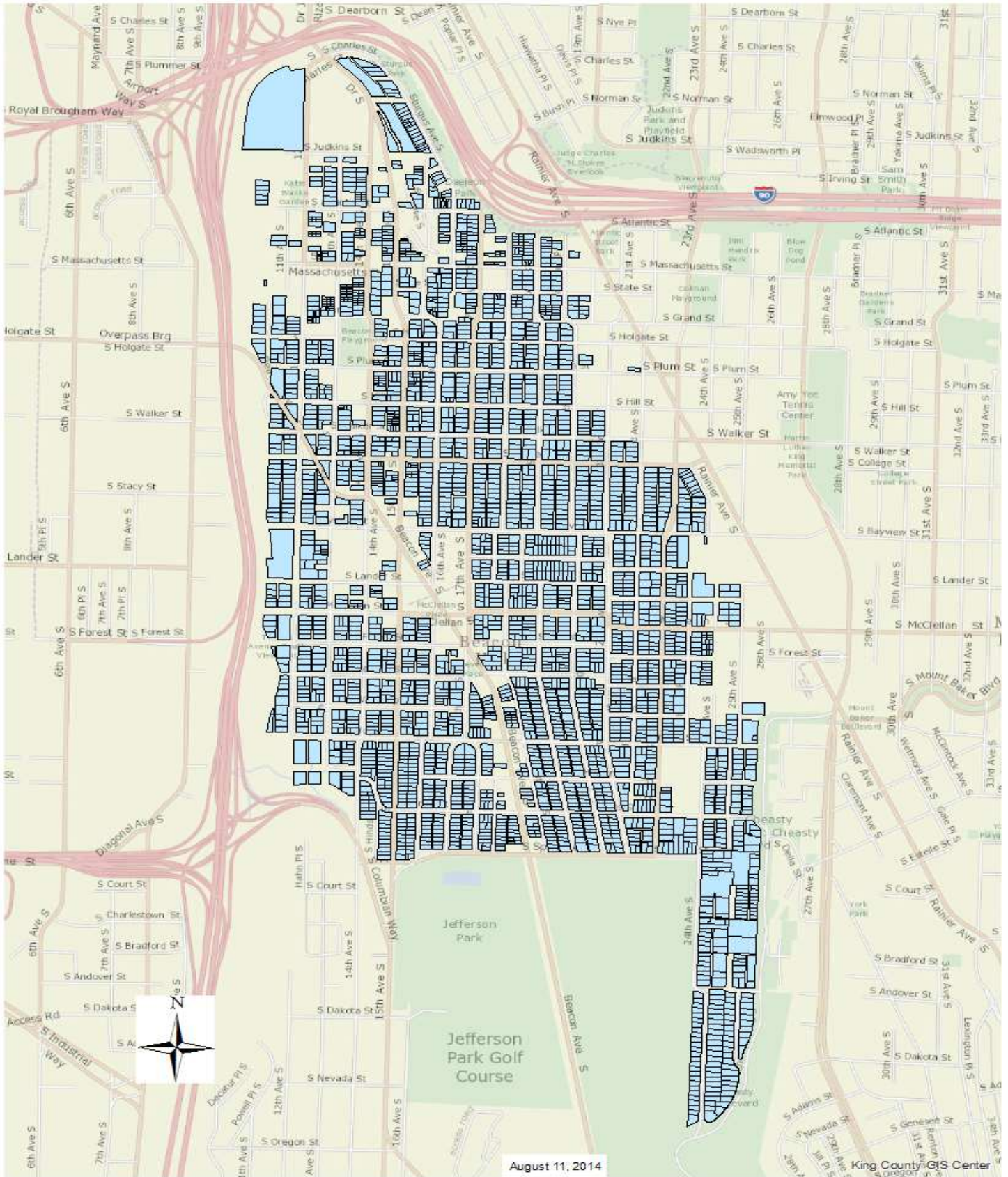
August 11, 2014

King County GIS Center

Area 079  
2014 Annual Update

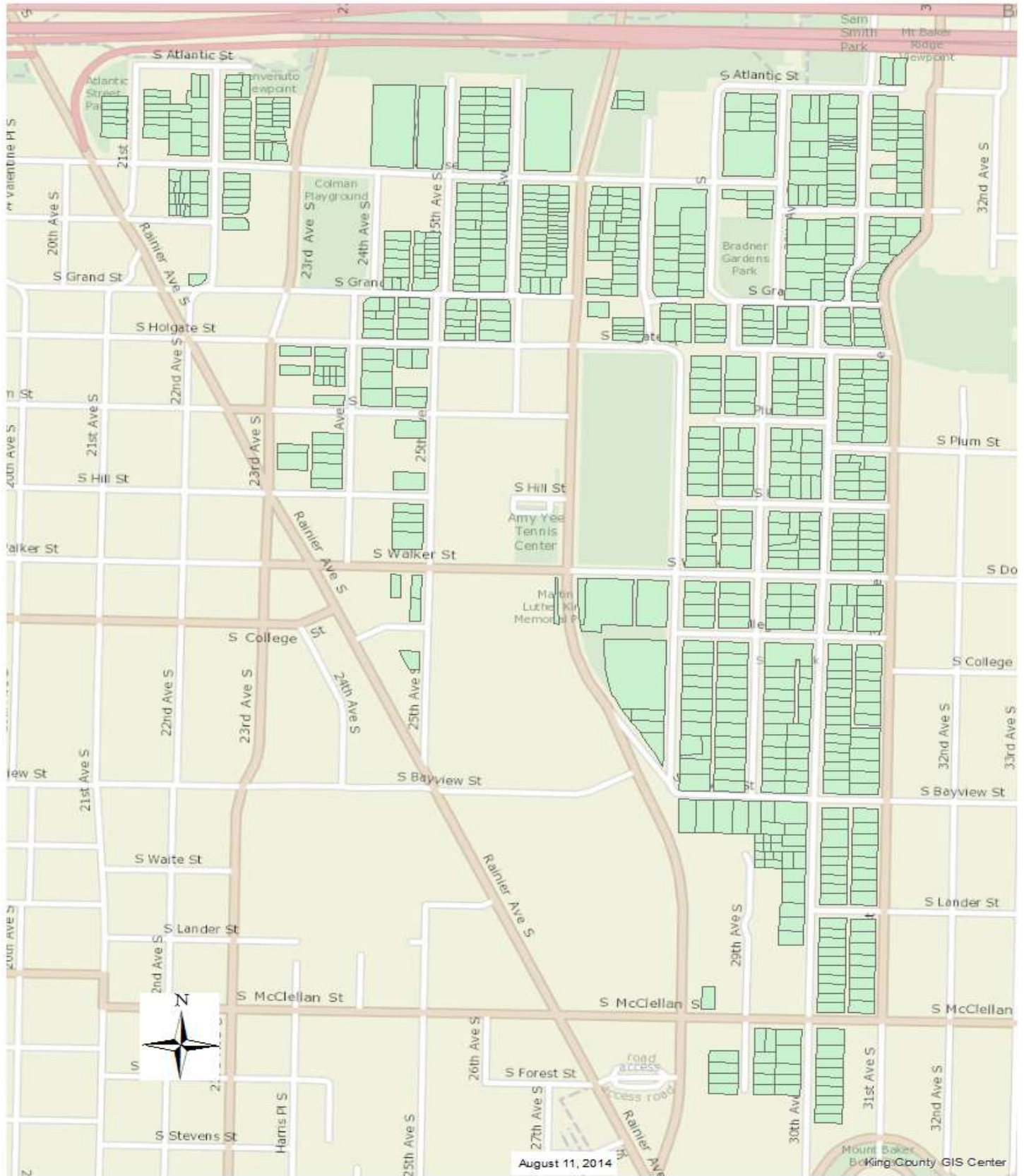


## Area 079 – Sub Area 1 Map





## Area 079 – Sub Area 2 Map

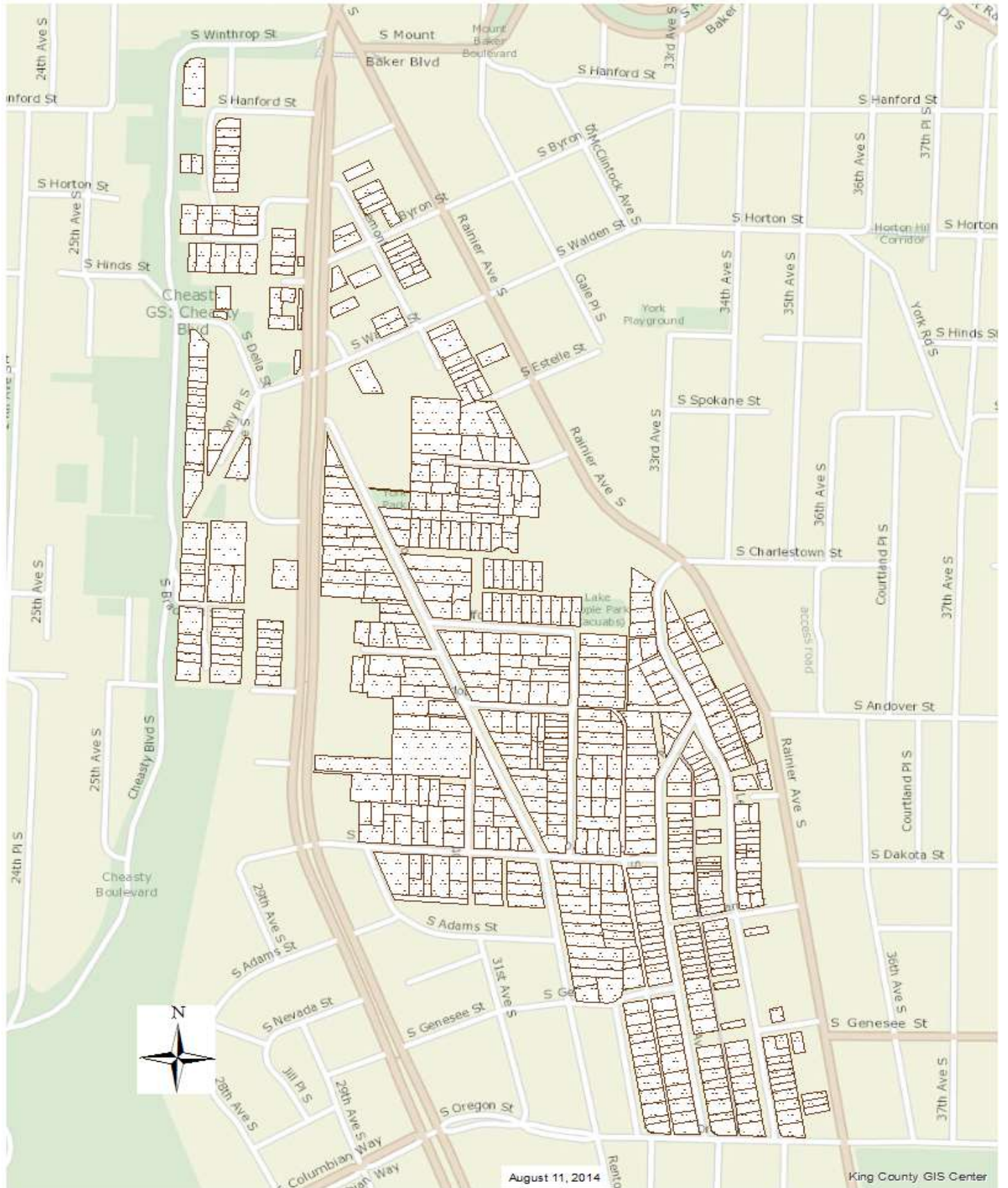


## Area 079 – Sub Area 3 Map

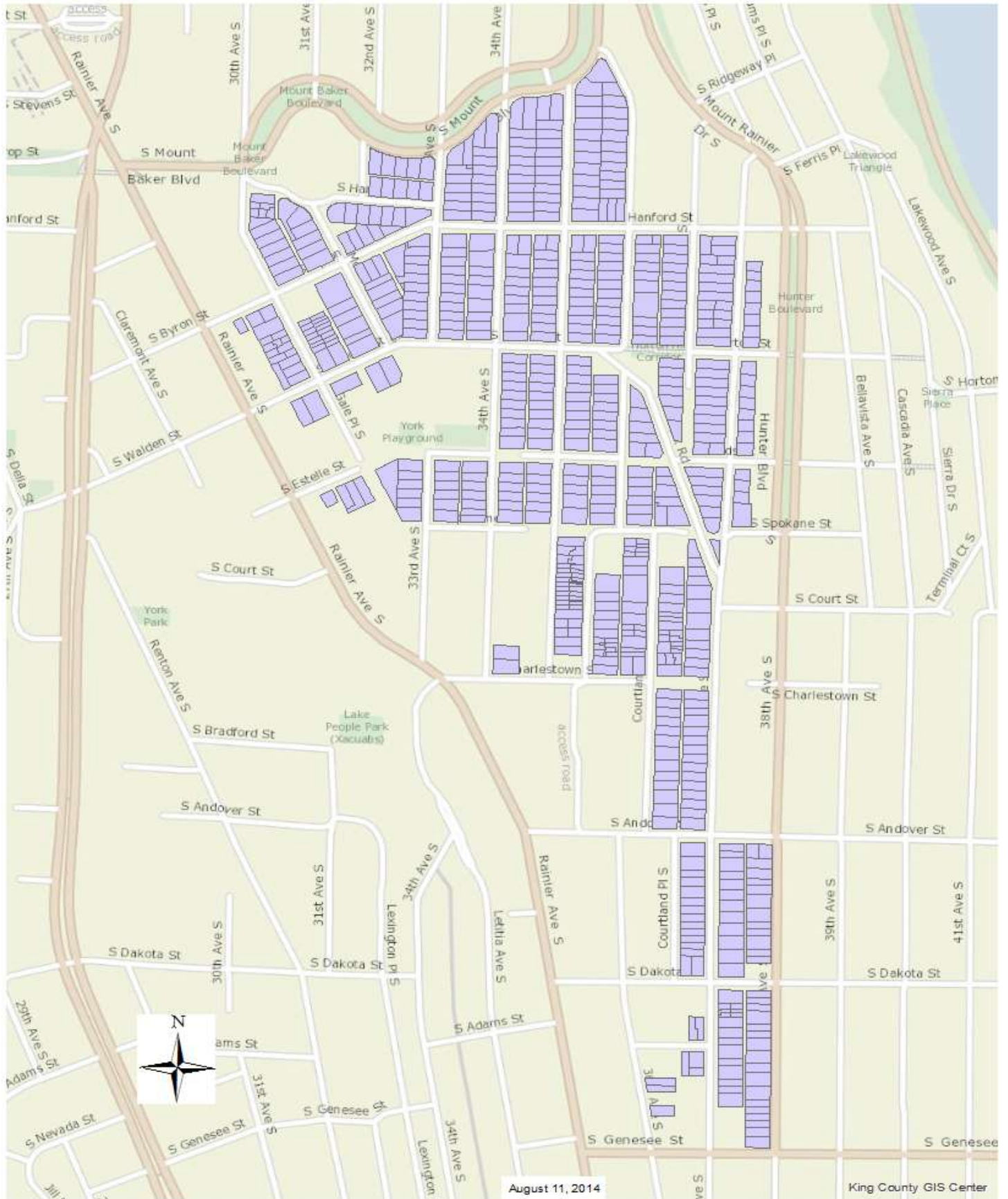




## Area 079 – Sub Area 4 Map

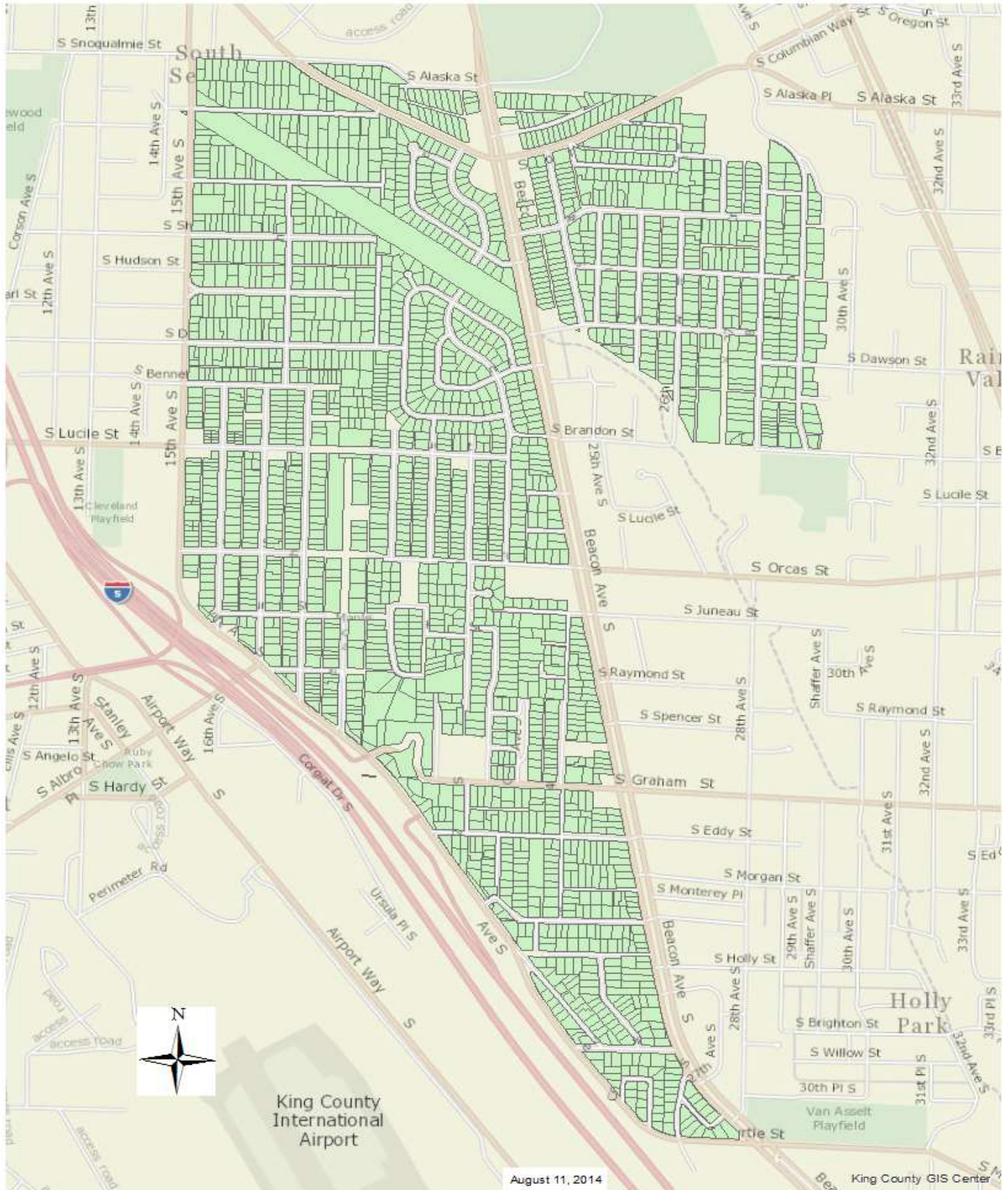


## Area 079 – Sub Area 5 Map





## Area 079 – Sub Area 7 Map



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## Area 079 - Model Adjustments 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+6.51%	4,590	66%

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
SubArea 4	+12.38%	46	393	12%
AGLA>1000 Grade 8 EXCEPT SubArea 4	+16.22%	108	912	12%
Traffic Noise= Moderate, Heavy or Extreme except in SubArea = 4 or AGLA>1000 Grade 8 SubArea <>4	+1.03%	74	1076	7%

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

# Annual Update Process

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

**Date of Appraisal Report: August 20, 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 10 usable land sales available in the area and supplemented by the value increase in sales of improved parcels, a +12.8% overall increase (based on truncation) was made to the land assessment for the 2014 Assessment Year.

2014 Land Value = 2013 Land Value \* 1.128, with the result truncated to the next \$1,000.

## Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, parcels located in subarea 4 or parcels that are building grade 8 improvements with above grade living area greater than 1000 SF located in all subareas *except* subarea 4 were generally at lower assessment levels than the rest of the population. Similarly, parcels affected by traffic noise that are not in sub area 4 or are not building grade 8 with above grade living area greater than 1000 SF were generally at higher assessment levels than rest of the population. This annual update valuation model corrects for these strata differences.



A conservative approach to valuation was taken for Area 79 due to its being scheduled for a Physical Inspection for 2015 assessment roll.

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 645 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:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * (1 - 0.06) / (.8825726 - 4.613188E-02 * \text{Sub4} - 7.378526E-02 * \text{Grd8AglaGT1000NoSub4} + 4.781009E-02 * \text{VariousTraf})$$

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

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

## Mobile Home Update

There are no Mobile Homes in area 79.

## Results

The resulting assessment level is 0.925. 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 +7.4%. This increase is due partly to market changes over time and the previous assessment levels.

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

## Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (2013 Land Value + Previous Improvement Value) \* 1.080.
- 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) \* 1.080.
- 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  $\leq$  \$10,000 no adjustment is applied.
- If improvements and accessories  $\leq$  \$10,000 no further adjustment applied.
- If vacant parcel (no improvement value), the land adjustment applies.
- If a parcel is coded “non-perc” (sewer system=3 or 4), there is no change from previous land value.
- If a parcel is coded “unbuildable” = 1, there is no change from previous land value.
- If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
- If an improvement is coded “% net condition” or is in “poor” condition, then there is no change from previous improvement value, only the land adjustment applies.
- Any properties excluded from the annual up-date process are noted in RealProperty.



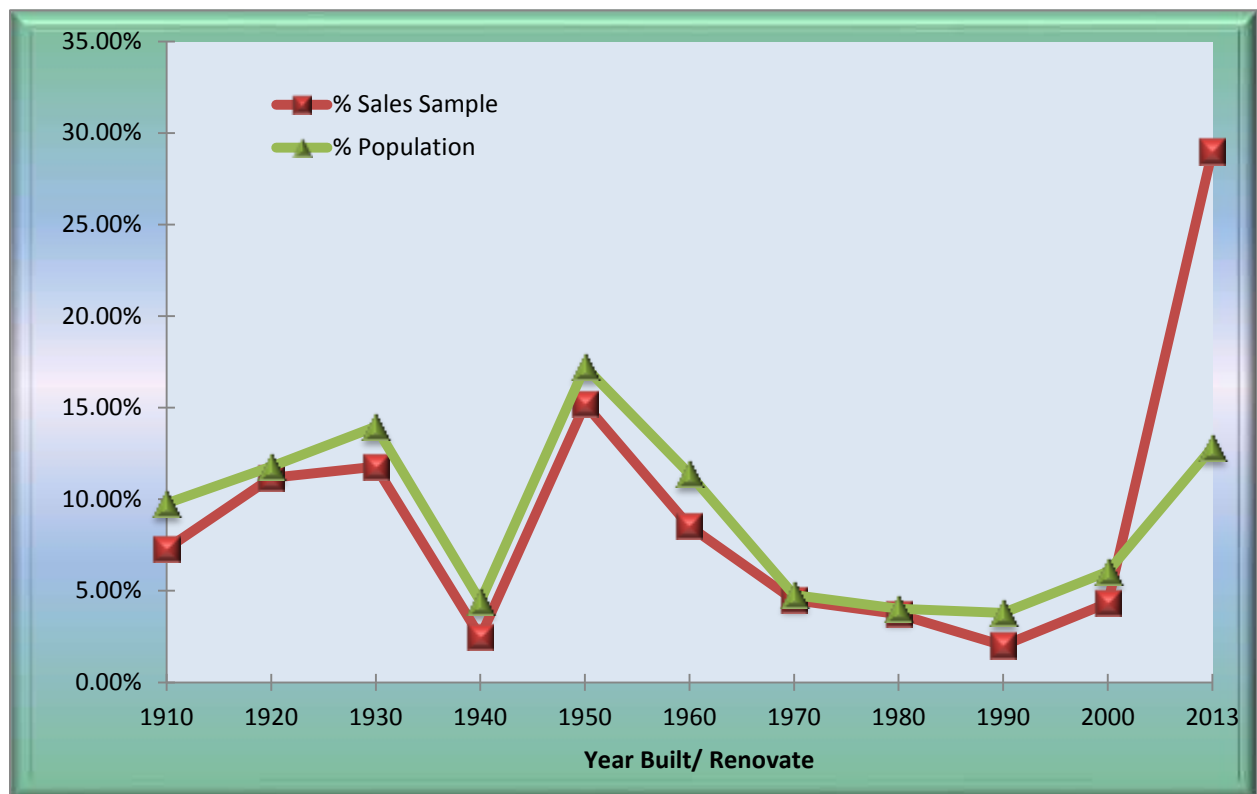
## Sales Sample Representation of Population Year Built or Renovated

**Sales Sample**

Year Built/Ren	Frequency	% Sales Sample
1910	47	7.29%
1920	72	11.16%
1930	76	11.78%
1940	16	2.48%
1950	98	15.19%
1960	55	8.53%
1970	29	4.50%
1980	24	3.72%
1990	13	2.02%
2000	28	4.34%
2013	187	28.99%
	645	

**Population**

Year Built/Ren	Frequency	% Population
1910	681	9.77%
1920	821	11.78%
1930	974	13.97%
1940	308	4.42%
1950	1,201	17.23%
1960	794	11.39%
1970	333	4.78%
1980	280	4.02%
1990	264	3.79%
2000	422	6.05%
2013	893	12.81%
	6,971	



Sales of new homes built over the last few years are over represented in this sample.

This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

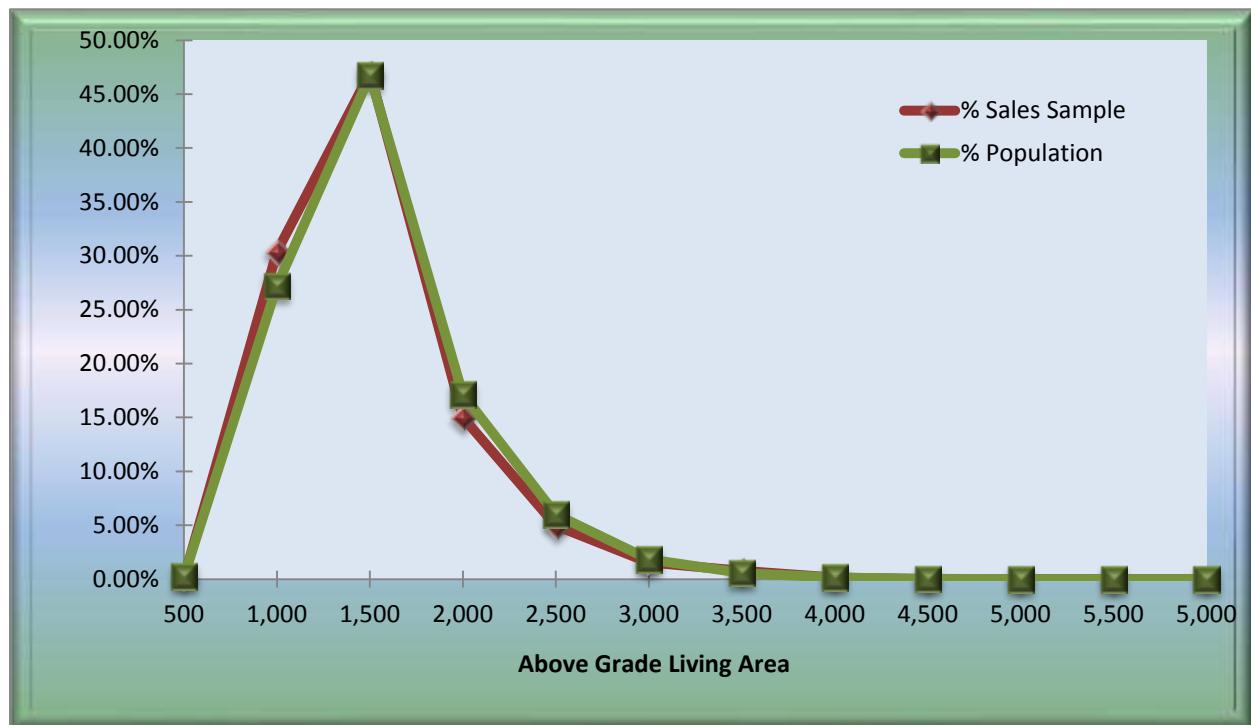
## Sales Sample Representation of Population Above Grade Living Area

**Sales Sample**

AGLA	Frequency	% Sales Sample
500	1	0.16%
1,000	196	30.39%
1,500	303	46.98%
2,000	97	15.04%
2,500	32	4.96%
3,000	10	1.55%
3,500	5	0.78%
4,000	1	0.16%
4,500	0	0.00%
5,000	0	0.00%
5,500	0	0.00%
5,000	0	0.00%
645		

**Population**

AGLA	Frequency	% Population
500	18	0.26%
1,000	1,897	27.21%
1,500	3,259	46.75%
2,000	1,197	17.17%
2,500	419	6.01%
3,000	129	1.85%
3,500	40	0.57%
4,000	10	0.14%
4,500	2	0.03%
5,000	0	0.00%
5,500	0	0.00%
5,000	0	0.00%
6,971		



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.



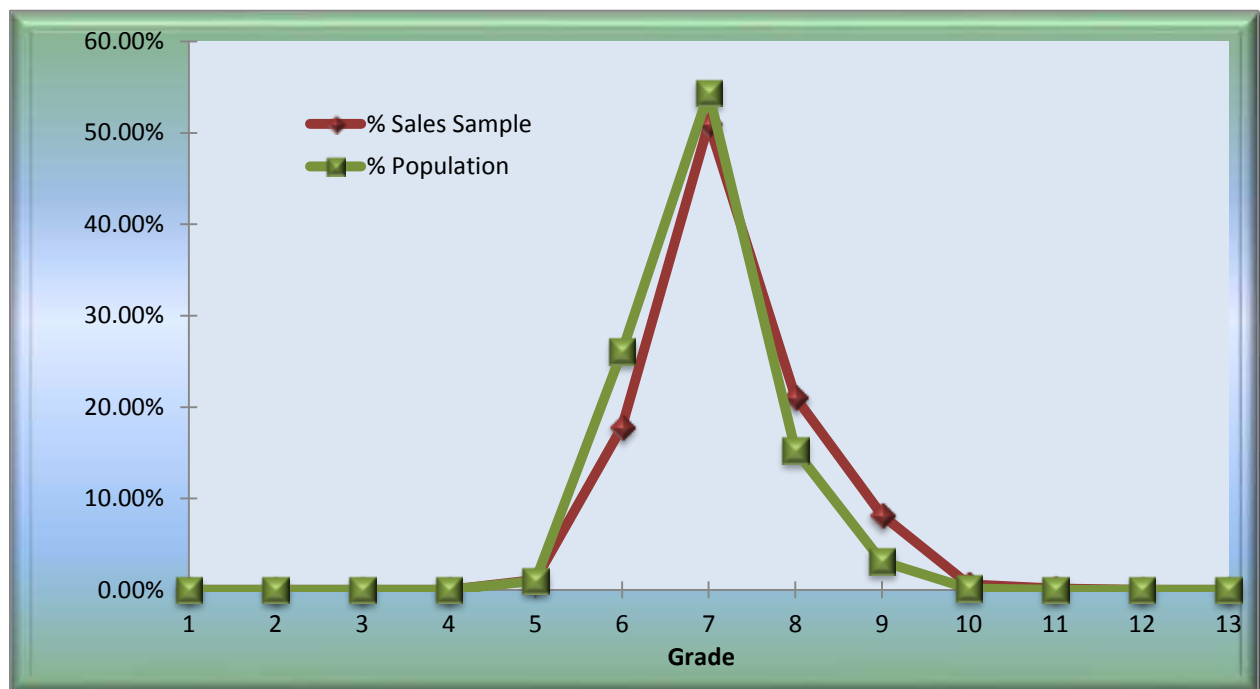
## Sales Sample Representation of Population Building Grade

**Sales Sample**

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	7	1.09%
6	115	17.83%
7	329	51.01%
8	136	21.09%
9	53	8.22%
10	4	0.62%
11	1	0.16%
12	0	0.00%
13	0	0.00%
645		

**Population**

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	69	0.99%
6	1,818	26.08%
7	3,790	54.37%
8	1,064	15.26%
9	217	3.11%
10	11	0.16%
11	2	0.03%
12	0	0.00%
13	0	0.00%
6,971		



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 079 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 1.075, resulting in an adjusted value of \$510,000 ( $\$475,000 \times 1.075 = \$510,625$ ) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.180	18.0%
2/1/2011	1.175	17.5%
3/1/2011	1.170	17.0%
4/1/2011	1.165	16.5%
5/1/2011	1.160	16.0%
6/1/2011	1.155	15.5%
7/1/2011	1.150	15.0%
8/1/2011	1.145	14.5%
9/1/2011	1.140	14.0%
10/1/2011	1.135	13.5%
11/1/2011	1.130	13.0%
12/1/2011	1.125	12.5%
1/1/2012	1.120	12.0%
2/1/2012	1.115	11.5%
3/1/2012	1.110	11.0%
4/1/2012	1.105	10.5%
5/1/2012	1.100	10.0%
6/1/2012	1.095	9.5%
7/1/2012	1.090	9.0%
8/1/2012	1.085	8.5%
9/1/2012	1.080	8.0%
10/1/2012	1.075	7.5%
11/1/2012	1.070	7.0%
12/1/2012	1.065	6.5%
1/1/2013	1.060	6.0%
2/1/2013	1.055	5.5%
3/1/2013	1.050	5.0%
4/1/2013	1.045	4.5%
5/1/2013	1.040	4.0%
6/1/2013	1.035	3.5%
7/1/2013	1.030	3.0%
8/1/2013	1.025	2.5%
9/1/2013	1.020	2.0%
10/1/2013	1.015	1.5%
11/1/2013	1.010	1.0%
12/1/2013	1.005	0.5%
1/1/2014	1.000	0.0%



The time adjustment formula for Area 079 is:  $(.8825726 - 1.434359E-04 * \text{SaleDay} - 4.613188E-02 * 7.131783E-02 - 7.378526E-02 * 0.1674419 + 4.781009E-02 * 0.1147287) / (.8825726 - 4.613188E-02 * 7.131783E-02 - 7.378526E-02 * 0.1674419 + 4.781009E-02 * 0.1147287)$

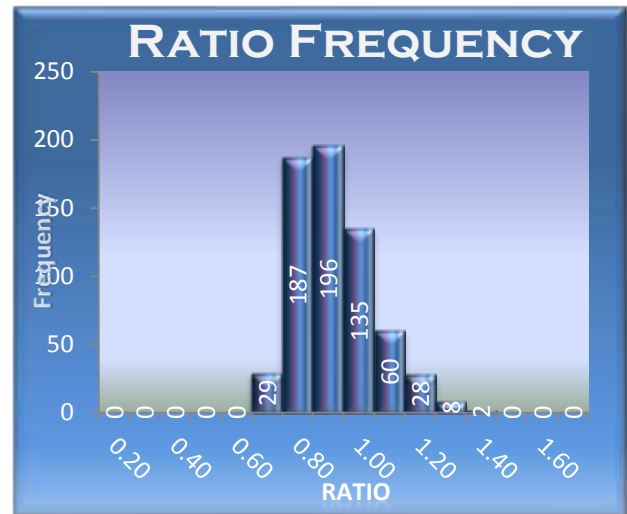
$\text{SaleDay} = \text{SaleDate} - 41640$

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

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

<b>District: WC / Team: 3</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: Beacon Hill</b>	<b>1/1/2013</b>	<b>8/20/2014</b>	<b>1/2011 - 12/2013</b>
<b>Area Number: 79</b>	<b>Appr ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
	<b>RPAN</b>	<b>1 to 3 Unit Residences</b>	<b>YES</b>

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	645
<b>Mean Assessed Value</b>	313,700
<b>Mean Adj. Sales Price</b>	367,700
<b>Standard Deviation AV</b>	84,750
<b>Standard Deviation SP</b>	111,791
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.872
<b>Median Ratio</b>	0.849
<b>Weighted Mean Ratio</b>	0.853
<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.622
<b>Highest ratio:</b>	1.383
<b>Coefficient of Dispersion</b>	11.81%
<b>Standard Deviation</b>	0.128
<b>Coefficient of Variation</b>	14.62%
<b>Price Related Differential (PRD)</b>	1.023
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.839
Upper limit	0.862
<b>95% Confidence: Mean</b>	
Lower limit	0.863
Upper limit	0.882
<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	6971
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.128
<b>Recommended minimum:</b>	26
<b>Actual sample size:</b>	645
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	365
# ratios above mean:	280
z:	3.347
<b>Conclusion:</b>	<b>Non-normal</b>



## COMMENTS:

1 to 3 Unit Residences throughout Area 079

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

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

District: WC / Team: 3		Appr. Date:	Date of Report:	Sales Dates:
Area Name: Beacon Hill		1/1/2014	8/20/2014	1/2011 - 12/2013
Area Number: 79		Appr. ID:	Property Type:	Adjusted for time?
		RPAN	1 to 3 Unit	YES
SAMPLE STATISTICS				
Sample size (n)		645		
Mean Assessed Value		338,900		
Mean Sales Price		367,700		
Standard Deviation AV		96,416		
Standard Deviation SP		111,791		
ASSESSMENT LEVEL				
Arithmetic Mean Ratio		0.939		
Median Ratio		0.925		
Weighted Mean Ratio		0.922		
UNIFORMITY				
Lowest ratio		0.660		
Highest ratio:		1.469		
Coefficient of Dispersion		11.33%		
Standard Deviation		0.132		
Coefficient of Variation		14.05%		
Price Related Differential (PRD)		1.019		
RELIABILITY				
95% Confidence: Median				
Lower limit		0.907		
Upper limit		0.938		
95% Confidence: Mean				
Lower limit		0.929		
Upper limit		0.949		
SAMPLE SIZE EVALUATION				
N (population size)		6971		
B (acceptable error - in decimal)		0.05		
S (estimated from this sample)		0.132		
Recommended minimum:		28		
Actual sample size:		645		
Conclusion:		OK		
NORMALITY				
Binomial Test				
# ratios below mean:		348		
# ratios above mean:		297		
z:		2.008		
Conclusion:		Non-normal		

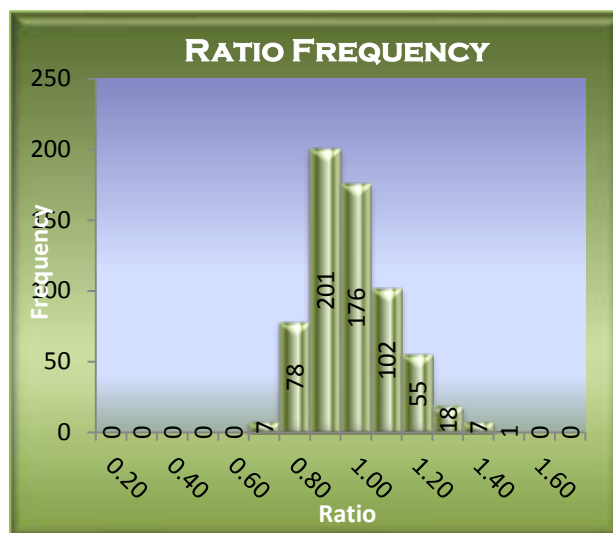
### RATIO FREQUENCY

Ratio Bin	Frequency
0.70-0.80	78
0.80-0.90	201
0.90-1.00	176
1.00-1.10	102
1.10-1.20	55
1.20-1.30	18
1.30-1.40	7
1.40-1.50	1
1.50-1.60	0

COMMENTS:

1 to 3 Unit Residences throughout Area 079

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



### COMMENTS:

1 to 3 Unit Residences throughout Area 079

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



## Improved Sales Used in This Annual Update Analysis

### Area 079 -- 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	754830	0497	01/31/13	\$480,000	\$506,000	1,280	9	2012	Avg	1,419	N	N	1721 S STATE ST
1	2	307650	0715	01/29/13	\$225,000	\$237,000	970	5	1905	Avg	4,800	N	N	2715 13TH AVE S
1	2	396440	0405	05/01/12	\$310,000	\$341,000	720	6	1921	Avg	4,000	N	N	3321 LAFAYETTE AVE S
1	2	307650	0750	12/05/13	\$335,000	\$336,000	730	6	1951	Good	7,200	N	N	2909 13TH AVE S
1	2	372680	0140	04/16/12	\$163,000	\$180,000	780	6	1918	Fair	2,880	N	N	1724 S SPOKANE ST
1	2	310150	0020	06/13/12	\$325,000	\$355,000	820	6	1919	Avg	4,000	N	N	3412 16TH AVE S
1	2	310150	0065	09/24/13	\$364,750	\$371,000	840	6	1908	Good	4,000	N	N	3421 17TH AVE S
1	2	059700	0665	07/26/13	\$315,000	\$323,000	900	6	1920	Avg	3,633	N	N	3031 BEACON AVE S
1	2	372680	0005	08/24/12	\$254,700	\$275,000	970	6	1938	Good	3,857	N	N	3401 LAFAYETTE AVE S
1	2	308600	2770	12/03/12	\$260,000	\$277,000	1,060	6	1911	Good	4,800	N	N	3114 14TH AVE S
1	2	308600	2760	12/17/12	\$349,500	\$371,000	1,150	6	1920	Good	3,200	N	N	3122 14TH AVE S
1	2	059700	0740	04/13/11	\$276,880	\$322,000	1,200	6	1918	Good	5,034	N	N	3110 17TH AVE S
1	2	307650	0845	04/18/13	\$335,000	\$349,000	740	7	1927	Good	3,600	N	N	1308 S HANFORD ST
1	2	307650	0796	08/15/13	\$336,000	\$344,000	860	7	1930	Avg	3,200	N	N	1224 S WINTHROP ST
1	2	308600	2476	06/05/12	\$308,000	\$337,000	930	7	2012	Avg	940	N	N	2706 B 14TH AVE S
1	2	308600	2477	09/21/12	\$299,000	\$322,000	930	7	2012	Avg	1,462	N	N	2708 B 14TH AVE S
1	2	372680	0235	05/26/11	\$284,000	\$328,000	940	7	1927	Avg	4,009	N	N	3415 BEACON AVE S
1	2	396440	0207	08/28/12	\$430,000	\$465,000	970	7	1912	Good	3,877	N	N	3226 LAFAYETTE AVE S
1	2	307650	0770	08/15/12	\$346,000	\$375,000	980	7	1953	Avg	4,800	N	N	3014 12TH AVE S
1	2	308600	2780	11/02/11	\$360,000	\$407,000	1,010	7	1909	VGood	4,200	N	N	3104 14TH AVE S
1	2	308600	2475	04/26/12	\$300,000	\$330,000	1,040	7	2012	Avg	940	N	N	2706 A 14TH AVE S
1	2	367890	0225	11/22/13	\$390,000	\$393,000	1,040	7	1928	Good	3,384	N	N	3434 15TH AVE S
1	2	308600	2478	07/31/12	\$310,000	\$336,000	1,040	7	2012	Avg	1,462	N	N	2708 A 14TH AVE S
1	2	308600	3405	10/23/12	\$310,000	\$332,000	1,060	7	1910	Avg	2,400	N	N	1610 S WINTHROP ST
1	2	308600	3000	06/06/11	\$320,000	\$369,000	1,100	7	1921	Avg	4,800	N	N	3011 16TH AVE S
1	2	308600	3000	02/14/12	\$315,500	\$351,000	1,100	7	1921	Avg	4,800	N	N	3011 16TH AVE S
1	2	308600	3080	11/23/11	\$370,000	\$417,000	1,100	7	1949	Avg	7,200	N	N	2921 16TH AVE S
1	2	425340	0010	08/21/13	\$270,000	\$276,000	1,100	7	1919	Avg	6,000	N	N	2807 14TH AVE S
1	2	912200	0205	12/04/13	\$300,000	\$301,000	1,280	7	1955	Avg	12,000	Y	N	2361 13TH AVE S

## Improved Sales Used in This Annual Update Analysis

### Area 079 -- 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	2	396440	0425	12/06/11	\$320,000	\$360,000	1,350	7	1913	Avg	4,000	N	N	3307 LAFAYETTE AVE S
1	2	308600	2690	08/13/13	\$342,000	\$350,000	1,360	7	1937	Avg	3,600	N	N	3022 14TH AVE S
1	2	310150	0030	05/06/13	\$437,000	\$454,000	1,380	7	1911	Good	4,000	N	N	3422 16TH AVE S
1	2	310150	0040	06/20/12	\$351,000	\$383,000	1,400	7	1927	Avg	4,000	N	N	3430 16TH AVE S
1	2	367890	0105	11/05/12	\$330,000	\$353,000	1,400	7	1926	Avg	3,585	N	N	3246 15TH AVE S
1	2	396440	0495	01/10/12	\$240,000	\$268,000	1,400	7	1927	Good	4,000	N	N	3315 17TH AVE S
1	2	367890	0185	08/26/11	\$400,000	\$456,000	1,480	7	1926	Avg	4,056	N	N	3401 16TH AVE S
1	2	367890	0070	08/21/12	\$225,000	\$243,000	1,490	7	1925	Avg	3,558	N	N	3317 16TH AVE S
1	2	425340	0005	06/06/13	\$360,000	\$372,000	1,980	7	1905	Avg	6,000	Y	N	2803 14TH AVE S
1	2	367890	0480	07/15/13	\$562,000	\$578,000	1,480	8	2012	Avg	3,471	N	N	1407 S HANFORD ST
1	2	396440	0160	04/03/12	\$427,000	\$472,000	1,680	8	1926	Good	4,240	N	N	3217 LAFAYETTE AVE S
1	2	372680	0226	12/18/13	\$341,000	\$342,000	880	9	2013	Avg	1,071	N	N	3421 BEACON AVE S
1	2	057000	0270	12/13/11	\$380,000	\$427,000	920	10	2009	Avg	3,329	N	N	2523 13TH AVE S
1	4	308300	1190	02/12/13	\$252,000	\$265,000	840	6	1921	Avg	4,000	N	N	2714 23RD AVE S
1	4	149830	1110	08/20/12	\$169,900	\$184,000	880	6	1924	Fair	6,000	N	N	2107 16TH AVE S
1	4	912200	0625	11/29/12	\$245,000	\$261,000	900	6	1927	Avg	6,000	N	N	2356 18TH AVE S
1	4	539360	0810	04/19/13	\$420,000	\$438,000	930	6	2013	Avg	3,150	N	N	2301 19TH AVE S
1	4	539360	0870	07/09/12	\$377,000	\$411,000	1,000	6	2012	Avg	7,000	N	N	1822 S COLLEGE ST
1	4	149830	1286	11/12/13	\$346,500	\$349,000	1,020	6	1919	Good	3,900	Y	N	1619 S HOLGATE ST
1	4	912200	0751	01/23/13	\$289,900	\$306,000	1,040	6	1919	Avg	4,000	N	N	2356 20TH AVE S
1	4	539360	1115	10/31/13	\$247,950	\$250,000	1,080	6	1925	Avg	6,000	N	N	2211 22ND AVE S
1	4	308300	1070	01/19/11	\$150,000	\$177,000	1,100	6	1921	Avg	4,000	N	N	2912 23RD AVE S
1	4	912200	0385	05/06/11	\$290,000	\$336,000	1,110	6	1909	Avg	4,200	N	N	2355 16TH AVE S
1	4	154110	0135	01/26/13	\$357,050	\$377,000	1,200	6	1916	Good	7,268	Y	N	2401 S HANFORD ST
1	4	168340	0220	11/19/13	\$260,000	\$262,000	1,440	6	1905	Avg	6,000	Y	N	2207 17TH AVE S
1	4	539360	0425	04/14/11	\$373,000	\$434,000	1,510	6	1915	Avg	6,000	N	N	2306 13TH AVE S
1	4	912200	0756	03/31/11	\$323,000	\$376,000	780	7	1949	Avg	4,000	N	N	2360 20TH AVE S
1	4	912200	0815	09/29/11	\$205,000	\$233,000	800	7	1951	Avg	6,000	N	N	2108 S BAYVIEW ST
1	4	116600	0175	09/06/12	\$390,000	\$421,000	820	7	1905	VGood	4,000	N	N	1928 S LANDER ST

## Improved Sales Used in This Annual Update Analysis

### Area 079 -- 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	4	308300	0215	10/30/13	\$449,750	\$454,000	820	7	1914	Good	6,000	N	N	2803 22ND AVE S
1	4	368040	0050	05/23/12	\$400,000	\$439,000	860	7	1948	Good	5,000	Y	N	4053 24TH PL S
1	4	308300	0110	05/15/12	\$320,000	\$351,000	940	7	2011	Avg	4,000	N	N	3013 22ND AVE S
1	4	308300	0840	04/12/13	\$330,000	\$344,000	970	7	1949	Avg	4,000	N	N	3011 23RD AVE S
1	4	307950	0040	07/20/11	\$330,000	\$379,000	990	7	1936	Avg	4,000	N	N	2609 18TH AVE S
1	4	539360	1050	12/02/13	\$272,000	\$273,000	1,000	7	1959	Avg	6,000	N	N	2206 20TH AVE S
1	4	149830	2145	12/21/11	\$249,000	\$279,000	1,020	7	1964	Avg	6,000	N	N	2001 S HILL ST
1	4	149830	2160	01/09/13	\$250,000	\$265,000	1,020	7	1964	Avg	6,000	N	N	2113 21ST AVE S
1	4	669650	0030	09/11/12	\$318,750	\$344,000	1,030	7	1977	Avg	6,513	N	N	3400 25TH AVE S
1	4	162404	9247	08/01/13	\$485,000	\$497,000	1,040	7	1963	Good	5,000	Y	N	2417 S SPOKANE ST
1	4	308300	1090	06/22/12	\$380,000	\$415,000	1,040	7	1923	Avg	3,520	N	N	2901 HARRIS PL S
1	4	116600	0145	11/01/11	\$275,000	\$311,000	1,080	7	1977	Avg	4,000	N	N	1915 S WAITE ST
1	4	912200	0451	11/01/12	\$466,000	\$499,000	1,110	7	1927	VGood	4,000	N	N	1610 S BAYVIEW ST
1	4	142630	0850	06/01/12	\$302,000	\$331,000	1,120	7	1965	Avg	7,200	N	N	3920 25TH AVE S
1	4	308300	1155	12/27/13	\$375,000	\$375,000	1,130	7	1955	Avg	5,500	N	N	2807 HARRIS PL S
1	4	368090	0005	07/15/13	\$395,000	\$406,000	1,130	7	1961	Good	5,200	N	N	4001 25TH AVE S
1	4	116600	0090	08/05/13	\$259,950	\$266,000	1,160	7	1914	Avg	3,700	N	N	2511 20TH AVE S
1	4	308300	0456	08/19/13	\$419,000	\$428,000	1,160	7	1956	Avg	5,600	N	N	2529 22ND AVE S
1	4	731990	0210	05/12/11	\$332,000	\$385,000	1,160	7	1946	Avg	6,144	Y	N	2816 18TH AVE S
1	4	308300	0855	12/06/13	\$362,000	\$364,000	1,180	7	1951	Good	4,000	N	N	3021 23RD AVE S
1	4	539360	1204	11/20/13	\$320,000	\$322,000	1,200	7	1962	Avg	6,000	N	N	2306 22ND AVE S
1	4	308300	0975	05/07/12	\$367,500	\$404,000	1,250	7	1988	Avg	4,000	N	N	3111 HARRIS PL S
1	4	308500	1770	07/18/12	\$270,000	\$294,000	1,250	7	1963	Avg	8,000	N	N	3111 24TH AVE S
1	4	539360	0790	12/10/12	\$381,000	\$405,000	1,250	7	1951	Avg	6,000	N	N	2312 18TH AVE S
1	4	669650	0015	08/22/11	\$335,000	\$383,000	1,250	7	1965	VGood	6,940	N	N	3411 CHEASTY BLVD S
1	4	732090	0145	03/08/13	\$275,000	\$289,000	1,250	7	1952	Avg	4,800	N	N	2717 21ST AVE S
1	4	368090	0130	04/19/11	\$363,000	\$422,000	1,270	7	1959	Avg	7,503	N	N	4020 25TH AVE S
1	4	272920	0085	10/29/12	\$278,500	\$298,000	1,280	7	1999	Avg	4,975	N	N	2215 S HORTON ST
1	4	308300	0905	10/20/13	\$475,000	\$481,000	1,320	7	1916	Good	6,000	N	N	3115 23RD AVE S



## Improved Sales Used in This Annual Update Analysis

### Area 079 -- 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	4	149830	1335	04/01/13	\$456,000	\$477,000	1,340	7	1977	Good	6,000	N	N	2016 16TH AVE S
1	4	388190	0330	10/23/12	\$365,000	\$391,000	1,360	7	1913	Avg	5,402	N	N	1811 17TH AVE S
1	4	154110	0095	12/11/12	\$436,000	\$464,000	1,370	7	1928	VGood	3,680	N	N	3225 25TH AVE S
1	4	539360	0785	06/29/11	\$475,000	\$547,000	1,380	7	1967	Good	6,000	N	N	2318 18TH AVE S
1	4	149830	1539	01/09/12	\$375,000	\$420,000	1,400	7	1910	Avg	6,120	N	N	2013 18TH AVE S
1	4	539360	0850	05/14/13	\$407,000	\$423,000	1,480	7	1967	Good	6,000	Y	N	2206 18TH AVE S
1	4	797010	0085	06/19/13	\$377,000	\$389,000	1,600	7	1908	Avg	7,520	N	N	3310 25TH AVE S
1	4	731990	0166	07/29/11	\$447,000	\$512,000	1,670	7	1914	Good	4,800	N	N	1809 S LANDER ST
1	4	307950	0135	07/29/13	\$485,000	\$497,000	1,710	7	1943	VGood	4,000	N	N	2508 18TH AVE S
1	4	308300	0631	04/12/12	\$349,500	\$386,000	1,790	7	2004	Avg	5,000	N	N	2710 22ND AVE S
1	4	162404	9088	06/11/13	\$431,000	\$445,000	1,900	7	1989	Good	12,240	Y	N	3827 25TH AVE S
1	4	731990	0085	03/11/13	\$347,000	\$364,000	1,900	7	1910	Avg	6,144	N	N	2807 18TH AVE S
1	4	308300	0345	11/01/11	\$365,500	\$413,000	1,080	8	1926	Avg	4,000	N	N	2606 21ST AVE S
1	4	368090	0050	07/19/11	\$350,000	\$402,000	1,170	8	1971	Avg	5,600	N	N	4055 25TH AVE S
1	4	308300	0725	08/22/11	\$300,000	\$343,000	1,220	8	1971	Avg	4,000	N	N	2815 23RD AVE S
1	4	308300	0435	10/09/13	\$499,000	\$506,000	1,230	8	2013	Avg	8,000	N	N	2511 22ND AVE S
1	4	308300	1105	08/14/13	\$509,000	\$521,000	1,380	8	1966	Good	5,000	N	N	2911 HARRIS PL S
1	4	368090	0095	06/04/13	\$440,000	\$455,000	1,440	8	1971	Avg	7,840	N	N	4129 CHEASTY BLVD S
1	4	308300	0475	01/19/11	\$359,000	\$423,000	1,510	8	1993	Avg	4,000	N	N	2520 22ND AVE S
1	4	308000	0090	03/16/11	\$449,999	\$526,000	2,290	8	1990	Avg	3,851	N	N	2511 21ST AVE S
1	4	539360	0811	10/01/13	\$700,000	\$711,000	2,020	9	2013	Avg	3,150	N	N	2307 19TH AVE S
1	4	308300	0375	09/09/12	\$530,000	\$572,000	2,150	9	2012	Avg	4,000	N	N	2617 22ND AVE S
1	4	308300	0780	09/15/11	\$575,000	\$654,000	3,100	9	2008	Avg	4,000	N	N	2909 23RD AVE S
1	4	308300	0780	06/27/12	\$549,000	\$599,000	3,100	9	2008	Avg	4,000	N	N	2909 23RD AVE S
1	5	059700	0050	04/28/11	\$300,000	\$348,000	640	6	1919	Good	3,800	N	N	2001 S STEVENS ST
1	5	816160	0025	08/26/13	\$167,000	\$171,000	700	6	1947	Avg	3,244	N	N	3219 21ST AVE S
1	5	816160	0155	04/24/12	\$275,000	\$303,000	720	6	1920	Avg	4,000	Y	N	3204 19TH AVE S
1	5	059700	0370	03/08/12	\$295,000	\$327,000	780	6	1941	Avg	4,000	N	N	1815 S STEVENS ST
1	5	372680	0335	08/18/13	\$370,000	\$378,000	820	6	1922	Good	3,600	N	N	3412 18TH AVE S

## Improved Sales Used in This Annual Update Analysis

### Area 079 -- 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	5	059700	0330	03/14/11	\$285,000	\$333,000	880	6	1915	Avg	4,000	N	N	3025 20TH AVE S
1	5	059700	0390	10/22/12	\$316,000	\$339,000	950	6	1921	Avg	4,210	N	N	3014 18TH AVE S
1	5	060600	0110	02/02/11	\$242,300	\$285,000	990	6	1911	Avg	3,983	N	N	3227 19TH AVE S
1	5	816160	0006	04/18/13	\$384,500	\$401,000	1,220	6	1928	Avg	3,231	N	N	2011 S HANFORD ST
1	5	372680	0330	08/16/12	\$327,000	\$354,000	860	7	1915	Avg	3,600	N	N	3408 18TH AVE S
1	5	731990	0281	07/11/13	\$381,650	\$393,000	970	7	1918	Avg	2,880	N	N	1819 S FOREST ST
1	5	059700	0300	10/07/13	\$461,000	\$468,000	1,140	7	1914	Good	4,000	Y	N	3049 20TH AVE S
1	5	731990	0365	06/21/12	\$300,000	\$328,000	1,190	7	1952	Avg	6,400	N	N	2910 20TH AVE S
1	5	059700	0480	12/20/11	\$393,000	\$441,000	1,230	7	1971	Avg	4,000	Y	N	3053 19TH AVE S
1	5	059700	0200	11/14/11	\$423,000	\$477,000	1,290	7	1929	Good	4,000	Y	N	1911 S STEVENS ST
1	5	753980	0020	11/14/12	\$435,000	\$465,000	1,340	7	1947	Avg	4,414	Y	N	3422 19TH AVE S
1	5	059700	0510	04/04/11	\$345,000	\$402,000	1,460	7	1913	Avg	4,000	Y	N	3029 19TH AVE S
1	5	059700	0485	03/30/12	\$435,000	\$481,000	1,710	7	1910	Avg	4,000	Y	N	3049 19TH AVE S
1	5	731990	0270	10/09/13	\$550,000	\$558,000	1,830	7	1923	Good	6,144	N	N	2906 18TH AVE S
1	5	816160	0135	12/02/13	\$360,000	\$362,000	1,970	7	1913	Avg	4,000	Y	N	3220 19TH AVE S
1	5	372680	0420	01/08/13	\$452,000	\$479,000	2,010	7	1919	Avg	3,916	Y	N	3404 19TH AVE S
1	5	816160	0160	10/01/13	\$551,000	\$559,000	2,680	7	1917	Avg	3,966	Y	N	3202 19TH AVE S
1	5	365010	0090	05/24/11	\$529,000	\$612,000	2,020	8	2010	Avg	4,125	N	N	3325 19TH AVE S
1	10	372680	0290	01/16/13	\$121,099	\$128,000	580	6	1927	Avg	1,800	N	N	3419 18TH AVE S
1	10	885000	0595	03/12/13	\$229,000	\$240,000	880	6	1900	VGood	3,000	N	N	1546 19TH AVE S
1	10	149830	2380	07/29/13	\$300,000	\$308,000	1,840	6	1906	Good	4,200	N	N	1923 22ND AVE S
1	10	766010	0332	04/24/13	\$266,000	\$277,000	720	7	2004	Avg	667	N	N	1750 12TH AVE S
1	10	885000	0630	04/11/13	\$199,900	\$209,000	760	7	1904	Avg	3,000	N	N	1524 19TH AVE S
1	10	754830	0328	11/06/13	\$275,000	\$278,000	980	7	1996	Avg	1,288	N	N	1756 B 16TH AVE S
1	10	059700	0583	06/17/13	\$433,000	\$447,000	1,040	7	2008	Good	1,077	N	N	3037 18TH AVE S
1	10	754830	0772	05/22/12	\$249,800	\$274,000	1,080	7	2007	Avg	1,391	N	N	1760 A 19TH AVE S
1	10	754830	0747	11/11/13	\$255,000	\$257,000	1,080	7	2007	Avg	2,150	N	N	1768 B 19TH AVE S
1	10	754830	0162	04/17/12	\$250,000	\$276,000	1,100	7	2007	Avg	2,660	N	N	1540 C 15TH AVE S
1	10	059700	0590	10/07/13	\$369,950	\$375,000	1,120	7	2008	Avg	1,184	N	N	3044 A BEACON AVE S

## Improved Sales Used in This Annual Update Analysis

### Area 079 -- 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	10	388190	0135	10/04/12	\$345,000	\$371,000	1,120	7	1930	Good	4,320	N	N	1805 12TH AVE S
1	10	713330	0575	09/20/13	\$295,000	\$300,000	1,120	7	1997	Avg	1,386	Y	N	1701 A S ATLANTIC ST
1	10	754830	0120	08/20/13	\$435,000	\$445,000	1,140	7	2012	VGood	5,000	N	N	1543 15TH AVE S
1	10	731990	0040	07/09/12	\$426,500	\$464,000	1,180	7	1907	Avg	4,224	N	N	2911 18TH AVE S
1	10	388190	0240	03/12/13	\$309,950	\$325,000	1,320	7	1925	VGood	4,410	N	N	1815 15TH AVE S
1	10	059700	0550	08/28/13	\$450,000	\$459,000	1,530	7	1914	Good	4,770	N	N	3014 BEACON AVE S
1	10	754830	0344	05/02/13	\$345,000	\$359,000	1,740	7	1968	Avg	5,000	Y	N	1717 STURGUS AVE S
1	10	168340	0150	09/23/13	\$335,000	\$341,000	1,830	7	1913	Avg	3,000	N	N	2221 15TH AVE S
1	10	754830	0290	06/25/13	\$400,000	\$412,000	1,860	7	1967	Good	5,000	N	N	1761 STURGUS AVE S
1	10	388190	0275	08/21/12	\$350,000	\$379,000	1,870	7	1905	Avg	5,924	N	N	1800 15TH AVE S
1	10	713330	0125	06/15/12	\$270,000	\$295,000	2,580	7	1969	Avg	3,560	N	N	1310 15TH AVE S
1	10	149830	0773	10/18/12	\$324,000	\$347,000	640	8	2008	Avg	1,027	N	N	1301 S HILL ST
1	10	149830	0879	08/12/13	\$339,900	\$348,000	820	8	2006	Avg	1,360	N	N	1410 S PLUM ST
1	10	766010	0309	03/10/11	\$235,000	\$275,000	840	8	2008	Avg	972	N	N	1743 C 13TH AVE S
1	10	766010	0311	04/29/11	\$219,000	\$254,000	840	8	2008	Avg	696	N	N	1743 B 13TH AVE S
1	10	766010	0230	04/19/11	\$254,500	\$296,000	880	8	2008	Avg	824	N	N	1520 B 12TH AVE S
1	10	766010	0300	03/12/12	\$230,000	\$255,000	880	8	2009	Avg	925	N	N	1739 A 13TH AVE S
1	10	766010	0241	02/24/11	\$245,000	\$287,000	880	8	2008	Avg	813	N	N	1506 B 12TH AVE S
1	10	766010	0228	03/10/11	\$255,950	\$299,000	880	8	2008	Avg	824	N	N	1520 A 12TH AVE S
1	10	766010	0301	12/07/11	\$249,000	\$280,000	880	8	2009	Avg	925	N	N	1739 B 13TH AVE S
1	10	766010	0302	03/28/12	\$230,000	\$254,000	880	8	2009	Avg	825	N	N	1737 B 13TH AVE S
1	10	766010	0303	02/24/12	\$220,000	\$244,000	880	8	2009	Avg	1,249	N	N	1735 B 13TH AVE S
1	10	766010	0304	01/19/12	\$224,500	\$251,000	880	8	2009	Avg	1,249	N	N	1735 A 13TH AVE S
1	10	885000	0488	05/08/13	\$290,000	\$301,000	920	8	2011	Avg	1,287	N	N	1540 18TH AVE S
1	10	149830	1162	09/04/13	\$329,000	\$335,000	1,040	8	2007	Avg	1,088	N	N	2008 15TH AVE S
1	10	149830	1055	05/25/13	\$397,950	\$412,000	1,050	8	2009	Avg	1,193	N	N	2111 A 15TH AVE S
1	10	259766	0050	11/03/11	\$245,000	\$277,000	1,050	8	2007	Avg	1,450	N	N	2809 24TH AVE S
1	10	059700	0589	08/12/13	\$378,000	\$387,000	1,060	8	2008	Avg	1,160	N	N	3039 18TH AVE S
1	10	059700	0592	08/14/13	\$430,000	\$440,000	1,060	8	2009	Avg	1,184	N	N	3041 B 18TH AVE S



## Improved Sales Used in This Annual Update Analysis

### Area 079 -- 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	10	754880	0052	03/21/11	\$355,000	\$414,000	1,060	8	2010	Avg	1,294	N	N	1757 A 14TH AVE S
1	10	754880	0053	03/14/11	\$350,000	\$409,000	1,060	8	2010	Avg	1,294	N	N	1757 B 14TH AVE S
1	10	754880	0051	08/09/11	\$326,500	\$374,000	1,080	8	2010	Avg	1,110	N	N	1755 A 14TH AVE S
1	10	539360	0564	06/27/13	\$390,000	\$402,000	1,240	8	2007	Avg	1,527	N	N	2310 A 15TH AVE S
1	10	713330	0047	08/12/13	\$375,000	\$384,000	1,240	8	2008	Avg	1,252	N	N	1343 B 14TH AVE S
1	10	885000	0113	10/11/13	\$430,000	\$436,000	1,250	8	2007	Avg	1,060	N	N	1526 15TH AVE S
1	10	885000	0486	09/24/12	\$355,000	\$382,000	1,260	8	2011	Avg	1,642	N	N	1536 18TH AVE S
1	10	754880	0050	03/21/11	\$375,000	\$438,000	1,340	8	2010	Avg	1,303	N	N	1755 B 14TH AVE S
1	10	885000	0265	12/18/12	\$334,000	\$355,000	1,390	8	2007	Avg	2,133	N	N	1522 STURGUS AVE S
1	10	754830	0065	10/23/13	\$449,000	\$454,000	1,430	8	1948	Good	7,500	N	N	1717 15TH AVE S
1	10	388190	0175	04/21/11	\$357,000	\$415,000	1,440	8	2009	Avg	1,035	N	N	1804 12TH AVE S
1	10	259766	0120	12/17/12	\$290,000	\$308,000	1,475	8	2007	Avg	2,757	N	N	2367 24TH AVE S
1	10	713330	0176	07/19/11	\$355,000	\$407,000	1,490	8	2010	Avg	1,480	Y	N	1311 B 16TH AVE S
1	10	713330	0175	02/23/11	\$387,000	\$453,000	1,530	8	2010	Avg	1,990	Y	N	1311 A 16TH AVE S
1	10	754880	0047	11/17/11	\$359,950	\$406,000	1,590	8	2009	Avg	1,314	N	N	1317 S STATE ST
1	10	754880	0048	12/01/11	\$350,000	\$394,000	1,590	8	2009	Avg	1,138	N	N	1321 S STATE ST
1	10	754880	0049	11/08/11	\$339,500	\$383,000	1,590	8	2009	Avg	1,237	N	N	1319 S STATE ST
1	10	754880	0049	07/28/13	\$453,500	\$465,000	1,590	8	2009	Avg	1,237	N	N	1319 S STATE ST
1	10	388190	0178	07/10/12	\$350,000	\$381,000	1,590	8	2009	Avg	1,182	N	N	1209 S GRAND ST
1	10	388190	0181	02/13/13	\$340,000	\$358,000	1,590	8	2009	Avg	2,198	N	N	1213 S GRAND ST
1	10	885000	0245	10/14/13	\$314,950	\$319,000	770	9	2012	Avg	2,007	Y	N	1534 STURGUS AVE S
1	10	885000	0248	07/22/13	\$379,900	\$390,000	810	9	2012	Avg	1,182	Y	N	1538 STURGUS AVE S
1	10	885000	0449	12/06/12	\$350,000	\$372,000	900	9	2012	Avg	1,375	N	N	1545 18TH AVE S
1	10	885000	0247	07/01/13	\$409,900	\$422,000	910	9	2012	Avg	1,234	Y	N	1540 STURGUS AVE S
1	10	885000	0448	03/21/13	\$375,000	\$393,000	920	9	2012	Avg	1,396	N	N	1537 18TH AVE S
1	10	754830	0305	12/20/13	\$386,950	\$388,000	980	9	2013	Avg	1,208	N	N	1768 16TH AVE S
1	10	754830	0306	11/12/13	\$375,000	\$378,000	980	9	2013	Avg	1,259	N	N	1770 16TH AVE S
1	10	754830	0307	09/20/13	\$399,950	\$407,000	980	9	2013	Avg	924	N	N	1600 S GRAND ST.
1	10	754830	0308	09/06/13	\$421,000	\$429,000	1,040	9	2013	Avg	1,384	N	N	1539 18TH AVE S

## Improved Sales Used in This Annual Update Analysis

### Area 079 -- 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	10	885000	0447	02/14/13	\$340,000	\$358,000	1,060	9	2012	Avg	1,146	N	N	1539 18TH AVE S
1	10	885000	0445	03/04/13	\$335,000	\$352,000	1,090	9	2012	Avg	1,080	N	N	1543 18TH AVE S
1	10	885000	0246	10/14/13	\$399,950	\$405,000	1,120	9	2012	Avg	1,564	N	N	1536 STURGUS AVE S
1	10	754830	0726	03/22/13	\$475,000	\$497,000	1,200	9	2009	Avg	1,616	N	N	1762 18TH AVE S
1	10	885000	0018	04/21/11	\$295,000	\$343,000	1,200	9	2010	Avg	813	N	N	1519 B 14TH AVE S
1	10	885000	0019	05/26/11	\$316,500	\$366,000	1,200	9	2010	Avg	1,113	N	N	1519 A 14TH AVE S
1	10	885000	0015	03/08/11	\$320,000	\$374,000	1,260	9	2010	Avg	1,412	N	N	1517 14TH AVE
1	10	754880	0059	11/05/12	\$485,000	\$519,000	1,260	9	2008	Avg	1,312	N	N	1765 14TH AVE S
1	10	885000	0016	05/26/11	\$320,000	\$370,000	1,260	9	2010	Avg	1,407	N	N	1521 14TH AVE S
1	10	885000	0017	08/08/11	\$315,500	\$361,000	1,290	9	2010	Avg	1,121	N	N	1519 C 14TH AVE S
1	10	754830	0495	03/08/13	\$485,000	\$509,000	1,400	9	2012	Avg	1,975	N	N	1725 S STATE ST
1	10	754830	0496	03/25/13	\$490,950	\$514,000	1,420	9	2012	Avg	1,606	N	N	1723 S STATE ST
1	10	168340	0165	12/26/12	\$336,250	\$357,000	1,950	9	2013	Avg	2,665	Y	N	1503 S WALKER ST
1	10	149830	0595	08/14/13	\$565,000	\$578,000	2,880	9	1976	Avg	6,000	Y	N	1901 13TH AVE S
2	5	672570	0065	06/07/12	\$299,000	\$327,000	880	6	1928	VGood	5,279	N	N	2817 29TH AVE S
2	5	672570	0070	03/02/13	\$338,400	\$355,000	910	6	1928	Good	5,279	N	N	2821 29TH AVE S
2	6	690970	0385	11/02/11	\$287,000	\$324,000	940	5	1918	Avg	5,500	Y	N	1542 30TH AVE S
2	6	570000	0175	12/12/13	\$408,880	\$410,000	910	6	1922	VGood	4,200	N	N	2534 30TH AVE S
2	6	169590	0125	02/22/12	\$325,000	\$361,000	940	6	1925	Avg	3,870	N	N	1902 30TH AVE S
2	6	149830	4070	10/17/12	\$346,500	\$372,000	1,200	6	1923	Good	5,000	N	N	2915 S HOLGATE ST
2	6	027200	0880	08/27/13	\$555,000	\$567,000	880	7	1916	VGood	4,000	Y	N	1721 BRADNER PL S
2	6	169590	0025	05/24/11	\$324,950	\$376,000	1,010	7	1924	Avg	3,627	Y	N	1723 30TH AVE S
2	6	169590	0025	04/24/13	\$361,600	\$377,000	1,010	7	1924	Avg	3,627	Y	N	1723 30TH AVE S
2	6	811110	0050	02/14/12	\$305,000	\$339,000	1,020	7	1920	Good	3,960	N	N	1814 29TH AVE S
2	6	066900	0015	11/02/12	\$395,000	\$423,000	1,050	7	1921	Good	3,700	N	N	1928 30TH AVE S
2	6	570000	0250	05/18/12	\$362,000	\$397,000	1,090	7	1960	Good	4,240	N	N	2722 30TH AVE S
2	6	673870	0050	07/10/13	\$555,000	\$571,000	1,110	7	1920	VGood	4,040	N	N	2100 30TH AVE S
2	6	811110	0040	04/25/12	\$450,000	\$496,000	1,120	7	1908	Good	3,960	N	N	1806 29TH AVE S
2	6	000360	0080	02/20/13	\$359,000	\$378,000	1,130	7	1983	Avg	5,000	N	N	2833 S BAYVIEW ST

## Improved Sales Used in This Annual Update Analysis

### Area 079 -- 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	6	000360	0072	12/14/12	\$320,000	\$340,000	1,170	7	1951	Avg	5,310	N	N	2531 30TH AVE S
2	6	539410	0020	02/19/13	\$527,000	\$554,000	1,200	7	1926	Good	4,750	N	N	2202 29TH AVE S
2	6	149830	3965	05/22/11	\$458,000	\$530,000	1,250	7	1929	Good	4,000	N	N	2909 S PLUM ST
2	6	149830	3675	06/21/13	\$470,000	\$485,000	1,330	7	1960	Good	6,000	Y	N	1920 28TH AVE S
2	6	149830	4045	02/13/12	\$437,000	\$486,000	1,380	7	1926	Good	5,000	N	N	1912 29TH AVE S
2	6	795400	0130	02/25/13	\$325,000	\$342,000	1,450	7	1957	Avg	5,978	N	N	2701 30TH AVE S
2	6	912200	1276	08/06/12	\$482,000	\$523,000	1,460	7	1947	Good	6,000	Y	N	2343 29TH AVE S
2	6	570000	0235	05/23/13	\$375,000	\$389,000	1,500	7	1925	Avg	4,240	N	N	2710 30TH AVE S
2	6	570000	0025	06/19/12	\$415,000	\$453,000	1,530	7	1922	Good	3,920	N	N	2334 30TH AVE S
2	6	539360	1700	03/18/11	\$449,000	\$524,000	1,260	8	1953	Good	6,000	N	N	2312 29TH AVE S
2	6	539360	1625	07/09/12	\$505,000	\$550,000	1,440	8	1944	Good	6,000	N	N	2311 29TH AVE S
2	6	690970	0480	06/01/12	\$600,000	\$657,000	1,510	8	1996	Avg	3,360	Y	N	1547 30TH AVE S
2	6	169590	0105	09/04/12	\$610,000	\$659,000	1,780	8	2012	Avg	4,085	Y	N	1802 30TH AVE S
2	6	570000	0045	08/19/13	\$585,000	\$598,000	2,040	8	1925	VGood	4,080	N	N	2348 30TH AVE S
2	6	539360	1640	08/22/13	\$546,000	\$558,000	2,180	8	1925	Good	6,000	Y	N	2327 29TH AVE S
2	6	912200	1323	10/04/13	\$580,000	\$588,000	2,200	8	1998	Avg	4,500	N	N	2359 30TH AVE S
2	6	539360	1655	04/09/13	\$650,000	\$679,000	2,590	8	2003	Avg	6,000	Y	N	2206 28TH AVE S
2	6	149830	3920	10/26/12	\$545,000	\$584,000	1,900	9	1930	Avg	4,050	N	N	2121 30TH AVE S
2	6	016100	0005	07/03/13	\$630,000	\$649,000	2,240	9	1993	Avg	3,808	Y	N	1701 30TH AVE S
2	6	539360	1630	10/14/13	\$880,000	\$891,000	2,940	11	2013	Avg	6,000	Y	N	2315 29TH AVE S
2	7	570000	0105	03/22/11	\$400,000	\$467,000	1,040	7	1921	VGood	5,000	N	N	2327 31ST AVE S
2	7	169590	0085	12/30/11	\$340,000	\$381,000	1,860	7	1925	Avg	4,838	Y	N	1815 31ST AVE S
2	7	570000	0120	12/03/13	\$380,000	\$382,000	2,190	7	1924	VGood	4,500	N	N	2317 31ST AVE S
2	7	673870	0040	09/16/13	\$660,000	\$672,000	1,300	8	1912	VGood	5,000	N	N	2009 31ST AVE S
2	7	066900	0095	04/06/12	\$439,000	\$485,000	1,600	8	1953	Avg	5,060	N	N	1927 31ST AVE S
2	7	169590	0015	08/01/13	\$435,000	\$446,000	1,710	8	1925	Avg	4,040	Y	N	1735 31ST AVE S
2	7	673870	0065	03/20/12	\$664,000	\$735,000	1,750	8	1919	VGood	3,600	N	N	2109 31ST AVE S
2	7	570000	0090	06/12/13	\$628,000	\$649,000	1,840	8	1925	Good	4,872	N	N	2337 31ST AVE S
2	7	209020	0035	04/07/11	\$500,000	\$582,000	1,850	8	1908	Good	4,000	N	N	2113 31ST AVE S



## Improved Sales Used in This Annual Update Analysis

### Area 079 -- 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	7	570000	0205	03/16/12	\$616,800	\$683,000	2,550	9	1911	Avg	5,000	N	N	2519 31ST AVE S
2	10	027200	0420	07/25/12	\$216,000	\$235,000	1,056	7	1998	Avg	1,309	N	N	1721 MARTIN LUTHER KING JR
2	10	027200	0430	02/09/12	\$259,000	\$288,000	1,100	7	1998	Avg	1,773	N	N	1717 MARTIN LUTHER KING JR
2	10	690970	0335	01/15/13	\$405,000	\$428,000	1,170	7	1928	Avg	3,000	Y	N	1506 30TH AVE S
2	10	027200	0320	03/12/12	\$290,000	\$321,000	1,310	7	1998	Avg	2,996	N	N	1712 26TH AVE S
2	10	027200	0340	04/11/12	\$267,000	\$295,000	1,310	7	1998	Avg	2,997	N	N	1726 26TH AVE S
2	10	027200	0340	09/03/13	\$350,000	\$357,000	1,310	7	1998	Avg	2,997	N	N	1726 26TH AVE S
2	10	027200	0460	10/19/12	\$242,000	\$259,000	1,439	7	1998	Avg	3,241	N	N	1701 MARTIN LUTHER KING JR
2	10	000360	0086	08/28/13	\$395,000	\$403,000	930	8	2008	Avg	1,230	N	N	2521 A 30TH AVE S
2	10	000360	0090	09/07/12	\$359,950	\$388,000	930	8	2008	Avg	1,012	N	N	2519 B 30TH AVE S
2	10	690970	0260	01/24/13	\$550,000	\$581,000	1,460	9	2012	Avg	2,513	Y	N	1513 31ST AVE S
2	10	690970	0265	07/03/12	\$500,000	\$545,000	2,080	9	1907	Avg	3,487	Y	N	1517 31ST AVE S
2	20	388190	0666	12/26/13	\$285,000	\$285,000	1,390	7	1911	Avg	1,350	N	N	2510 S HOLGATE ST
2	20	885000	0960	02/08/11	\$289,000	\$339,000	1,470	7	2010	Avg	5,580	N	N	1514 21ST AVE S
2	20	765910	0033	10/18/13	\$345,000	\$349,000	1,150	8	2004	Avg	1,910	N	N	1504 22ND AVE S
2	20	691020	0055	11/15/11	\$500,000	\$564,000	1,160	8	1977	VGood	5,250	Y	N	1524 29TH AVE S
2	20	029900	0041	09/10/12	\$345,000	\$372,000	1,520	8	2006	Avg	1,634	N	N	1509 B 23RD AVE S
2	20	239460	0124	06/18/13	\$394,000	\$407,000	1,650	8	2007	Avg	1,435	N	N	1727 25TH AVE S
2	20	239460	0125	08/23/11	\$287,950	\$329,000	1,650	8	2007	Avg	1,430	N	N	1733 25TH AVE S
2	20	027200	0050	12/12/11	\$499,950	\$562,000	1,770	8	1914	Good	4,000	N	N	1734 25TH AVE S
2	20	388190	0620	04/18/11	\$405,000	\$471,000	1,800	8	2011	Avg	1,601	N	N	1808 24TH AVE S
2	20	388190	0621	05/12/11	\$399,950	\$463,000	1,840	8	2011	Avg	2,154	N	N	1806 24TH AVE S
3	2	373280	0150	10/16/13	\$152,000	\$154,000	650	5	1911	Avg	6,512	N	N	1332 S PEARL ST
3	2	568000	0805	01/17/12	\$141,000	\$158,000	740	6	1942	Fair	4,800	N	N	3807 14TH AVE S
3	2	060000	0054	02/02/11	\$260,000	\$305,000	770	6	1949	Avg	4,438	N	N	1330 S FERDINAND ST
3	2	060000	0054	04/21/11	\$255,000	\$296,000	770	6	1949	Avg	4,438	N	N	1330 S FERDINAND ST
3	2	568000	0855	04/01/13	\$271,000	\$283,000	800	6	1947	Avg	5,760	N	N	3713 14TH AVE S
3	2	395940	1735	07/11/13	\$325,000	\$334,000	840	6	1941	Good	4,420	N	N	4526 10TH AVE S
3	2	514100	0405	07/06/13	\$240,000	\$247,000	850	6	1918	Avg	4,600	N	N	5014 13TH AVE S

## Improved Sales Used in This Annual Update Analysis

### Area 079 -- 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	2	386940	0060	06/24/11	\$288,000	\$332,000	860	6	2011	Avg	7,718	N	N	1011 S SNOQUALMIE ST
3	2	514100	0290	07/12/13	\$275,000	\$283,000	860	6	1918	Avg	3,797	N	N	1317 S PEARL ST
3	2	395940	0810	07/27/11	\$185,000	\$212,000	880	6	1943	Avg	4,800	N	N	4527 13TH AVE S
3	2	395940	1730	06/18/13	\$309,950	\$320,000	880	6	1941	Good	4,304	N	N	4516 10TH AVE S
3	2	395940	1080	11/19/12	\$215,000	\$229,000	910	6	1943	Good	5,520	N	N	4552 11TH AVE S
3	2	274060	0005	07/02/13	\$298,000	\$307,000	920	6	1947	Good	5,000	N	N	1201 S DAWSON ST
3	2	395940	0820	06/05/13	\$375,000	\$388,000	930	6	1947	Good	4,800	N	N	4519 13TH AVE S
3	2	514100	0450	11/23/12	\$250,000	\$267,000	940	6	1919	VGood	3,797	N	N	1315 S SHELTON ST
3	2	514100	0150	05/25/11	\$285,000	\$330,000	970	6	1919	Avg	6,000	N	N	4871 13TH AVE S
3	2	395940	1750	03/06/12	\$155,000	\$172,000	980	6	1941	Avg	5,335	N	N	4532 10TH AVE S
3	2	792510	0485	06/20/12	\$269,000	\$294,000	1,050	6	1918	Good	5,400	N	N	5411 13TH AVE S
3	2	274060	0150	05/17/13	\$255,000	\$265,000	1,270	6	1900	Avg	4,401	N	N	1110 S BENNETT ST
3	2	274110	0455	12/14/11	\$235,000	\$264,000	1,290	6	1909	Avg	4,937	N	N	5118 CORSON AVE S
3	2	944830	0165	07/17/13	\$361,000	\$371,000	1,380	6	1917	Avg	14,510	N	N	1325 S DAWSON ST
3	2	373280	0020	10/31/12	\$200,000	\$214,000	1,480	6	1909	Avg	8,018	N	N	1340 S SHELTON ST
3	2	514100	0490	05/11/11	\$275,000	\$319,000	1,580	6	1918	Good	4,650	N	N	4962 13TH AVE S
3	2	880690	0225	05/23/13	\$220,000	\$228,000	1,750	6	1940	Avg	3,864	N	N	5325 12TH AVE S
3	2	367940	0485	03/22/12	\$212,500	\$235,000	620	7	1948	VGood	1,332	N	N	3930 14TH AVE S
3	2	367940	0486	03/28/12	\$212,500	\$235,000	620	7	1948	VGood	1,338	N	N	3932 14TH AVE S
3	2	367940	0470	02/23/12	\$207,000	\$230,000	670	7	1948	VGood	1,449	N	N	3918 14TH AVE S
3	2	367940	0480	12/16/11	\$210,300	\$236,000	670	7	1948	VGood	1,454	N	N	3924 14TH AVE S
3	2	367940	0495	11/30/11	\$212,000	\$239,000	670	7	1948	VGood	1,446	N	N	4002 14TH AVE S
3	2	367940	0500	06/28/11	\$214,000	\$246,000	670	7	1948	VGood	1,446	N	N	4008 A 14TH AVE S
3	2	367940	0510	06/19/11	\$199,000	\$229,000	670	7	1948	VGood	1,445	N	N	4014 14TH AVE S
3	2	367940	0501	08/15/11	\$208,000	\$238,000	670	7	1948	VGood	1,463	N	N	4008 B 14TH AVE S
3	2	367940	0511	05/19/11	\$210,000	\$243,000	670	7	1948	VGood	1,463	N	N	4016 14TH AVE S
3	2	367940	0496	09/26/11	\$210,000	\$239,000	670	7	1948	VGood	1,461	N	N	4004 14TH AVE S
3	2	367940	0471	02/10/12	\$209,800	\$234,000	670	7	1948	VGood	1,459	N	N	3920 14TH AVE S
3	2	367940	0481	02/23/12	\$210,000	\$233,000	670	7	1948	VGood	1,454	N	N	3926 14TH AVE S

## Improved Sales Used in This Annual Update Analysis

### Area 079 -- 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	2	367940	0464	08/29/12	\$167,000	\$180,000	680	7	2006	Avg	815	N	N	3906 B 14TH AVE S
3	2	792510	0365	08/16/12	\$324,999	\$352,000	770	7	2007	Avg	4,000	N	N	5201 13TH AVE S
3	2	754980	0360	08/24/13	\$302,000	\$308,000	820	7	1960	Good	6,000	N	N	5328 14TH AVE S
3	2	367940	0502	03/27/12	\$229,950	\$254,000	840	7	2011	Avg	1,219	N	N	4010 C 14TH AVE S
3	2	367940	0503	05/09/12	\$230,000	\$253,000	840	7	2011	Avg	958	N	N	4010 B 14TH AVE S
3	2	367940	0504	04/19/12	\$230,000	\$254,000	840	7	2011	Avg	1,225	N	N	4010 A 14TH AVE S
3	2	367940	0512	03/06/12	\$233,500	\$259,000	840	7	2011	Avg	1,170	N	N	4012 C 14TH AVE S
3	2	367940	0513	07/06/12	\$228,000	\$248,000	840	7	2011	Avg	949	N	N	4012 B 14TH AVE S
3	2	367940	0514	06/27/12	\$230,000	\$251,000	840	7	2011	Avg	1,200	N	N	4012 A 14TH AVE S
3	2	060000	0460	06/21/13	\$275,000	\$284,000	900	7	1941	Avg	6,134	N	N	4803 15TH AVE S
3	2	395940	1630	04/16/13	\$355,000	\$370,000	910	7	1941	Good	4,110	N	N	1028 S SNOQUALMIE ST
3	2	367940	0497	07/05/13	\$299,000	\$308,000	970	7	2013	Avg	1,254	N	N	4000 C 14TH AVE S
3	2	367940	0498	08/30/13	\$254,000	\$259,000	970	7	2013	Avg	969	N	N	4000 B 14TH AVE S
3	2	367940	0499	05/09/13	\$299,000	\$311,000	970	7	2013	Avg	1,268	N	N	4000 A 14TH AVE S
3	2	367940	0487	10/18/13	\$265,000	\$268,000	970	7	2013	Avg	1,366	N	N	3936 C 14TH AVE S
3	2	367940	0488	09/12/13	\$260,000	\$265,000	970	7	2013	Avg	1,058	N	N	3936 B 14TH AVE S
3	2	274110	0765	06/09/11	\$368,000	\$425,000	980	7	1929	Good	3,755	N	N	4915 12TH AVE S
3	2	274110	0741	08/07/13	\$235,000	\$241,000	1,040	7	1952	Avg	5,101	N	N	4903 12TH AVE S
3	2	395940	1670	05/28/13	\$431,100	\$447,000	1,040	7	2013	Avg	6,063	Y	N	4525 11TH AVE S
3	2	792510	0310	12/02/11	\$360,000	\$405,000	1,050	7	1909	VGood	6,000	N	N	1317 S DAWSON ST
3	2	395940	0875	10/23/13	\$360,000	\$364,000	1,070	7	1941	Good	5,560	N	N	4522 12TH AVE S
3	2	274110	0150	03/07/11	\$286,000	\$334,000	1,160	7	1955	Avg	5,000	N	N	4826 12TH AVE S
3	2	274110	0300	12/27/11	\$375,000	\$420,000	1,260	7	1991	VGood	5,000	N	N	4970 12TH AVE S
3	2	373280	0045	02/01/11	\$272,000	\$320,000	1,270	7	1957	Avg	6,512	N	N	1339 S SHELTON ST
3	2	373280	0170	07/09/13	\$234,094	\$241,000	1,380	7	1966	Avg	4,804	N	N	1341 S PEARL ST
3	2	395940	0145	10/24/12	\$320,000	\$343,000	1,380	7	1953	Avg	4,800	Y	N	4542 13TH AVE S
3	2	514100	0720	08/16/11	\$315,000	\$360,000	1,450	7	2004	Avg	3,797	N	N	1314 S EDMUNDS ST
3	2	880690	0077	09/15/11	\$175,000	\$199,000	840	8	2009	Avg	1,127	N	N	1205 S LUCILE ST
3	2	880690	0083	09/21/11	\$194,000	\$221,000	890	8	2009	Avg	1,013	N	N	1211 C S LUCILE ST



## Improved Sales Used in This Annual Update Analysis

### Area 079 -- 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	2	880690	0081	08/17/11	\$197,500	\$226,000	900	8	2009	Avg	1,081	N	N	1201 S LUCILE ST
3	2	880690	0081	08/21/13	\$250,000	\$255,000	900	8	2009	Avg	1,081	N	N	1201 S LUCILE ST
3	2	880690	0087	08/25/11	\$212,750	\$243,000	1,180	8	2009	Avg	900	N	N	1211 B S LUCILE ST
3	2	880690	0092	08/08/11	\$220,000	\$252,000	1,190	8	2009	Avg	993	N	N	1207 B S LUCILE ST
3	2	568000	0780	12/18/12	\$322,800	\$343,000	1,560	8	1996	Avg	4,827	N	N	3901 14TH AVE S
3	2	514100	0210	06/06/11	\$447,500	\$517,000	2,490	8	2011	Avg	4,000	Y	N	4971 13TH AVE S
3	2	514100	0211	05/18/12	\$475,000	\$521,000	2,490	8	2011	Avg	4,000	Y	N	4975 13TH AVE S
3	2	395940	0955	05/03/13	\$355,000	\$369,000	1,670	9	1975	Avg	2,827	N	N	4543 12TH AVE S
3	3	568000	0735	02/07/13	\$281,000	\$296,000	690	6	1948	Avg	4,805	N	N	3915 14TH AVE S
3	3	367940	1240	06/26/13	\$170,500	\$176,000	1,110	6	1950	Good	6,185	N	N	4536 15TH AVE S
3	3	367940	0600	02/11/11	\$320,000	\$376,000	810	7	1941	Good	4,059	N	N	4104 14TH AVE S
3	3	395940	0690	12/13/12	\$327,000	\$348,000	840	7	1944	Good	6,000	N	N	4314 12TH AVE S
3	3	395940	0740	09/03/13	\$352,948	\$360,000	860	7	1946	Good	4,800	N	N	4342 12TH AVE S
3	3	367940	0750	06/01/12	\$230,000	\$252,000	900	7	1943	Avg	4,800	N	N	4109 15TH AVE S
3	3	367940	0690	05/14/13	\$320,000	\$332,000	940	7	1942	Good	4,800	N	N	4149 15TH AVE S
3	3	367940	0820	06/01/12	\$205,000	\$225,000	940	7	1941	Avg	6,603	N	N	4156 15TH AVE S
3	3	395940	1130	02/01/11	\$375,000	\$441,000	960	7	2001	Avg	5,520	N	N	4329 12TH AVE S
3	3	395940	0350	09/27/11	\$320,000	\$364,000	970	7	1942	Good	4,800	N	N	4155 14TH AVE S
3	3	395940	1165	03/16/12	\$340,000	\$377,000	970	7	1940	Good	5,760	N	N	4311 12TH AVE S
3	3	568000	0935	06/24/13	\$386,400	\$399,000	980	7	1949	Avg	9,000	N	N	3606 13TH AVE S
3	3	568000	0530	04/05/13	\$389,000	\$406,000	990	7	1947	Good	6,003	Y	N	4002 12TH AVE S
3	3	395940	0700	04/22/11	\$277,500	\$322,000	1,020	7	1940	Avg	6,000	N	N	4318 12TH AVE S
3	3	395940	0490	03/30/12	\$340,000	\$376,000	1,050	7	1940	Avg	6,000	Y	N	4137 13TH AVE S
3	3	367940	0695	03/23/11	\$280,000	\$327,000	1,110	7	1940	Avg	6,600	N	N	4145 15TH AVE S
3	3	367940	0675	12/19/12	\$237,000	\$252,000	1,280	7	1940	Good	4,886	N	N	1420 S NEVADA ST
3	3	367940	0675	07/02/13	\$350,000	\$361,000	1,280	7	1940	Good	4,886	N	N	1420 S NEVADA ST
3	3	568000	0265	10/20/11	\$406,000	\$460,000	1,280	7	1946	Good	4,600	N	N	1223 S SPOKANE ST
3	3	568000	0570	01/09/13	\$400,000	\$423,000	1,420	7	1949	Avg	8,258	Y	N	4111 13TH AVE S
3	3	367940	0715	02/26/13	\$288,500	\$303,000	1,570	7	1927	Avg	6,600	N	N	4133 15TH AVE S

## Improved Sales Used in This Annual Update Analysis

### Area 079 -- 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	3	367940	0705	05/22/13	\$425,000	\$441,000	1,580	7	1927	Good	6,000	N	N	4137 15TH AVE S
3	3	568000	0955	09/12/11	\$385,000	\$438,000	2,040	7	1964	Avg	4,800	N	N	3616 13TH AVE S
3	3	395940	1284	03/31/11	\$383,150	\$447,000	1,220	8	1949	Avg	6,290	N	N	4145 12TH AVE S
3	3	395940	1405	05/17/13	\$419,000	\$435,000	1,230	8	1993	Good	6,167	N	N	4405 POWELL PL S
3	3	367940	1010	06/03/11	\$305,000	\$352,000	1,330	8	1955	Avg	4,800	N	N	4327 15TH AVE S
3	3	395940	0185	12/21/12	\$400,000	\$425,000	1,410	8	1930	Avg	4,800	N	N	4343 14TH AVE S
3	3	395940	0305	01/07/13	\$425,000	\$450,000	1,450	8	1938	Avg	4,800	N	N	4328 13TH AVE S
3	3	568000	0745	10/04/11	\$338,000	\$384,000	1,560	8	1999	Avg	4,810	N	N	3907 14TH AVE S
3	3	367940	1080	10/23/12	\$390,000	\$418,000	1,590	8	1930	Avg	4,676	N	N	4530 14TH AVE S
3	3	395940	0400	04/11/13	\$425,000	\$444,000	1,770	8	1929	VGood	8,227	N	N	4120 13TH AVE S
3	3	568000	0455	09/28/12	\$480,000	\$516,000	2,870	9	2008	Avg	7,200	N	N	3900 12TH AVE S
3	3	568000	0655	12/21/11	\$490,000	\$550,000	3,210	10	2003	Avg	7,939	N	N	4114 13TH AVE S
4	3	162404	9099	05/24/13	\$275,000	\$285,000	1,010	6	1962	Good	5,580	N	N	3023 S DAKOTA ST
4	3	162404	9285	01/08/13	\$395,000	\$418,000	3,660	8	2004	Avg	7,128	N	N	4030 MARTIN LUTHER KING JR
4	4	160460	0650	06/14/13	\$259,000	\$268,000	640	6	1905	Avg	6,000	N	N	4434 LETITIA AVE S
4	4	194480	0076	10/15/13	\$225,000	\$228,000	670	6	1919	Avg	3,880	N	N	3305 27TH AVE S
4	4	160710	0041	06/21/13	\$200,000	\$206,000	910	6	1955	Avg	6,370	N	N	3003 S ANDOVER ST
4	4	160710	0023	04/21/11	\$185,000	\$215,000	970	6	1964	Avg	5,000	N	N	3012 S DAKOTA ST
4	4	160710	0060	07/10/12	\$302,500	\$329,000	970	6	1942	Good	9,200	N	N	4004 31ST AVE S
4	4	160460	2020	05/30/11	\$186,000	\$215,000	1,020	6	1970	Avg	6,098	N	N	4005 34TH AVE S
4	4	160460	2150	12/26/12	\$285,000	\$302,000	1,300	6	2005	Avg	6,693	N	N	4008 LETITIA AVE S
4	4	160460	0830	06/22/11	\$350,000	\$403,000	720	7	1947	Good	5,000	Y	N	4420 34TH AVE S
4	4	142630	0455	05/30/13	\$380,000	\$393,000	810	7	1907	Good	3,708	N	N	3529 ANTHONY PL S
4	4	162404	9114	11/23/11	\$193,800	\$218,000	840	7	1931	Avg	6,300	N	N	3005 S BRADFORD ST
4	4	393790	0115	10/10/12	\$217,000	\$233,000	1,030	7	1992	Avg	5,000	N	N	3032 S BRADFORD ST
4	4	160460	0880	08/23/12	\$350,000	\$379,000	1,060	7	1907	Good	5,000	Y	N	4407 LETITIA AVE S
4	4	160460	0860	05/16/13	\$402,000	\$417,000	1,090	7	2013	Avg	5,000	Y	N	4400 34TH AVE S
4	4	160460	1845	03/14/13	\$420,000	\$440,000	1,120	7	1905	VGood	4,500	Y	N	4117 34TH AVE S
4	4	162404	9053	11/11/13	\$320,000	\$323,000	1,140	7	1958	Avg	11,400	N	N	3918 31ST AVE S

## Improved Sales Used in This Annual Update Analysis

### Area 079 -- 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
4	4	560900	0290	08/24/12	\$309,175	\$334,000	1,200	7	1966	Avg	5,340	N	N	3831 LETITIA AVE S
4	4	160710	0178	11/20/13	\$435,000	\$438,000	1,280	7	1984	Good	7,030	N	N	3200 S GENESEE ST
4	4	160710	0094	08/26/13	\$389,000	\$397,000	1,340	7	1995	Good	5,014	N	N	3104 S DAKOTA ST
4	4	160710	0070	06/13/13	\$370,213	\$383,000	1,370	7	1979	Avg	6,700	N	N	4002 31ST AVE S
4	4	162404	9276	08/15/12	\$350,000	\$379,000	1,380	7	2008	Avg	5,253	N	N	2900 S COURT ST
4	4	162404	9110	02/25/11	\$324,950	\$381,000	1,510	7	1925	Good	8,700	N	N	3862 RENTON AVE S
4	4	428240	0045	12/11/13	\$365,000	\$366,000	1,610	7	1970	Good	5,495	N	N	4028 RENTON AVE S
4	4	919795	0100	06/10/11	\$255,000	\$294,000	1,220	8	1999	Avg	5,046	N	N	2932 S CHARLESTOWN ST
4	4	142630	0555	05/08/12	\$358,000	\$393,000	1,510	8	2003	Avg	2,280	N	N	3524 CHEASTY BLVD S
4	4	160710	0051	07/19/13	\$318,600	\$327,000	1,531	8	2000	Avg	3,154	N	N	3025 S ANDOVER ST
4	4	160710	0052	06/25/13	\$375,000	\$387,000	1,680	8	2003	Avg	2,500	N	N	4009 31ST AVE S
4	4	162404	9192	08/02/13	\$410,000	\$420,000	1,970	8	2013	Avg	7,587	N	N	3811 RENTON AVE S
4	4	393790	0096	01/31/13	\$471,000	\$497,000	2,020	8	2012	Avg	5,021	N	N	3020 S BRADFORD ST
4	4	160460	2050	03/29/11	\$415,000	\$484,000	1,080	9	2005	Avg	2,527	N	N	4011 LETITIA AVE S
4	4	160460	2055	08/26/13	\$471,000	\$481,000	1,080	9	2005	Avg	2,394	N	N	4015 LETITIA AVE S
4	4	160460	1760	07/24/13	\$620,000	\$636,000	1,450	9	2006	Avg	4,600	Y	N	4050 34TH AVE S
4	4	160710	0035	07/24/12	\$419,000	\$455,000	2,060	9	2011	Avg	3,752	N	N	4055 31ST AVE S
4	10	160460	1335	07/11/12	\$303,000	\$330,000	820	6	1909	Good	3,000	N	N	4219 LETITIA AVE S
4	10	560900	0120	02/24/12	\$180,000	\$200,000	1,173	7	1911	Good	2,418	N	N	3867 RAINIER AVE S
4	10	160460	1375	02/02/12	\$285,000	\$318,000	1,260	7	2011	Avg	3,000	N	N	3508 S GENESEE ST
4	10	160460	1543	07/17/13	\$352,675	\$362,000	1,650	7	2006	Avg	3,151	N	N	4084 LETITIA AVE S
4	10	160460	1825	09/18/13	\$374,991	\$381,000	1,880	7	2001	VGood	3,132	Y	N	4093 LETITIA AVE S
4	10	160460	1573	03/26/13	\$328,500	\$344,000	1,040	9	2009	Avg	957	N	N	4070 A LETITIA AVE S
4	10	160460	1801	09/08/11	\$340,000	\$387,000	1,080	9	2010	Avg	1,400	N	N	4077 LETITIA AVE S
4	10	160460	1803	10/24/11	\$338,000	\$382,000	1,080	9	2010	Avg	1,400	N	N	4081 LETITIA AVE S
4	10	160460	1802	11/15/11	\$315,000	\$355,000	1,090	9	2010	Avg	1,400	N	N	4079 LETITIA AVE S
4	10	160460	1800	08/29/11	\$369,950	\$422,000	1,170	9	2010	Avg	2,250	N	N	4075 LETITIA AVE S
4	10	160460	1804	06/24/11	\$356,000	\$410,000	1,170	9	2010	Avg	2,050	N	N	4083 LETITIA AVE S
4	29	811610	0135	05/21/12	\$200,000	\$219,000	780	6	1982	Avg	4,000	N	N	3222 MORSE AVE S

## Improved Sales Used in This Annual Update Analysis

### Area 079 -- 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
5	5	983420	0680	08/20/13	\$225,000	\$230,000	430	5	1918	Avg	4,080	N	N	3324 35TH AVE S
5	5	983420	0225	06/24/13	\$249,950	\$258,000	680	5	1905	Avg	4,080	N	N	3412 S HORTON ST
5	5	795030	1965	06/19/12	\$260,000	\$284,000	720	6	1914	Avg	4,080	N	N	4135 38TH AVE S
5	5	128230	0005	08/14/12	\$265,000	\$287,000	840	6	1922	Avg	3,073	N	N	3218 S BYRON ST
5	5	795030	1010	09/20/11	\$228,000	\$259,000	870	6	1912	Avg	3,000	N	N	4035 37TH AVE S
5	5	128230	0080	07/07/11	\$293,500	\$337,000	900	6	1931	Avg	5,400	N	N	3213 MCCLINTOCK AVE S
5	5	983420	1045	03/13/13	\$282,000	\$296,000	930	6	1929	Good	4,080	N	N	3410 35TH AVE S
5	5	983420	0740	04/11/11	\$264,950	\$308,000	960	6	1948	Avg	4,080	N	N	3321 35TH AVE S
5	5	983420	0745	10/28/13	\$263,500	\$266,000	960	6	1948	Avg	4,080	N	N	3325 35TH AVE S
5	5	983420	1000	10/30/13	\$220,000	\$222,000	1,090	6	1955	Avg	4,080	N	N	3407 36TH AVE S
5	5	570000	1345	08/09/12	\$287,900	\$312,000	1,120	6	1909	Good	5,100	N	N	3233 S HANFORD ST
5	5	795030	0870	05/19/11	\$257,000	\$297,000	1,360	6	1910	Avg	6,120	N	N	4048 37TH AVE S
5	5	983420	0130	07/10/13	\$446,000	\$459,000	1,670	6	1913	Good	4,080	N	N	3234 33RD AVE S
5	5	983420	0790	09/29/13	\$380,000	\$386,000	600	7	1909	Good	4,080	N	N	3318 34TH AVE S
5	5	128230	0010	05/30/12	\$348,000	\$381,000	870	7	1921	Avg	3,559	N	N	3214 S BYRON ST
5	5	983420	0330	11/18/13	\$429,900	\$433,000	880	7	1925	VGood	4,080	N	N	3225 36TH AVE S
5	5	983420	1130	05/14/13	\$327,000	\$339,000	890	7	1985	Avg	3,461	N	N	3601 YORK RD S
5	5	983420	0015	09/13/11	\$275,000	\$313,000	940	7	1912	Avg	4,080	N	N	3211 33RD AVE S
5	5	983420	1805	11/19/13	\$285,000	\$287,000	960	7	1979	Avg	4,080	N	N	3853 37TH AVE S
5	5	983420	0785	04/25/13	\$401,000	\$418,000	980	7	2012	Avg	4,080	N	N	3320 34TH AVE S
5	5	983420	0085	05/10/12	\$422,500	\$464,000	1,010	7	1905	Good	6,120	N	N	3225 34TH AVE S
5	5	983420	1155	07/09/12	\$492,900	\$537,000	1,030	7	1978	VGood	6,120	N	N	3625 37TH AVE S
5	5	795030	0830	07/11/13	\$416,500	\$428,000	1,080	7	1952	Good	6,120	N	N	4043 38TH AVE S
5	5	128230	0920	07/30/12	\$439,950	\$478,000	1,250	7	1922	Good	5,400	N	N	3265 MCCLINTOCK AVE S
5	5	983420	1100	06/17/11	\$282,500	\$326,000	1,440	7	1972	Avg	4,855	N	N	3422 36TH AVE S
5	5	983420	0110	10/24/13	\$500,000	\$506,000	1,760	7	1903	Good	4,080	N	N	3241 34TH AVE S
5	5	983420	0265	10/09/12	\$450,000	\$483,000	2,060	7	1914	Avg	4,080	N	N	3214 34TH AVE S
5	5	983420	0795	03/09/12	\$400,000	\$444,000	800	8	2011	Avg	4,080	N	N	3312 34TH AVE S
5	5	795030	1018	06/20/12	\$395,799	\$432,000	1,840	8	2012	Avg	3,000	N	N	4041 37TH AVE S



## Improved Sales Used in This Annual Update Analysis

### Area 079 -- 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
5	5	983420	0300	01/19/11	\$554,000	\$652,000	2,220	8	2002	Avg	3,770	N	N	3201 36TH AVE S
5	5	983420	0095	12/31/11	\$585,000	\$655,000	2,830	8	1909	VGood	6,120	N	N	3231 34TH AVE S
5	5	983420	1188	04/16/12	\$641,450	\$707,000	2,210	10	2012	Avg	4,080	Y	N	3919 37TH AVE S
5	5	983420	1187	04/16/12	\$645,000	\$711,000	2,300	10	2012	Avg	4,080	Y	N	3715 37TH AVE S
5	6	983470	0080	11/09/12	\$360,000	\$385,000	990	6	1919	Avg	3,000	N	N	3239 37TH AVE S
5	6	983420	0445	07/05/13	\$405,000	\$417,000	1,023	6	1909	Good	4,080	N	N	3221 37TH PL S
5	6	983470	0160	06/26/12	\$520,000	\$567,000	1,130	7	1909	Good	3,353	N	N	3337 37TH AVE S
5	6	570000	2090	12/06/12	\$375,000	\$399,000	1,480	7	1909	Avg	4,322	N	N	3138 34TH AVE S
5	6	983420	0545	07/23/13	\$499,500	\$513,000	1,590	7	1930	Avg	4,080	Y	N	3301 37TH PL S
5	6	983470	0170	07/10/12	\$609,750	\$664,000	1,440	8	1917	Good	6,180	N	N	3403 37TH AVE S
5	6	570000	1375	06/20/13	\$685,000	\$707,000	1,870	8	1918	VGood	5,065	N	N	3309 S MOUNT BAKER BLVD
5	6	570000	2230	06/07/13	\$775,000	\$802,000	1,980	8	1911	VGood	5,548	N	N	3112 35TH AVE S
5	6	570000	1390	07/01/11	\$520,000	\$598,000	2,170	8	1914	Avg	4,345	N	N	3110 33RD AVE S
5	6	570000	1360	03/22/13	\$769,000	\$805,000	2,300	8	1918	VGood	5,725	N	N	3102 33RD AVE S
5	10	128230	0785	11/13/13	\$275,000	\$277,000	900	6	1918	Good	1,850	N	N	3311 WETMORE AVE S
5	10	128230	0789	10/25/13	\$225,000	\$228,000	790	7	2008	Avg	904	N	N	3317 A WETMORE AVE S
5	10	128230	0791	08/28/13	\$242,000	\$247,000	791	7	2008	Avg	1,080	N	N	3317 B WETMORE AVE S
5	10	795030	2125	10/25/12	\$250,000	\$268,000	860	7	2007	Avg	1,002	N	N	4110 C 37TH AVE S
5	10	128230	1009	06/08/11	\$302,000	\$349,000	1,180	7	2007	Avg	1,386	N	N	3318 E WETMORE AVE S
5	10	128230	1010	07/25/11	\$269,000	\$308,000	1,180	7	2007	Avg	1,056	N	N	3318 D WETMORE AVE S
5	10	983420	0860	07/07/11	\$280,000	\$322,000	1,200	7	1989	Avg	4,080	N	N	3419 33RD AVE S
5	10	983420	1331	04/12/11	\$215,000	\$250,000	1,210	7	2006	Avg	1,303	N	N	3639 B COURTLAND PL S
5	10	128230	1008	08/19/13	\$283,000	\$289,000	1,260	7	2007	Avg	1,215	N	N	3320 B WETMORE AVE S
5	10	983420	1341	05/28/13	\$320,000	\$331,000	1,470	7	2002	Avg	2,001	N	N	3649 COURTLAND PL S
5	10	983420	1250	04/29/13	\$331,700	\$345,000	2,160	7	1993	Avg	4,080	N	N	3628 COURTLAND PL S
5	10	983420	1242	06/18/12	\$169,900	\$186,000	1,820	8	2003	Avg	2,034	N	N	3632 COURTLAND PL S
7	2	282210	0025	03/13/13	\$105,000	\$110,000	580	5	1930	Avg	2,425	N	N	6049 24TH AVE S
7	2	524880	0015	02/27/12	\$120,000	\$133,000	610	5	1946	Avg	3,330	N	N	2206 S LUCILE ST
7	2	754980	0550	10/23/13	\$196,000	\$198,000	670	6	1919	Avg	3,240	N	N	5331 16TH AVE S

## Improved Sales Used in This Annual Update Analysis

### Area 079 -- 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
7	2	524880	0475	06/04/12	\$202,000	\$221,000	720	6	1919	Good	4,000	N	N	5520 21ST AVE S
7	2	524880	0475	05/10/13	\$228,000	\$237,000	720	6	1919	Good	4,000	N	N	5520 21ST AVE S
7	2	033900	0085	03/18/13	\$237,000	\$248,000	760	6	1942	Avg	5,610	N	N	6929 MILITARY RD S
7	2	212404	9149	11/28/11	\$158,000	\$178,000	770	6	1942	Avg	6,011	N	N	5435 BEACON AVE S
7	2	367790	0095	10/03/11	\$183,000	\$208,000	810	6	1944	Avg	5,600	N	N	2002 S COLUMBIAN WAY
7	2	171490	0080	03/13/13	\$210,000	\$220,000	880	6	1908	Avg	3,245	N	N	5800 17TH AVE S
7	2	944830	0027	05/01/13	\$242,500	\$252,000	880	6	1941	Avg	3,640	N	N	5118 15TH AVE S
7	2	171490	0750	05/28/13	\$225,000	\$233,000	890	6	1928	Avg	6,720	Y	N	6023 19TH AVE S
7	2	305860	0070	12/09/13	\$195,000	\$196,000	910	6	1951	Avg	5,084	N	N	6419 23RD AVE S
7	2	373280	0450	11/05/13	\$210,000	\$212,000	920	6	1943	Avg	9,100	N	N	1711 S SHELTON ST
7	2	055500	0090	09/10/12	\$237,000	\$256,000	950	6	1909	Avg	8,684	N	N	2211 S GRAHAM ST
7	2	150780	0020	08/22/13	\$265,000	\$271,000	960	6	1947	Good	8,881	N	N	5930 17TH AVE S
7	2	171490	0040	09/09/13	\$251,000	\$256,000	1,020	6	1906	Avg	7,260	N	N	5819 17TH AVE S
7	2	175370	0090	12/10/12	\$247,000	\$263,000	1,060	6	1950	Avg	4,500	N	N	2461 S WARSAW ST
7	2	944830	0146	02/25/11	\$195,000	\$228,000	1,060	6	1907	Avg	4,540	N	N	1503 S DAWSON ST
7	2	754980	1890	05/18/11	\$188,000	\$218,000	1,070	6	1922	Avg	1,673	N	N	5538 15TH AVE S
7	2	524880	0435	08/28/13	\$276,000	\$282,000	1,100	6	1942	Avg	4,000	N	N	5511 21ST AVE S
7	2	175370	0550	05/28/13	\$287,000	\$297,000	1,180	6	1941	Avg	7,500	N	N	2446 S WARSAW ST
7	2	417460	0324	10/18/13	\$230,000	\$233,000	1,180	6	1953	Avg	5,628	N	N	5223 26TH AVE S
7	2	524880	0445	06/25/12	\$264,950	\$289,000	1,180	6	1942	Avg	4,600	N	N	5501 21ST AVE S
7	2	373280	0525	10/07/11	\$229,950	\$261,000	1,190	6	1926	Avg	5,015	N	N	4980 17TH AVE S
7	2	754980	0169	07/22/13	\$193,000	\$198,000	1,190	6	1930	Avg	2,600	N	N	5221 17TH AVE S
7	2	944830	0052	11/02/11	\$181,000	\$205,000	1,270	6	1920	Good	7,605	N	N	1548 S DAWSON ST
7	2	524880	0505	06/22/12	\$205,000	\$224,000	1,330	6	1929	Avg	4,000	N	N	5546 21ST AVE S
7	2	282210	0150	07/01/13	\$298,000	\$307,000	1,840	6	1952	Avg	5,820	N	N	6208 GOULD AVE S
7	2	286110	0045	02/04/13	\$239,500	\$253,000	750	7	2007	Avg	4,100	N	N	2306 S GRAHAM ST
7	2	524880	0275	10/10/11	\$282,000	\$320,000	810	7	1930	Good	4,000	N	N	5522 20TH AVE S
7	2	785700	3767	06/26/13	\$343,200	\$354,000	850	7	1954	Good	5,848	N	N	6020 24TH AVE S
7	2	170840	0025	12/28/11	\$220,000	\$247,000	860	7	1941	Avg	5,700	N	N	2006 S EDMUNDS ST

## Improved Sales Used in This Annual Update Analysis

### Area 079 -- 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
7	2	170840	0695	04/02/13	\$340,000	\$355,000	900	7	1941	VGood	5,225	N	N	2137 S PEARL ST
7	2	524880	0695	09/11/13	\$269,800	\$275,000	950	7	1971	Avg	4,000	N	N	5546 22ND AVE S
7	2	171490	0125	12/13/11	\$222,500	\$250,000	960	7	1950	Avg	6,720	N	N	5830 17TH AVE S
7	2	373280	0365	07/25/13	\$408,000	\$419,000	980	7	1938	Good	11,122	N	N	1536 S SHELTON ST
7	2	170840	0470	09/26/11	\$212,000	\$241,000	990	7	1941	Avg	5,225	N	N	2130 S PEARL ST
7	2	186740	0095	02/02/12	\$215,000	\$240,000	1,000	7	1948	Avg	8,636	N	N	2321 S VERN CT
7	2	170840	0575	10/24/13	\$276,000	\$279,000	1,010	7	1941	Avg	5,910	N	N	2129 S BRANDON ST
7	2	171490	0366	09/21/12	\$298,000	\$321,000	1,010	7	1978	Avg	10,323	N	N	1905 S ORCAS ST
7	2	367740	0625	06/20/12	\$280,000	\$306,000	1,010	7	1947	Avg	4,099	N	N	4924 24TH AVE S
7	2	785700	3997	04/03/13	\$230,000	\$240,000	1,010	7	1952	Avg	7,155	N	N	2408 S MORGAN ST
7	2	524880	0205	07/18/13	\$349,950	\$360,000	1,020	7	1997	Avg	6,204	N	N	5543 20TH AVE S
7	2	170840	0720	09/26/13	\$229,500	\$233,000	1,030	7	1941	Avg	4,928	N	N	5232 COLUMBIA DR S
7	2	170840	0620	03/06/13	\$375,000	\$394,000	1,040	7	1941	VGood	5,379	N	N	2003 S BRANDON ST
7	2	060000	0360	06/25/12	\$240,000	\$262,000	1,060	7	1951	Avg	6,100	N	N	4826 15TH AVE S
7	2	000180	0080	05/02/12	\$237,000	\$261,000	1,070	7	1940	Avg	5,662	N	N	1711 S SNOQUALMIE ST
7	2	373280	0556	04/13/12	\$170,000	\$188,000	1,080	7	1962	Fair	12,320	Y	N	1741 S PEARL ST
7	2	869280	0020	06/05/12	\$265,000	\$290,000	1,080	7	1956	Avg	7,176	N	N	5921 23RD AVE S
7	2	944830	0101	10/29/11	\$270,000	\$305,000	1,100	7	1918	Avg	7,250	N	N	1723 S DAWSON ST
7	2	175370	0520	01/11/12	\$275,000	\$308,000	1,110	7	1952	Avg	8,400	N	N	2417 S MORGAN ST
7	2	282210	0225	04/07/13	\$325,000	\$339,000	1,110	7	1968	Avg	5,044	N	N	6024 GOULD AVE S
7	2	170840	0930	06/07/13	\$251,000	\$260,000	1,120	7	1941	Avg	5,225	N	N	2122 S BRANDON ST
7	2	754980	2535	07/10/12	\$355,000	\$387,000	1,130	7	1920	VGood	6,480	N	N	5802 16TH AVE S
7	2	944830	0116	02/19/13	\$290,000	\$305,000	1,130	7	1908	Avg	4,999	N	N	1563 S DAWSON ST
7	2	170840	0845	04/10/13	\$340,000	\$355,000	1,140	7	1941	Good	4,924	N	N	5211 21ST AVE S
7	2	060000	0495	11/09/12	\$373,000	\$399,000	1,160	7	1966	VGood	8,709	N	N	1539 S ANGELINE ST
7	2	060000	0545	08/27/13	\$295,000	\$301,000	1,170	7	1950	Fair	7,300	N	N	1717 S ANGELINE ST
7	2	171190	0270	06/24/11	\$229,950	\$265,000	1,170	7	1955	Avg	8,700	N	N	5310 29TH AVE S
7	2	212404	9214	10/24/13	\$280,000	\$283,000	1,180	7	1956	Avg	8,000	N	N	5809 22ND AVE S
7	2	868530	0040	08/12/13	\$358,000	\$366,000	1,190	7	1947	Avg	6,967	N	N	2430 S COLUMBIAN WAY

## Improved Sales Used in This Annual Update Analysis

### Area 079 -- 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
7	2	524880	0265	05/16/13	\$355,000	\$368,000	1,200	7	1970	Good	4,000	N	N	5514 20TH AVE S
7	2	785700	3715	09/22/13	\$362,000	\$368,000	1,200	7	1951	Avg	9,821	N	N	6029 BEACON AVE S
7	2	170840	0730	04/15/11	\$235,000	\$273,000	1,220	7	1941	Avg	5,225	N	N	5220 COLUMBIA DR S
7	2	170840	0190	09/13/12	\$236,800	\$255,000	1,250	7	1941	Avg	4,970	N	N	2036 S FERDINAND ST
7	2	170840	0465	10/17/13	\$249,000	\$252,000	1,250	7	1941	Avg	5,225	N	N	2124 S PEARL ST
7	2	179570	0130	10/20/11	\$250,000	\$283,000	1,250	7	1971	Avg	5,000	N	N	7042 COVELLO DR S
7	2	754980	0580	06/04/11	\$200,000	\$231,000	1,250	7	1927	Avg	4,860	N	N	5311 16TH AVE S
7	2	754980	0763	03/14/11	\$299,000	\$349,000	1,250	7	1989	Avg	5,040	N	N	5322 17TH AVE S
7	2	944830	0117	11/06/12	\$309,950	\$331,000	1,250	7	1960	Good	5,001	N	N	1559 S DAWSON ST
7	2	373280	0220	08/03/12	\$365,000	\$396,000	1,260	7	1950	Good	7,221	N	N	1553 S PEARL ST
7	2	170840	0875	04/23/12	\$248,000	\$273,000	1,270	7	1941	Good	8,061	N	N	5243 21ST AVE S
7	2	186740	0020	03/15/11	\$265,000	\$310,000	1,280	7	1947	Avg	7,813	N	N	5508 23RD AVE S
7	2	175370	0497	10/25/11	\$281,000	\$318,000	1,290	7	1963	Avg	11,330	N	N	2334 S WARSAW ST
7	2	524880	0610	07/15/13	\$338,500	\$348,000	1,310	7	1926	Avg	6,000	N	N	5519 22ND AVE S
7	2	060000	0565	06/11/13	\$439,950	\$455,000	1,320	7	1959	Good	7,813	N	N	1747 S ANGELINE ST
7	2	373280	0501	10/15/12	\$295,000	\$316,000	1,320	7	1974	Good	8,120	Y	N	4983 19TH AVE S
7	2	896190	0050	12/28/11	\$374,000	\$419,000	1,330	7	2010	Avg	5,096	N	N	5923 21ST AVE S
7	2	896190	0070	09/25/11	\$380,000	\$432,000	1,330	7	2010	Avg	5,022	N	N	5935 21ST AVE S
7	2	896190	0060	12/18/11	\$370,000	\$415,000	1,340	7	2010	Avg	4,992	N	N	5929 21ST AVE S
7	2	896190	0080	12/01/11	\$360,000	\$405,000	1,340	7	2010	Avg	5,016	N	N	5941 21ST AVE S
7	2	754980	1517	06/24/11	\$277,000	\$319,000	1,360	7	1964	Good	4,961	N	N	5513 18TH AVE S
7	2	754980	0668	06/04/13	\$310,000	\$321,000	1,360	7	2008	Avg	1,370	N	N	5342 16TH AVE S
7	2	754980	0669	01/10/13	\$280,000	\$296,000	1,360	7	2008	Avg	1,346	N	N	5340 16TH AVE S
7	2	944830	0130	08/15/13	\$395,000	\$404,000	1,370	7	1909	Good	7,250	N	N	1535 S DAWSON ST
7	2	417460	0283	08/08/12	\$535,000	\$580,000	1,410	7	1947	Good	16,702	N	N	5215 28TH AVE S
7	2	417460	0350	06/29/12	\$215,000	\$234,000	1,440	7	1954	Avg	5,564	N	N	5209 25TH AVE S
7	2	212404	9083	01/26/11	\$325,000	\$382,000	1,450	7	1909	Avg	5,649	Y	N	1929 S ORCAS ST
7	2	373280	0545	04/20/12	\$386,000	\$425,000	1,450	7	1959	Good	12,320	N	N	1725 S PEARL ST
7	2	212404	9325	04/30/12	\$406,000	\$447,000	1,450	7	2012	Avg	5,690	N	N	5934 21ST AVE S



## Improved Sales Used in This Annual Update Analysis

### Area 079 -- 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
7	2	212404	9326	08/08/12	\$395,000	\$428,000	1,450	7	2011	Avg	5,688	N	N	5938 21ST AVE S
7	2	754980	1465	03/10/11	\$270,000	\$316,000	1,480	7	1996	Avg	3,360	N	N	5543 18TH AVE S
7	2	171490	0020	07/01/13	\$355,000	\$366,000	1,500	7	1951	Avg	7,260	N	N	5811 17TH AVE S
7	2	754980	0655	12/16/11	\$180,000	\$202,000	1,510	7	1990	Avg	6,720	N	N	5324 16TH AVE S
7	2	060000	0280	07/03/12	\$190,000	\$207,000	1,540	7	1954	Avg	7,357	N	N	1552 S FERDINAND ST
7	2	175370	0066	07/05/12	\$305,000	\$332,000	1,590	7	1930	Avg	3,567	N	N	6617 BEACON AVE S
7	2	186740	0065	06/21/12	\$449,950	\$491,000	1,630	7	2005	Avg	6,160	N	N	5560 23RD AVE S
7	2	373280	0270	04/17/13	\$389,000	\$406,000	1,640	7	1911	Avg	14,525	N	N	1553 S SHELTON ST
7	2	417460	0285	05/12/11	\$299,500	\$347,000	1,670	7	1954	Avg	4,950	N	N	2615 S DAWSON ST
7	2	367740	0440	11/15/13	\$375,000	\$378,000	1,710	7	1947	Good	5,160	N	N	4925 24TH AVE S
7	2	060000	0120	08/13/13	\$270,000	\$276,000	1,970	7	1908	Avg	7,847	N	N	1511 S FERDINAND ST
7	2	033900	0005	11/14/12	\$318,000	\$340,000	2,000	7	1941	Good	8,840	N	N	2606 S AVON CREST PL
7	2	373280	0207	09/26/13	\$320,000	\$325,000	2,070	7	1998	Avg	7,237	N	N	1529 S PEARL ST
7	2	754980	0758	04/11/12	\$275,000	\$303,000	2,340	7	1989	Avg	5,040	N	N	5330 17TH AVE S
7	2	170840	0835	03/19/13	\$278,000	\$291,000	2,490	7	1941	VGood	7,035	N	N	5203 21ST AVE S
7	2	000180	0010	02/06/13	\$289,000	\$305,000	2,560	7	2007	Avg	9,295	N	N	1525 S SNOQUALMIE ST
7	2	212404	9092	07/18/13	\$574,000	\$590,000	1,280	8	2012	Avg	6,325	Y	N	4919 29TH AVE S
7	2	944830	0057	01/31/11	\$349,000	\$410,000	1,390	8	1955	Avg	5,000	N	N	5129 17TH AVE S
7	2	379290	0040	12/09/13	\$452,000	\$454,000	1,410	8	1980	Good	5,276	N	N	2200 S MEAD ST
7	2	373280	0397	09/12/11	\$425,000	\$484,000	1,480	8	2010	Avg	5,404	N	N	4926 17TH AVE S
7	2	055500	0320	09/22/12	\$375,000	\$404,000	1,560	8	1996	Avg	4,266	N	N	2335 S EDDY ST
7	2	212404	9015	01/24/11	\$590,000	\$694,000	1,650	8	1979	VGood	9,505	Y	N	2816 S HUDSON ST
7	2	171490	0635	10/01/12	\$349,950	\$376,000	1,800	8	2012	Avg	5,474	N	N	6026 18TH AVE S
7	2	171490	0601	04/16/12	\$365,000	\$403,000	1,800	8	2012	Avg	3,360	N	N	6000 18TH AVE S
7	2	171490	0606	05/17/12	\$363,000	\$398,000	1,800	8	2012	Avg	3,360	N	N	6004 18TH AVE S
7	2	171490	0610	07/21/12	\$357,135	\$388,000	1,800	8	2012	Avg	3,360	N	N	6008 18TH AVE S
7	2	171490	0615	07/27/12	\$361,280	\$392,000	1,800	8	2012	Avg	3,360	N	N	6012 18TH AVE S
7	2	171490	0621	08/30/12	\$349,950	\$378,000	1,800	8	2012	Avg	3,360	N	N	6016 18TH AVE S
7	2	171490	0625	09/25/12	\$354,185	\$381,000	1,800	8	2012	Avg	3,360	N	N	6020 18TH AVE S

## Improved Sales Used in This Annual Update Analysis

### Area 079 -- 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
7	2	171490	0630	10/08/12	\$354,553	\$381,000	1,800	8	2012	Avg	3,360	N	N	6024 18TH AVE S
7	2	274210	0151	11/22/13	\$399,000	\$402,000	1,970	8	1978	Avg	4,680	Y	N	2815 S DAWSON ST
7	2	171490	0495	04/16/12	\$444,000	\$490,000	2,170	8	1918	VGood	6,720	N	N	5910 18TH AVE S
7	2	171190	0350	02/27/13	\$449,500	\$472,000	2,210	8	1988	Good	6,781	N	N	5300 28TH AVE S
7	2	055500	0305	05/30/13	\$297,000	\$308,000	2,390	8	1980	Avg	6,289	N	N	2317 S EDDY ST
7	2	055500	0037	08/21/12	\$395,000	\$427,000	2,750	8	1992	Avg	5,250	Y	N	2333 S GRAHAM ST
7	2	932035	0030	05/18/11	\$349,000	\$404,000	1,920	9	2003	Avg	3,432	Y	N	1855 S BRANDON PL
7	2	932035	0060	10/03/11	\$340,000	\$386,000	1,920	9	2003	Avg	6,009	Y	N	1856 S BRANDON PL
7	2	932035	0130	08/16/11	\$360,000	\$411,000	1,920	9	2004	Avg	4,284	Y	N	1854 S BENNETT DR
7	2	754980	0050	04/25/12	\$365,000	\$402,000	1,940	9	2006	Avg	3,051	Y	N	1728 S BENNETT ST
7	2	932035	0230	12/26/13	\$475,000	\$475,000	2,421	9	2001	Good	3,588	Y	N	1904 S BENNETT ST
7	2	896190	0220	02/20/12	\$487,000	\$542,000	3,330	9	2008	Avg	8,050	N	N	5923 20TH AVE S
7	3	417460	0027	05/03/12	\$273,000	\$300,000	1,000	7	1971	Avg	5,319	N	N	2537 S AMERICUS ST
7	3	417460	0028	10/29/13	\$399,950	\$404,000	1,000	7	1972	Good	5,369	N	N	2525 S AMERICUS ST
7	3	367740	0260	08/19/13	\$375,000	\$383,000	1,130	7	1940	Good	4,800	N	N	4877 24TH AVE S
7	3	417460	0233	06/18/13	\$281,000	\$290,000	1,150	7	1949	Avg	7,435	N	N	5002 24TH AVE S
7	3	207010	0060	09/26/12	\$365,000	\$393,000	1,230	7	1930	VGood	5,271	N	N	4921 26TH AVE S
7	3	417460	0046	04/22/13	\$435,000	\$453,000	1,270	7	1961	VGood	10,944	N	N	2530 S AMERICUS ST
7	3	868530	0060	10/20/13	\$275,000	\$278,000	1,290	7	1957	VGood	6,662	N	N	2436 S ANGELINE ST
7	3	417460	0234	10/14/13	\$373,000	\$378,000	1,300	7	1949	Good	6,900	N	N	5005 24TH PL S
7	3	417460	0047	04/18/11	\$245,000	\$285,000	1,320	7	1961	Avg	7,343	N	N	2522 S AMERICUS ST
7	3	329570	0086	10/11/11	\$365,000	\$414,000	1,380	7	1989	Avg	6,013	N	N	2629 S ANGELINE ST
7	3	023500	0060	04/29/13	\$300,000	\$312,000	1,580	7	1956	Avg	7,000	N	N	4802 24TH AVE S
7	3	207010	0095	12/20/12	\$372,950	\$396,000	1,650	7	1941	Good	5,750	N	N	4916 26TH AVE S
7	3	417460	0142	08/20/12	\$445,000	\$482,000	3,200	7	1947	Good	10,505	N	N	2618 S HUDSON ST
7	3	274210	0163	11/14/13	\$495,000	\$499,000	940	8	1941	Good	6,000	Y	N	5052 28TH AVE S
7	3	367740	0701	07/24/12	\$233,000	\$253,000	1,060	8	1947	Avg	4,050	N	N	2410 S FERDINAND ST
7	3	439520	0046	07/01/13	\$399,950	\$412,000	1,150	8	1953	Avg	6,750	N	N	5026 27TH AVE S
7	3	207010	0085	10/10/13	\$424,950	\$431,000	1,310	8	1942	Good	5,601	N	N	2601 S FERDINAND ST

## Improved Sales Used in This Annual Update Analysis

### Area 079 -- 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
7	3	023500	0115	05/24/13	\$390,000	\$404,000	1,430	8	1954	Avg	5,115	N	N	2465 S EDMUNDS ST
7	3	023500	0035	05/08/12	\$332,500	\$365,000	1,450	8	1955	Avg	5,336	N	N	2480 S EDMUNDS ST
7	3	023500	0095	02/07/13	\$420,000	\$443,000	1,530	8	1955	Avg	5,115	N	N	2487 S EDMUNDS ST
7	3	439520	0065	09/16/13	\$481,650	\$490,000	1,560	8	1952	Good	6,626	N	N	5002 27TH AVE S
7	3	207010	0065	08/13/13	\$510,000	\$522,000	1,600	8	1952	Good	6,951	N	N	4915 26TH AVE S
7	3	417460	0231	07/03/13	\$562,500	\$579,000	2,420	9	1948	Avg	12,563	N	N	5010 24TH PL S
7	4	417460	0072	02/05/13	\$460,000	\$485,000	2,040	8	1997	Good	5,722	Y	N	2424 S FERDINAND ST

## Improved Sales Removed in This Annual Update Analysis

### Area 079 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	766060	0140	02/07/12	\$400,000	PERCENT COMPLETE CODED
1	0	766060	0140	09/20/13	\$465,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL;QUESTIONABLE PER SALES IDENTIFICATION
1	0	766060	0142	09/06/13	\$439,950	PERCENT COMPLETE CODED
1	0	766060	0144	09/20/13	\$419,950	PERCENT COMPLETE CODED
1	0	766060	0147	09/20/13	\$329,950	PERCENT COMPLETE CODED
1	0	766060	0148	09/06/13	\$400,000	PERCENT COMPLETE CODED
1	0	766060	0149	09/06/13	\$410,000	PERCENT COMPLETE CODED
1	0	885000	0515	06/09/11	\$335,000	PERCENT COMPLETE CODED
1	0	885000	0517	07/06/11	\$315,000	PERCENT COMPLETE CODED
1	0	885000	0518	06/21/11	\$315,000	PERCENT COMPLETE CODED
1	0	885000	0518	11/26/13	\$437,500	PERCENT COMPLETE CODED
1	2	138980	0066	01/24/11	\$175,000	NO MARKET EXPOSURE
1	2	307650	0720	03/20/13	\$431,000	IMP COUNT
1	2	307650	0720	06/29/12	\$300,000	IMP COUNT;NO MARKET EXPOSURE
1	2	307650	0846	02/24/12	\$150,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
1	2	307650	0871	07/06/12	\$318,250	QUIT CLAIM DEED;
1	2	307650	0880	03/20/13	\$356,700	AUCTION SALE
1	2	307650	0880	07/05/12	\$154,150	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
1	2	308600	2475	11/21/11	\$280,500	TEAR DOWN; SEGREGATION AND/OR MERGER
1	2	308600	2665	03/27/12	\$142,500	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	2	308600	2805	06/16/11	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	2	308600	2810	12/18/12	\$165,000	NO MARKET EXPOSURE
1	2	308600	2875	08/15/13	\$296,635	EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
1	2	308600	2895	08/08/11	\$253,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	2	308600	2976	10/04/12	\$26,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
1	2	308600	3030	08/11/13	\$194,644	EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
1	2	308600	3330	11/01/13	\$340,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	2	310150	0065	08/23/12	\$160,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
1	2	310150	0095	07/01/13	\$350,000	NO MARKET EXPOSURE
1	2	367890	0216	03/28/11	\$198,346	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR



## Improved Sales Removed in This Annual Update Analysis

### Area 079 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	2	367890	0350	06/24/11	\$135,000	DOR RATIO
1	2	372680	0140	11/18/11	\$115,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
1	2	372680	0225	12/18/13	\$359,000	ACTIVE PERMIT BEFORE SALE>25K;IMP COUNT
1	2	372680	0225	01/11/13	\$320,000	IMP COUNT
1	2	372680	0235	02/09/11	\$130,000	DOR RATIO
1	2	396440	0327	12/20/13	\$99,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
1	2	396440	0425	06/09/11	\$364,310	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
1	2	539360	0325	06/12/13	\$145,000	PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	2	568000	1180	09/25/13	\$425,000	NO MARKET EXPOSURE
1	4	061300	0015	04/22/11	\$170,000	DOR RATIO
1	4	142630	0850	02/27/12	\$246,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
1	4	149830	0700	08/29/11	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	4	149830	1170	07/25/13	\$280,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	4	149830	1320	06/11/13	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	4	149830	1525	06/01/13	\$239,988	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	4	149830	1665	05/29/12	\$200,000	NO MARKET EXPOSURE
1	4	149830	1955	11/25/11	\$179,550	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
1	4	154110	0076	10/01/12	\$322,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	4	159460	0200	07/31/12	\$265,000	QUIT CLAIM DEED
1	4	159660	0024	10/02/13	\$306,549	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
1	4	162404	9170	03/08/12	\$298,000	FINANCIAL INSTITUTION RESALE
1	4	168340	0035	02/26/13	\$314,292	EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
1	4	168340	0035	05/21/13	\$337,590	FINANCIAL INSTITUTION RESALE
1	4	168340	0205	06/04/13	\$219,500	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
1	4	307650	0546	01/24/11	\$405,000	NO MARKET EXPOSURE
1	4	307950	0205	08/16/12	\$74,853	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
1	4	308000	0040	09/17/13	\$180,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
1	4	308300	0180	08/07/13	\$459,000	ACTIVE PERMIT BEFORE SALE>25K
1	4	308300	0180	05/29/12	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	4	308300	0215	06/05/13	\$205,000	DOR RATIO

## Improved Sales Removed in This Annual Update Analysis

### Area 079 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	4	308300	0435	07/03/13	\$190,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	4	308300	0446	09/26/12	\$408,000	NO MARKET EXPOSURE
1	4	308300	0650	12/12/12	\$316,903	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
1	4	308300	1005	12/13/11	\$170,000	DIAGNOSTIC OUTLIERS, STATISTICAL OUTLIERS
1	4	308300	1081	08/08/11	\$91,650	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	4	308300	1210	11/21/13	\$765,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
1	4	308400	1501	08/03/11	\$201,000	DIAGNOSTIC OUTLIERS, STATISTICAL OUTLIERS
1	4	308500	1730	07/12/13	\$227,800	DOR RATIO
1	4	308500	1745	03/11/11	\$159,900	DIAGNOSTIC OUTLIERS, STATISTICAL OUTLIERS
1	4	325350	0160	09/18/13	\$516,122	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	4	368040	0245	07/24/13	\$144,000	DOR RATIO;QUIT CLAIM DEED
1	4	388190	0315	11/28/12	\$75,000	DOR RATIO;FORCED SALE;NO MARKET EXPOSURE
1	4	388190	0400	03/24/11	\$245,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	4	526030	0283	11/15/11	\$762,000	NO MARKET EXPOSURE
1	4	539360	0420	04/26/13	\$149,323	DOR RATIO;QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; STATEMENT TO DOR
1	4	539360	0770	09/28/11	\$351,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	4	539360	0775	08/20/12	\$197,839	NO MARKET EXPOSURE
1	4	539360	0810	11/05/12	\$155,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	4	539360	1070	04/25/12	\$135,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
1	4	669650	0015	03/10/11	\$233,306	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	4	732090	0065	06/07/12	\$303,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	4	912200	0485	10/12/12	\$220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	4	912200	0630	08/02/13	\$343,000	IMP COUNT
1	4	912200	0630	07/03/13	\$330,000	IMP COUNT;EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
1	4	912200	0636	06/15/12	\$210,000	NO MARKET EXPOSURE
1	4	912200	0650	08/21/13	\$193,438	NO MARKET EXPOSURE
1	4	912200	0825	03/08/12	\$99,819	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
1	4	912200	0826	08/15/12	\$97,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
1	4	912200	0925	03/25/13	\$184,000	QUIT CLAIM DEED
1	5	059700	0295	01/31/12	\$191,076	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE

## Improved Sales Removed in This Annual Update Analysis

### Area 079 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	5	059700	0295	06/26/12	\$247,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
1	5	365010	0115	07/17/13	\$264,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	5	731990	0300	03/03/11	\$457,500	UNFINISHED AREA CODED
1	5	798190	0040	12/09/12	\$137,519	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; QUIT CLAIM DEED
1	5	798190	0050	04/25/12	\$144,118	DOR RATIO;STATEMENT TO DOR;QUIT CLAIM DEED,NO MARKET EXPOSURE
1	5	816160	0031	03/23/11	\$189,754	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
1	10	149830	0675	08/19/11	\$299,999	DOR RATIO;PREVIMP<=25K
1	10	149830	0675	03/15/11	\$170,000	PREVIMP<=25K;FINANCIAL INSTITUTION RESALE
1	10	149830	0755	01/15/13	\$175,000	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
1	10	149830	0879	02/22/13	\$331,139	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	10	149830	0950	10/25/13	\$307,500	EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
1	10	149830	1090	03/18/13	\$350,000	PREVIMP<=25K;NO MARKET EXPOSURE; STATEMENT TO DOR
1	10	149830	1168	10/01/13	\$241,000	CORPORATE AFFILIATES; QUIT CLAIM DEED
1	10	168340	0135	08/27/13	\$399,800	PREVIMP<=25K
1	10	372680	0290	10/05/12	\$155,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
1	10	539360	0505	09/18/12	\$128,982	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
1	10	539360	0570	03/25/13	\$220,000	PREVIMP<=25K
1	10	539460	0070	11/25/11	\$117,047	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	10	713330	0047	05/24/13	\$375,000	RELOCATION - SALE TO SERVICE
1	10	713330	0315	03/26/13	\$138,000	NO MARKET EXPOSURE
1	10	713330	0320	08/06/13	\$237,000	PREVIMP<=25K
1	10	754830	0290	11/26/12	\$219,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	10	754830	0495	08/31/11	\$126,500	DOR RATIO;FINANCIAL INSTITUTION RESALE
1	10	754830	0731	05/15/13	\$360,000	DOR RATIO;PREVIMP<=25K
1	10	754880	0045	11/17/11	\$364,950	NO MARKET EXPOSURE
1	10	766010	0306	03/28/12	\$229,000	FINANCIAL INSTITUTION RESALE
1	10	766010	0315	08/09/11	\$242,000	NO MARKET EXPOSURE
1	10	885000	0165	03/19/13	\$225,000	PREVIMP<=25K;MULTI-PARCEL SALE
1	10	885000	0245	12/29/11	\$200,000	DOR RATIO;NO MARKET EXPOSURE
1	10	885000	0345	01/05/11	\$130,000	DOR RATIO;FINANCIAL INSTITUTION RESALE

## Improved Sales Removed in This Annual Update Analysis

### Area 079 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	10	885000	0420	02/08/13	\$185,000	DIAGNOSTIC OUTLIERS, STATISTICAL OUTLIERS
1	10	885000	0445	04/01/13	\$299,999	DIAGNOSTIC OUTLIERS, STATISTICAL OUTLIERS
1	10	885000	0480	03/22/13	\$115,000	DOR RATIO;QUIT CLAIM DEED
1	10	885000	0485	09/25/12	\$369,950	PERCENT COMPLETE CODED
1	10	885000	0487	11/26/12	\$310,000	PERCENT COMPLETE CODED
1	10	885000	0489	04/02/13	\$440,000	PERCENT COMPLETE CODED
1	10	885000	0550	08/13/13	\$176,681	PREVIMP<=25K;NO MARKET EXPOSURE
1	10	885000	0560	06/07/12	\$190,000	PREVIMP<=25K
1	10	885000	0630	07/13/12	\$274,014	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
2	0	000360	0047	12/06/13	\$439,900	DOR RATIO;PREVIMP<=25K
2	0	000360	0049	11/25/13	\$427,900	DOR RATIO;PREVIMP<=25K
2	0	000360	0050	12/20/13	\$410,000	DOR RATIO;PREVIMP<=25K
2	0	000360	0051	12/20/13	\$399,900	DOR RATIO;PREVIMP<=25K
2	4	149830	2854	12/21/12	\$148,210	PREVIMP<=25K;NO MARKET EXPOSURE
2	4	149830	3155	08/28/13	\$340,000	PREVIMP<=25K
2	6	149830	3855	03/18/13	\$550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	6	149830	3865	07/29/13	\$466,000	OBSOLESCENCE CODED
2	6	169590	0025	04/03/13	\$361,600	RELOCATION - SALE TO SERVICE
2	6	539360	1675	07/09/13	\$255,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	6	570000	0045	07/19/11	\$429,500	QUIT CLAIM DEED;
2	6	570000	0230	08/07/13	\$321,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	6	570000	0250	12/28/11	\$214,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
2	6	673870	0025	07/24/13	\$68,399	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	6	811110	0030	07/11/13	\$437,085	NO MARKET EXPOSURE
2	6	811110	0030	01/03/13	\$485,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	6	811110	0031	10/30/13	\$765,000	DIAGNOSTIC OUTLIERS, STATISTICAL OUTLIERS
2	6	811110	0065	03/02/12	\$150,500	DOR RATIO;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	6	912200	1325	10/22/12	\$487,942	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
2	6	912200	1325	03/26/13	\$420,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	7	066900	0085	06/28/13	\$995,000	NO MARKET EXPOSURE



## Improved Sales Removed in This Annual Update Analysis

### Area 079 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	10	000360	0057	09/27/12	\$576,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREATION AND/OR MERGER
2	10	690970	0265	05/31/11	\$400,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; SEGREGATION AND/OR MERGER
2	10	885000	0900	09/10/13	\$455,260	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	20	027200	0115	08/17/12	\$287,900	PREVIMP<=25K
2	20	239460	0170	04/12/11	\$230,000	PREVIMP<=25K
3	2	002800	0005	11/19/13	\$298,350	NO MARKET EXPOSURE
3	2	060000	0023	04/29/13	\$312,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	2	274110	0485	11/08/13	\$219,555	IMP COUNT
3	2	274110	0695	07/17/13	\$150,000	NO MARKET EXPOSURE
3	2	274110	0776	08/01/11	\$40,000	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
3	2	367940	0489	06/14/13	\$300,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
3	2	373280	0030	10/05/11	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	2	373280	0075	10/10/12	\$259,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	2	386940	0035	04/29/11	\$137,445	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
3	2	395940	0140	07/16/12	\$282,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	2	395940	0805	04/04/13	\$425,000	IMP COUNT
3	2	395940	1080	06/11/12	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	2	395940	1880	12/23/13	\$181,000	Poor Condition
3	2	514100	0015	10/09/12	\$120,000	DIAGNOSTIC OUTLIERS, STATISTICAL OUTLIERS
3	2	514100	0130	09/14/13	\$164,130	QUIT CLAIM DEED
3	2	514100	0450	08/01/12	\$163,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	2	792510	0310	03/28/11	\$150,000	DOR RATIO
3	2	792510	0475	10/30/12	\$320,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	2	880690	0085	08/29/11	\$180,000	FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE
3	2	880690	0090	08/15/11	\$185,000	FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE
3	2	880690	0220	01/03/11	\$124,900	DIAGNOSTIC OUTLIERS, STATISTICAL OUTLIERS
3	3	367940	0795	03/19/13	\$113,655	DOR RATIO;NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	3	395940	0390	11/15/11	\$253,750	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
3	3	395940	0470	11/16/11	\$98,341	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
3	3	395940	0720	04/04/11	\$168,593	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR

## Improved Sales Removed in This Annual Update Analysis

### Area 079 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	3	395940	1225	08/30/11	\$265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	3	567950	1295	04/30/13	\$90,000	DOR RATIO
3	3	567950	1300	11/17/11	\$273,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
3	3	567950	1315	11/16/11	\$301,000	FINANCIAL INSTITUTION RESALE
3	3	568000	0580	12/10/12	\$520,500	NO MARKET EXPOSURE
3	3	568000	0755	03/27/13	\$295,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	3	162404	9059	06/28/12	\$260,000	PREVIMP<=25K
4	3	162404	9216	08/14/13	\$187,500	PREVIMP<=25K
4	4	160460	0860	01/29/13	\$100,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
4	4	160460	1845	07/06/12	\$232,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
4	4	160460	2150	04/20/12	\$212,100	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
4	4	160460	2165	04/05/11	\$129,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
4	4	160510	0005	04/09/12	\$100,000	DOR RATIO;%COMPL
4	4	160510	0005	12/11/12	\$116,000	DOR RATIO;%COMPL
4	4	160710	0043	08/24/11	\$185,000	DIAGNOSTIC OUTLIERS, STATISTICAL OUTLIERS
4	4	160710	0094	01/22/13	\$523,751	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	4	160710	0094	03/27/13	\$271,100	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
4	4	160710	0178	07/10/13	\$247,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
4	4	162404	9046	07/01/13	\$154,000	DOR RATIO
4	4	162404	9111	10/02/13	\$120,000	DOR RATIO;PREVIMP<=25K
4	4	162404	9192	06/13/12	\$144,000	DOR RATIO
4	4	162404	9233	02/23/11	\$235,000	PREVIMP<=25K
4	4	393790	0090	11/06/12	\$240,000	NO MARKET EXPOSURE
4	4	919795	0110	03/20/13	\$100,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	10	128230	0410	02/27/13	\$225,000	PREVIMP<=25K
4	10	128230	0480	02/11/11	\$215,000	PREVIMP<=25K
4	10	128230	0714	02/28/11	\$285,619	NO MARKET EXPOSURE
4	10	128230	0730	04/08/13	\$235,500	EXEMPT FROM EXCISE TAX
4	10	160460	0780	03/16/12	\$80,000	DOR RATIO;PREVIMP<=25K
4	10	160460	1375	08/03/11	\$86,199	DOR RATIO;FINANCIAL INSTITUTION RESALE

## Improved Sales Removed in This Annual Update Analysis

### Area 079 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	10	160460	1540	04/16/12	\$291,531	PREVIMP<=25K;BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
4	10	160460	1540	02/14/13	\$134,400	PREVIMP<=25K;NO MARKET EXPOSURE; GOVERNMENT AGENCY
4	10	160460	1600	12/07/11	\$179,292	OBSOL;PREVIMP<=25K;NO MARKET EXPOSURE; GOVERNMENT AGENCY
4	10	160460	1825	03/21/13	\$215,200	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
5	0	983420	1212	12/10/13	\$499,900	PERCENT COMPLETE CODED
5	5	128230	0005	06/19/12	\$378,115	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
5	5	335740	0055	04/19/11	\$286,438	PREVIMP<=25K;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
5	5	795030	0765	02/02/12	\$147,000	DIAGNOSTIC OUTLIERS, STATISTICAL OUTLIERS
5	5	795030	0915	04/11/13	\$275,000	OBSOL;PREVIMP<=25K
5	5	983420	0095	12/31/11	\$585,000	RELOCATION - SALE TO SERVICE
5	5	983420	0250	04/29/11	\$84,945	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
5	5	983420	0730	08/24/12	\$400,000	OBSOLESCENCE CODED
5	5	983420	0795	08/04/11	\$160,000	DOR RATIO;QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
5	5	983420	0870	07/09/13	\$84,500	DOR RATIO;QUIT CLAIM DEED
5	5	983420	0920	08/18/11	\$193,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
5	5	983420	0995	11/08/13	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	5	983420	1010	03/31/11	\$175,000	NO MARKET EXPOSURE
5	5	983420	1050	03/14/11	\$225,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
5	5	983420	1064	06/08/11	\$80,000	DOR RATIO
5	5	983420	1064	03/27/12	\$529,000	NO MARKET EXPOSURE
5	5	983420	1105	04/11/13	\$285,100	EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
5	5	983420	1105	07/25/13	\$316,000	FINANCIAL INSTITUTION RESALE
5	5	983420	1865	04/25/12	\$220,000	DIAGNOSTIC OUTLIERS, STATISTICAL OUTLIERS
5	5	983420	1865	12/05/11	\$175,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
5	5	983420	1900	12/19/11	\$375,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
5	6	570000	1360	10/23/12	\$433,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	6	983470	0160	03/09/11	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER
5	10	128230	0795	08/20/12	\$180,000	DIAGNOSTIC OUTLIERS, STATISTICAL OUTLIERS
5	10	128230	1258	12/10/12	\$260,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
5	10	570000	0445	03/10/12	\$90,000	PREVIMP<=25K;NO MARKET EXPOSURE

## Improved Sales Removed in This Annual Update Analysis

### Area 079 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	10	570000	0445	06/19/13	\$250,000	PREVIMP<=25K;NO MARKET EXPOSURE
5	10	983420	0840	08/19/13	\$300,000	PREVIMP<=25K;RELATED PARTY, FRIEND, OR NEIGHBOR
5	10	983420	1210	10/18/12	\$175,000	PERCENT COMPLETE CODED
5	10	983420	1210	10/29/13	\$489,900	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
5	10	983420	1242	06/18/12	\$65,000	DOR RATIO
5	10	983420	1329	07/06/12	\$362,353	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
5	10	983420	1330	11/04/11	\$161,638	DOR RATIO;PREVIMP<=25K;EXEMPT FROM EXCISE TAX; STATEMENT TO DOR
5	10	983420	1345	07/16/13	\$216,000	PREVIMP<=25K
5	10	983420	1345	02/26/13	\$310,464	PREVIMP<=25K;EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
5	10	983420	1365	06/24/12	\$195,000	PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	10	983420	1366	11/08/12	\$161,000	PREVIMP<=25K;NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	10	983420	1376	05/03/11	\$266,200	FINANCIAL INSTITUTION RESALE
5	10	983420	1377	06/06/11	\$223,875	FINANCIAL INSTITUTION RESALE
5	10	983420	1378	05/24/11	\$230,000	FINANCIAL INSTITUTION RESALE
5	10	983420	1400	05/18/12	\$195,000	PREVIMP<=25K
5	10	983420	1410	02/25/13	\$290,000	PREVIMP<=25K
7	2	000180	0118	09/27/12	\$355,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	2	055500	0081	07/18/13	\$220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	2	055500	0115	07/20/12	\$120,000	DOR RATIO;QUESTIONABLE PER SALES IDENTIFICATION
7	2	055500	0122	03/04/11	\$108,900	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	2	055500	0275	10/19/11	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	2	060000	0230	11/21/13	\$579,950	PERCENT COMPLETE CODED
7	2	060000	0280	11/21/11	\$210,958	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
7	2	060000	0300	03/29/11	\$116,000	DOR RATIO;QUIT CLAIM DEED
7	2	060000	0495	06/06/12	\$158,834	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
7	2	060000	0555	01/15/13	\$419,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
7	2	150780	0020	06/20/11	\$133,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	2	150780	0056	01/26/12	\$220,000	DIAGNOSTIC OUTLIERS, STATISTICAL OUTLIERS
7	2	157770	0165	08/21/13	\$80,000	TEAR DOWN; NO MARKET EXPOSURE; SEGREGATION AND/OR MERGER
7	2	170840	0050	08/03/12	\$156,957	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR



## Improved Sales Removed in This Annual Update Analysis

### Area 079 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	2	170840	0075	05/18/13	\$460,000	NO MARKET EXPOSURE
7	2	170840	0290	10/17/11	\$230,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	2	170840	0400	05/28/13	\$45,794	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
7	2	170840	0690	11/16/13	\$170,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	2	170840	0760	01/27/12	\$290,610	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
7	2	170840	0760	05/16/12	\$184,232	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
7	2	170840	0835	01/27/11	\$230,000	DIAGNOSTIC OUTLIERS, STATISTICAL OUTLIERS
7	2	170840	0870	06/11/12	\$216,943	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
7	2	170840	0870	01/07/13	\$256,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
7	2	170840	0875	04/18/11	\$172,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
7	2	171490	0005	07/17/12	\$265,000	OBSOL;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	2	171490	0525	07/25/11	\$245,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	2	175370	0555	08/10/12	\$285,000	ACTIVE PERMIT BEFORE SALE>25K
7	2	175370	0555	10/31/13	\$452,000	ACTIVE PERMIT BEFORE SALE>25K
7	2	179570	0010	07/05/13	\$260,000	DIAGNOSTIC OUTLIERS, STATISTICAL OUTLIERS
7	2	186740	0065	06/21/12	\$449,950	RELOCATION - SALE BY SERVICE;
7	2	212404	9092	10/26/12	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR
7	2	212404	9149	05/11/12	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
7	2	212404	9153	12/11/13	\$517,000	PERCENT COMPLETE CODED;BUILDER OR DEVELOPER SALES
7	2	212404	9305	03/19/13	\$44,788	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
7	2	282210	0150	06/30/13	\$298,000	RELOCATION - SALE TO SERVICE
7	2	367740	0135	11/16/11	\$135,000	IMP COUNT
7	2	367740	0135	02/10/12	\$168,000	IMP COUNT
7	2	367790	0090	03/09/11	\$135,000	DIAGNOSTIC OUTLIERS, STATISTICAL OUTLIERS
7	2	373280	0226	10/15/12	\$434,000	NO MARKET EXPOSURE
7	2	373280	0270	06/27/12	\$373,138	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
7	2	373280	0270	09/11/12	\$295,000	FINANCIAL INSTITUTION RESALE
7	2	373280	0361	10/24/13	\$212,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	2	373280	0480	02/07/12	\$115,000	DOR RATIO
7	2	373280	0480	02/26/13	\$219,000	NON-REPRESENTATIVE SALE

## Improved Sales Removed in This Annual Update Analysis

### Area 079 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	2	373280	0510	04/18/12	\$150,000	PREVIMP<=25K
7	2	417460	0382	11/20/13	\$218,987	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
7	2	417460	0387	03/19/12	\$139,900	DIAGNOSTIC OUTLIERS, STATISTICAL OUTLIERS
7	2	524880	0435	07/02/13	\$183,175	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
7	2	524880	0475	02/10/12	\$142,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
7	2	524880	0490	03/15/11	\$180,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
7	2	524880	0680	12/08/13	\$150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
7	2	754980	0095	07/27/11	\$174,900	DIAGNOSTIC OUTLIERS, STATISTICAL OUTLIERS
7	2	754980	0105	09/13/12	\$287,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	2	754980	0535	02/07/13	\$265,000	FINANCIAL INSTITUTION RESALE
7	2	754980	0536	06/08/12	\$265,000	FINANCIAL INSTITUTION RESALE
7	2	754980	0537	05/29/12	\$261,500	FINANCIAL INSTITUTION RESALE
7	2	754980	0538	04/18/13	\$275,000	FINANCIAL INSTITUTION RESALE
7	2	754980	0541	01/04/13	\$265,000	FINANCIAL INSTITUTION RESALE
7	2	754980	0542	02/13/13	\$265,000	FINANCIAL INSTITUTION RESALE
7	2	754980	0543	03/14/12	\$265,000	FINANCIAL INSTITUTION RESALE
7	2	754980	0605	02/09/11	\$408,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	2	754980	0655	12/16/11	\$70,000	DOR RATIO
7	2	754980	0661	01/30/13	\$265,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
7	2	754980	0662	07/19/12	\$275,000	FINANCIAL INSTITUTION RESALE
7	2	754980	0663	12/07/12	\$280,300	FINANCIAL INSTITUTION RESALE
7	2	754980	0665	02/19/13	\$265,000	FINANCIAL INSTITUTION RESALE
7	2	754980	0666	12/04/12	\$265,000	FINANCIAL INSTITUTION RESALE
7	2	754980	0668	08/23/12	\$280,000	FINANCIAL INSTITUTION RESALE
7	2	754980	0705	11/20/13	\$330,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
7	2	754980	0705	06/13/12	\$36,850	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
7	2	754980	0747	03/30/11	\$324,000	QUIT CLAIM DEED
7	2	754980	0758	02/23/12	\$229,000	NON-REPRESENTATIVE SALE; SHORT SALE
7	2	754980	0762	01/18/13	\$170,486	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	2	754980	1070	12/12/13	\$127,928	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)

## Improved Sales Removed in This Annual Update Analysis

### Area 079 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	2	754980	1435	08/11/12	\$160,000	NO MARKET EXPOSURE
7	2	754980	1957	10/25/12	\$65,500	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	2	754980	2535	11/14/11	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	2	770760	0045	06/10/11	\$160,000	DIAGNOSTIC OUTLIERS, STATISTICAL OUTLIERS
7	2	785700	3767	06/03/11	\$265,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	2	785700	4010	08/14/12	\$220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	2	869280	0010	06/24/11	\$284,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	2	932035	0070	05/18/11	\$351,000	QUIT CLAIM DEED
7	2	932035	0100	08/17/11	\$330,000	FINANCIAL INSTITUTION RESALE
7	2	944830	0025	08/24/13	\$255,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	2	944830	0031	05/23/13	\$214,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
7	2	944830	0057	01/31/11	\$349,000	CORRECTION DEED; EXEMPT FROM EXCISE TAX
7	3	206960	0005	08/26/11	\$108,418	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	3	206960	0095	02/23/12	\$344,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	3	207010	0120	01/25/11	\$210,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	3	367740	0695	09/26/13	\$291,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
7	3	417460	0028	05/03/13	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	3	417460	0046	11/27/12	\$218,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	3	417460	0046	12/17/12	\$278,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	4	417460	0115	09/06/13	\$325,000	DOR RATIO;PREVIMP<=25K

## Vacant Sales Used in this Annual Update Analysis

### Area 079

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
1	2	912200	0170	07/30/13	\$190,000	6,000	N	N
1	4	149830	1920	03/28/12	\$120,000	6,000	N	N
1	4	539360	1220	02/05/13	\$125,000	6,000	N	N
2	6	149830	3745	07/23/12	\$155,000	6,000	Y	N
2	6	539360	1630	08/28/12	\$226,500	6,000	Y	N
2	10	690970	0450	11/20/13	\$370,000	6,720	N	N
5	6	983470	0155	06/26/12	\$165,000	6,679	N	N
7	2	175370	0060	06/10/13	\$110,000	3,574	N	N
7	2	212404	9131	04/25/13	\$85,000	6,398	Y	N
7	2	754980	0775	04/20/13	\$81,000	3,860	N	N

## Vacant Sales Removed in this Annual Update Analysis

### Area 079

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	4	272920	0005	02/07/12	\$100,000	SHORT SALE;
1	4	308300	1210	05/16/12	\$115,000	DOR Ratio
1	10	149830	0955	12/19/12	\$380,000	DOR Ratio
1	10	713330	0178	04/26/11	\$381,000	DIAGNOSTIC OUTLIERS, STATISTICAL OUTLIERS
1	10	713330	0380	06/14/13	\$150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
3	2	395940	1715	01/28/13	\$14,975	DOR Ratio
4	4	160710	0136	05/12/11	\$60,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE;
4	4	160710	0184	12/27/12	\$35,000	NO MARKET EXPOSURE;DOR Ratio
4	4	393790	0096	02/24/12	\$77,250	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE;
4	10	128230	0735	12/20/11	\$80,000	FINANCIAL INSTITUTION RESALE;
5	5	795030	1018	05/04/11	\$40,000	FINANCIAL INSTITUTION RESALE; DOR Ratio
5	5	983420	1140	07/15/13	\$200,000	DIAGNOSTIC OUTLIERS, STATISTICAL OUTLIERS
5	6	983470	0155	04/26/13	\$890,000	DOR Ratio
7	2	212404	9153	01/22/13	\$90,000	DOR Ratio
7	2	212404	9185	01/07/13	\$80,000	DIAGNOSTIC OUTLIERS, STATISTICAL OUTLIERS
7	2	770760	0047	06/22/12	\$48,000	DOR Ratio
7	2	770760	0047	02/02/11	\$20,000	DOR Ratio
7	2	770760	0047	01/31/11	\$30,000	QUIT CLAIM DEED;
7	2	896190	0230	03/05/12	\$45,000	CORPORATE AFFILIATES; QUIT CLAIM DEED;



# Uniform Standards of Professional Appraisal Practice Compliance

## Client and Intended Use of the Appraisal:

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

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

## Definition and date of value estimate:

### Market Value

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

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

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

### Highest and Best Use

#### **RCW 84.40.030**

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

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



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

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

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

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

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

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

**Date of Value Estimate**

**RCW 84.36.005**

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

**RCW 36.21.080**

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

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

## Property Rights Appraised: Fee Simple

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

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

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

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

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

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

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

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

## Assumptions and Limiting Conditions:

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



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

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

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

## Certification:

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

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

None

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

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

- Sales Verification
- Appeals Response Preparation / Review



8/18/2014

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Appraiser II

Date